

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, June 15, 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 4:15 PM on
the 4th day of June, 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		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.

No one expressed a desire to be heard.

4. Minutes
 - a. May 18, 2021 Minutes
 - b. June 1, 2021 Minutes

MOTION: Raines moved to approve the May 18, 2021 and June 1, 2021 minutes as presented. Herzel seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1806 Dorchester Place, Nichols Hills, OK.

Mr. Jeff Blake, with Gumerson Blake Design Build, presented the application to the members of the Building Commission.

Chairman Lippert 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 5a as presented. Herzel seconded the motion.

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

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

Mr. Richard Costanzo, property owner, presented the application to the Building Commission.

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

Mr. Tom Kilpatrick spoke in opposition of the application. Mr. Kilpatrick also conveyed the concerns of two neighbors, Ms. Betty Jo Law, who also opposes the application, and Roxanne and Jack Marshall, who would like to see the property upgraded but are concerned the proposal is not up to standards. Mr. Kilpatrick's concerns were: 1) size of the addition; 2) height of the proposed addition; 3) lack of privacy because the addition would be higher than the neighboring properties; 4) drainage of the property; 5) quality of proposed improvements.

Mr. Patrick Wetwiska spoke in opposition of the application. Mr. Wetwiska stated his concerns were loss of privacy, the size of the addition, and drainage of the property.

Mr. Saul Barragan, with S & B Premier Construction, stated that the work his company would provide, once approved, would be quality work.

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

MOTION: Raines moved to continue to a date certain with the expectation that plans will be submitted that reflects what is being proposed and the findings of the City's drainage pipe at the property. Oakley seconded the motion.

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

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.

- a. Discussion, consideration, and possible action regarding drainage information required in Building Commission Applications.

Building Commission Members and staff discussed Ordinance 1192 regarding drainage. Building Commissioners requested staff to amend item (e)(3) to read “does not increase the flow to exceed the capacity of existing and/or proposed underground drainage pipes to the street.”

- b. Amendments to Section 50-3 of the City Code (Zoning) regarding definitions of the following words, terms and phrases used in Chapter 50 of the City Code, including establishment of formulas and diagrams for calculating the same:
 - i. Attic
 - ii. Centroid elevation
 - iii. No build envelope

Building Commission Members discussed the definition of Attic. All members agreed upon the proposed definition.

The Building Commission Members and staff also discussed the definition of Centroid Elevation and using the proposed diagrams in the City’s Code.

Mr. Jeff Blake spoke to the Building Commission of his concerns determining the centroid and how that affects the height of the proposed homes. Mr. Blake also spoke of his concerns of the requirements of an engineer certified drainage plans to applicants with smaller homes.

The Building Commission Members agreed to continue the discussion of definitions at the next meeting.

- c. Discussion, consideration, and possible action regarding exterior lighting requirements.

Building Commission Members and staff discussed the existing ordinance on exterior lighting.

- d. Discussion, consideration, and possible action regarding minimum information to be provided by an applicant at a preliminary meeting.

Building Commission Members requested staff to email applicants site plans, floor plans, and elevation plans two days before the preliminary meeting to the Commission Members.

7. Adjournment

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

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