

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, February 20, 2024 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel	Chairman	Present	
John Lippert		Present	
Tori Raines		Present	
Rusty Caston		Absent	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes
 - a. January 16, 2024 Minutes

RESULT: NO ACTION TAKEN

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Certificate of Approval Application - 1810 Dorchester Drive, Nichols Hills, OK.

Mr. Jimmy Motiei, with Majestic Construction LLC, presented the application (new main building) to the Building Commission.

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

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

MOTION: Herzel moved to approve subject to the following: 1) submitting the Nichols Hills landscape form in the packet; 2) cleaning up the discrepancies on the landscape plan; 3) correcting the centroid and finish floor elevation on the plans; and 4) showing on the drainage plan all underground drainage pipes are six-inch Schedule 40 PVC. Lippert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	John Lippert
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

b. Certificate of Approval Application - 1629 Queenstown Road, Nichols Hills, OK.

Ms. Hollie Hunt, Sam Gresham Architecture, presented the application (new main building) to the Building Commission.

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

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

MOTION: Herzel moved to approve subject to the following: 1) submitting the Nichols Hills landscape calculation form removing the five-inch oak from the calculations; 2) showing all underground drainage pipes are six-inch Schedule 40 PVC; 3) updating the pre-demolition calculations of the previous home in the Civil Engineer report; 4) adding a west side separate drainage line to the street on C1.0 drainage plan; and 5) showing on the C1.0 drainage plan the backyard water being captured in the swale on the east side of the property redirecting the flow of water to the street. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- c. Certificate of Approval Application - 1303 Huntington Avenue, Nichols Hills, OK.

Mr. Chris Candelaria, Candelaria Design Build LLC, presented the application (new main building) to the Building Commission.

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

Mrs. Diane Harvey spoke of the privacy issues from the five second story windows over the garage overlooking her back-yard.

Mr. Joe Carson, owner of the proposed home, stated he was willing to work with the neighbors on the privacy concerns by either planting trees or installing obscured glass in the second story windows.

Seeing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Oakley moved to approve subject to the following: 1) either using obscured glass on the second story windows or planting twelve-foot Taylor Junipers or a combination of both to address the privacy issue once the home is framed; 2) adding an egress door to the detached garage on the plans; and 3) revising the landscape calculation to separate the front and back yard calculations. Lippert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	John Lippert
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- d. Certificate of Approval Application - 1104 Marlboro Lane, Nichols Hills, OK.

Nathan Vaughn, with Harrison Kennedy Homes LLC, presented the application (new main building) to the Building Commission.

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

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

MOTION: Oakley moved to approve subject to providing new color samples for the house and a new landscape plan that takes into account softening the street view. Herzel seconded the motion.

RESULT:	APPROVED [3 TO 1]
MOVER:	Jeff Oakley
SECONDER:	Larry Herzel
AYES:	Herzel, Raines, Oakley
NAYS:	Lippert
ABSENT:	Caston

6. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. An ordinance amending Section 50-140 of the Nichols Hills City Code regarding prohibited and allowed exterior building materials in residential districts; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Commissioner Larry Herzel presented the proposed ordinance to the Building Commission, which permits brick masonry, natural stone masonry, cast stone masonry, exterior plaster (stucco), Exterior Insulated Finishing System (EIFS), and prohibits wood on the primary portion of first floor of dwellings.

MOTION: Lippert moved to recommend approval to the Planning Commission. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- b. An ordinance amending Section 50-341 of the Nichols Hills City Code regarding when Building Commission Certificates of Approval are required and Certificates of Approval for stand-alone fences, swimming pools, accessory buildings, and accessory structures; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate presented the proposed ordinance to the Building Commission, which would eliminate Building Commission's review when changes to a Certificate of Occupancy concern fences or walls.

MOTION: Lippert moved to recommend approval to the Planning Commission. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston

- c. Discussion regarding landscape points.

Building Commission members discussed the proposed Landscape Plan Landscape Point Calculation Form concerning the "Significant Tree".

Chairman Raines discussed the form was going to be revised to match the City Code.

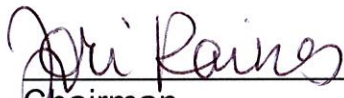
Mr. Curtis Wilson questioned how the landscaping calculations

take into consideration existing landscaping for additions or remodels.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Herzel
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Oakley
ABSENT:	Caston



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma

City of Nichols Hills
Building Commission
February 20, 2024

* Please sign your name if you wish to speak

HOLLIE HUNT

Chris Wilson