

**Minutes**  
**Capitol-Medical Center Improvement and Zoning Commission**  
**Sept. 27, 2019**  
**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  
Brian Downs  
Hillary Farrell  
Joshua Greenhaw  
Jeremiah Jordan  
Paul Manzelli  
Janis Powers  
Ken Phillips

**MEMBERS ABSENT:** Kirkland Hall  
Dan Ross

**STAFF/GUESTS:** Casey Jones, OMES Zoning Assistant Planner  
Beverly Hicks, OMES Planning/Administrative Coordinator  
Karl Kramer, OAG  
Nicolle Goodman, The Alliance for Economic Development  
Tim Johnson, J/A  
Mark Zitzow, J/A  
Blaine Nice, CARE  
Traci Schwartz, CARE  
Stacy McNeiland, CARE  
Emily Pomeroy, Attorney for the OKC Redevelopment Authority  
Catherine Montgomery, Preservation & Design Studio  
Matthew Pearce, P&D Studio  
Zenephon Warrior, Guest  
Gina Sofola, Guest

**A. Roll Call:**

Acting Chairman Josh Greenhaw called the meeting to order at 8:24 a.m. A roll call was taken and a quorum established. Mr. Greenhaw 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 August 23, 2019 meeting:**

Mr. Downs moved to approve the meeting minutes of August. Mr. Phillips seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, abstain; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, abstain; Mr. Phillips, yes.

**C. Building Permits:**

- 1. Discussion and possible action regarding BP-18-19-36, a request by Debra Jefferson for a building permit for removal of an existing 168 square foot addition and construction of a 326 square foot addition to the east elevation of the home located at 619 NE 15<sup>th</sup> Street in the Lincoln Terrace Addition of Oklahoma City:**

Mr. Jordan moved to approve. Ms. Farrell seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Phillips, yes.

**D. Rezoning Requests:**

- 1. Public Hearing: Discussion and possible action regarding Z-19-20-1, a request by The CARE Center, Inc. and the Oklahoma City Redevelopment Authority to rezone from RD-1 Single Family Residential District and RD-3 Low Rise General Residential District to a PUD Planned Unit Development District the property described at Lots 5 through 16 and the vacated right-of-way of Ashton Place, all in Block 6, Culbertson Heights Addition, consisting of 2.04 acres, containing those properties commonly known as 1440 North Everest Avenue, 1400 Ashton Place, 1403 Ashton Place, 1406 Ashton Place, 1408 Ashton Place and 1416 Ashton Place in Oklahoma City:**

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

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Phillips, yes.

- 2. Emergency Rules: Discussion and possible action to amend the Commission's administrative rules, OAC 120:10, Appendix A, Official Zoning Map, pursuant to action taken on the above listed Item D.1.:**

Mr. Downs moved to approve. Ms. Douglas seconded the motion. The following votes were recorded and the motion passed:

Ms. Douglas, yes; Mr. Downs, yes; Ms. Farrell, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Ms. Powers, yes; Mr. Phillips, yes.

**E. Miscellaneous:**

**1. Discussion and possible action to appoint Aneesa Sharp and Ana Sharp as members of the Citizens' Advisory Committee:**

Mr. Jordan moved to approve both appointments. Jeremiah Jordan seconded the motion. The following votes were recorded and the motion passed:

Mr. Downs, yes; Mr. Greenhaw, yes; Mr. Jordan, yes; Mr. Manzelli, yes; Mr. Ross, yes; Mr. Phillips, yes.

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

**1. Nominations of the Oklahoma National Guard Armory (200 NE 23<sup>rd</sup> Street) and the State Highway Department Testing Laboratory (2311 North Central Avenue) to the National Register of Historic Places will be considered by the Historic Preservation Review Committee at 1:30 p.m., October 17, 2019, in the Boardroom of the Oklahoma Historical Society, Oklahoma History Center, 800 Nazih Zuhdi Drive, in Oklahoma City.**

Report only. No action taken.

**G. Adjournment:**

There being no further business, Mr. Downs made a motion to adjourn. Mr. Phillips seconded the motion. Seeing no opposition, the meeting adjourned at 8:51 a.m.