

MINUTES

Special Joint Meeting of the
Nichols Hills City Council and Planning Commission
Monday, October 2, 2017 at 2:00 PM
City Hall, 6407 Avondale Drive
Nichols Hills, OK 73116

**Original Agenda Filed in the Office of the City Clerk at 1:25 PM
on the 28TH day of September, 2017.**

1. Call to Order

Vice-Mayor Peter Hoffman called the City Council meeting to order, followed by Chairman McCaleb calling the Planning Commission meeting to order.

2. Roll Call

Attendee Name	Title	Status	Arrived
Steven J. Goetzinger		Present	
Sody Clements		Absent	
E. Peter Hoffman		Present	
Barbara Gilbert		Present	
John McCaleb		Present	
Lynn Pringle		Present	
Ron Byrne		Absent	
Tim Cheek		Present	
Mike Biddinger		Present	

3. Citizens Desiring to be heard

Except as noted in the Public Hearing(s) below, no one expressed a desire to be heard.

4. Items for Separate Vote - General

- a. Discussion, consideration and possible determination as to the impact of: (a) a proposal to demolish a building generally located at 6404 Avondale Drive, Nichols Hills, Oklahoma, which is located in the "TC" Town Center Overlay District; and (b) a proposal to construct a new building in the same general location.

Mr. Tim Johnson, Johnson and Associates and Mr. Steve Harris, Washington Prime spoke to the members of the Planning Commission and City Council on behalf of this application.

Members of the Planning Commission, City Council and staff discussed the demolition application and proposal to construct a new building. The dialogue included conversation of the address of 6405 Avondale Drive versus 6404 Avondale Drive. City Attorney Williams advised the North side of Avondale has even number addresses, therefore, 6404 is the appropriate number.

Planning Commission Chairman John McCaleb opened the meeting for public discussion. Mr. Craig May, Counsel for MidFirst Bank, owner of the adjacent property and Mr. Lee Symcox, President & CEO of First Fidelity Bank, spoke to members of the Planning Commission and City Council.

MOTION: Gilbert moved to recommend to the City Council that the Council make a determination that the demolition of the building generally located at 6404 Avondale Drive, Nichols Hills, Oklahoma would have a minor impact on the Town Center Overlay. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Gilbert, McCaleb, Pringle, Cheek, Biddinger
ABSENT:	Byrne

MOTION: Gilbert moved to recommend the City Council approve the proposed new building subject to the applicant returning to the Planning Commission and City Council to seek approval of the final color elevations. Cheek seconded the motion.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Barbara Gilbert
SECONDER: Tim Cheek
AYES: Gilbert, McCaleb, Pringle, Cheek, Biddinger
ABSENT: Byrne

MOTION: Goetzing moved to determine that the demolition of the building generally located at 6404 Avondale Drive, Nichols Hills, Oklahoma would have a minor impact on the Town Center Overlay. Hoffman seconded the motion.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Steven J. Goetzing
SECONDER: E. Peter Hoffman
AYES: Goetzing, Hoffman
ABSENT: Clements

MOTION: Goetzing to approve the proposed new building new building subject to the applicant returning to the Planning Commission and City Council to seek approval of the final color elevations. Hoffman seconded the motion.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Steven J. Goetzing
SECONDER: E. Peter Hoffman
AYES: Goetzing, Hoffman
ABSENT: Clements

- b. PUBLIC HEARING: Discussion, consideration and possible approval or disapproval of a deed combining real property into a combined lot generally located between Western Avenue and Grand Boulevard on the North side of NW 63rd Street. Case PC-2017-05.

Mr. Tim Johnson spoke on behalf of the applicant, Washington Prime, to members of the Planning Commission and City Council. Advising they are requesting to combine the lots situated at the locations of Mamasita's Restaurant and the former temporary location of Nichols Hills City Hall.

Planning Commission Chairman McCaleb opened the public hearing. No one expressed a desire to be heard; therefore, the public hearing was closed.

MOTION: Gilbert moved that the Planning Commission recommend to City Council that the application for the deed combining real property be approved. Cheek seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Gilbert
SECONDER:	Tim Cheek
AYES:	Gilbert, McCaleb, Pringle, Cheek, Biddinger
ABSENT:	Byrne

MOTION: Goetzinger moved to approve the deed combining the real property described in agenda item 4b into a combined lot.
Seconded by Hoffman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven J. Goetzinger
SECONDER:	E. Peter Hoffman
AYES:	Goetzinger, Hoffman
ABSENT:	Clements

- c. Discussion, consideration and possible action regarding building materials regulations and exterior construction standards.

Shane Pate, City Manager stated perhaps the Planning Commission and City Council members may want to discuss agenda items 4c and 4d at the same time. Therefore, Vice-Mayor read agenda item 4d.

- d. Discussion, consideration and possible direction to staff regarding modernization and updates to building codes and other building and safety-related codes.

The Planning Commission and City Council members along with staff discussed the importance of updating the City's building codes to meet or exceed the codes adopted by the State of Oklahoma. Discussion included the consideration of creating a building code committee within the City of Nichols Hills.

MOTION: Pringle moved to recommend to the City Council, that a committee be appointed to address construction standards, building codes, safety related codes and codes involving the exterior of the buildings, and the committee should be appointed by City Council. Biddinger seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lynn Pringle
SECONDER:	Mike Biddinger
AYES:	Gilbert, McCaleb, Pringle, Cheek, Biddinger
ABSENT:	Byrne

MOTION: Goetzinger moved to direct staff to return to City Council at a later date, which is in a timely manner, with the composition of a committee design to make recommendations to City Council with respect to agenda items 4c and 4d. Hoffman seconded the motion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven J. Goetzinger
SECONDER:	E. Peter Hoffman
AYES:	Goetzinger, Hoffman
ABSENT:	Clements

5. Adjournment

MOTION: There being no further business, Cheek moved to adjourn the Planning Commission meeting. Pringle seconded the motion.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Tim Cheek
SECONDER: Lynn Pringle
AYES: Gilbert, McCaleb, Pringle, Cheek, Biddinger
ABSENT: Byrne

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

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Steven J. Goetzinger
SECONDER: E. Peter Hoffman
AYES: Goetzinger, Hoffman
ABSENT: Clements



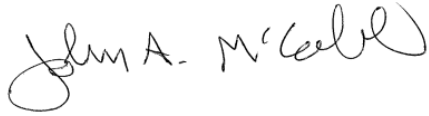
Mayor
City of Nichols Hills, Oklahoma



City Manager
City of Nichols Hills, Oklahoma



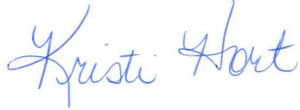
City Clerk
City of Nichols Hills, Oklahoma



Chairman
Planning Commission
City of Nichols Hills, Oklahoma



City Manager
Planning Commission
City of Nichols Hills, Oklahoma



City Clerk
City of Nichols Hills, Oklahoma