

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, May 21, 2024 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman Tori Raines	4:00
Commissioner John Lippert	4:00
Commissioner Larry Herzel	4:00
Commissioner Jeff Oakley	4:00
Commissioner Rusty Caston	4:00

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. April 16, 2024 Minutes

MOTION: Larry Herzel moved to approve April 16, 2024 minutes as corrected. John Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	John Lippert
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

5. Public Hearings

- a. Certificate of Approval Application - 1244 Glenbrook Terrace,
Nichols Hills, OK.

Mr. Randy Hill, President at E.D. Hill Associates, presented the application (facade change) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

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

MOTION: John Lippert moved to approve contingent upon the installation of the stucco system being applied following the manufacturers' guidelines and requirements of the City's ordinance. Rusty Caston seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Lippert
SECONDER:	Rusty Caston
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- b. Certificate of Approval Application - 1826 Drakestone Avenue, Nichols Hills, OK.

Mr. Westin Dinnes, Dinnes Studio, and Mr. Raj Ahmad, Dream Construction, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

Mr. Darrell Suto spoke of his concerns of contractors parking on both sides of the street blocking traffic during construction. Also, Mr. Suto asked that the contractors clean up the street of mud and debris at the end of each day.

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

MOTION: Jeff Oakley moved to approve subject to updating the landscaping plan, and adding the twelve-foot evergreen privacy screen in the backyard. John Lippert seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Jeff Oakley
SECONDER: John Lippert
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- c. Certificate of Approval Application - 6833 NW Grand Boulevard, Nichols Hills, OK.

Mr. David Wendling, Studio Architecture, and Mrs. Susan Binkowski presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Raines opened the public hearing.

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

MOTION: Larry Herzel moved to approve as submitted. Rusty Caston seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Larry Herzel
SECONDER: Rusty Caston
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding the following in the R-1-75 Residential Zoning District:
- i. Main and accessory building heights

- ii. Three-car garages
 - iii. A sliding scale for Floor Area Ratio requirements based on lot size
 - iv. A sliding scale for Building Lot Coverage requirements based on lot size
- b. Discussion, consideration, and possible action regarding requirements to preserve Significant Trees in all residential zoning districts.

Mr. Michael "Chip" Morgan spoke of his concerns and gave suggestions to improve the City ordinances pertaining to setback limits, square footage, building height, and three-car garages facing the street in the R-1-75 Single-Family Residential district.

Mr. Morgan also discussed the need to preserve the large, mature, healthy trees in the City.

Building Commissioners discussed with Mr. Morgan the ordinances that are in place currently and the suggestions that Mr. Morgan presented.

Mrs. Terri Amis stated there are ways to encourage people in the housing market to remodel existing homes rather than demolish and build new larger homes.

Mr. Lynn Pringle suggested that City staff come up with a plan to involve community members to make suggestions and have some of the ordinances looked at again.

Building Commission members directed staff to research other cities to see how the mass of homes and tree preservation are addressed. Staff will put these items on a future agenda for further discussion.

- c. Designation of "Architectural Resources," as the term is defined in Section 50-342 of the Nichols Hills City Code.

Chairman Tori Raines stated she has received a list of addresses to review and will bring back her findings on Architectural Resources in a few months.

- d. Discussion regarding landscape plan requirements for facade change applications.

Chairman Tori Raines discussed the need for a landscape plan with facade change applications. Mrs. Carla Sharpe, attorney for the City, will bring back a proposed ordinance, with forms, at the next meeting for the Building Commission to review.

7. Adjournment

MOTION: There being no further business, Rusty Caston moved to adjourn the meeting. Tori Raines seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Rusty Caston
SECONDER:	Tori Raines
AYES:	Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma