

MINUTES

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

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. November 18, 2025 Minutes

MOTION: Larry Herzel moved to approve the November 18, 2025 minutes as presented. 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 - 1804 Devonshire Boulevard, Nichols Hills, OK.

Mr. Chris Moock, Cornerstone Homes by Chris Moock, LLC, presented the new drainage plan (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.

Mr. Kane Cassil, owner of the property, thanked the Building Commission for pointing out the original drainage issues of the property. Mr. Cassil spoke to the Building Commission about the new drainage plan and feels that the plan reduces the water onto the neighbors by taking the water off the house and directing it to Devonshire.

Mr. Tom Lippert thanked Mr. Cassil for maintaining the house and the structure and improving the neighborhood with what is there.

Mr. Lippert asked that the four large cedars at the back of the property be kept for privacy, suggested that the dry rock bed be moved forward four feet for the health of the trees and to allow the water to berm out, and silt fencing be installed around the construction area.

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

MOTION: John Lippert moved to approve agenda item 5a, subject to revising the drainage plan to: 1) moving the rock dry bed forward; 2) showing the four by four inlet on the swimming pool rectangle to a six by six; 3) keeping the cedar trees; 4) enlarging the font on the note about the downspouts on the east, south, and north side that was added; 5) showing the curbs on the side; 6) having Mr. Stephen T. Landes P.E. revise the drainage letter to show in item one, the word quality be changed to quantity, item

three deleted entirely, clearly state that there will not be an increase in the flow of water off the property to adjacent properties; and 7) providing the corrected documents to City staff for approval. Tori Raines seconded the motion.

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

- b. Certificate of Approval Application - 1723 Drakestone Avenue, Nichols Hills, Oklahoma

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.

Ms. Janet Freede spoke of her concerns of drainage onto her property.

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

MOTION: Tori Raines moved to approve agenda item 5b subject to changing "pool house" to "garage" on all the language and have Mr. Stephen T. Landes P.E. correct the drainage letter in item 1 to show quantity instead of quality. Larry Herzel seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Tori Raines

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

- c. Certificate of Approval Application - 1808 Drury Lane, Nichols Hills, Oklahoma

Mr. Elby Beal, property owner, and Ms. Amanda Orr, Amanda Orr Architects, presented the application (new main building) to the Building Commission.

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

Mr. Bill Bozalis spoke to the Building Commission concerning the drainage ditch at the back of the property. Mr. Bozalis stated his property drains to this ditch.

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

MOTION: Rusty Caston moved to approve agenda item 5c subject to showing all downspouts on the south, east, and west drain to Drury Lane. Tori Raines seconded the motion.

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

6. Items for Separate Vote

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

Commissioner Larry Herzel discussed with the Building Commission members the proposed garage door widths and three-car garages in the R-1-60 and R-1-75 single family residential districts. Mrs. Carla Sharpe, attorney for the City, will draft a proposed ordinance and present it at the next regularly scheduled meeting.

7. Adjournment

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

RESULT:	(UNANIMOUS)
MOVER:	Jeff Oakley
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



City Clerk
City of Nichols Hills, Oklahoma