

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, February 16, 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 1:55 PM on
the 5th day of February, 2021.**

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. January 19, 2021

MOTION: Herzel moved to approve the January 19, 2021 minutes as presented subject to amending item 6 to state: "Building Commission members asked staff to gather examples of certificate of approvals from other cities." Caston seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1121 Belford Avenue, Nichols Hills, OK.

Mr. Eric Carlson, builder with European Dekor, LLC, presented the application to the members of the Building Commission.

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

Commissioner Rusty Caston requested staff monitor the trusses, foundation and any inconsistencies with the plans and what has been built.

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

MOTION: Caston moved to approve agenda 5a as presented. 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 - 1109 Hemstead Place, Nichols Hills, OK.

Mr. Raj Ahmad, builder with Dream Construction, presented the

application to the Building Commission. Mr. Bill Perry, architect, also answered questions from the Building Commission.

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: Herzel moved to approve subject to the following:

1. Applicant obtain an engineer report and drainage plans showing the calculation for the water to be directed to the street provided,
 - a. This report and plans must show no added discharge to the adjoining properties (with a margin of error of 6%).
 - b. All stormwater from the back half of the roof must be drained to Hemstead.
2. Provided the square footage in the bonus room is included and meets the City square footage requirements.
3. The plans be revised so that the main building conforms to the City's main building height and no build envelope requirements.

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 - 1816 Coventry Lane, Nichols Hills, OK.

Mr. Jimmy Motiei, builder with Majestic Construction, LLC, and owner, presented the application to the Building Commission.

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

Father John Marlin spoke of his concerns to the Building Commission members concerning the surveying of the property lines, size and appearance of the proposed home, and privacy of the neighbors.

Mrs. Rita Bare discussed her concerns with the Building Commission members on the drainage of the proposed property into her backyard.

Mr. Brian Hogan thanked the City and the Building Commission for their work. Mr. Hogan also spoke to the Building Commission concerning the building schedule to try to reduce the noise of the construction of this application and another property on this same street. Also, the traffic issues that construction of these two properties will create. Mr. Hogan also spoke against the building of speculative homes.

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

MOTION: Caston moved to approve agenda item 5c as presented. 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 - 1812 Dorchester Place, Nichols Hills, OK.

Mr. Phil Fitzgerald, Fitzgerald Associates Architects, 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.

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

MOTION: Oakley moved to continue the application to a date certain to allow the builder time to submit a request to the Board of Adjustment to accommodate a covered patio on the back of the proposed home. 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

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, was unable to attend the meeting. Mr. Wade will make his report at the next Building Commission meeting. Building Commission members asked that a definition and scale for impervious materials be addressed in the stormwater drainage requirements.

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Jeff Oakley
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