

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, January 21, 2025 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. December 17, 2024 Minutes

MOTION: Larry Herzel moved to approve the December 17, 2024 minutes subject to correcting the motion for agenda item 5e to read "subject to all storm pipe being either HDPE smoothline or Schedule 40 PVC." Tori Raines seconded the motion.

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

5. Public Hearings

- a. Certificate of Approval Application - 1605 Drury Lane, Nichols Hills, OK.

Mr. Andrew Thomas, architect with Andrew C. Thomas Architect, presented the application (addition to 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 receiving a letter of support or approval of the second floor back window from the neighbor or agreeing to have a film on the window and a clarification of the landscape plan. John Lippert seconded the motion.

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

- b. Certificate of Approval Application - 1819 Guilford Lane, 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 Caston opened the public hearing.

Mr. John McNamara spoke in favor of the application.

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

MOTION: John Lippert moved to approve agenda item 5b as submitted. Jeff Oakley seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	John Lippert
SECONDER:	Jeff Oakley
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: Tori Raines moved to approve agenda item 5c as submitted. 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.

Mr. Jeff Blake, Gumerson Blake Design Build, discussed with the Building Commission the possibility of increasing the Building Lot Coverage (BLC) and Floor Area Ratios (FAR) for the smaller E-2 lots. Mr. Blake stated that the R-1-75 lots often have larger BLC and FAR allowances which allow for larger homes on lots similar in size to smaller E-2 lots. This proposal preserves the frontage, green space, maximum height, and side setbacks to keep the integrity of Nichols Hills.

Building Commission members directed staff to provide addresses for the proposed impacted lots in Nichols Hills to research, and to be discussed at a later date.

- b. Discussion, consideration, and possible action regarding criteria used to determine 50% demolition of a building.

Mrs. Carla Sharpe, attorney for the City, discussed with the Building Commission members the current City Code which determines when a demolition permit is required. Mrs. Sharpe provided a comparison of other city codes and how they address the definition of demolition. City staff will create a suggested list of criteria for the Building Commission to consider to determine how to define "demolition" and at what percentage of destruction a demolition permit would be needed.

7. Adjournment

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

RESULT: (UNANIMOUS)

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

Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma