

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, August 16, 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 10:11 AM
on the 12th day of August, 2022.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel	Chairman	Present	
John Lippert		Present	
Tori Raines		Absent	
Rusty Caston		Absent	
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. July 19, 2022 Minutes

MOTION: Lippert moved to approve the July 19, 2022 minutes as presented. Oakley seconded the motion.

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

5. Public Hearings

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

- a. Certificate of Approval Application - 7005 Trenton Road, Nichols Hills, OK.

Mr. Grant Willoughby, owner of the property, 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 as submitted. Oakley seconded the motion.

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

- b. Certificate of Approval Application - 1711 Elmhurst Avenue, Nichols Hills, OK.

Mr. Bryan Beavers, Bryan Beavers Construction, presented the application to the Building Commission.

Following discussion among the Building Commission members 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 as submitted. Oakley seconded the motion.

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

- c. Certificate of Approval Application - 1120 Larchmont Lane, Nichols Hills, OK.

Mr. Ryan Smith, owner, presented the application to the members of 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 subject to the site plan showing the pervious pavers on the driveway, and having the engineer stamp and update the date on the civil plan. Oakley seconded the motion.

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

- d. Certificate of Approval Application - 1117 Glenwood Avenue, Nichols Hills, OK.

Mr. Tony Say, owner of the property, 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: Oakley moved to approve subject to the following conditions: 1) Demo back garage and do not build it back; 2) Modify the driveway layout to coordinate with what is existing; 3) Add landscaping screening to the east going north to screen the adjoining property from the second-floor bedroom window; 4) Recalculate the centroid to lower the elevation to be in compliance with the ordinance; 5) Show surface inlet structures at the rear of the property to drain to the street. Lippert seconded the motion.

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

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: update regarding Planning Commission directives.

Mr. Curtis Wilson presented to the Building Commission different ideas on how to calculate the No-Build vertical envelopes for the R-1-75 and R-1-60 districts in Nichols Hills. Mr. Wilson will prepare a proposal to present to the Commission at a future meeting.

- b. Landscape requirements for Certificate of Approvals.

Commissioner Oakley discussed with Building Commission members what would trigger the applicant to be required to provide a landscape plan for remodels or additions in the backyard. Also discussed was reworking the landscape point system. Mrs. Carla Sharpe, attorney for the City, will draft a proposed landscaping ordinance to present at a meeting in the

future.

- c. Possible process changes regarding when previously-approved Certificates of Approval should be submitted for additional review.

Building Commissioners and staff discussed when changes to the previously approved Certificates of Approval should be submitted for additional reviews by the Commission. The Commission agreed to leave the ordinance as it is.

- d. Possible process changes as to when architectural renderings should be required in the review process.

Building Commission members and staff discussed when to require architectural renderings for the backyard additions. Commissioners recommend that for additions or remodels in the backyard that are not visible from the street a rendering is not needed. For street views additions or remodels that are visible from the street, renderings and elevations are required.

Mrs. Carla Sharpe, attorney for the City, will bring back a proposed ordinance for the Building Commission to review at the next meeting.

7. Adjournment

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

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