

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Hybrid Special Meeting
Will Rogers Building
CR – 214 (Innovation) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
May 28, 2021, 8:15 a.m.
WebEx Platform

MEMBERS PRESENT: Anderson Dark
Tiana Douglas
Hillary Farrell
Jeremiah Jordan
Paul Manzelli, *in person*
Ken Phillips
Dan Ross, *in person*

MEMBERS ABSENT: Kirkland Hall
Brian Downs
Janis Powers

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Garry Adams, Extreme Builders
Michael Reinschmidt, Applicant
Jackie Porchay, Call in guest
Gloria Ross, OMES

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 a meeting notice was filed with the Secretary of State and agenda posted in accordance with the amendments to the Open Meeting Act made by enrolled Senate Bill 1031 (2021).

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of the April 23, 2021, hybrid special meeting:

Paul Manzelli moved to approve the meeting minutes of April. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

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

C. Land Use and Development Applications:

a. Discussion and possible action regarding BP-20-21-43, request by Garry Adams, Extreme Builders, for a building permit for construction of a single family dwelling at 944 NE 30th Street on property described as Lots 1 and 2, Block 1, Powell Subdivision of Block 1, Alta Vista Addition to Oklahoma City:

The Citizens' Advisory Committee reviewed the applicant's plans on May 13, 2021, and recommended approval of the building permit.

Staff recommended to approve the building permit for construction of a single family dwelling, with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve BP-20-21-43. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

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

b. Discussion and possible action regarding D-20-21-5, V-20-21-5 and BP-20-21-44, request by Kerstin and Michael Reinschmidt for a permit for demolition of the existing detached garage; and a side yard setback variance and building permit for construction of a new detached garage at 725-727 NE 14th Street in Oklahoma City:

On May 6, 2021, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness (CA-20-21-31) for the proposed work. In regard to demolition of the existing garage, the Board approved the certificate of appropriateness with following findings and conditions:

Findings:

- a. The structure is in a state of disrepair, much of its historic materials appear to be damaged beyond repair, and extensive work would be necessary to stabilize and rehabilitate the structure.
- b. While demolition would damage the integrity and continuity of the district, repairing the structure would result in the loss of its remaining historic fabric.

Conditions:

- a. Building permits shall be obtained from the Commission's Office and from the City of Oklahoma City Development Services Department prior to the commencement of work.

In regard to construction of a new garage, the Board approved the certificate of appropriateness with the following findings and conditions:

Findings:

- a. The proposed garage is compatible with the existing home and will not adversely affect the integrity and historic character of the district or the property.
- b. The location, building footprint, scale, orientation, design and exterior materials of the proposed garage are compatible with the property's setting and with buildings on surrounding properties.

Conditions:

- a. A side yard setback back shall be obtained from the Commission.

- b. All exterior work shall conform to the approved plans. Any proposes changes must be submitted to commission staff for review and approval prior to making changes on site.
- c. A building permit shall be obtained from the Commission's Office and from the City of Oklahoma City Development Services Department prior to the commencement of work.

The Citizens' Advisory Committee reviewed the applicant's plans on May 13, 2021, and recommended approval of a building permit for demolition of the existing garage, side yard variance and building permit for a new garage.

Staff recommended approval of a building permit for demolition of the existing garage, with the finding that the proposed work complies with the applicable zoning rules. Staff recommended approval of a side yard variance, and building permit for construction of a new garage, with the following findings:

- a. The proposed garage size, height, placement and setbacks are consistent with the character of the neighborhood and are compatible with surrounding structures.
- b. The proposed garage is in keeping with the spirit and intent of the Historic Preservation Standards and Guidelines.
- c. The proposed garage will have no detrimental impact on adjacent properties.

Ken Phillips moved to approve the project in its entirety as presented. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

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

c. Discussion and possible action regarding CU-20-21-2 and BP-20-21-54, request by Kim Wigley, Aqua Haven Pools and Spas, on behalf of the property owners, Amanda Alewine and Daniel Mercer, for a conditional use permit and building permit for installation of an in-ground swimming pool and driveway gate at 901 NE 18th Street in Oklahoma City.

The Citizens' Advisory Committee reviewed the applicant's plans on May 13, 2021, and recommended approval of the building permit.

Staff recommended approval of the conditional use permit and building permit with the following findings and conditions:

Findings:

- a. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
- b. The proposed development complies with applicable zoning rules.
- c. The proposed development will have no adverse impact on:
 - i. the health, safety, and welfare of the neighborhood;
 - ii. the established property values in the area;
 - iii. the supply of light and air to adjacent properties;
 - iv. the flow of traffic on streets in the area.

Conditions:

- a. All work shall conform to the approved plans. Any proposed changes shall be submitted to the Commission staff for review and approval prior to making changes on site.
- b. All new impermeable surfaces shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers. Water runoff shall not be directed onto an adjacent property.
- c. The pool shall be fenced on all sides as shown on the approved plans.
- d. All applicable permits required by the City of Oklahoma City shall be obtained prior to commencing work. All work shall comply with applicable building codes of the City.

Paul Manzelli moved to approve the conditional use permit and building permit. Hillary Farrell seconded the motion. The following votes were recorded and the motion passed:

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

D. Miscellaneous:

1. **Discussion and possible action to reappoint Mike Mays to serve a three year term as a registered architect on the Historical Preservation and Landmark Board of Review.**

Tiana Douglas moved to approve the reappointment of Mr. Mays. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

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

2. **Discussion of the current status of the law and executive orders as they relate to virtual meetings. [Karl Kramer, AAG]**

Mr. Kramer informed the members that the Governor lifted the state of emergency effective May 4, 2021 (Executive Order 2021-11), for all virtual meeting provisions provided in Senate Bill 1031, expires on June 3, 2021. All future meetings will resume in person.

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

F. Adjournment:

There being no further business, Paul Manzelli made a motion to adjourn. Ken Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 8:34 a.m.