

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, May 7, 2024 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Ron Byrne	5:32
Commissioner Mike Biddinger	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. April 2, 2024 Minutes

MOTION: Barbara Gilbert moved to approve the April 2, 2024 minutes as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Barbara Gilbert
SECONDER:	Doug Franklin
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin

5. Public Hearings

- a. PUBLIC HEARING: An application for approval of the Planned Unit

Development of 1203 Sherwood Lane (PUD-9) involving the following described property: Lots Twenty-three (23) through Twenty-seven (27) in Block Twenty-eight (28) and Block F in BUSINESS SECTION OF NICHOLS HILLS and vacated street abutting abstracted property adjudicated in Court Case #0-2004-2234 in Oklahoma County, Oklahoma, as shown by the recorded plat thereof. If approved, PUD-9 will rezone and redistrict the subject property from the U-4 Church District to the R-1-75 Single-Family Residential District and permit development of the Property pursuant to the provisions of the Master Design Statement for PUD-9.

RESULT: TAKE NO ACTION

- b. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding the appointment of At-Large member to the Board of Park Commissioners, the Public Arts Commission, and the Board of Adjustment; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Barbara Gilbert moved to recommend the City Council approve agenda item 5b as presented. Ron Byrne seconded the motion.

RESULT: (UNANIMOUS)

MOVER: Barbara Gilbert

SECONDER: Ron Byrne

AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- c. PUBLIC HEARING: An Ordinance amending the Nichols Hills City

Code to change the definition of "Lot Coverage" to "Building Lot Coverage;" repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Planning Commission.

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: Doug Franklin moved to recommend the City Council approve agenda item 5c as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- d. PUBLIC HEARING: An Ordinance amending Section 50-106 of the Nichols Hills City Code regarding the TC Town Center Overlay District and Building Commission review of certain activities in that district; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Tim Cheek moved to recommend the City Council approve agenda item 5d as presented. Barbara Gilbert seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Tim Cheek
SECONDER: Barbara Gilbert
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- e. PUBLIC HEARING: An Ordinance amending the Nichols Hills City Code regarding combined lots and side yard setbacks in the R-1-75 Single-Family District and the R-1-60 Single-Family Residential District; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

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

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: Barbara Gilbert moved to recommend the City Council approve agenda item 5e as presented. Doug Franklin seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Barbara Gilbert
SECONDER: Doug Franklin
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

- f. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1700 Coventry Lane in Nichols Hills, Oklahoma.

RESULT: TAKE NO ACTION

- g. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1804 Coventry Lane in Nichols Hills, Oklahoma.

Mr. Randy Sudderth, property owner, discussed with the Planning Commission the reasons for asking the City to approve a deed combining real property located at 1804 Coventry Lane.

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: Ron Byrne moved to recommend the City Council approve agenda item 5g as presented. Tim Cheek seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Ron Byrne
SECONDER: Tim Cheek
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Doug Franklin, Ron Byrne

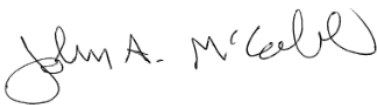
- h. PUBLIC HEARING: Discussion, consideration, and possible approval or disapproval of a deed combining real property generally located at 1826 Drakestone Avenue in Nichols Hills, Oklahoma.

RESULT: TAKE NO ACTION

6. Adjournment

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

RESULT: (UNANIMOUS)
MOVER: Doug Franklin
SECONDER: Tim Cheek
AYES: John McCaleb, Barbara Gilbert, Tim Cheek, Ron Byrne



Chairman
Planning Commission
City of Nichols Hills, Oklahoma

City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma