

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, November 7, 2023 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 9:20 AM on
the 2nd day of November, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Ron Byrne		Absent	
Mike Biddinger		Present	
Doug Franklin		Absent	
Tim Cheek		Present	
Barbara Gilbert		Present	
John McCaleb	Chairman	Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Planning Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. August 1, 2023 Minutes

MOTION: Cheek moved to approve the August 1, 2023 minutes as presented. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin

5. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Schedule of 2024 Regular Nichols Hills Planning Commission Meetings.

MOTION: Biddinger moved to approve agenda item 5a as presented. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin

6. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: Amendment to the Nichols Hills Building Commission Building Demolition, Design, and Construction Guidelines.

Mrs. Carla Sharpe, attorney for the City, presented the proposed Nichols Hills Building Commission guidelines to the Planning Commission members.

Following discussion among Planning Commission members, and staff, Chairman McCaleb opened the Public Hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Gilbert moved to recommend the City Council approve agenda item 6a as presented. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Mike Biddinger
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin

- b. PUBLIC HEARING: An Ordinance amending Section 50-140 of the Nichols Hills City Code regarding allowed exterior wall building materials for the first floors of dwellings in residential districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, presented the proposed ordinance to the Planning Commission members.

Mr. Larry Herzel, Commissioner on the Nichols Hills Building Commission, stated they would be discussing their concerns of stucco and EIFS and the backing used in those processes at the Special City Council meeting, November 14th at 1:00 PM.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the Public Hearing.

No others expressing a desire to be heard, the public hearing was closed.

MOTION: Gilbert moved to recommend the City Council approve agenda item 6b subject to amending Section 50-140 (a) (1) to "Further, this Section establishes the only allowed exterior wall materials for the primary portion of the first floor of residential

Dwellings". Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin

- c. PUBLIC HEARING: An Ordinance amending Section 50-29 of the Nichols Hills City Code regarding Corner Lots; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mr. Shane Pate, City Manager, presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members, and staff, Chairman McCaleb opened the Public Hearing.

No others expressing a desire to be heard, the public hearing was closed.

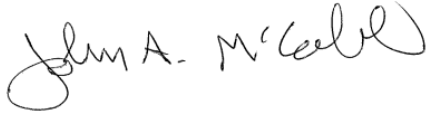
MOTION: Cheek moved to recommend City Council approve agenda item 6c as presented. McCaleb seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	John McCaleb, Chairman
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin

7. Adjournment

MOTION: There being no further business, Cheek moved to adjourn the meeting. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	Biddinger, Cheek, Gilbert, McCaleb
ABSENT:	Byrne, Franklin



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma