

Minutes
Capitol-Medical Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, EGID Central Conference Room
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
Jan. 27, 2023, 8:15 a.m.

MEMBERS PRESENT:

Janet Morrow	Jeremiah Jordan
Anderson Dark	Paul Manzelli
Tiana Douglas	Travis Mason
Brian Downs	Janis Powers
Hillary Farrell	

MEMBERS ABSENT:

Taylor Henderson

STAFF/GUESTS:

Casey Jones, AICP, OMES Planner	Michelle Hawkins, UHAT
Beverly Hicks, OMES Staff	

Office of Management and Enterprise Services (OMES) ♦ University Hospitals Authority and Trust (UHAT)

A. Roll Call:

Chairwoman Morrow called the meeting to order at 8:18 a.m. A roll call was taken, and a quorum was established. Janet Morrow was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:**Approval, disapproval, and/or amendment of the minutes of the November 18, 2022, meeting:**

Janis Powers moved to approve the meeting minutes of November. Travis Mason seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, yes; Ms. Douglas, yes; Mr. Downs, abstain; Ms. Farrell, yes; Mr. Jordan, yes;
Mr. Manzelli, abstain; Mr. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding D-22-23-3, request by Samson Adeoye, Legend Construction Group II LLC, for a building permit for demolition of a detached garage at 704 NE 15th Street in Oklahoma City:**

The applicant proposes to demolish the detached garage due to its deteriorated condition. The garage is a safety concern and is not structurally sound. The applicant provided an engineer's report to substantiate the need for demolition.

On January 5, 2023, the Historical Preservation and Landmark Board of Review granted a certificate of appropriateness for the demolition of the garage and for the construction of a new garage of similar size.

The Citizens' Advisory Committee met on January 12, 2023, and recommended approval of the demolition permit.

Staff recommended approval of the building permit for the demolition of the garage based on the finding that the proposed work complies with the applicable zoning rules.

Jeremiah Jordan moved to approve D-22-23-3. Anderson Dark 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. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

2. Discussion and possible action regarding BP-22-23-17, request by Ontonio Evans for a building permit for construction of a modular building 800 square feet in size for the purpose of medical marijuana cultivation and for construction of a fence at 723 NE 28th Street (Lots 37 and 38, Block 6, Team's Subdivision of Blocks 5 and 6, Alta Vista Addition to Oklahoma City), owner of record: Antonia T. Brown:

The applicant owns three properties that are contiguous to one another and proposes to construct a pre-fabricated modular building on a vacant platted lot and is in the process of obtaining a state license to grow marijuana indoors. The building would be used for this purpose. The building had been moved onto the property, and a new wood privacy fence had been constructed around the perimeter of the lot.

The necessary permits needed from the Capitol Medical Center Improvement and Zoning Commission and the City of Oklahoma City were not obtained prior to work being done. The applicant received a notice of violation from The City on January 3, 2023.

Approval(s) from the Commission must be obtained before the City can issue any permits.

The Citizens' Advisory Committee met on January 12, 2023, and recommended denial of the building permit for a modular building and fence. The committee determined that the property needed to be zoned accordingly for this request and, therefore, could not make a recommendation at the time to the commission.

Staff agreed with the Citizens' Advisory Committee's recommendation and recommended denying the request.

Travis Mason motioned to deny the BP-22-23-17 in its entirety. Janis Powers 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. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

- 3. Discussion and possible action regarding BP-22-23-19, request by Michelle Hawkins on behalf of University Hospitals Authority and Trust, for a building permit for construction of two freestanding, pole-mounted, internally-illuminated parking lot identification signs in the Oklahoma Health Center in Oklahoma City:**
- i. Sign No. “60.1” identifying Parking Lot 13K, to be installed on the east side of North Stonewall Avenue in a driveway median on or abutting the parcel known commonly as “1110 NE 12th Street”; and**
 - ii. Sign No. “66.2” identifying Parking Lot 8V, to be installed on the north side of NE 8th Street to the east of its intersection with North Kelley Avenue on or abutting the parcel known commonly as “901 North Stonewall Avenue.”**

The applicant proposes to install two free-standing, pole-mounted parking lot identification signs that are included in the scope of the Oklahoma Health Care Center’s master signage plan. The proposed signs will match the design of the other parking lot identification signs currently installed throughout the Health Center District. The overall height of the signs is limited to 12 feet, the height limit imposed by the commission on other existing parking lot identification signs in the Health Center District.

Staff recommended approval of BP-22-23-19 based on the finding that the proposed work is compliant with the applicable zoning rules and with the condition that all required permits shall be obtained from the City of Oklahoma City prior to the commencement of work.

Anderson Dark moved to approve BP-22-23-19 in its entirety. Jeremiah Jordan 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. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

D. Miscellaneous:

- 1. Discussion and possible action to confirm the reappointment of Kassy Malone to serve on the Historical Preservation and Landmark Board of Review as a city planner.**

Ms. Malone has been a member of the HP Board of Review as the City Planner since 2017.

Tiana Douglas moved to approve the reappointment of Kassy Malone. 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. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

- 2. Discussion and possible action to appoint Michelle Johnson to serve on the Citizens’ Advisory Committee as a resident of the Capitol View Neighborhood.**

Brian Downs moved to approve the appointment of Michelle Johnson. 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. Mason, yes; Ms. Powers, yes; Ms. Morrow, yes.

E. Reports and possible discussion from Commissioners or Director:

1. Update on status of the Intensive Level Survey of Classen's North Highland Parked Addition.

Mr. Jones updated the members on information from a conversation with the City of Oklahoma City's Planner, Katie Friddle, who oversees the project on the consultant hired to survey the neighborhood south of the Harn Homestead. The survey is expected sometime in Spring 2023.

No action was needed.

F. Adjournment:

There being no further business, Brian Downs motioned to adjourn. Jeremiah Jordan seconded the motion. Seeing no opposition, the meeting adjourned at 8:44 a.m.