

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
February 23, 2024, 8:15 a.m.

MEMBERS PRESENT:

Nathan Wald, Chair
Anderson Dark
Hillary Farrell
Jeremiah Jordan
Taylor Henderson
Paul Manzelli
Travis Mason

MEMBERS ABSENT:

Tiana Douglas
Brian Downs
Janis Powers

STAFF/GUESTS:

Casey Jones, AICP, OMES
Beverly Hicks, OMES
Matt Warren, Guest
Z. Warrior, CWNA
Shaun Steen, G&S SIGNS
Liv Tegenu

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

Chair Nathan Wald called the meeting to order at 8:18 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 December 15, 2023, meeting:**

Jeremiah Jordan moved to approve the meeting minutes of December. Paul Manzelli seconded the motion. The following votes were recorded, and the motion passed:

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

C. Land Use and Development Applications:

1. Discussion and possible action regarding D-23-24-3, request by Matthew Warren for a building permit for demolition of a single family dwelling at 201 NE 26th Street on Lots 13 and 14, Block 2, Donly Heights Addition, in Oklahoma City.

Mr. Jones presented background information on the homeowner's request for a permit to demolish the existing dwelling at 201 NE 26th Street.

On February 8, 2024, the Citizens' Advisory Committee reviewed the demolition request and asked about the applicant's reasons for demolishing the dwelling and the applicant's plans for the property. The applicant was not in attendance, and after some discussion, the committee recommended that the commission defer a final decision on the permit for demolition until after the applicant has attended a CAC meeting to explain his plans for the property and respond to the committee's questions.

Staff recommended approval of the permit for the demolition of the dwelling, finding that the work complies with applicable zoning rules and requiring that a demolition permit be obtained from the City of Oklahoma City prior to the commencement of work.

Hillary Farrell moved to approve D-23-24-3. Travis Mason seconded the motion. The following votes were recorded, and the motion passed:

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

Commissioner Henderson entered the meeting at 8:22 a.m.

2. Discussion and possible action regarding BP-23-24-14, request by University Hospitals Authority and Trust for a building permit for installation of an illuminated building-mounted channel letter wall sign at 825 NE 10th Street in Oklahoma City.

Mr. Jones presented background information on the University Hospitals Authority and Trust's request to install an illuminated building-mounted channel letter wall sign on the Oklahoma University (OU) Physicians Building at 825 N.E. 10th Street.

On February 8th, the Citizens' Advisory Committee recommended approval of the building permit for the proposed sign.

Staff recommended approval of the installation of the building mounted wall sign, finding the applicant's proposal compliant with the applicable zoning rules.

Jeremiah Jordan moved to approve BP-23-24-14. Travis Mason seconded the motion. The following votes were recorded, and the motion passed:

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

D. Miscellaneous:

1. **Discussion and possible action to confirm the appointment of Rachel Smith-Streck to the Historical Preservation and Landmark Board of Review as a resident of the Lincoln Terrace East Historic District, a National Register Historic District within the Capitol-Medical Center Improvement and Zoning District.**

Travis Mason moved to approve the appointment. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

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

2. **Discussion and possible action to confirm the appointment of Stephanie Barbour-Cooper to the Historical Preservation and Landmark Board of Review as an historian.**

Anderson Dark moved to approve the appointment. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Mr. Dark, aye; Ms. Farrell, aye; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Mr. Mason, aye; 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, Travis Mason motioned to adjourn. Jeremiah Jordan seconded the motion. Seeing no opposition, the meeting adjourned at 8:32 a.m.