

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, November 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 4:00 PM on the 12th day of November, 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. September 21, 2021

MOTION: Oakley moved to approve the September 21, 2021 minutes as presented. Herzel seconded the motion.

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

- b. October 19, 2021

MOTION: Herzel moved to approve the October 19, 2021 minutes as presented. Raines seconded the motion.

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

5. Public Hearings

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

- a. 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.

Mrs. Cathy Loggie spoke in favor of the application. Mrs. Loggie also stated that Ms. Denise Gleason was in favor of the application as long as the home doesn't overpower the existing homes.

Mr. Grant Willoughby, owner of the property, answered questions from the Building Commission Members.

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

MOTION: Caston moved to approve subject to the following conditions: 1) Nine foot plate height on second floor; 2) Eleven foot plate height first floor; 3) yellow brick exterior; and 4) Provide updated plans to reflect the plate height changes. Oakley seconded the motion.

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

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 E. Peter Hoffman Jr. regarding exterior lighting regulations.

No action taken.

- 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.

Commissioner Tori Raines presented the proposed criteria for homes in the City of Nichols Hills to be considered an Architectural Resource.

Commissioners and staff will continue to work on the list of homes that would meet the criteria and the obligations the homeowners will have if their property is deemed an Architectural Resource.

MOTION: Herzel moved to adopt the list of potential criteria for Architectural Resource designation in Nichols Hills. Oakley seconded the motion.

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

- c. Exterior building materials ordinance regarding thin brick.

Building Commissioner Members and staff discussed the use of

thin brick on the exterior of homes in Nichols Hills.

MOTION: Caston moved to recommend to Planning Commission to amend the exterior building materials ordinance to read: Prohibits thin brick units, thin stone units applied with adhesive or adhesive mortar. Oakley seconded the motion.

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

d. Definition of buildable area.

MOTION: Herzel moved to approve agenda item 6d as presented. Raines seconded the motion.

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

e. Definition of the centroid.

MOTION: Herzel moved to approve agenda item 6e as presented. Raines seconded the motion.

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

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