

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, October 19, 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 2:25 PM on
the 15th day of October, 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.

Mr. James Weinland thanked the Building Commission members for their work in reviewing applications that are brought before them. Mr. Weinland expressed his concern for consistency on their decisions, the building of McMansions, and the need for diversity throughout the City of Nichols Hills.

4. Minutes
 - a. September 21, 2021 MinutesNo action taken.

5. Public Hearings

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

- a. Certificate of Approval Application - 1400 Camden Way, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Building Commission.

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

Mr. Hal McKnight spoke to the Building Commission about his concerns of contractors parking on both sides of the street, blocking driveways, and being disrespectful to the residents and staff of Nichols Hills. Mr. McKnight is concerned about emergency vehicles being able to drive through the street to help residents in need. City Manager Shane Pate advised Mr. McKnight that our Code Enforcement and Police Department will monitor building sites to avoid any problems. Mr. Pate also encouraged Mr. McKnight to call the City if such problems arise going forward.

Mrs. Susan Robertson also spoke of her concerns of contractors parking on both sides of the street during construction.

Mr. James Weinland spoke in opposition of the application. Mr. Weinland spoke about the proposed home being too big in comparison to the existing homes. Mr. Weinland was concerned that the proposed plans do not conform with the setback requirements that the Board of Adjustment Commission approved. Also, Mr. Weinland would like to see more consistency regarding setback requirements.

Mrs. Jennifer Weinland spoke to the Building Commission of her concerns of how some contractors are arrogant and disrespectful to the residents and City staff.

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

MOTION: Oakley moved to approve agenda item 5a subject to: 1)

Landscape plan shows the point requirements. 2) Site plan A-1 series shows the correction on the west side setback is consistently fixed. 3) Correct the drawings showing the elimination of the fourth garage. 4) Correct the drawings to show the elimination of the fence that extends toward Lenox. 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 - 7005 Trenton Road, Nichols Hills, OK.

Mr. Sam Gresham, architect with Sam Gresham Architecture, presented the application to the Building Commission.

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

Ms. Denise Gleason spoke to the Building Commission of her concerns with the landscape plan which appears to have lines coming into her backyard and she is concerned she would lose some of her property. Ms. Gleason is also concerned of the drainage from the property coming onto her property.

Mr. James Weinland spoke to the Building Commission of his concerns of the north and south setbacks. Also, Mr. Weinland asked if the second story windows on the north side of the property are a privacy issue.

Mrs. Cathy Loggie stated she would like to withhold her approval of the proposed plans until she has time to review the plans.

Mrs. Jennifer Weinland spoke to the Building Commission of her concerns of the builder on this project.

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

MOTION: Oakley moved to continue to a date certain with a revised set of drawings that reflects what the actual intent is. Raines seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeff Oakley
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:

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

- a. Discussion with applicant regarding condition of approval for 6820 NW Grand .

MOTION: Oakley moved to approve the split brick as originally submitted. Raines seconded the motion.

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

- b. 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.

No action taken.

- c. Schedule of Regular Meetings of the Nichols Hills Building Commission 2022.

MOTION: Herzel moved to approve agenda item 6c as presented.

Raines seconded the motion.

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

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tori Raines
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