

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
May 17, 2024, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Tiana Douglas
Brian Downs
Hillary Farrell
Jeremiah Jordan
Paul Manzelli

MEMBERS ABSENT:

Taylor Henderson
Travis Mason
Janis Powers

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Carie Carman, OMES REALS
Mary Jackson, OMES DGC
Matt Thomas, QUAD Const.
Daniel Mercer, Applicant
Alex Jennings, Armory Development

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 April 26, 2024 meeting:**

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

Mr. Dark, aye; Mr. Downs, abstain; Ms. Farrell, abstain; Mr. Jordan, aye; Mr. Manzelli, yes;
Mr. Wald, yes.

C. Land Use and Development Applications:

1. Discussion and possible action regarding BP-23-24-23, request by Jason Shaffer, JMS Builds LLC, on behalf of Oklahoma Education Association for a building permit for conversion of two open patios into enclosed spaces on the second story of the existing building at 323 E. Madison Street in Oklahoma City.

Mr. Jones presented background information on the property at 323 E. Madison Street in Oklahoma City for full enclosure of the two existing patios on the second story of the Oklahoma Education Association (OEA) Building.

Staff recommended approval of the building permit for the conversion of two open patios on the second story of the building into enclosed spaces, with the finding that the proposed work is consistent with the commission's master land use plan and complies with the applicable zoning rules subject to the conditions that: 1) The applicant must obtain a building permit from the City of Oklahoma City prior to the commencement of work; 2) All work must comply with the applicable City of Oklahoma City building code.

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

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

Ms. Douglas entered the meeting at 8:19 a.m.

D. Miscellaneous:

1. Update and discussion on the 23rd Street Armory development.

Mr. Jones updated the Commission members regarding an application received by staff for the rezoning of the 23rd Street Armory development property to a Planned Unit Development District (PUD).

The applicant and their representative attended the meeting to seek feedback and address any questions from the Commission before their application is considered at the next Zoning Commission meeting on June 28th.

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, Ms. Douglas motioned to adjourn. Mr. Dark seconded the motion. Seeing no opposition, the meeting adjourned at 8:41 a.m.