

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, August 17, 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 4:32 PM on the 6th day of August, 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. July 20, 2021 Minutes

MOTION: Oakley moved to approve the July 20, 2021 minutes as presented. Raines seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 6820 NW Grand Boulevard, Nichols Hills, OK.

Mr. Larry Wallace along with Ken Unger, architect, 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.

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

MOTION: Oakley moved to approve agenda item 5a subject to: the civil engineer add to the impervious area calculation the area around the tennis court, swimming pool and the spa area; full brick be used on the exterior of the home; lowering the tennis court elevation; provide opaque windows on the three windows on the west side of the guesthouse; the fence around the garbage and generator be 4 to 5 feet in height; and low profiling directional lighting be provided on the tennis court. Caston seconded the motion.

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

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

Mr. Nathan Bollman, real estate agent representing the owner of the property, 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.

Mr. Tom Kilpatrick spoke to the Building Commission about his

concerns on the drainage of the property. Mr. Kilpatrick's previous concerns on privacy have been resolved since the plans were modified to a one-story addition.

Mr. Saul Barragan, with S & B Premier Construction, stated he would like to review updated drainage plans with the City and a commissioner prior to the next meeting.

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

MOTION: Caston moved to continue to a date certain with the following updates: 1. Landscape plan shows the points achieved but also needs to show the points required, and remove the green velvet boxwoods which do not address any privacy issues. 2. The site plan needs to show the contour and grades and direction of water flow. Also, if this is going to tie into the stormwater system, it needs to show the location of the tie in and the size of the pipe on the tie in. Further, it needs to show the size of the inlet structure, the grading at the east elevation of the lot be higher than the bottom of the fence and higher than the inlet structure so that the water does not flow off this property to the adjoining property on the east. 3. The house plan needs to show the gutters to show the location of the down spouts and how that water is piped to the east or west to avoid flowing to the north onto the adjoining property, and confirmation of the deck material on the east elevation of the house. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
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. 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. Lot coverage
 - ii. Centroid
 - iii. Floor area, gross
 - iv. Floor area ratio
 - v. Attic
 - vi. Buildable area
 - vii. Building height
 - viii. Lot depth
 - ix. No-build vertical envelope
 - x. Lot width
 - xi. Basement

Commissioner Larry Herzel presented proposed changes to the definitions in Section 50 of the City Code (Zoning) to the Building Commission.

Following discussion among the Building Commission members, and staff, the definitions will be further discussed at the next schedule meeting.

7. Adjournment

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

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