

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, December 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 10:22 AM
on the 17th day of December, 2021.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
John Lippert	Chairman	Absent	
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. November 16, 2021

MOTION: Herzel moved to approve the November 16, 2021 minutes as presented. Oakley seconded the motion.

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

5. Public Hearings

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

- a. Certificate of Approval Application - 7301 Waverly Avenue, 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, Vice-Chairman Caston 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. Raines seconded the motion.

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

- b. Certificate of Approval Application - 1801 Coventry Lane, Nichols Hills, OK.

Mr. Joseph Nielsen, contractor for the proposed property, presented the application to the Building Commission.

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

Ms. Carol Goetzinger spoke to the Building Commission Members of her concerns for privacy in her backyard.

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

hearing was closed.

MOTION: Oakley moved to approve subject to the second-floor dormer window be inoperable with obscure glass. Raines seconded the motion.

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

- c. Certificate of Approval Application - 1834 Dorchester Place, Nichols Hills, OK.

Mr. Jimmy Motiei, builder with Majestic Construction, LLC, presented the application to the Building Commission.

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

Ms. Mary Lutz spoke in favor of the proposed plan. Mrs. Lutz described the drainage issue in the backyard with Mr. Motiei and the Building Commission. Mrs. Lutz spoke of her concerns with the two-story home and the privacy issue in the backyard. Mr. Motiei assured her that there are no windows facing her backyard.

MOTION: Herzel moved to approve subject to eliminating the gables on the two side walls and reconfiguring to hip roofs on those two sides. Oakley seconded the motion.

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

6. Items for Separate Vote

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

- a. Centroid determination requirements for Certificate of Approval applications.

Ms. Carla Sharpe, attorney for the City, presented the proposed ordinance.

Building Commission Members and staff discussed the changes to the ordinance concerning centroid. The Commission recommended to amend the proposed ordinance to require a licensed engineer or architect stamp the plans determining the centroid of the applications.

MOTION: Herzel recommended approval as amended. Oakley seconded the motion.

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

- b. Building Commission review requirements for improvements involving significant changes to the facades of the street-facing side of dwellings.

Building Commission Members and staff discussed requirements for significant changes to the facades of the street-facing side of dwellings.

- c. 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.

Ms. Carla Sharpe, attorney for the City, presented the proposed document explaining what an "Architectural Resource" property is and how that affects the owner of that property.

7. Adjournment

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma