

**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**  
**December 15, 2023, 8:15 a.m.**

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**MEMBERS PRESENT:**

Nathan Wald, Chair  
Tiana Douglas  
Hillary Farrell  
Jeremiah Jordan  
Taylor Henderson  
Paul Manzelli

**MEMBERS ABSENT:**

|               |              |
|---------------|--------------|
| Anderson Dark | Travis Mason |
| Brian Downs   | Janis Powers |

**STAFF/GUESTS:**

Casey Jones, AICP, OMES  
Beverly Hicks, OMES  
Jeremy Gardner, Gardner Architects

**A. Roll Call:**

Chair Nathan Wald called the meeting to order at 8:32 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 November 17, 2023, meeting:**

Jeremiah Jordan moved to approve the meeting minutes of November. Tiana Douglas seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Ms. Farrell, abstain; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Mr. Wald, yes.

**C. Land Use and Development Applications:****1. Discussion and possible action regarding D-23-24-2, request by Jeremy Gardner on behalf of the owner, Phyllis Jordan, for a building permit for demolition of a one-story addition 287 square feet in size on the south elevation of the dwelling at 1500 North Stiles Avenue.**

Mr. Jones presented background information on the homeowner's property and gave an overview of the applicant's five proposed work items. Of those items, the demolition permit of the one-story

addition on the south elevation of the dwelling is the only item up for consideration by the Commission. The other items will be addressed later when the applicant has satisfied the HP Board of Review requests made at their December 7 meeting.

On December 7<sup>th</sup>, the HP Board of Review granted a certificate of appropriateness for the demolition.

On December 14<sup>th</sup>, the Citizens' Advisory Committee recommended approving the demolition permit.

Tiana Douglas moved to approve D-23-24-2. Jeremiah Jordan seconded the motion. The following votes were recorded, and the motion passed:

Ms. Douglas, yes; Ms. Farrell, yes; Mr. Jordan, yes; Mr. Henderson, yes; Mr. Manzelli, yes; Mr. Wald, yes.

**D. Miscellaneous:** None.

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

1. **Possible discussion about the Commission's Master Land Use Plan.**

No discussion was made on this item. No action was taken.

**F. Adjournment:**

There being no further business, Paul Manzelli motioned to adjourn. Taylor Henderson seconded the motion. Seeing no opposition, the meeting adjourned at 8:38 a.m.