

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, October 20, 2020 at 4:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

Rusty Caston attended via Teleconference. All other Building Commissioners attended in person.

Original agenda filed in the Office of the City Clerk at 2:47 PM on the 15th day of October, 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		Remote	

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.

Melanie Harding shared with the Building Commission a quote from John Ruskin that spoke of the importance of history. Mrs. Harding expressed the need to preserve the quality of Nichols Hills' homes for the future residents.

4. Minutes

- a. September 15, 2020 Minutes

MOTION: Herzel moved to approve the September 15, 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

Discussion, consideration, and possible approval of the following:

- a. Certificate of Approval Application - 1633 Camden Way, Nichols Hills, OK.

Mr. Tom Krone, builder with Tom Krone Construction Inc., presented the additional drainage plans to the Building Commission. Mr. Krone discussed the additional drainage studies that were performed on the property and the solutions that were considered.

Following discussion among the Building Commissioners and staff, Chairman Lippert opened the public hearing.

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

MOTION: Gresham moved to approve subject to locating the downspouts on the southwest and southeast corner for surface drainage onto the driveway to flow out to Camden Way. Raines seconded the motion.

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

- b. Certificate of Approval Application - 6904 Avondale Drive, Nichols Hills, OK.

Mr. Tom Krone, builder with Tom Krone Construction Inc., presented the application to the Building Commission.

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

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

MOTION: Caston moved to approve agenda item 5b as presented. Herzel seconded the motion.

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

- c. Certificate of Approval Application - 1612 W Wilshire Boulevard, Nichols Hills, OK.

Mr. Aaron Young, architect with Northwest Studio, presented the application to the members of the Building Commission. Mr. Young answered questions from the Building Commission concerning the application.

Chairman Lippert opened the public hearing.

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

MOTION: Herzel moved to approve agenda item 5c as presented. Gresham seconded the motion.

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

- d. Certificate of Approval Application - 1120 Larchmont Lane, Nichols Hills, OK.

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

Melanie Harding asked about the building at the back of the lot which is a detached garage.

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

MOTION: Gresham moved to continue to a date certain for the applicant to further address the drainage issues. Raines seconded the motion.

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

6. 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 action regarding the following:

- a. Schedule of Regular Meetings of the Nichols Hills Building Commission 2021.

MOTION: Gresham moved to approve agenda item 6a as presented. Herzel seconded the motion.

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

- b. Additional stormwater drainage requirements.

Building Commission members discussed the drainage requirements that are currently stated in the ordinance and the need for additional drainage plans with the applications to address

additional stormwater discharge. The Building Commission requested that the City Engineer assist with guidelines on drainage concerning stormwater runoff due to additional lot coverage and pervious areas.

- c. Clarification with respect to transferability of certificates of approval when properties having such certificates are sold prior to completion of the proposed project.

Building Commission members, and staff discussed that certificates of approval are valid until it expires, regardless of who owns the property.

- d. Building Commission review requirements for remodels or additions where the scope of the project does not increase square footage of the house, including but not limited to changes to the facade of a residence.

Building Commission, staff, and City Attorney reviewed the ordinance, and decided not to make changes to the ordinance with respect to façade remodeling. The existing ordinance provides sufficient authority.

- e. Engineering studies and reports when so required by the Building Commission.

Building Commission members and staff discussed the process of requesting engineering requirements from applicants prior to approving a certificate of approval. In the future, the applicant will be required to come back to the Building Commission with the requested reports to verify all concerns have been addressed before approval of the certificate of approval.

- f. Recommendations to Planning Commission and City Council regarding residential zoning district restrictions affecting lot coverage calculations.

Building Commission members requested staff to schedule a joint meeting with the Planning Commission to discuss residential zoning restrictions affecting lot coverage calculations.

7. Adjournment

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