

**Minutes**  
**Capitol-Medical Center Improvement and Zoning Commission**  
**August 24, 2018**  
**8:15 a.m.**  
**Will Rogers Building, Rm. 216**  
**Oklahoma City, Oklahoma**

A meeting notice was filed with the Secretary of State and an agenda posted in accordance with the Open Meeting Act.

**MEMBERS PRESENT:** Tiana Douglas  
Joshua Greenhaw  
Jeremiah Jordan  
Paul Manzelli  
Janis Powers  
Dan Ross

**MEMBERS ABSENT:** Brian Downs  
Hillary Farrell  
Reginald Johnson  
Ken Phillips  
Jerry Winchester

**STAFF/GUESTS:** Casey Jones, OMES Assistant Planner  
Karl Kramer, AAG, Oklahoma Attorney General Office  
Jerry Gardner, Gardner Architects LLC

**A. Roll Call:**

Chairman Ross called the meeting to order at 8:23 a.m. A roll call was taken and a quorum established. Chairman Ross was advised that notice of a 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 July 27, 2018 meeting.**

Ms. Douglas moved to approve the July minutes. Ms. Powers seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

**C. Special Public Hearings:** None.

**D. Rezoning Requests:** None.

**E. Conditional Use Permits:** None.

**F. Variances:**

**1. Discussion and possible action regarding V-17-18-3, a variance from off-street parking requirements for eight proposed efficiency apartments at 215 NE 28<sup>th</sup> Avenue in the Subdivision of Blocks 29 and 30, Barrow's Second Addition to Oklahoma City.**

The applicant requests to convert unused space in the existing clubhouse building into eight efficiency dwelling units without expanding the existing building footprint.

Mr. Jones, Assistant Planner, recommended approval based on the zoning rules and information received from the applicant, taking into consideration the sufficient amount of parking spaces available on the property and public parking permitted on the four streets surrounding the property.

This item was scheduled to go before the Citizens' Advisory Committee but the meeting was cancelled due to a lack of quorum.

Ms. Douglas moved to approve the variance for said property. Mr. Greenhaw seconded the motion. The following votes were recorded and the motion passed.

Ms. Douglas, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Ross, yes.

**G. Miscellaneous: None.**

**H. Reports and possible discussion from Commissioners or Director:**

**1. The Perkins + Will team will make a presentation at the Capitol-Medical Center Improvement and Zoning Commission's September 28, 2018 meeting.**

Information only. No action taken.

**I. Adjournment:**

There being no further business, Ms. Douglas made the motion to adjourn. Mr. Greenhaw seconded the motion. Seeing no opposition, the meeting adjourned at 8:38 a.m.