

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Feb. 24, 2017
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: Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Dan Ross
Sarah Welch

MEMBERS ABSENT: Tiana Douglas
Brian Downs
Joshua Greenhaw
Reginald Johnson
Jerry Winchester

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Beverly Hicks, OMES CAM, Support Staff
Karl Kramer, Attorney General's Office
Fred Schmidt, FSB, guest of OTRD
Claudia Connor, Tourism

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. Chairman Ross was advised that notice of the meeting was given and an agenda posted in accordance with the Open Meeting Act.

Chairman Ross welcomed Jeremiah Jordan to the Commission. Mr. Jordan has filled the seat of Lenardo Smith on the Commission as the representative of the Citizen's Advisory Committee.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of Dec. 16, 2016 meeting.

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

Ms. Farrell, abstain; Mr. Jordan, abstain; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

C. Special Public Hearings:

1. Discussion and possible action regarding the setting of a public hearing for an appeal of the decision of the Historical Preservation and Landmark Board of Review, CA-16-17-13 made on January 5, 2017, regarding a request to install two exterior doors at 418 NE 15th Street in the Wilson-Harn Historic District, Oklahoma City, OK.

Mr. Manzelli moved to approve the meeting date of March 17, 2017. Mr. Jordan seconded the motion, the motion passed and the following votes were recorded:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

D. Rezoning Request: None.

E. Conditional Use Permits: None.

F. Building Permits:

1. Discussion and possible action regarding BP-16-17-18, request by Jimmy Rupp and Tommy Mathews for a building permit approving the expansion and reconfiguration of a two-car garage and expansion of third floor of home with bump-out north façade (rear) of home at 727 NE 20th Street in the Capitol – Lincoln Terrace Historic District.

The Historical Preservation and Landmark Board of Review approved a Certificate of Appropriateness permit and the Citizen's Advisory Committee recommended approval of the project.

Ms. Farrell moved to approve BP-16-17-18. Ms. Welch seconded the motion, the motion passed and the following votes were recorded:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

G. Miscellaneous:

1. Presentation by Frankfurt Short Bruza on the proposed addition to the Oklahoma Department of Commerce Building located at 900 N Stiles.

Mr. Schmidt, Deputy Director with FSB gave a preliminary presentation on the expansion of the Oklahoma Department of Commerce.

- 2. Public hearing on rulemaking – Opportunity for public comment followed by discussion and possible Commission action regarding amendments to the Commission’s administrative rules, OAR 120:10, to clarify existing definitions, add new definitions, eliminate unnecessary definitions, reinstate previously deleted zoning districts, update parking lot landscaping requirements, create historic preservation guidelines, create procedures for dilapidated structures, update zoning maps and eliminate tree planting standards.**

Chairman Ross gave the public the opportunity to speak on the proposed rules. No one from the public showed.

Mr. Davis informed Chairman Ross that the public hearing took place on February 17, 2017 and no one from the public showed.

The Citizen’s Advisory Committee recommended approval.

Mr. Manzelli moved to approve. Mr. Jordan seconded the motion, the motion passed and the following votes were recorded:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

- 3. Discussion and possible action regarding the appointment of Kassy Malone, resident of Medical Community, to fill the “Urban Planner Landscape/Architect” seat on the Historical Preservation and Landmark Board of Review vacated by Paul Ryckbost.**

Ms. Welch moved to approve. Mr. Manzelli seconded the motion, the motion passed and the following votes were recorded:

Ms. Farrell, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Phillips, yes; Mr. Ross, yes; Ms. Welch, yes.

H. Reports and possible discussion from Commissioners or Director:

- 1. Discussion of parking requirements for residential zones within the Capitol – Medical Center Improvement and Zoning District. (Commissioner Greenhaw)**

Mr. Davis gave an overview of the parking rules on behalf of Commissioner Greenhaw, Chairman of the Historical Preservation and Landmark Board of Review.

- 2. Allen Brown has filled the seat on the Historical Preservation and Landmark Board of Review reserved for the Chair of the City of Oklahoma City Historic Preservation Commission, previously held by Bill Fulmer.**

Chairman Ross shared of Mr. Brown's appointment to the Historical Preservation Board.

I. Adjournment:

There being no further business, Mr. Mays made the motion to adjourn. Mr. Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 9:06 a.m.