

Minutes
Capitol-Medical Center Improvement & Zoning Commission
Regular Meeting
Will Rogers Building, 3rd Floor, EGID Central Conference Room
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
April 26, 2024, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Tiana Douglas
Jeremiah Jordan
Taylor Henderson
Paul Manzelli
Travis Mason

MEMBERS ABSENT:

Brian Downs
Hillary Farrell
Janis Powers

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Mark P. Temple, Applicant

A. Call to Order, Roll Call, and Determination of Quorum:

Chair Nathan Wald called the meeting to order at 8:15 a.m. A roll call was taken, and a quorum was established. Mr. Wald was advised that notice of the 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 February 23, 2024 meeting:**

Jeremiah Jordan moved to approve the meeting minutes of February. Taylor Henderson seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Douglas, aye; Mr. Jordan, yes; Mr. Henderson, aye; Mr. Manzelli, yes;
Mr. Wald, yes.

C. Land Use and Development Applications:**1. Discussion and possible action regarding BP-23-24-20, request by John P. Temple for a building permit for construction of a funeral home reception hall and garage at 2801 North Kelley Avenue on undeveloped property described as Lots 7 through 12, Block 1, Russell Place Addition, in Oklahoma City.**

Mr. Jones presented background information on the applicant's request for a building permit for the construction of a funeral home reception hall and garage at 2801 N. Kelley Avenue.

Due to staffing constraints, the Citizens' Advisory Committee did not convene in April. Committee members are welcome to attend the commission meeting to provide comments on the material.

Staff recommended approval of the building permit for the construction of a funeral home reception hall and garage with the finding that the proposed work is consistent with the commission's master land use plan and complies with applicable zoning rules, subject to the following conditions:

- 1) Any building permit and deed approval required by the City of Oklahoma City must be obtained prior to the commencement of work.
- 2) All work must conform to the approved site plan, landscape plan, and architectural elevation drawings. Changes to the approved plans will be subject to the Commission's review and approval.
- 3) All work must comply with applicable City of Oklahoma City building codes.

Tiana Douglas moved to approve BP-23-24-20. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Douglas, aye; Mr. Jordan, yes; Mr. Henderson, aye; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Wald, yes.

Commissioner Mason entered the meeting at 8:16 a.m.

D. Miscellaneous:

1. **Discussion and possible action to confirm Mike Mays's reappointment to the Historical Preservation and Landmark Board of Review as a registered architect.**

Tiana Douglas moved to approve the appointment of Mike Mays. Taylor Henderson seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Douglas, aye; Mr. Jordan, yes; Mr. Henderson, aye; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Wald, yes.

2. **Discussion and possible action to confirm Carla Splaingard's reappointment to the Historical Preservation and Landmark Board of Review as a licensed real estate broker.**

Travis Mason moved to approve the appointment of Carla Splaingard. Anderson Dark seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Douglas, aye; Mr. Jordan, yes; Mr. Henderson, aye; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Wald, yes.

3. **Discussion and possible action to approve an agreement with the City of Oklahoma City for zoning enforcement services on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year 2025 (FY 25), July 1, 2024, through June 30, 2025, cost \$12,000.**

Anderson Dark moved to approve the agreement for FY 2025. Travis Mason seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Douglas, aye; Mr. Jordan, yes; Mr. Henderson, aye; Mr. Manzelli, yes; Mr. Mason, yes; Mr. Wald, yes.

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

No discussion was made on this item. No action was taken.

F. Adjournment:

There being no further business, Paul Manzelli motioned to adjourn. Taylor Henderson seconded the motion. Seeing no opposition, the meeting adjourned at 8:43 a.m.