

**Minutes
Capitol-Medical Center Improvement and Zoning Commission**

Jan. 22, 2021, 8:15 a.m.

**Will Rogers Building
2401 N. Lincoln Boulevard, CR 214/216
Oklahoma City, 73105**

UNOFFICIAL

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

MEMBERS PRESENT: Anderson Dark
Hillary Farrell
Jeremiah Jordan
Paul Manzelli
Ken Phillips
Dan Ross

MEMBERS ABSENT: Tiana Douglas
Brian Downs
Kirkland Hall
Janis Powers

STAFF/GUESTS: Casey Jones, AICP, OMES, Planner
Beverly Hicks, OMES, Planning/Administrative Coordinator
Karl Kramer, OAG
Kimberlee Williams, OMES
Kirk Hullender, Aquascape Pools

A. Roll Call:

Chairman Dan Ross called the meeting to order at 8:18 a.m. A roll call was taken and a quorum established. Mr. 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 November 13, 2020 virtual special meeting:

Paul Manzelli moved to approve the meeting minutes of November. Ken Phillips seconded the motion. The following votes were recorded and the motion passed:

Mr. Dark, 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 V-20-21-2, CU-20-21-1, and BP-2-21-28, requests by Mark McKeithan, Aquascape Pools, for a corner lot side yard setback variance, a conditional use permit, and a building permit for construction of an in-ground pool at 736 NE 17th Street in Oklahoma City:

No recommendation from the Citizens' Advisory Committee, due to their January 14, 2021, meeting having been cancelled.

Item 1: Staff recommendation is to approve the variance with the following findings and conditions:

Findings:

- a. The dimensions of the applicant's property are unique and create development challenges not common to most other lots in the same district.
- b. The proposed pool will have no detrimental impact on adjacent properties and will not be visible from the street or from surrounding properties.
- c. The proposed development is in keeping with the spirit and intent of the zoning rules.

Item 2: Staff recommendation is the conditional use and building permit with the following findings and conditions:

Findings:

- a. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
- b. The proposed development is in compliance with applicable zoning rules.
- c. The proposed development will have no adverse impact on:
 - i. the health, safety and welfare of the neighborhood;
 - ii. the established property values in the area;
 - iii. the supply of light and air to adjacent properties;
 - iv. the flow of traffic on streets in the area.

Conditions:

- a. All work shall conform to the approved plans. Any proposed changes shall be submitted to the Commission staff for review and approval prior to making changes on site.
- b. All new impermeable surface shall be constructed to direct water away from surrounding structures and toward storm drains, French drains, or water harvesting containers. Water runoff shall not be directed onto an adjacent property.
- c. A child-proof fence shall be maintained on all sides of the pool. Any gates shall be self-closing and self-latching.
- d. All applicable permits required by the City of Oklahoma City shall be obtained prior to commencing work. All work shall comply with applicable building codes of the City.

Hillary Farrell moved to approve V-20-21-2. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

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

Ken Phillips moved to approve CU-20-21-1; BP-20-21-28. Anderson Dark seconded the motion. The following votes were recorded and the motion passed:

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

D. Miscellaneous:

1. Permanent Rules: Discussion and possible action to amend the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map, updating the map to be consistent with the map that is currently in effect by emergency rule; consideration and possible vote.

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

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

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

F. Adjournment:

There being no further business, Ken Phillips made a motion to adjourn. Hillary Farrell seconded the motion. Seeing no opposition, the meeting adjourned at 8:32 a.m.