

Minutes
Capitol-Medical Center Improvement and Zoning Commission
Regular Meeting
Will Rogers Building
CR – 214 (Innovation) /216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
July 23, 2021, 8:15 a.m.

MEMBERS PRESENT: Tiana Douglas
Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Dan Ross

MEMBERS ABSENT: Anderson Dark
Kirkland Hall
Brian Downs
Janis Powers

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Hannah Sutter, Applicant
Zenophon Warrior, CVNA

A. Roll Call:

Chairman Dan Ross called the meeting to order at 8:19 a.m. A roll call was taken and a quorum established. Mr. Ross was advised a meeting notice was filed with the Secretary of State and agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval and/or amendment of the minutes of the June 25, 2021 meeting:

Ken Phillips moved to approve the meeting minutes of June. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

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

C. Land Use and Development Applications:

1. Discussion and possible action regarding BP-21-22-1, request by J.D. Terry, Lone Oak Custom Homes, on behalf of the owners, Blair Sutter and Hannah Sutter, for a building permit for construction of a two-story addition onto the south (rear) elevation of the home and a covered porch on the south and east elevations of the home at 428 NE 15th Street (Lot 17, Block 4, Classen's North Highland Parked Addition to Oklahoma City):

The Historical Preservation and Landmark Board of Review granted a certificate of appropriateness (CA-21-23-3) for the proposed work at its July 1, 2021 meeting, with the following findings and conditions:

Findings:

- a. The proposed work is designed to be compatible with the original, historic home and will not adversely affect the integrity and historic character of the districts or the property.

Conditions:

- a. Windows must have a 6-over-1 simulated divided lights with muntins affixed to the exterior and interior glass and with spacer bars between the glass panes.
- b. All exterior work shall conform to the approved plans and exterior material specifications. Any proposed changes must be submitted to commission staff for review and approval prior to making changes on site.
- c. A building permit shall be obtained from the Commission and from the City of Oklahoma City prior to the commencement of work.

The Citizens' Advisory Committee reviewed the applicant's plans on July 8, 2021, and recommended approval of the building permit.

Staff recommended to approve the building permit for construction of a two-story addition onto the south (rear) elevation of the home and a covered porch on the south and east elevations of the home, with the finding that the proposed work complies with applicable zoning rules.

Tiana Douglas moved to approve BP-21-22-1. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

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

D. Miscellaneous: None.

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

F. Adjournment:

There being no further business, Paul Manzelli made a motion to adjourn. Jeremiah Jordan seconded the motion. Seeing no opposition, the meeting adjourned at 8:27 a.m.