

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, February 18, 2020 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Original agenda filed in the Office of the City Clerk at 3:00 PM on the 14th day of February, 2020.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Absent	
Sam Gresham		Present	4:01 AM
John Lippert	Chairman	Present	
Tori Raines		Present	
Rusty Caston		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. January 21, 2020 Minutes

MOTION: Raines moved to approve the January 21, 2020 minutes as presented. Caston seconded the motion.

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

5. 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. **PUBLIC HEARING:** Discussion, consideration, and possible recommendation of approval of an ordinance amending Chapter 50 of the Nichols Hills City Code concerning the Nichols Hills Building Commission and the Certificates of Approval process.

Carla Sharpe, legal counsel for the City of Nichols Hills, reviewed the amendments to the ordinance amending Chapter 50 of the Nichols Hills City Code concerning the Nichols Hills Building Commission and the Certificates of Approval process.

MOTION: Raines moved to recommend to Planning Commission approval of agenda item 5a as presented. Caston seconded the motion.

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

- b. Presentation from Jeff Oakley regarding potential landscaping guidelines.

Jeff Oakley, Landscape Architect, made a presentation to the Building Commission regarding the potential landscaping guidelines. Mr. Oakley gave an overview of different point systems to establish the number of trees and flatbed landscapes. Also, he stated that all site plans should show which trees are to be preserved and how the trees will be protected and impacted during construction. Mr. Oakley stated that the landscaping guidelines will help create a continuous and harmonious community. The Building Commission asked Mr. Oakley to come back with more details for the guidelines.

- c. The Nichols Hills Building Commission Building Demolition, Design, and Construction Guildlines.

Carla Sharpe, legal counsel for the City of Nichols Hills, reviewed the guidelines with the Building Commission members and staff.

6. Public Hearings

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1728 Dorchester Place, Nichols Hills, OK.

Ryan Butts, applicant, reviewed the application with the Building Commission. Ron Duncan, builder, answered questions concerning the application. Mr. Butts discussed at great length with the Building Commission the privacy concerns of the neighbors.

Steve Goetzing spoke to the Building Commission concerning the privacy issue of the second story window. Mr. Goetzing introduced his wife, Carol Goetzing. Mrs. Goetzing presented documents showing the site view from the second story window of the application and how that would affect the privacy of the Goetzing's back yard. Mrs. Goetzing also stated that the privacy issue could reduce the value of their home.

Commissioners discussed the need of the landscaping plan and the street view comparison of the adjacent properties to take into consideration the privacy of all neighbors.

Gary Hanna, Mr. Butts' father-in-law, spoke to the commission concerning the application.

Sue Hanna, Mr. Butts' mother-in-law, spoke to the commission concerning the application. Mrs. Hanna stated that the Commission needed to be clear about the guidelines for the future. Mrs. Hanna stated that window coverings and landscaping would help with the privacy issue.

Ryan Butts thanked the commission for the work that they are doing.

Carla Sharpe, legal counsel for the City of Nichols Hills, reviewed the ordinance which outlines the documents that are required. The application is missing the street level front elevation drawing, plans that show the impact on privacy, and the landscaping plans. Mr. Pate did state that the applicant had used an old application but stated he has discussed the needed documents with the applicant.

Steve Goetzinger stated that they would accept the two-thirds frosted obscured glass windows concept.

MOTION: Lippert moved to have the applicant resubmit the application with the comparative street level elevation showing the adjoining properties, both left and right, and across the street to the north and identify the other properties that may be on the street in the 1700 or 1800 block that are new construction or remodels that are now two story that used to be one story. Also, include the landscaping plan that is part of the ordinance. Gresham seconded the motion.

RESULT:	CONTINUED TO THE NEXT REGULAR [3 TO 1]
MOVER:	John Lippert, Chairman
SECONDER:	Sam Gresham
AYES:	Gresham, Lippert, Raines
NAYS:	Caston
ABSENT:	Herzel

7. Adjournment

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rusty Caston
SECONDER:	Sam Gresham
AYES:	Gresham, Lippert, Raines, Caston
ABSENT:	Herzel



Vice Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma