

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, September 17, 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
Chairman Jeff Oakley	4:00
Commissioner Rusty Caston	4:18

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. July 16, 2024 Minutes

MOTION: Larry Herzel moved to approve the July 16, 2024 minutes subject to amending item 5a's motion, item 2, to read "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." Also amending 5b's motion to read "Provided that if the windows on the second floor line up with neighbors' existing windows, apply a translucent material to the window surface in the bedrooms and bathroom windows." Tori Raines seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Larry Herzel

SECONDER: Tori Raines

AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley

5. Public Hearings

- a. Certificate of Approval Application - 1725 Huntington Avenue, Nichols Hills, OK

R. Darryl Fisher, MD. JD., representing Dole Enterprises, presented the application (facade change) to the Building Commission.

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

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

MOTION: John Lippert moved to approve agenda item 5a as submitted. Larry Herzel seconded the motion.

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, reviewed with Building Commissioners the current City Code and other cities codes on the preservation of Significant Trees. Building Commissioners and staff discussed additional steps that could be added to our existing City ordinance to protect the City's Significant Trees.

Mrs. Sharpe will bring back a proposed ordinance at the next meeting for the Building Commission to review.

- b. 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.

Mrs. Carla Sharpe, attorney for the City, and Commissioner Herzel reviewed the proposed ordinance language for attached garages.

Mr. Curtis Wilson spoke against the 18 feet opening width of the garage doors for front-facing garages. He stated that with the size of large vehicles that are being driven today, the maximum opening width should be more than 18 feet.

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

- c. Discussion, consideration, and possible action regarding garages in the Estate Districts.

The Building Commission will begin looking into the garages in the Estate Zoning Districts to discuss at a later meeting.

- d. Discussion, consideration, and possible action regarding demolition of Architectural Resources.

Mrs. Carla Sharpe, attorney for the City, reviewed with the Building Commission how other cities handle the protection of their Architectural Resources. The Building Commission will continue to prepare the list of Architectural Resources throughout the City.

- e. Discussion, consideration, and possible action regarding Building Commission forms.

Mrs. Carla Sharpe, attorney for the City, presented the new Building Commission forms. The Commissioners will review and report any changes to staff and Mrs. Sharpe.

7. Adjournment

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

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