

1. Agenda

Documents:

[2022-04-19 BUILDING COMMISSION - PUBLIC AGENDA-1713.PDF](#)

2. Meeting Materials

Documents:

[2022-04-19 BUILDING COMMISSION - FULL AGENDA-1713.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, April 19, 2022 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. March 15, 2022 Minutes

5. Public Hearings

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

a. Certificate of Approval Application - 1704 Guilford Lane, Nichols Hills, OK.

6. Items for Separate Vote

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

a. "No-build vertical envelope" requirements for residential zoning districts.

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 3:49 PM on the 15th day of April, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 4:00 PM on the 15th day of April, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 15th of April, 2022; and transmitted by email at 5:00 PM on the 15th day of April, 2022 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, March 15, 2022 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 1:37 PM on
the 11th day of March, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Absent	
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. February 15, 2022 Minutes

MOTION: Caston moved to approve the February 15, 2022 minutes as presented. Herzel seconded the motion.

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

5. Public Hearings

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

- a. Certificate of Approval Application - 1809 W 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 Lippert 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 5a as submitted. Oakley seconded the motion.

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

- b. Certificate of Approval Application - 1704 Guilford Lane, Nichols Hills, OK.

Ms. Hollie Hunt, architect with Sam Gresham Architecture, presented the application to the Building Commission.

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

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

MOTION: Caston moved to continue with the expectation of new drainage and landscape plans to be presented to the Building Commission. Oakley seconded the motion.

Attachment: March 15 2022 Minutes (5749 : 3 March 15, 2022 Minutes)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
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. "No-build vertical envelope" requirements for residential zoning districts.

Commissioner Larry Herzel presented the proposed "No-build vertical envelope" requirements for residential zoning districts. Following discussion among Building Commission members and staff, agenda item 6a was continued to the next meeting to evaluate the E-1 and E-2 lots and resubmit the sketches for the proposed ordinance.

City Manager Shane Pate thanked the Building Commission members for all their hard work.

- b. Application packet requirements when submitting an application to staff for review.

Building Commission members directed staff to require a site plan showing the net building area, setbacks, floor plan and elevations at the preliminary meeting with the applicant.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
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

See City Clerk's office.