

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, March 21, 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 3:33 PM on
the 17th day of March, 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		Absent	

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. February 21, 2023 Minutes

MOTION: Caston moved to approve the February 21, 2023 minutes as presented. Lippert seconded the motion.

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

5. Public Hearings

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

- a. Certificate of Approval Application - 1803 Huntington Avenue, Nichols Hills, OK.

Mr. Mark Gifford, with Maccini Construction Company, presented the application to the Building Commission.

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

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

MOTION: Herzel moved to approve subject to the following conditions: 1) Modify the front gable to a more traditional look; 2) Modify the stone and EFIS border above the garage to a clean straight border; 3) Attach the stone with brick ties as City Code requires for brick. Lippert seconded the motion.

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

- b. Certificate of Approval Application - 1800 Drury Lane, Nichols Hills, OK.

Mr. Bruce Bockus, architect with Bockus Payne, presented the application to the Building Commission.

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

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

MOTION: Caston moved to approve subject to revising the plans to show the backyard downspouts are tied in to the storm drains and Quadrant X1 grass will be real grass instead of artificial turf. Raines seconded the motion.

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

- c. Certificate of Approval Application - 1419 Sherwood Lane, Nichols Hills, OK.

Mr. Chris Moock, with Cornerstone Homes, presented the application to the Building Commission.

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

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

MOTION: Lippert moved to approve the application subject to: 1) The second-floor window be obscured glass. 2) Recalculate the centroid. 3) Add a retaining wall or berm in the backyard that would be enough to capture a 100-year rain. Caston seconded the motion.

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

- d. Certificate of Approval Application - 2307 NW Grand Boulevard, Nichols Hills, OK.

Mr. Tom Krone, with Krone Construction, Inc., presented the application to the Building Commission.

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

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

MOTION: Lippert moved to approve the application subject to: 1) Planting 12' evergreens in the backyard above the neighbor to the north. 2) Confirm attic space is in the total square footage calculation and update the plans. 3) Architect stamp from Oklahoma on the plans. Caston seconded the motion.

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

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

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

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

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

MOTION: Herzel moved to approve the application subject to:
1) Switching the ADS drainage pipes to PVC. 2) Planting 12' tall evergreen landscaping along the rear property line to the north for privacy. 3) Updating the narrative to match the plans. Lippert seconded the motion.

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

- f. Certificate of Approval Application - 1621 Bedford Drive, Nichols Hills, OK.

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

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

Ms. Jami VanCamp asked for clarification of where the proposed home will set on the lot and the type of roof materials that will be used.

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

MOTION: Raines moved to approve the application subject to:

1) Clarifying on the landscape plan the side-yard and front-yard landscaping calculations separately. 2) Providing the completed property calculation form on the website. 3) Updating the narrative on the privacy statement by deleting the statement “there are no windows on the east side of the residence.” 4) Deleting “verified by surveyor” on the site plan. Lippert seconded the motion.

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

6. Items for Separate Vote

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

- a. An Ordinance amending Chapter 50 of the Nichols Hills City Code regarding solar energy systems.

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

MOTION: Caston moved to recommend approval to the Planning Commission. Raines seconded the motion.

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

- b. An Ordinance adopting outdoor lighting regulations.

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

MOTION: Raines moved to recommend approval to the Planning Commission with the amendment of removing the reference to the lighting plan coming before the Building Commission. Also, remove the check box from the Building Commission Guidelines for an outdoor lighting plan. Caston seconded the motion.

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

c. Rendering requirements for certificate of approval applications.

Mrs. Carla Sharpe, attorney for the City, will meet with Chairman Herzel next month and draft an ordinance to review at the next meeting.

d. Landscaping plan and calculation requirements for facade changes.

Mrs. Carla Sharpe, attorney for the City, will meet with Chairman Herzel next month and draft an ordinance to review at the next meeting.

e. Proportionality requirements for certificate of approval applications.

Mrs. Carla Sharpe, attorney for the City, will meet with Chairman Herzel next month and draft an ordinance to review at the next meeting.

7. Adjournment

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

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