

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 4, 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 Mike Biddinger	5:30
Commissioner Ron Byrne	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

a. May 7, 2024 Minutes

MOTION: Doug Franklin moved to approve the May 7, 2024 minutes as presented. Tim Cheek seconded the motion.

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

5. Public Hearings

- a. PUBLIC HEARING: An affidavit combining two lots generally located at 1812 Huntington Avenue and 1814 Huntington Avenue in Nichols Hills, Oklahoma.

Mr. Scott Spradling, representing 1814 Huntington Ave, LLC, presented the application 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: John McCaleb moved to recommend the City Council approve agenda item 5a subject to: removing the residence presently located at 1814 Huntington Avenue and replacing it with a landscaped yard with a pool, and burying the overhead powerlines. Doug Franklin seconded the motion.

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

- b. PUBLIC HEARING: A General Warranty Deed combining lots generally located at 1208 Sherwood Lane in Nichols Hills, Oklahoma.

Mr. Rhett Wiseman, Manager of Real World Investments, LLC, presented the application to the Planning Commission.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

Mr. Scott Spradling stated that the lot is plat restricted for one-story homes.

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 subject to the proposed new home being a one-story home. Doug Franklin seconded the motion.

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

- c. **PUBLIC HEARING:** An Ordinance adopting and enacting the Nichols Hills City Code 2024; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, and Mr. Shane Pate, City Manager 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.

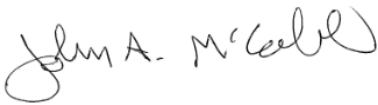
MOTION: Tim Cheek moved to recommend the City Council approve agenda item 5c as presented. Doug Franklin seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Doug Franklin
AYES:	John McCaleb, Tim Cheek, Doug Franklin, Mike Biddinger

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, Doug Franklin, Mike Biddinger



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma