

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, September 21, 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 11:40 AM
on the 16th day of September, 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. August 17, 2021 Minutes

MOTION: Herzel moved to approve the August 17, 2021 minutes as presented. Oakley seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1719 Windsor Place, Nichols Hills, OK.

Mr. Terry and Mrs. Paula Nayfa 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.

Dr. Joseph Seay spoke in favor of the application.

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

MOTION: Oakley moved to approve agenda item 5a as presented. Raines seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Jeff Oakley
SECONDER:	Tori Raines
AYES:	Lippert, Raines, Oakley
ABSENT:	Caston
RECUSED:	Herzel

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

Mr. Richard Costanzo, property owner, presented the application to the Building Commission. Mr. Costanzo and his civil engineer answered questions concerning the drainage.

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

Mr. Tom Kilpatrick said his only concern was the drainage of the property.

Hearing no others expressing a desire to be heard, the public

hearing was closed.

MOTION: Herzel moved to approved subject to: 1) Change the inlet structure from a 12-inch square to a 24-inch square inlet; 2) The plant material on the north and east side of the property to a 12-foot minimum height at planting of evergreen plant material; 3) Relocate the plant material along the north side of the house the entire length of the existing structure, not just along the new addition, to extend to a point just east of the east edge of the deck; 4) Drainage swale on the north and south side of the home would be sufficient to prevent water from flowing over to the north on the adjacent property owner; 5) Change the exterior light on the north side of the home to a soffit light; and 6) Provide landscape calculation spreadsheet. Raines seconded the motion.

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

6. Items for Separate Vote

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

Discussion, consideration, and possible recommendation to the Planning Commission and City Council for 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. Lot width
- x. No-build vertical envelope
- xi. Basement

MOTION: Raines moved to approve agenda item 6a, i - xi, as recommended by Commissioner Herzel in his material in the agenda packets. Oakley seconded the motion.

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

- b. Discussion, consideration, and possible approval or disapproval of criteria to be used to determine whether a building should be deemed an "Architectural Resource," as the term is defined in Section 50-342 of the Nichols Hills City Code.

Building Commission members and staff discussed the different types of Architectural Resources and how the Commission would create the criteria for the homes to qualify for the Architectural Resource list for the City of Nichols Hills. Commissioner Raines will create the list of homes to be considered for the Architectural Resource list of homes that will be discussed at the October 19, 2021 meeting.

7. Adjournment

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

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