

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, September 16, 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	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. August 19, 2025 Minutes

MOTION: Larry Herzel moved to approve the August 19, 2025 minutes as presented. John Lippert seconded the motion.

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

5. Public Hearings

- a. Certificate of Approval Application - 1807 Guilford Lane, Nichols Hills, OK

Mr. Raj Ahmad, Dream Construction, presented the application (new main building) to the Building Commission.

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

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.

MOTION: John Lippert moved to disapprove agenda item 5a based upon the massing of the home and the inconsistency of the proportionality with the other homes on the block. Jeff Oakley seconded the motion.

RESULT:	(Yes 3, No 1, Abstained 0)
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Tori Raines, John Lippert, Jeff Oakley
NAYS:	Larry Herzel

- b. Certificate of Approval Application - 1509 W. Wilshire Boulevard, Nichols Hills, OK

Ms. Jessica Thionnet, Southern Design & Landscape Inc., presented the application (addition to the main building) to the Building Commission.

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

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

MOTION: Larry Herzel moved to approve agenda item 5b as presented. John Lippert seconded the motion.

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

- c. Certificate of Approval Application - 1111 Hemstead Place, Nichols Hills, OK

Ms. Donna Rosentreter, Diamond R Construction & Design, presented the application (new main building) to the Building Commission.

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

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

MOTION: John Lippert moved to approve subject to changing the roofline above the garage door and changing out the trees in the front yard, specifically the Bradford pear trees. Larry Herzel seconded the motion.

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

- d. Certificate of Approval Application - 1714 Huntington Avenue, Nichols Hills, OK

Commissioner Jeff Oakley recused himself from agenda item 5d, 1714 Huntington Avenue, Nichols Hills, OK.

Mr. Mike Hinchey, GSB, Inc. Architects & Planners, presented the application (new main building) to the Building Commission.

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

Mr. Phil Fitzgerald spoke of his concerns about the materials and colors used in the renderings and how they are inappropriate for the neighborhood. The grading plan shows that the property would drain into his property, which he would like corrected. The tree canopies on the landscaping plan will be over his property and he would like those moved. The roofline is out of scale, and he felt they needed to use hips and gables to better fit into the neighborhood.

Mr. Baxter Lewallen agreed with the points that Mr. Fitzgerald spoke on. Mr. Lewallen spoke of his concerns about the property line between his home and the proposed home. Mr. Lewallen would like to have better communication with the new owner of the property. He also stated that the proposed home is not compatible with the homes on the street.

Mrs. Kara Lewallen would like to see better communication with the new owners and discuss the property line issues.

Mrs. Molly Clements Fisher supported what Mr. Fitzgerald and Mr. and Mrs. Lewallen stated. She stated that the scale and design of the proposed home would not blend in with the existing homes on the street.

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

MOTION: Larry Herzel moved to continue agenda item 5d 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

6. Adjournment

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

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma