

1. Agenda

Documents:

[2022-07-19 BUILDING COMMISSION - PUBLIC AGENDA-1732.PDF](#)

2. Meeting Materials

Documents:

[2022-07-19 BUILDING COMMISSION - FULL AGENDA-1732.PDF](#)

AGENDA

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, July 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. June 21, 2022 Minutes
5. Public Hearings

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

- a. Certificate of Approval Application - 1811 Drakestone Avenue, Nichols Hills, OK.
- b. Certificate of Approval Application - 1607 Drury Lane, Nichols Hills, OK.
- c. Certificate of Approval Application - 6500 Trenton Road, Nichols Hills, OK.

6. Items for Separate Vote

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

- a. Landscaping plan and calculation requirements for building remodel or additions.
- b. Review the 2018 ICC Family of Building Codes and the 2020 National Electrical Code.

7. Adjournment

I certify that the forgoing was filed in the Office of the City Clerk at 2:54 PM on the 14th day of July, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 3:15 PM on the 14th day of July, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 14th of July, 2022; and transmitted by email at 5:00 PM on the 14th day of July, 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.

Addendum filed in the Office of the City Clerk at 12:05 PM on the 18th day of July, 2022 and posted in prominent view on the window at City Hall, 6407 Avondale Drive, at 1:30 PM on the 18th day of July, 2022; posted to the City of Nichols Hills website at <http://www.nicholshills.net> at 5:00 PM on the 18th day of July, 2022; and transmitted by email at 5:00 PM on the 18th day of July, 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, June 21, 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 4:26 PM on
the 17th day of June, 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. May 17, 2022 Minutes

MOTION: Caston moved to approve the May 17, 2022 minutes as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
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 - 1202 Larchmont Lane, Nichols Hills, OK.

Mr. Randy Wunder, Project Administrator with Barkocy Construction Inc., presented the application to the Building Commission.

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

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

MOTION: Caston moved to approve the application 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 - 1819 Drury Lane, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Building Commission.

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

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

Attachment: June 21 2022 Minutes (5939 : 3 June 21, 2022 Minutes)

MOTION: Herzel moved to approve the application as submitted. Caston seconded the motion.

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

c. Certificate of Approval Application - 1641 Queenstown Road, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Building Commission. Mr. Tim Hughes, with Tim Hughes Custom Homes, LLC, also answered questions from the Building Commission members.

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

Mr. David Johnson spoke of his concerns of drainage, elevation of the house which towers over his backyard, and privacy issues from the second-floor window. Mr. Johnson requested that an eight-foot fence be installed to give him some privacy and the second-floor window be frosted.

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

MOTION: Caston moved to approve to withhold the Certificate of Occupancy subject to the following conditions: 1) Resubmission of civil plans, incorporating the drainage calculations of the drain pipes, subsurface to inlet structures-one in the northwest and one in the northeast corners of the backyard-both draining to the south and picking up all the impervious runoff of the pool deck; 2) Twin windows in the second floor be translucent glass; and 3) Incorporate evergreen trees in the landscape plan for additional

privacy. Herzel seconded the motion.

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

- d. Certificate of Approval Application - 1400 Camden Way, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Building Commission. Mr. Tim Hughes, with Tim Hughes Custom Homes, LLC, also answered questions from the Building Commission members.

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

Mr. Max Federman spoke on behalf of his parents, William and Tammy Federman, about their concerns of the fence blocking their view of the trees in the park. Mr. Federman requested that the fence be six feet in height.

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

MOTION: Caston moved to approve as submitted. Oakley seconded the motion.

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

- e. Certificate of Approval Application - 1404 Sherwood Lane, Nichols Hills, OK.

Mr. Sam Gresham, 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.

Ms. Cathy Perri spoke on behalf of her parents, about their concerns on drainage of the property.

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

MOTION: Oakley moved to approve subject to revision of the civil plan to show correct elevation and positive drainage, swale between the house and the property line at the northeast of the house, and that the junipers are eight foot at the time of planting. Caston seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
SECONDER:	Rusty Caston
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. Nomination and election of Chairman of Nichols Hills Building Commission.

Chairman Lippert requested the Commission select a new Chairman. Commissioner Herzel volunteered to become the Chairman.

MOTION: Herzel moved that he be the Chairman of the Commission. Lippert seconded the motion.

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

- b. Nomination and election of Vice-Chairman of Nichols Hills Building Commission.

MOTION: Herzel nominated Jeff Oakley as Vice-Chairman. Caston seconded the nomination.

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

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Larry Herzel
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.

See City Clerk's office.

See City Clerk's office.