

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, July 16, 2024 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order

2. Roll Call

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

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

a. May 21, 2024 Minutes

b. June 18, 2024 Minutes

MOTION: John Lippert moved to approve the May 21, 2024 and June 18, 2024 minutes as presented. Larry Herzel seconded the motion.

RESULT: (UNANIMOUS)

MOVER: John Lippert

SECONDER: Larry Herzel

AYES: Tori Raines, John Lippert, Larry Herzel

5. Public Hearings

- a. Certificate of Approval Application - 1504 Camden Way, Nichols Hills, OK

Mr. Reagan Bradford, property owner, presented the application (new main building) to the Building Commission.

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

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

MOTION: Tori Raines moved to approve agenda item 5a subject to revising sheet C1.0 to show: 1) The storm drain lines are made of schedule 40 PVC; 2) the 8" line terminating at the existing curb outlet shows a manifold box that splits into several smaller pipes that will properly penetrate the height of the existing curb; and 3) show accessible clean out ports being placed at intervals as indicated by the engineer for the backyard piping. John Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tori Raines
SECONDER:	John Lippert
AYES:	Tori Raines, John Lippert, Larry Herzel

- b. Certificate of Approval Application - 1111 Hemstead Place, Nichols Hills, OK

Ms. Erin Smith, Smith Design Company, presented the application (new main building) to the Building Commission.

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

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

MOTION: John Lippert moved to approve agenda item 5b,

provided that if the windows on the second floor line up with the neighbors' existing windows, apply a translucent material to the window surface in the bedrooms and bathroom windows. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Lippert
SECONDER:	Larry Herzel
AYES:	Tori Raines, John Lippert, Larry Herzel

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding requirements to preserve Significant Trees in all residential zoning districts.

Mrs. Carla Sharpe, attorney for the City, discussed the existing ordinances to protect significant trees on all properties and the additional steps the City could take to further protect the significant trees in the City of Nichols Hills.

Mr. Chip Morgan thanked the Building Commission members for discussing this important issue. Mr. Morgan suggested that the City have builders change their proposed house plans to save significant trees that are on the property.

Mrs. Sharpe, staff and Building Commission members will continue to research and discuss at a later date.

- b. Discussion, consideration, and possible action as to draft ordinance regarding attached garages in the R-1-75 and R-1-60 Single - Family Residential Districts.

Mrs. Carla Sharpe, attorney for the City, and Commissioner Larry Herzel presented the proposed ordinance to the Building Commission. Mrs. Sharpe and staff will review and present a proposed ordinance at the next meeting.

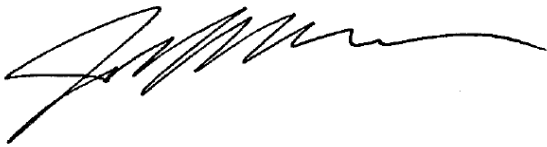
- c. Nomination and election of Vice-Chairman of Nichols Hills Building Commission.

RESULT:	TAKE NO ACTION
----------------	-----------------------

7. Adjournment

MOTION: There being no further business, Larry Herzel moved to adjourn the meeting. John Lippert seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel
SECONDER:	John Lippert
AYES:	Tori Raines, John Lippert, Larry Herzel



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma