

MINUTES

Special Meeting of the
Nichols Hills Building Commission
Tuesday, April 28, 2020 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

All Building Commission Members attended via Teleconference.

Original agenda filed in the Office of the City Clerk at 4:20 PM on the 17th day of April, 2020.

1. Call to Order
2. Roll Call

Attendee Name	Title	Status	Arrived
Larry Herzel		Present	
Sam Gresham		Present	
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. March 17, 2020 Minutes

MOTION: Herzel moved to approve the March 17, 2020 minutes as presented. Raines seconded the motion.

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

5. Public Hearings

a. Certificate of Approval Application - 1105 Bedford Drive, Nichols Hills, OK.

Mr. Nathan Walters, President of Massa Rossa Homes, discussed the application with the Building Commission. Mr. Walters discussed at great length with the Building Commission and staff the height of the proposed home, the encroachment into the building envelope, drainage of the property, and the landscaping plan.

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

Mrs. Susan Hanna spoke in favor of the brick color. Mrs. Hanna also encouraged the applicant to check the plat restrictions.

Mr. Robert Sisson thanked the Building Commission for their comments on the proposed application.

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

MOTION: Gresham moved to continue to the next hearing with the following amendments:

1. Establish and provide the centroid of the property.
2. Show on the plans the underground drainage.
3. Remove the window in the mechanical room.
4. Verify that the proposed home doesn't encroach into the no build envelope.

5. Provide a legible landscaping plan to address the privacy issue
and include the point system.
 6. Staff will work with the applicant to show the maximum floor area
ratio of the lot.
- Caston seconded the motion.

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

b. Certificate of Approval Application - 1700 Westminster Place, Nichols Hills, OK.

Mr. Peter Lee, property owner, discussed the application with the Building Commission members. The Building Commissioners voiced their concerns on the drainage of the property, size of the second story balcony, and reducing the overall height of the home.

Carla Sharpe, attorney for the City of Nichols Hills, stated that this application is in a one-story platt restriction.

Due to the one-story platt restriction the Commissioners asked that the applicant obtain written approval from the neighbors on the two-story proposed home.

Following discussion among Building Commission Members and applicant, Chairman Lippert opened the Public Hearing.

Robert Sisson spoke to the Building Commission concerning the

privacy issue of the second story patio looking into his home.

Jamie Harris spoke in approval of the proposed home.

Jarred Richards spoke to the Commission on the one-story platt restriction. Mr. Richards stated during the remodel of his home the architect advised against a two-story home due to the platt restriction. Mr. Richards felt that the proposed home doesn't fit into the neighborhood.

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

MOTION: Herzel moved to continue the application to the next meeting to give Mr. Lee time to work with his architect to find solutions to the questions raised by the Building Commission. Caston seconded the motion.

RESULT:	APPROVED [4 TO 0]
MOVER:	Larry Herzel
SECONDER:	Rusty Caston
AYES:	Herzel, Lippert, Raines, Caston
RECUSED:	Gresham

- c. Certificate of Approval Application - 1812 Coventry Lane, Nichols Hills, OK.

Rick Russell, builder, presented the application to the Building Commission members and answered their questions.

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

Mr. Mark Doescher spoke to the Commission on the privacy issue asking that the upstairs windows be glazed with obscure glass. Mr. Doescher is hopeful that the drainage will be improved with the proposed home. He also talked on the disproportionate size of the

home to the existing homes.

Mr. Patrick Hogan voiced his concerns of the size of the proposed home. Mr. Hogan also asked that the Building Commission and the City address the issue of the construction workers parking on the street. City Manager Shane Pate asked that Mr. Hogan call into the Police Department and an officer would be dispatched to enforce the ordinance.

Mrs. Susan Hanna spoke to the Building Commission on the nonpermeable paving being included in the lot coverage. Mrs. Hanna also spoke on the concerns of the landscaping to address the privacy of the neighboring homes to the south.

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

MOTION: Caston moved to approve subject to: an eight foot fence along the south property line; obscure glass shall be in the windows of the second floor east and west; and downspouts shall extend to Coventry Lane. Also, evergreens shall be installed along the south boundary of a height and some distance from each other sufficient to cause an eight-foot barrier providing privacy for the adjacent property owners at the time of maturity. Gresham seconded the motion.

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

6. 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:	Herzel, Gresham, Lippert, Caston
ABSENT:	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