

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, April 20, 2021 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original agenda filed in the Office of the City Clerk at 9:35 AM on
the 9th day of April, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Present	
Tori Raines		Present	
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. March 16, 2021 Minutes

MOTION: Caston moved to approve the March 16, 2021 minutes as presented. Herzel seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1812 Dorchester Place, Nichols Hills, OK.

Mr. Phil Fitzgerald, Fitzgerald Associates Architects, Inc., presented the application to the members of the Building Commission.

Mr. Joe Hogsett, owner of the property, also answered questions from the Building Commission Members concerning the attic space of the proposed home.

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

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

MOTION: Caston moved to approve subject to the applicant obtaining an engineer report showing the calculations on the waterflow to verify the drainage pipe in the rear yard is sized adequately to handle that amount of water. Oakley seconded the motion.

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

- b. Certificate of Approval Application - 1719 Windsor Place, Nichols Hills, OK.

Ms. Paula Nayfa presented the application to the Building Commission Members. Ms. Nayfa and Mr. Bruce Mulford, builder, answered questions from the Building Commission concerning the attic and the size of the proposed home.

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

Mrs. Jennifer Weinland spoke of her concerns to the Building

Commission members on the size of the proposed home, losing sense of community, and the over-building of homes on small lots being built in Nichols Hills.

Ms. Holly Crothers expressed she had no problem with the proposed home as long as the plans meet all City codes.

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

MOTION: Caston moved to deny agenda item 5b as presented. Raines seconded the motion.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Tori Raines
AYES:	Herzel, Lippert, Raines, Caston, Oakley

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

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

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

Mr. Brad Schick stated he is happy to have the proposed home being built on the lot and the steps that the Building Commission has taken to correct the drainage issues.

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

MOTION: Herzel moved to approve subject to the applicant obtaining an engineer's report showing the calculation for sizing of the drainage pipe to the street, corrected drainage plan showing all surface water draining to the street, and a corrected site plan showing the retaining wall. Oakley seconded the motion.

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

6. Items for Separate Vote

Items listed in this section of this Agenda are usually discussed, considered, and voted on individually by the Building Commission.

Discussion, consideration, and possible approval of the following:

- a. Floor Area Ratio and Building Lot Coverage requirements for properties in the residential zoning districts.

Building Commission Members and staff discussed the floor area ratio and building lot coverage requirements in the residential zoning districts.

Chairman Lippert requested staff put him on the Planning Commission agenda to address the concerns of the Building Commission members and citizens with the oversized homes being built on the smaller lots.

Building Commission Members requested that staff record the applicant's preliminary meetings in the future.

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, Raines, Caston, Oakley



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma