

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, March 17, 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 11:10 AM
on the 13th day of March, 2020.**

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
Sam Gresham		Present	
John Lippert	Chairman	Absent	
Tori Raines		Absent	
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. February 18, 2020 Minutes
 - b. February 26, 2020 Minutes

MOTION: Gresham moved to approve the February 18, 2020 and the February 26, 2020 minutes as presented. Herzel seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

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

Mr. Steve Goetzinger spoke to the Building Commission concerning the legal agreement between Mr. and Mrs. Goetzinger, Gary Hanna, Casey Butts, and Ryan Butts pertaining to the second-floor addition and the privacy issues of the application.

Mrs. Casey Butts and Mr. Ryan Butts, applicants, spoke to the Building Commission regarding the additional documents that were submitted. They discussed with the Building Commissioners that the proposed plans are in accordance with the setback and height restrictions. Mr. Butts addressed changing the plans to lower the plate heights of each floor at this stage of the process would change other aspects of the plans.

Shane Pate, City Manager, reviewed the letters that had been submitted to the Building Commission from neighbors and reported Chairman John Lippert's thoughts on the application.

A neighbor inquired about the Commission's authority with respect to violations of plat restrictions. Plat restrictions are a civil matter between the neighbors. The City is not a part of that agreement, however the Building Commission may consider them at the time of approving applications.

Following discussion among Building Commission members and applicant, Vice Chair Caston opened the public hearing.

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

MOTION: Gresham moved to approve the application on the condition that the Agreement be enforced as a part of the Certificate of Approval. Caston seconded the motion.

RESULT:	APPROVED [2 TO 1]
MOVER:	Sam Gresham
SECONDER:	Rusty Caston
AYES:	Gresham, Caston
NAYS:	Herzel
ABSENT:	Lippert, Raines

- b. Certificate of Approval Application - 6504 N.W. Grand Boulevard, Nichols Hills, OK.

Steve Botthell, architect with Bockus Payne, presented the application to the Building Commission.

Clark Musser, neighbor to the property, spoke in favor of the application.

Following discussion among Building Commission members and the applicant, Vice Chair Caston opened the public hearing.

Susan Robertson spoke to the Building Commission about her concern of the second story windows that would look down into her backyard. Mr. Botthell reported there are no windows in the back that would look into her back yard. Also, Mrs. Robertson verified with the commissioners that the proposed plan meets all City heights and setback codes.

Shane Pate, City Manager, reported that Chairman Lippert had no concerns on the application.

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

hearing was closed.

MOTION: Gresham moved to approve the application as presented. Herzel seconded the motion.

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

- c. Certificate of Approval Application - 1712 Elmhurst Avenue, Nichols Hills, OK.

Morgan Connelly, property owner, presented the application to the Building Commission.

David Lyon, contractor, explained the German smear process that would be applied to the exterior brick.

Following discussion among Building Commission members and applicant, Vice Chair Caston opened the public hearing.

Shane Pate, City Manager, reported that Chairman Lippert concurred that the addition is fine with him.

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

MOTION: Herzel moved to approve the application with the condition of Exhibit A showing the German smear on the exterior. Gresham seconded the motion.

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

- d. Certificate of Approval Application - 6901 Avondale Drive, Nichols Hills, OK.

Bruce Barkocy, contractor for the project, presented the application to the Building Commission.

Shane Pate, City Manager, reported Chairman John Lippert's concerns on the application.

Following discussion among Building Commission members and applicant, Vice Chair Caston opened the public hearing.

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

MOTION: Gresham moved to approve the application as presented. Herzel seconded the motion.

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

- e. Certificate of Approval Application - 1123 Bedford Drive, Nichols Hills, OK.

Tony Say, property owner, presented the application to the Building Commission. Mr. Say spoke on the modifications that were made to the proposed plan from the first application.

Eric Carlsen, builder, answered questions from the Commission concerning the windows, steepness of the roof, and privacy issues of the application.

Following discussion among Building Commission members and applicant, Vice Chair Caston opened the public hearing.

Mrs. Sue Hanna spoke of her concerns on the consistency of the decisions from the Commission in the future.

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

MOTION: Herzel moved to approve the application contingent to change the west dormer roof to a hip pitch roof instead of a shed roof. Gresham seconded the motion.

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

6. Adjournment

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

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma