

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, November 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 1:00 PM on the 11th day of November, 2022.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel	Chairman	Present	
John Lippert		Absent	
Tori Raines		Present	
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.

4. Minutes

- a. October 18, 2022 Minutes

MOTION: Oakley moved to approve the October 18, 2022 minutes as presented. Raines seconded the motion.

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

- b. November 4, 2022 Minutes

MOTION: Herzel moved to approve the November 4, 2022 minutes as presented. Raines seconded the motion.

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

5. Items for Separate Vote

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

- a. Draft ordinance regarding the requirements for the architectural renderings and facade changes.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Building Commission members.

MOTION: Raines moved to recommend approval to the Planning Commission with the amendment of Sec. 50-341 item (c) to show street-facing side(s) and Sec.50-372 item (f) add visible from the Street or public way. Oakley seconded the motion.

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

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

Mr. Curtis Wilson spoke to the Building Commission members of his concerns of the proposed requirements for the no-build vertical envelope. Mr. Wilson stated that the requirements will work for the new build homes but not for the existing homes.

Building Commission members directed staff to draft an ordinance for the no-build vertical envelope and present at the next meeting.

- c. Draft ordinance regarding electric vehicle charging stations and electric vehicle parking spaces.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Building Commission members.

MOTION: Oakley moved to recommend approval to the Planning Commission with the amendment of the removal of level 4 charging levels in the definition of Electric Vehicle Charging Level. Raines seconded the motion.

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

- d. Draft ordinance regarding landscaping requirements.

Mrs. Carla Sharpe, attorney for the City, presented the proposed ordinance to the Building Commission members.

MOTION: Raines moved to recommend approval to the Planning Commission. Oakley seconded the motion.

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

- e. Discussion of possible zoning amendments that would encourage redevelopment along the 1800 Block of Westminster Place.

City Manager Shane Pate reported to the Building Commission members that staff recommends scheduling a special meeting in the future and invite builders, architects, and people that come before the Commission to discuss what would incentivize them to buy and build on the lots along the 1800 block of Westminster Place.

6. Public Hearings

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

- a. Certificate of Approval Application - 1417 Canterbury Place, 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 the applicant, Chairman Herzl opened the public hearing.

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

MOTION: Oakley moved to approve agenda item 6a subject to: 1) Providing the calculation of the centroid to establish the maximum height of the home. 2) Clarification of the trees on the landscape plan. 3) Showing the side-yard setback calculation. 4) Using obscure glass in the three second floor windows on the west side of the home. Raines seconded the motion.

RESULT: APPROVED [UNANIMOUS]

MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Herzl, Raines, Oakley
ABSENT:	Lippert, Caston

7. Adjournment

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

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