

MINUTES

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

3. Citizens Desiring to Be Heard
No one expressed a desire to be heard.

4. Minutes

a. November 19, 2024 Minutes

MOTION: Tori Raines moved to approve the November 19, 2024 minutes as presented. Jeff Oakley seconded the motion.

RESULT: (UNANIMOUS)

MOVER: Tori Raines

SECONDER: Jeff Oakley

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

5. Public Hearings

a. Certificate of Approval Application - 1808 Westminster Place,

Nichols Hills, OK.

Mr. Rhett Wiseman, with Real World Investments LLC, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston 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 subject to providing the update of the wall section. Tori Raines seconded the motion.

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

- b. Certificate of Approval Application - 1705 Kingsbury Lane, Nichols Hills, OK.

Mr. Michael Fitch, Encompass Design Build, presented the application (addition to the main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston 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 as submitted. Tori Raines seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Larry Herzel

SECONDER: Tori Raines
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff
 Oakley, Rusty Caston

- c. Certificate of Approval Application - 6600 NW Grand Boulevard, Nichols Hills, OK.

Mr. Jeff Blake, Gumerson Blake Design Build, presented the application (new main building) to the Building Commission.

Following discussion among the Building Commission members, staff and the applicant, Chairman Caston 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 continue to the next regularly scheduled meeting. John Lippert seconded the motion.

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

- d. Certificate of Approval Application - 1117 Tedford Way, Nichols Hills, OK.

Mr. Westin Dinnes, Dinnes Studio, representing Dream Construction, presented the application (new main building) to the Building Commission.

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

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

MOTION: Larry Herzel moved to approve subject to applying obscure film on the second floor window on the east elevation.

John Lippert amended the motion waiving the requirement of the obscure film on the second floor east elevation window if the neighbors on the east provide a letter approving without the obscure film. Tori Raines seconded the amended motion.

RESULT: (UNANIMOUS)

MOVER: Larry Herzel

SECONDER: Tori Raines

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

- e. Certificate of Approval Application - 6506 Lenox Avenue, Nichols Hills, OK.

Mr. Brian Fitzsimmons, Fitzsimmons Architects, presented the application (new main building) to the Building Commission.

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

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

MOTION: Tori Raines moved to approve subject to all storm pipe being is either HDPE smoothline or Schedule 40 PVC. John Lippert seconded the motion.

RESULT: (UNANIMOUS)

MOVER: Tori Raines

SECONDER: John Lippert

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

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding FAR and BLC for E-2 Residential zoning districts.

RESULT: NO ACTION TAKEN

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, Jeff Oakley, Rusty 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