

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Sept. 25, 2020, 8:15 a.m.
Virtual Special Meeting
WebEx Platform

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

MEMBERS PRESENT: Anderson Dark
Tiana Douglas
Brian Downs
Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Dan Ross

MEMBERS ABSENT: Kirkland Hall
Janis Powers (Technical difficulty)

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Frank V. Roesler III, ODOT virtual meetings
Corbi Jenkins, ODOT VM

A. Roll Call:

Chairman Dan Ross called the meeting to order at 8:17 a.m. A roll call was taken and a quorum established. Mr. 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 the Sept. 25, 2020 virtual special meeting:

Jeremiah Jordan moved to approve the meeting minutes of August. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding D-19-20-10, request by Ryan Brown, UBuildIt, representing 429 NE 15th LLC, the owner, for a building permit for demolition of a single family dwelling, carport, storage shed and driveway at 429 NE 15th Street in Oklahoma City:

On August 6, 2020, the Historical Preservation and Landmark Board of Review tabled the applicant's request for a certificate of appropriateness for the proposed demolition work (CA-19-20-47) and requested photographs of the interior of the dwelling and a structural inspection report from a licensed engineer. The applicant submitted the requested information, and the Board granted a certificate of appropriateness on September 9, 2020. On September 10, 2020, the Citizens' Advisory Committee recommended approval of the demolition permit.

Staff recommended to approve the permit for demolition of the single family dwelling, carport building and driveway with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve D-19-20-10. Paul Manzelli seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

2. Discussion and possible action regarding D-20-21-1, a request by the City of Oklahoma City for a building permit for demolition of a single family dwelling and garage apartment at 416 NE 15th Street in Oklahoma City:

On June 7, 2018, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for the demolition work (CA-17-18-12). The condition of the property has deteriorated further since then. The Citizens' Advisory Committee reviewed request D-20-21-1 on September 10, 2020, and recommended approval.

Staff recommended to approve the permit for demolition of the single family dwelling and garage apartment, with the following findings:

- a. The structures, in their current condition, constitute a hazard to the health, safety, and welfare of the public.
- b. The proposed work complies with applicable zoning rules.

Hillary Farrell moved to approve D-20-21-1. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

3. Discussion and possible action regarding D-20-21-3, request by the City of Oklahoma City for a building permit for demolition of a detached garage at 1008 Dean Place in Oklahoma City:

The property at 1008 Dean Place is not in the HP district; therefore, a certificate of appropriateness from the Historical Preservation and Landmark Board of Review is not required.

The Citizens' Advisory Committee reviewed request D-20-21-3 on September 10, 2020, and recommended approval by a vote of 7 to 1.

Staff recommended to approve the permit for demolition of the detached garage, with the following findings:

- a. The structure, in its current condition, constitutes a danger to the health, safety, and welfare of the public.
- b. The proposed work complies with applicable zoning rules.

Jeremiah Jordan moved to approve D-19-20-10. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

D. Miscellaneous:

1. Discussion and possible action to appoint a member of the Commission to fill a vacancy on the Historical Preservation and Landmark Board of Review:

Staff advised the Commission that Janis Powers had expressed an interest in serving as the Commission's ex-officio member on the Historical Preservation and Landmark Board of Review. Jeremiah Jordan moved to approve the nomination and appointment of Janis Powers to said Board. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

2. Discussion and possible action to appoint Joshua Greenhaw, an attorney and resident of the Capitol-Lincoln Terrace Historic District, to fill the unexpired term of Don Davis on the Historical Preservation and Landmark Board of Review:

Hillary Farrell moved to approve. Tiana Douglas seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes.

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

F. Adjournment:

There being no further business, Ken Phillips made a motion to adjourn. Anderson Dark seconded the motion. Seeing no opposition, the meeting adjourned at 8:38 a.m.