

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, September 3, 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 Ron Byrne	5:30
Commissioner Doug Franklin	Absent
Commissioner Mike Biddinger	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

a. August 6, 2024 Minutes

MOTION: Tim Cheek moved to approve the August 6, 2024 minutes as presented. Ron Byrne seconded the motion.

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

5. Public Hearings

a. PUBLIC HEARING: The issuance of a special permit to Crown

Castle USA, Inc., representing Verizon, for the purpose of replacing and/or adding new antennas and other equipment on existing monopole tower located in the 6706 North Pennsylvania Avenue, Nichols Hills, Oklahoma, and related recommendations to the City Council.

Mr. Brett Rowe, representing Crown Castle, presented the application to the Planning Commission.

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

Mr. Patrick Hill stated his concerns about the size and number of panels and didn't want any growth on the tower. Once he reviewed the proposed pictures he had no objection.

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

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

- b. PUBLIC HEARING: An application to rezone property generally located at 6523 Avondale Drive in Nichols Hills, Oklahoma from the R-2 Two-Family Residential Zoning District to the R-3 Multiple-Family Residential Zoning District.

Mrs. Susan Binkowski, owner of Esperanza Real Estate Investments, presented the application to the Planning Commission.

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

Mr. Tony Lathrop spoke of his concerns of rezoning to R-3. Mr. Lathrop was reassured that the footprint would stay the same.

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

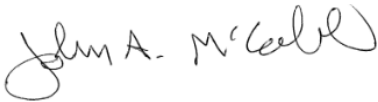
MOTION: Tim Cheek moved to recommend the City Council approve agenda item 5b subject to limiting to only three units and keeping the existing building footprint. Ron Byrne seconded the motion.

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

6. Adjournment

MOTION: There being no further business, Barbara Gilbert moved to adjourn the meeting. Ron Byrne seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Barbara Gilbert
SECONDER: Ron Byrne
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