

SPECIAL MEETING
Minutes
Capitol-Medical Center Improvement and Zoning Commission
August 5, 2016
8:15 a.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice was given and an agenda was posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: J.R. Caton
Tiana Douglas
Joshua Greenhaw
Hillary Farrell
Paul Manzelli
Ken Phillips
Dan Ross
Lenardo Smith

MEMBERS ABSENT: Reginald Johnson
Sarah Welch
John Woods

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Justin Henry, OMES CAM, Support Staff
Beverly Hicks, OMES CAM, Support Staff
John Estus, OMES
Kevin Gates, University Hospitals Authority and Trust
Michelle Dawkins, University Hospitals Authority and Trust
Audrey Jones, Resident
Don Davis, Resident
Laura Stone, Resident
Scott Henderson, Resident
Andreana Prichard, Resident
Steve Lackmeyer, The Oklahoman

A. Roll Call:

The meeting was called to order by Chairman Ross at 8:15 a.m. Roll call was taken and a quorum was established. Mr. Ross was advised that notice of the meeting was given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of May 27, 2016, meeting.

Mr. Caton moved to approve the May meeting minutes. Mr. Manzelli seconded the motion, the motion passed and the following votes were recorded:

Mr. Caton, yes; Ms. Farrell, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Mr. Smith, yes.

C. Special Public Hearings: None.

D. Rezoning Request: None.

E. Conditional Use Permits: None.

F. Building Permits:

Due to the length of time that item F.1 might take, Chairman Ross began with item F.2.

1. Discussion and possible action regarding BP 15-16-16, Request by University Hospitals Authority and Trust to install 99 specialty signs in and around the Oklahoma Health Center in Oklahoma City, roughly bounded by Lincoln Boulevard on the west, NE 13th Street on the north, Lottie Avenue on the east, and NE 8th Street on the south.

Mr. Davis pointed out the applicant removed several signs from the 104 signs that were originally proposed, primarily in response to feedback received from the Citizen's Advisory Committee and residents within the district.

On Lincoln, from NE 14th Streetdown to Stanton L. Young, several signs that were a little continuous with residents were removed from the project. The project includes the removal of 40 existing signs located throughout the district/campus.

There are a variety of nine different sign types proposed:

1. 3, over-road directional signs - externally- and internally-illuminated
2. 3, cantilevered over-road directional signs - externally- and internally-illuminated
3. 11, entry marker signs - internally-illuminated
4. 30, secondary directional signs - internally-illuminated
5. 4, tertiary directional signs - internally-illuminated
6. 9, pedestrian map kiosk signs - internally-illuminated
7. 7, building-mounted parking identification signs - internally-illuminated

8. 6, parking garage identification signs - internally-illuminated
9. 30, parking lot identification signs - internally-illuminated

Public Comment: Ms. Stone, from the Lincoln Terrace Neighborhood Association shared her concerns on the safety of the over-road signs height, the distraction that can cause a motorist to err, and the safety of the pedestrians, cyclists or other motorists. She also pointed out that this type of signage is unnecessary due to the distance the motorist is traveling coming off the interstate and informed that most municipalities are moving away from this by referencing to the city of Norman, where they use post signs to direct people from the interstate to downtown, with a greater distance and larger area they're directing people too and through. She's a proponent of the parking and pedestrian signs that the applicant has proposed.

Ms. Prichard, from the Medical Community Neighborhood Association, shared that she's a proponent of the decisions the Citizen's Advisory Committee has made and the comments Ms. Stone shared. Her main issues are the over-road and over-road cantilever signs, largely due to safety issues. Citizens in the communities have been working together to make it a place where people feel safe and comfortable living, and also focusing on making it an attractive neighborhood where these signs would take away from the neighborhood feel. She feels those signs should wait until the Innovation District comes this way to where they can integrate together.

Mr. Greenhaw moved to approve items 3 thru 9, including granting the variance for the over-height signs of BP-15-16-16. Ms. Douglas seconded the motion with the inclusion of the staff recommendations, the motion passed and the following votes were recorded:

Mr. Caton, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Mr. Smith, yes.

Mr. Manzelli moved to approve granting a variance for items 1 and 2 of BP-15-16-16. Mr. Smith seconded the motion, the motion passed and the following votes were recorded:

Mr. Caton, yes; Ms. Douglas, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Mr. Smith, yes.

Ms. Douglas entered the meeting at 8:21 a.m.

2. Discussion and possible action regarding BP-15-16-20, Request by Scott Henderson for a building permit authorizing the construction of an 150 sf addition, the addition of two roof dormers, and a new deck at the rear of the home at 418 NE 15th Street.

Located in the Wilson-Harn district, west of Lincoln. The applicant proposed to construct a 150 sf addition to the rear of the home that will be used as a mudroom with a 7'x15' wood deck connected to the 15'x10' addition. The construction of the two dormers will be located on the south (rear center of the house) and west side of the home. The applicant will use brick that matches the existing brick of the house.

Staff recommended to approve all items with the finding that it complies with the zoning rules and will not have an adverse effect on the character of the district or property. The Historic Preservation Board approved and granted Certificate of Appropriateness (CA) for all three items.

Mr. Smith moved to approve BP-15-16-20. Ms. Farrell seconded the motion, the motion passed and the following votes were recorded:

Mr. Caton, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Mr. Smith, yes.

Mr. Greenhaw entered the meeting at 8:19 a.m.

G. Miscellaneous: None.

H. Reports from Commissioners or Director:

1. Status of City of Oklahoma City code enforcement agreement.

- The City of OKC contract was renewed June 2016 for another year.
- Mr. Davis informed after several discussions with code enforcement staff, they haven't been able to prosecute violations in the district through the municipal court because the court doesn't recognize the city's authority to do so on our behalf, due to not adopting our rules as an ordinance. The city council is considering adopting the Commission's zoning rules as city ordinance. The first hearing will take place on August 16 and then an additional hearing to approve. If adopted and approved this will allow code enforcement for the district to take forward prosecution to the court, if it comes to that point.

2. Brief on administrative approvals of recent building permit applications.

Mr. Davis informed that staff is allowed to administratively approve building permits if they don't expand the square footage of a structure. The following have been approved accordingly:

- The OU Medical Center did an exterior renovation of the fifth floor. They're changing out some concrete panels and putting more windows in to match the other floors.
- The State Capitol exterior restoration was approved after discussion with the Chair.
- Approved a fence replacement at the Liberty Station Apartments, north of the History Center, after a vehicle had driven through their gates.

The Historic Preservation Board approved Certificates of Appropriateness (CA) for the following:

- A renovation, fence and drive gate installation at 637 NE 16th Street.
- A fence and drive gate installation at 707 NE 17th Street.

- A window and porch replacement at 418 NE 15th Street (The same house that was listed as the F.2 action item).

I. Adjournment:

There being no further business, Mr. Smith made the motion to adjourn. Mr. Caton seconded the motion. Seeing no opposition, the meeting adjourned at 8:54 a.m.