

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, August 5, 2025 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Chairman John McCaleb	5:30
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. July 8, 2025 Minutes

MOTION: Mike Biddinger moved to approve the July 8, 2025 minutes as presented. Tim Cheek seconded the motion.

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

5. Public Hearings

- a. PUBLIC HEARING: An Ordinance for the purpose of removing discriminatory language against certain races contained in existing plats dedicated to the City of Nichols Hills, Oklahoma, and filed in the office of the Oklahoma County Clerk; amending the final plat of Mayfair Park Section of Nichols Hills, Oklahoma County, Oklahoma; and declaring an emergency.

Chairman McCaleb opened the public hearing.

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

MOTION: Barbara Gilbert moved to recommend the City Council approve agenda item 5a as presented. Doug Franklin seconded the motion.

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

- b. PUBLIC HEARING: 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.

Mr. Shane Pate, City Manager, and Mrs. Carla Sharpe, attorney for the city, presented the proposed ordinance to the Planning Commission.

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: Mike Biddinger moved to recommend the City Council approve agenda item 5b as presented. Tim Cheek seconded the motion.

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

- c. 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, and terms of use to be included in such Special Permit.

Mr. Aaron Jack, President of the Oklahoma City Golf and Country Club, discussed with the Planning Commission the findings from various meetings with the neighbors, the board members of the Oklahoma City Golf and Country Club and the members of the club.

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

Mr. Patrick Hill spoke of his concerns of available parking spaces, and the size of the restaurant not being compatible with the neighborhood.

Mr. Robert Clements spoke of his concerns about parking. Mr. Clements requested that the Planning Commission table the application until a parking study could be completed. Once that has been completed, they then present the application to the Planning Commission.

Mrs. Meredith Wegener spoke in favor of the application.

Mr. Mark Zitzow, with Johnson & Associates, asked that the Planning Commission allow some deviation from the 68 parking

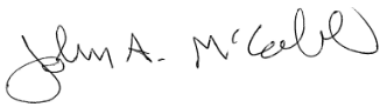
spaces incase there are issues in the field that may not allow that speicific number.

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5c, contingent on the club building out option number 2 of the Parking/Traffic presentation as close as is reasonable to the 68 new parking spaces. Doug Franklin seconded the motion.

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

6. Adjournment

Chairman John McCaleb adjourned the meeting.



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma