

MINUTES

Regular Meeting of the
Nichols Hills Planning Commission
Tuesday, June 2, 2026 at 5:30 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

1. Call to Order
2. Roll Call

Attendees Present	Arrived
Vice-Chairman Barbara Gilbert	5:30
Commissioner Tim Cheek	5:30
Commissioner Doug Franklin	5:30
Commissioner Mike Biddinger	5:30
Commissioner Ron Byrne	5:30
Chairman John McCaleb	Absent

3. Citizens Desiring to Be Heard

No one expressed a desire to be heard.

4. Minutes

- a. May 5, 2026 Minutes

MOTION: Doug Franklin moved to approve the May 5, 2026 minutes as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Tim Cheek
AYES:	Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

5. Public Hearings

- a. **PUBLIC HEARING:** An Ordinance amending the Nichols Hills City Code regarding Attics and Floor Area Ratio; repealing all conflicting ordinances or parts of ordinances; providing for severability; and declaring an emergency.

City Manager Shane Pate, Mrs. Carla Sharpe, and Mrs. Laura McDevitt, attorneys for the City, presented the proposed ordinance to the Planning Commission members.

Following discussion among Planning Commission members and staff, Vice-Chairman Gilbert opened the public hearing.

Mr. Nolan Coyle asked for clarification on when the attic space would be added to the floor area ratio calculation.

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

MOTION: Mike Biddinger moved to recommend the City Council approve agenda item 5a as presented. Tim Cheek seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Mike Biddinger
SECONDER:	Tim Cheek
AYES:	Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

- b. **PUBLIC HEARING:** Discussion, consideration, and possible approval of the Final Plat of Sanctuary proposed by Strand on Sherwood, LLC, an Oklahoma limited liability company, for its property having a street address of 1203 Sherwood Lane, containing 3.9039 acres, more or less, and being a part of the Southeast Quarter (SE/4) of Section Five, Township 12 North, Range 3 West, City of Nichols Hills, Oklahoma.

Mr. Tyler Muzny, Engineer with Johnson & Associates, presented the final plat of the Sanctuary to the Planning Commission.

Following discussion among Planning Commission members and staff, Vice-Chairman Gilbert opened the public hearing.

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

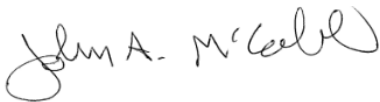
MOTION: Doug Franklin moved to recommend the City Council approve agenda item 5b as presented. Ron Byrne seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Ron Byrne
AYES:	Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne

6. Adjournment

MOTION: There being no further business, Doug Franklin moved to adjourn the meeting. Mike Biddinger seconded the motion.

RESULT:	(UNANIMOUS)
MOVER:	Doug Franklin
SECONDER:	Mike Biddinger
AYES:	Barbara Gilbert, Tim Cheek, Doug Franklin, Mike Biddinger, Ron Byrne



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma

Amanda Copeland

City Clerk
City of Nichols Hills, Oklahoma