

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, October 15, 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
Member Larry Herzel	4:00
Commissioner Rusty Caston	4:00
Chairman Jeff Oakley	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. September 17, 2024 Minutes

MOTION: Larry Herzel moved to approve the September 17, 2024 minutes as presented. John Lippert seconded the motion.

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

5. Public Hearings

- a. Certificate of Approval Application - 7311 Waverly Avenue, Nichols Hills, OK.

Mr. Ryan Baker, property owner, presented the application (pool)

to the Building Commission.

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

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

MOTION: Larry Herzel moved to approve application number 2023-28(B) subject to resubmitting the corrected engineering plan. John Lippert seconded the motion.

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

- b. Certificate of Approval Application - 1208 Sherwood Lane, Nichols Hills, OK.

Ms. Donna Rosentreter, Diamond R Construction & Design, presented the application (new main building) to the Building Commission. Mrs. Ashley Wiseman, property owner, also discussed the application with the Building Commission.

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

Mrs. Ruth Sallis asked about the finished height of the proposed home, if it is a two-story home, and the percentage of the size of the home to the size of the lot.

Mr. Sam Gresham, with Sam Gresham Architecture, stated that he typically recommends his clients defer the soils report until after the existing home has been demolished to place the borings in the proper location.

No one from the public expressing a desire to be heard, the

public hearing was closed.

MOTION: John Lippert moved to continue to the next regularly scheduled meeting. Rusty Caston seconded the motion.

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

- c. Certificate of Approval Application - 1636 Queenstown Road, Nichols Hills, OK.

Mr. Sam Gresham, with Sam Gresham Architecture, 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.

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

MOTION: Larry Herzel moved to approve the application for 1636 Queenstown Road as submitted. Rusty Caston seconded the motion.

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

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding garage door widths and three-car garages in the R-1-60 and R-1-75 single-family residential districts.

Commissioner Larry Herzel discussed with the Building Commission members the changes made to the proposed ordinance language for attached garages. He is proposing one 18-foot garage door or two 10-foot garage doors for the R-1-60 and R-1-75 single-family residential districts.

The Building Commission will continue to work on details to discuss at a future meeting.

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

Mrs. Carla Sharpe, attorney for the City, reviewed with Building Commissioners the current City Code and other cities codes on the preservation of Significant Trees.

Mr. Curtis Wilson stated he thought the requirements to preserve Significant Trees should not pertain to the back-yard.

The Building Commission will continue to work on details to discuss at a future meeting.

7. Adjournment

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

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



Vice-Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma