

**Minutes**  
**Capitol-Medical Center Improvement and Zoning Commission**  
**October 28, 2016**  
**8:15 a.m.**  
**Will Rogers Building, Rm. 216**  
**Oklahoma City, Oklahoma**

A meeting notice was given and an agenda was posted in accordance with the Open Meeting Act.

**MEMBERS PRESENT:**

Tiana Douglas  
Joshua Greenhaw  
Paul Manzelli  
Ken Phillips  
Dan Ross  
Sarah Welch

**MEMBERS ABSENT:**

Hillary Farrell  
Reginald Johnson  
Jerry Winchester

**STAFF/GUESTS:**

Ben Davis, OMES Zoning Administrator, Director of Planning  
Beverly Hicks, OMES CAM, Support Staff  
Karl Kramer, Attorney General's Office  
Matt Linn, Beck Design  
Bryan Dillingham, Alaback Design

**A. Roll Call:**

The meeting was called to order by Chairman Ross at 8:15 a.m. Roll call was taken and a quorum was established. He was advised that notice of the meeting was given and an agenda posted in accordance with the Open Meeting Act.

**B. Minutes:**

1. **Approval, disapproval and/or amendment of the minutes of September 23, 2016 meeting.**

Mr. Phillips moved to approve the September meeting minutes. Mr. Greenhaw seconded the motion, the motion passed and the following votes were recorded:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes;  
Ms. Welch, yes.

**C. Special Public Hearings:** None.

**D. Rezoning Request:** None.

**E. Conditional Use Permits:** None.

**F. Building Permits:**

1. Discussion and possible action regarding BP-16-17-7, request by Matt Linn of Beck Design to construct a 14,221 square foot expansion of existing office building; construct a 7,791 square foot warehouse; reconfigure and expand existing parking lot; remove gravel, pave and expand secondary parking lot; construct paved access drive off of Lincoln Boulevard; install landscaping and an irrigation system; and install premises signage at 1801 N. Lincoln Boulevard (Oklahoma Department of Wildlife Conservation).

**The items for consideration:**

1. Construct a 14,221 square foot expansion of existing office building.
2. Construct a 7,791 square foot warehouse.
3. Reconfigure and expand existing parking lot.
4. Remove gravel, pave and expand secondary parking lot; construct paved access drive off of Lincoln Boulevard.
5. Install landscaping and an irrigation system.
6. Install premises signage.

The Citizen's Advisory Committee (CAC) and staff recommended approval.

Mr. Greenhaw moved to approve permit BP-16-17-7. Mr. Manzelli seconded the motion, the motion passed and the following votes were recorded:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Johnson, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

Mr. Johnson entered the meeting at 8:29 a.m.

**G. Miscellaneous: None.**

**H. Reports from Commissioners or Director: None.**

**I. Adjournment:**

There being no further business, Ms. Douglas made the motion to adjourn. Mrs. Welch seconded the motion. Seeing no opposition, the meeting adjourned at 8:40 a.m.