

MINUTES

Regular Meeting of the
Nichols Hills Building Commission
Tuesday, November 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 4:30 PM on the 12th day of November, 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		Absent	

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. October 20, 2020 Minutes

MOTION: Raines moved to approve the October 20, 2020 minutes as presented. Gresham seconded the motion.

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

5. Public Hearings

Discussion, consideration, and possible approval of the following:

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

Mr. Ryan Smith, owner, presented the application to the members of the Building Commission. Mr. Smith answered questions from the Building Commission concerning the drainage of the property.

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

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

MOTION: Gresham moved to approve subject to the applicant providing a letter from an engineer stating there is no net increase in runoff by use of permeable material in the backyard of the driveway surfaces leading from the front edge of the house back to the back garage in lieu of the concrete originally shown. Also, provide a site plan indicating where the permeable material starts and stops, and the existing concrete remains. Herzel seconded the motion.

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

- b. Certificate of Approval Application - 1713 Drakestone Avenue, Nichols Hills, OK.

Ms. Rebecca Turnbow, property owner, presented the application to the Building Commission. Ms. Turnbow answered questions from the Commission concerning drainage pipes on the proposed plans and the roof plans in the middle of the existing house.

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: Herzel moved to approve, contingent upon re-sloping the flat roof line to the east or west, providing calculations from a civil engineer on the size of the roof drain pipes and check the survey to actually see where the front of the house sits in relationship to the building setback. Raines seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Larry Herzel
SECONDER:	Tori Raines
AYES:	Herzel, Lippert, Raines
ABSENT:	Caston
RECUSED:	Gresham

- c. Certificate of Approval Application - 1923 Huntington Avenue, Nichols Hills, OK.

Mr. Pat Bates, owner, presented the application to the Building Commission.

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

Mrs. Suzanne Spradling, neighbor to the property, spoke to the Building Commission Members about her concerns of the centroid not being built up, water management, ultimate height of the house, and the fence along the driveway between her house and the proposed application.

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

MOTION: Raines moved to approve agenda item 5c as

presented. Herzel seconded the motion.

RESULT:	APPROVED [3 TO 0]
MOVER:	Tori Raines
SECONDER:	Larry Herzel
AYES:	Herzel, Lippert, Raines
ABSENT:	Caston
RECUSED:	Gresham

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 approval of the following:

- a. PUBLIC HEARING: Discussion, consideration, and possible recommendation of approval or disapproval of an ordinance amending Section 50 of the Nichols Hills City Code to address the transfer of Certificates of Approval issued by the Nichols Hills Building Commission.

MOTION: Gresham moved to recommend the Planning Commission approve agenda item 6a amending Section 50 of the Nichols Hills City Code to address the transfer of Certificates of Approval issued by the Nichols Hills Building commission. Raines seconded the motion.

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

7. Adjournment

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

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



Chairman
Building Commission
City of Nichols Hills, Oklahoma



City Manager
Building Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma