

1. Agenda

Documents:

[2023-02-21 BUILDING COMMISSION - PUBLIC AGENDA-1783.PDF](#)

2. Meeting Materials

Documents:

[2023-02-21 BUILDING COMMISSION - FULL AGENDA-1783.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, February 21, 2023 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Building Commission only on items that appear on this Agenda. The Building Commission may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Building Commission.

1. Call to Order
2. Roll Call
3. Citizens Desiring to be Heard
The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.
4. Minutes
 - a. January 17, 2023 Minutes
5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Certificate of Approval Application - 6421 Centennial Court, Nichols Hills, OK.
- b. Certificate of Approval Application - 1831 Drakestone Avenue, Nichols Hills, OK.
- c. Certificate of Approval Application - 7007 Nichols Road, Nichols Hills, OK.

- d. Certificate of Approval Application - 1823 Dorchester Drive, Nichols Hills, OK.

6. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 9:56 AM on the 17th day of February, 2023 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 10:15 AM on the 17th day of February, 2023; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 17th of February, 2023; and transmitted by email at 5:00 PM on the 17th day of February, 2023 to those persons who have requested to be included on such notices pursuant to the Open Meeting Act and to those who have requested such notice.



City Clerk
City of Nichols Hills, Oklahoma

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City Clerk
City of Nichols Hills, Oklahoma

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, January 17, 2023 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:50 PM on
the 13th day of January, 2023.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel	Chairman	Present	
John Lippert		Present	
Tori Raines		Present	
Rusty Caston		Present	
Jeff Oakley		Present	

3. Citizens Desiring to be Heard

The purpose of this time is to allow members of the public to speak to the Building Commission on any matter that is not otherwise set for consideration on this Agenda.

No one expressed a desire to be heard.

4. Minutes

- a. December 20, 2022 Minutes

MOTION: Oakley moved to approve the December 20, 2022 minutes subject to amending the motion on 5a to read “correct finish floor calculation to 1,210 elevation”. Lippert seconded the motion.

Attachment: January 17 2023 Minutes (6310 : 3 January 17, 2023 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	John Lippert
AYES:	Herzel, Lippert, Raines, Caston, Oakley

5. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Certificate of Approval Application - 6421 Centennial Court, Nichols Hills, OK.

MOTION: Lippert moved to continue to the next regular meeting. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Tori Raines
AYES:	Herzel, Lippert, Raines, Caston, Oakley

- b. Certificate of Approval Application - 1705 Dorchester Drive, Nichols Hills, OK.

Mr. Andrew Thomas, architect with Andrew C. Thomas Architect LLC, presented the application to the Building Commission.

Mr. Matt Ralls and Mrs. Cherish Ralls spoke to the Building Commission members concerning drainage issues with the property and possible solutions for those issues.

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

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

MOTION: Lippert moved to approve subject to an engineer

providing an accurate calculation reflecting the pervious and impervious surfaces, current and proposed, with a sump pump, and a drainage system to move the water to the curb based upon those calculations. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Caston, Oakley

- c. Certificate of Approval Application - 1705 Wilshire Boulevard, Nichols Hills, OK.

Mr. Jeff Blake, with Gumerson Blake Design Build, presented the application to the Building Commission members.

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

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

MOTION: Caston moved to approve agenda item 5c as submitted. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Raines, Caston, Oakley

- d. Certificate of Approval Application - 6923 Avondale Court, Nichols Hills, OK.

Mr. Jim Abernathy, with Jim Abernathy Construction, presented the application to the Building Commission.

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

Seeing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Lippert moved to approve subject to providing the floor area ratio calculation to ensure the square footage is in compliance with the lot size. Caston seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Raines, Caston, Oakley

- e. Certificate of Approval Application - 1831 Drakestone Avenue, Nichols Hills, OK.

Mr. Raj Ahmad, General Contractor with Dream 405 Construction, presented the application to the Building Commission.

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

Mr. Norman Dunagin spoke of his concern of the disproportionate size of the proposed home in comparison to the existing homes in the area.

Mr. Bill Perry, designer with Perry House Plans, discussed the creation of the house plans using the Nichols Hills City Code with the Building Commission.

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

MOTION: Raines moved to continue to the next regular meeting to see plans showing softening of the sidewalks to meet the Building Commission Guidelines. Caston seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Raines, Caston, Oakley

- f. Certificate of Approval Application - 1125 Bedford Drive, Nichols Hills, OK.

Mr. Mike Patterson, architect with Amp Studio, presented the application to the Building Commission.

Following discussion among the Building Commission members, staff and applicant, chairman Herzel opened the public hearing.

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

MOTION: Lippert moved to approve the application as submitted. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert
SECONDER:	Jeff Oakley
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

6. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. Draft ordinance regarding secondary buildings, accessory buildings, accessory structures, and accessory uses.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Building Commission members.

MOTION: Oakley moved to recommend approval to the Planning Commission. Lippert seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	John Lippert
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Caston, Oakley
ABSENT:	Raines

Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

City Clerk
City of Nichols Hills, Oklahoma

Attachment: January 17 2023 Minutes (6310 : 3 January 17, 2023 Minutes)

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