

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Dec. 15, 2017
8:15 a.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice was filed with the Secretary of State and an agenda posted in accordant with the Open Meeting Act.

MEMBERS PRESENT: Tiana Douglas
Joshua Greenhaw
Reginald Johnson
Paul Manzelli
Ken Phillips
Janis Powers
Dan Ross

MEMBERS ABSENT: Brian Downs
Hillary Farrell
Jerry Winchester

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Beverly Hicks, OMES CAM, Planning Staff
Karl Kramer, AAG, Oklahoma Attorney General Office

A. Roll Call:

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

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of November 17, 2017 meeting.

Mr. Greenhaw moved to approve the meeting minutes of November. Mr. Manzelli seconded the motion, the motion passed and the following votes recorded:

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

Ms. Douglas entered the meeting at 8:25 a.m.

C. Special Public Hearings: None.

D. Rezoning Request: None.

E. Conditional Use Permits:

1. Discussion and possible action to approve **CU-17-18-1** and **BP-17-18-18** to construct an in-ground swimming pool and spa at 743 NE 17th Street in the Lincoln Terrace addition of Oklahoma City (Capitol-Lincoln Terrace Historic Preservation District).

Mr. Greenhaw moved to approve CU-17-18-1 and BP-17-18-18. Mr. Johnson seconded the motion, the motion passed and the following votes recorded:

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

F. Building Permits: None.

G. Miscellaneous:

1. Discussion and possible action to ratify the following:

Agenda Items for February 24, 2017:

F. Building Permits:

1. Discussion and possible action regarding BP-16-17-18, request by Jimmy Rupp and Tommy Mathews for a building permit approving the expansion and reconfiguration of a two-car garage and expansion of third floor of home with bump-out of north façade (rear) of home 727 NE 20th Street in the Capitol – Lincoln Terrace Historic District.

Action: BP-16-17-18, unanimously approved by the members present.

G. Miscellaneous:

2. Public hearing on rulemaking – Opportunity for public comment followed by discussion and possible Commission action regarding amendments to the Commission’s administrative rules, OAR 120:10, to clarify existing definitions, add new definitions, eliminate unnecessary definitions, reinstate previously deleted zoning districts, update parking lot landscaping requirements, create historic preservation guidelines, create procedures for dilapidated structures, update zoning maps and eliminate tree planting standards.

Action: unanimously approved by the members present.

3. Discussion and possible action regarding the appointment of Kassy Malone, resident of Medical Community, to fill the “Urban Planner Landscape/Architect” seat on the Historical Preservation and Landmark Board of Review vacated by Paul Rychbost.

Action: unanimously approved by the members present.

Agenda Item for June 23, 2017:

F: Building Permits:

1. Discussion and possible action regarding BP-16-17-35, request by Ron McCrory to construct and addition to the rear of the two-car garage at 704 NE 16th Street in Howes Capitol Addition in Oklahoma City, OK. (Variance required).

Action: Variance/BP-16-7-35, unanimously approved by the members present.

Agenda Items for July 28, 2017:

C. Special Public Hearings:

1. Discussion and possible action regarding V-16-17-2/BP-16-17-40, request for a variance by Omega Investments to exceed the maximum density of use (number of

housing units) allowed in a Medium Density Residential District (R-2) and expand off-street parking at 702 NE 16th Street in Howes Capitol Addition of Oklahoma City, OK.

Action: V-16-17-2, motion to deny the variance, unanimously approved by the members present.

F. Building Permits:

1. Discussion and possible action regarding BP16-17-42, request by the University Hospitals Authority and Trust on behalf of HCA Health Services of Oklahoma Inc. to construct a hospital tower at 700 NE 13th Street (OU Medical Center) in the Howes Capitol Addition of Oklahoma City, OK.

Action: BP-16-17-42, unanimously approved by the members present.

2. Discussion and possible action regarding D-17-18-1, request by the City of Oklahoma City to demolish a dilapidated structure (garage) at 813 NE 29th Street in the Neff's Capitol Addition of Oklahoma City, OK.

Action: D-17-8-1, unanimously approved by the members present.

3. Discussion and possible action regarding D-17-18-2, request by the City of Oklahoma City to demolish a dilapidated structure (garage) at 813 NE 29th Street in the Neff's Capitol Addition of Oklahoma City, OK.

Action: D-17-18-2, unanimously approved by the members present.

The appointment of Jeremiah Jordan to serve on the Commission as representative of the Citizen's Advisory Committee was never sent by the Governor's Office to the Senate for confirmation. Therefore, his actions during the time he served were invalid. The items listed in G.1., where Mr. Jordan made the quorum, had to be ratified by the Commission in order for those items to be made valid.

Mr. Jordan is expected to be confirmed during the next legislative session.

Mr. Greenhaw moved to adopt the motion proposed by the Commission's AG, Karl Kramer that the Commission ratify the items listed in item G.1., of the meeting agenda for this meeting. Mr. Johnson seconded the motion, the motion passed and the following votes recorded:

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

H. Reports and possible discussion from Commissioners or Director: None.

I. Adjournment:

There being no further business, Mr. Johnson made the motion to adjourn. Mr. Greenhaw seconded the motion. Seeing no opposition, the meeting adjourned at 8:32 a.m.