

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, June 17, 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
Chairman Rusty Caston	4:00
Jeff Oakley	Absent

3. Citizens Desiring to Be Heard

Father John Marlin spoke to the Building Commission concerning the drainage from the vacant lot behind his property that is flooding his property.

4. Minutes
 - a. April 8, 2025 Minutes
 - b. April 15, 2025 Minutes

MOTION: Larry Herzel moved to approve the April 8, 2025 and the April 15, 2025 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 - 1121 Larchmont Lane, Nichols Hills, OK

Mr. Gary Hale, GBH Designs, 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.

Ms. Jenell Evans, owner of the property, will create the landscape plan for the application.

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

MOTION: John Lippert moved to approve subject to: 1) showing the shingles will match the existing shingles, eliminating the reference to 3-tab shingles; 2) showing insulation in the wall cavity and exterior walls; 3) correcting the square footage that is referenced on page two of the application to accurately reflect what is going to be incorporated into the project; 4) showing all downspouts associated with any new roofing for the addition and any new roofing that is attaching to existing roofing are going to connect to a six-inch pipe that will drain to the street; and 5) provide a project narrative. Tori Raines seconded the motion.

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

- b. Certificate of Approval Application - 1807 Guilford Lane, 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.

Ms. Leslie Regens spoke of her concerns about the size and two-story of the proposed home.

Mrs. Susan Nicholson spoke of her concerns about the size of the proposed home. Mrs. Nicholson also questioned the trees on the landscape plan. She also asked the City how long builders have to start construction once a home is demolished.

Mrs. Suzy Morgan spoke of her concerns about the size of the proposed home and that this is an ongoing trend. Mrs. Morgan is also concerned about the drainage.

Ms. Cheri Gray spoke of the significant drainage issues due to too much concrete and lack of landscaping. Ms. Gray suggested more renovations than new builds and reducing the allowable size of the homes on R-175 lot sizes.

Mr. Chip Morgan stated the proposed home is too big for the lot.

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

Mr. Raj Ahmad, Dream Construction, discussed the application with the Commission.

MOTION: Larry Herzel moved to continue to the August 19, 2025 meeting. John Lippert seconded the motion.

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

6. Items for Separate Vote

- a. Discussion regarding drainage during construction.

The Building Commission discussed issues with drainage during construction. Mrs. Carla Sharpe, attorney for the City, referenced the current ordinance that states how the lot is to be maintained once the home has been demolished. Mrs. Sharpe will email a copy of the current ordinance to the Commissioners to review and provide their thoughts on how to revise the ordinance to address drainage during construction. Mrs. Sharpe will research and bring back a revised ordinance to the next meeting.

- b. An Ordinance amending the Nichols Hills City Code regarding landscaping requirements for Building Commission Certificates of Approval; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Building Commission. Following the discussion with the Commission, Mrs. Sharpe will bring a revised ordinance back to a future meeting for the Commission to review.

7. Adjournment

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

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