

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, November 18, 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	4:00

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. October 21, 2025 Minutes

MOTION: Larry Herzel moved to approve the October 21, 2025 minutes subject to notating that Commissioner Tori Raines stepped out of the meeting during item 5e. Tori Raines seconded the motion.

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

5. Public Hearings

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

MOTION: John Lippert moved to continue agenda item 5a to the next regularly scheduled meeting. Tori Raines seconded the motion.

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

- b. Certificate of Approval Application - 1804 Devonshire Boulevard, Nichols Hills, OK.

Mr. Chris Moock, Cornerstone Homes By Chris Moock, LLC, 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.

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

MOTION: Rusty Caston moved to continue agenda item 5b, allowing time to modify the drainage plan, correcting the steps in the garage and the grade, and showing on the foundation plan what is new and what is existing. John Lippert seconded the motion.

RESULT: (UNANIMOUS)

MOVER: Rusty Caston
SECONDER: John Lippert
AYES: Tori Raines, John Lippert, Larry Herzel, Jeff Oakley, Rusty Caston

- c. Certificate of Approval Application - 7305 Nichols Road, Nichols Hills, OK.

Mr. Bruce Bockus, architect with Bockus Payne, presented the application (addition to main building) to the Building Commission.

Mr. Clint Farha, property owner, shared with the Building Commission the discussions he had with the neighbors concerning the addition.

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

Mr. Dan Jordan spoke against the application due to the loss of privacy and freedom of their home. Also, Mr. Jordan stated the loss of privacy would bring down his property value.

Mr. Clay Farha spoke to the Building Commission about the history of the property and stated the original owners that built the home had intentions of adding the rooms upstairs, but didn't. Mr. Farha felt that the applicant was being penalized after the fact.

Mr. Dan Medley stated he didn't have a huge problem with the addition until he went next door and saw where the dormers were going to be placed. Mr. Medley encouraged the Building Commission to go to the property and see where the dormers would be.

MOTION: Larry Herzel moved to approve allowing the shed dormers to be built as presented with clear glass and operable windows and the two dormers on the south and the west either be obscure glass for the full height of the windows, if the window starts at a normal 36" off the floor, or start the dormer above six feet with

clear glass. Jeff Oakley seconded the motion.

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

6. Items for Separate Vote

- a. Discussion, consideration, and possible action regarding garages in the R-1-60 and R-1-75 single-family residential districts.

Commissioner Larry Herzel discussed with the Building Commission the definition of tandem garages in the R-1-60 and R-1-75 single-family residential districts. Mrs. Carla Sharpe, attorney for the City, will amend the proposed ordinance and bring back to the next meeting for consideration.

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, Jeff Oakley, Rusty Caston




Chairman
Building Commission
City of Nichols Hills, Oklahoma

City Manager
Building Commission
City of Nichols Hills, Oklahoma

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma
[IGNORE_INDENT]