

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, January 19, 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 10:45 AM
on the 8th day of January, 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	

Chairman Lippert welcomed Jeff Oakley to the Commission and thanked Sam Gresham for his support and participation as a Commissioner in the past.

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. November 17, 2020 Minutes

MOTION: Raines moved to approve the November 17, 2020 minutes as presented. Herzel seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
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 - 1707 Elmhurst Avenue, Nichols Hills, OK.

Mr. Matthew Brown, owner, and Mr. Chris Moock, builder with Cornerstone Homes by Chris Moock, LLC, presented the application to the Building Commission. Mr. Brown and Mr. Moock answered questions from the Building Commission concerning the application.

Following discussion among the Building Commissioners and staff, 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 a break in the consistency of materials on the east and west elevations of the brick gable above the 12' line. Herzel seconded the motion.

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

- b. Certificate of Approval Application - 6408 Briarwood Lane, Nichols Hills, OK.

Mr. Saul Barragan, with S & B Premier Construction, presented the application to the Nichols Hills Building Commission.

Following discussion among the Building Commission members

and applicant, Chairman Lippert opened the public hearing.

Mr. Tom Kilpatrick spoke in opposition of the application. Mr. Kilpatrick concerns were: 1) two-story home in a one-story dominate area; 2) two-story home would overlook the neighbors backyards eliminating any privacy; 3) water runoff will be diverted to the neighbors; 4) structural integrity of the foundation to support a second story; 5) quality of proposed improvements is not up to standards with a cost of less than \$50 per square foot. Mr. Kilpatrick also stated that the owner or contractor of the property has not contacted any of the neighbors and has not maintained the property.

Mr. Patrick Wetwiska spoke in opposition of the application. Mr. Wetwiska stated he was happy to see the owner start the remodeling of the property. However, he has concerns that a two-story home would overwhelm the surrounding properties. Mr. Wetwiska spoke of the loss of privacy in his backyard and loss of property value from the proposed home. Mr. Wetwiska would encourage the builder to keep the one-story home and not extend more than 12 feet to the east. Mr. Wetwiska presented a proxy from James Goddard who also opposes the application.

Ms. Kym Mason spoke in opposition of the application. Ms. Mason stated her concerns were lack of privacy and the increased noise from the proposed home.

Mrs. Allison Petersen spoke in opposition of the application. Mrs. Petersen stated her concerns were privacy and a two-story home in a one-story area. Mrs. Petersen also acknowledged her concerns of the proposed plan's insufficient estimate of costs, insufficient communication with the neighbors, legitimacy of quality of construction with the proposed estimate of costs, and the duration of project.

Mr. Hugh Vaughn spoke in opposition of the application for the same reasons that have been mentioned. Mr. Vaughn stated that

the proposed plan would change the nature of the neighborhood.

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

MOTION: Raines moved to deny the application to give time for the applicant to review the comments from the meeting with the owner, complete the application, and provide a landscaping and drainage plan. Herzel seconded the motion.

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

- c. Certificate of Approval Application - 1601 Randel Road, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the members of the Building Commission. Mr. Gresham answered questions from the Building Commission concerning the application.

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 agenda item 5c as presented. Oakley seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
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. Discussion with Grady Wade, City Engineer from Smith, Roberts, Baldischwiler, regarding additional stormwater drainage requirements.

Mr. Grady Wade, City Engineer with Smith, Roberts, Baldischwiler, LLC, presented additional stormwater drainage requirements to be considered. Following discussion among Building Commission members and staff, Mr. Wade was asked to return with an amendment to the proposed requirements stating if the engineers report shows the stormwater will run to the street, no further inspection is needed. However, if the stormwater flows to the adjoining properties, the engineers report will need further specified calculations to show how the stormwater will be diverted.

Building Commission members asked staff to gather examples of certificate of approval applications that are recommended from other cities.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Lippert, Chairman
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