

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, March 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 10:56 AM
on the 5th day of March, 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. February 16, 2021 Minutes

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

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1703 Pennington Way, Nichols Hills, OK.

Mrs. Jennifer Ly presented the application to the members of the Building Commission. Mrs. Ly answered questions from the Building Commission concerning drainage of the property, side yard setbacks, and compatibility of the design with the existing properties of the neighborhood.

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

Mr. Joh McCaleb spoke of his concerns on the proposed home not being compatible with the rest of the homes in the neighborhood and the traditional architecture of Nichols Hills.

Mr. Ed Clements spoke in opposition to the proposed home on the basis of proportionality. Mr. Clements stated the home's design magnifies the bulk and volume of the home. Mr. Clements stated that the proposed home, while a beautiful home, just is not compatible with the neighborhood.

Mr. Benny Kennedy spoke of his concerns of the proposed home not fitting in with the architecture of the homes on Pennington Way.

Mr. Brian Henderson stated his concerns of the extreme architecture features of the proposed home and how they are not consistent with the neighborhood, and the issue of privacy for the existing homes. Mr. Henderson thanked the Commission for their work in keeping the preservation of the tradition of Nichols Hills.

Mr. Joe Lewallen spoke in opposition to the proposed home. Mr. Lewallen stated that the proposed home doesn't fit in the neighborhood.

Mrs. Ann Henderson requested that the home be exterminated for rodents when the property is torn down. Mrs. Henderson spoke about the historic homes and keeping with the tradition of Nichols Hills.

Hills.

City Manager Shane Pate stated that the permit for demolition of a property requires proof of rodent extermination.

Mrs. Cindy Biddinger spoke of her concerns on the square footage of the attic, if finished, would make the square footage exceed the allowable amount for the lot. Mrs. Biddinger also is concerned about the drainage of the property.

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

MOTION: Lippert moved to deny agenda item 5a as presented. Raines seconded the motion.

RESULT:	DENIED [UNANIMOUS]
MOVER:	John Lippert, Chairman
SECONDER:	Tori Raines
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 with the amendments from the January 19, 2021 Building Commission meeting. After discussing the drainage requirements, the following amendments were made:

1. B) 1) Provide a site drainage plan and any required drainage structures for the proposed residence, signed, and sealed by a

registered professional civil engineer, that delineates existing and proposed storm water runoff patterns.

2. C) 2) Replace last sentence with: Any increase in point flow discharge onto adjacent properties will not be permitted.
3. Add pools to the list of Impervious Surfaces.

Building Commission members requested Mr. Wade to create a drainage calculation form to be added to the application process.

MOTION: Caston moved to have staff prepare the drainage requirements in ordinance form to be submitted to the Planning Commission. Oakley seconded the motion.

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

- b. Review of improvements to the Commission application and process, including but not limited to a review of examples of applications and processes in other municipalities.

Building Commission members and staff discussed the application process. Building Commission members directed staff to amend the last paragraph of the Application for Certificate of Approval to read: If the Application is not in compliance with any plat restrictions and/or declarations of covenants and restrictions filed of record with the Oklahoma County Clerk, explain how it is not in compliance. Staff will provide a copy of the Building Commission Guidelines for use by the Commissioners and staff for the initial meeting with future applicants.

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, 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