

MINUTES

Special Meeting of the
Nichols Hills Planning Commission
Tuesday, July 8, 2025 at 2:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	2:30
Vice-Chairman Barbara Gilbert	2:30
Commissioner Tim Cheek	2:30
Commissioner Mike Biddinger	2:30
Commissioner Ron Byrne	2:30
Commissioner Doug Franklin	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. May 6, 2025 Minutes
- b. June 3, 2025 Minutes

MOTION: Barbara Gilbert moved to approve the May 6, 2025 and the June 3, 2025 minutes as presented. Tim Cheek seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Barbara Gilbert
SECONDER: Tim Cheek

AYES: John McCaleb, Barbara Gilbert, Tim Cheek,
Mike Biddinger, Ron Byrne

5. Public Hearings

- a. PUBLIC HEARING: The renewal of a Special Permit to Christian Keesee for the purpose of installation of art located 2401 NW Grand Boulevard, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

Mr. Henry Hood, representing the applicant, presented the application to the Planning Commission.

Mr. Todd Edmonds, Principal with HSE Architects, presented photos of the landscaping around the art located at 2401 NW Grand Boulevard, Nichols Hills, Oklahoma.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

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

MOTION: Tim Cheek moved to recommend the City Council approve the extension of the Special Permit for a term of two-years. Barbara Gilbert seconded the motion.

RESULT: (UNANIMOUS)
MOVER: Tim Cheek
SECONDER: Barbara Gilbert
AYES: John McCaleb, Barbara Gilbert, Tim Cheek,
Mike Biddinger, Ron Byrne

- b. PUBLIC HEARING: The issuance of a Special Permit to Oklahoma City Golf and Country Club for the purpose of constructing an indoor pickleball, racket sports facility, and a new restaurant, Nichols Hills, Oklahoma, and terms of use to be included in such Special Permit.

Mr. Scott Spradling, representing the Oklahoma City Golf and Country Club, presented the application to the Planning Commission.

Mr. Aaron Jack, President of the Oklahoma City Golf and Country Club, discussed the proposed project with the Planning Commission.

Mr. Robert McCampbell spoke in support of the application. Mr. McCampbell also discussed with the Planning Commission the parking options and how the parking concerns could be handled.

Following discussion among Planning Commission members and staff, Chairman McCaleb opened the public hearing.

Mr. Mack Morgan spoke in opposition to the application due to concerns of parking, noise, lights, and additional traffic.

Mrs. Kelly Mirabile spoke against the application. Mrs. Mirabile stated her concerns of traffic, security, and parked cars on Hillcrest.

Mr. Robert Clements spoke against the application due to his concerns of parking that goes along with this proposal.

Mr. Steve Sherman stated that he doesn't object to the project but is concerned with the parking of the proposal.

Mr. Mark Zitzow, with Johnson & Associates, stated that a parking study would take four to eight weeks depending on the scope of the study.

Mr. Henry Hood spoke in favor of the application. Mr. Hood stated the parking is adequate at the club.

Mrs. Laurie Keffer stated she heard about this application from her neighbors. She would like the club to notify all the neighbors on Hillcrest of the upcoming meeting with the club and the City.

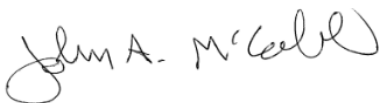
MOTION: Tim Cheek moved to continue to the next regularly scheduled meeting. Mike Biddinger seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Mike Biddinger, Ron Byrne

6. Adjournment

MOTION: There being no further business, Tim Cheek moved to adjourn the meeting. Mike Biddinger seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tim Cheek
SECONDER:	Mike Biddinger
AYES:	John McCaleb, Barbara Gilbert, Tim Cheek, Mike Biddinger, Ron Byrne



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma