

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
March 28, 2024

Minutes of the City Planning Commission meeting held March 28, 2024, in the City Council Auditorium, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The agenda for the meeting was posted on the bulletin board in City Hall in compliance with the Oklahoma Open Meeting Act.

The meeting was called to order at 1:30 p.m. by David Denham

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Joan Jester
Allan Smith
Michael Logan
Darren Medders
Neil Springborn

MEMBERS ABSENT:

Deborah Jones (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Charlotte Brown, Director Community Services/Planning
Kameron Good, Senior Planner
Christine James, Interim Planning Director
Tyler Pobiedzinski, Planner I
Gregory Gibson, Assistant City Attorney
Jon Jernigan, Chief Building Official
Dewayne Burk Assistant City Manager
Sherene L. Williams Council Member Ward 7
Jon Silver 4D Construction

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

OLD BUSINESS

None.

NEW BUSINESS

2. **Hold a public hearing and consider an ordinance and resolution request from Jesus Rodriguez-Contreras for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-1 Single-Family Dwelling District to C-4 Tourist Commercial District zoning classification for the properties located at 3116 SW J Avenue, Lawton, OK, 73505 and take appropriate action as deemed necessary.**
3. **Consider approving the record plat for Lee Commerce Addition, subject to conditions and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Division. This is a proposed Record-Plat for Lee Commerce Addition. This is roughly 15.68 acres, south of Southwest Lee boulevard, west of Southwest Brentwood Boulevard. This is located in southwest portion of Lawton, over by the Scooters Bar and the Brentwood Senior Living. The proposed Plat is to split this into 2 (two) lots, one being in the northeast corner and the proposed use there is a Dollar General Store. That's the reason for this Plat and leaving the rest of the land as Lot 2 (two). The conditions listed, label the Utility Easement as Public, label Brentwood Boulevard with SW (southwest), correct the City Clerk's name and label adjacent properties outside platted boundary have all been met since this packet has been made and has been turned back in to the Planning Division. There is representation if you have any questions from the applicant, 4D Construction, they're the ones building the Dollar General to be located on Lot 1 (one).

Denham asked Kameron what about the other two recommendations from Public Utilities?

Good responded I'm sorry, yes, all the conditions have been met.

Denham stated thank you. Any other questions for Kameron?

Smith asked did we, I know we talked about it, recommendations from the Planning Commission to us and then we stopped for a while, are we re-starting that back up?

Denham responded they're recommending approval.

Smith stated I didn't read that.

Denham asked any other questions? I'll entertain a motion.

Motion by Jarvis, Second by Medders to recommend to the City Council to approve the record plat for Lee Commerce Addition **Aye:** Jarvis, Jester, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None. **Motion Passed.**

4. **Consider approving the record Replat for Lots 4, 5, 6 & 7, Block 18, Radio City Addition, subject to conditions and take appropriate action as deemed necessary.**

5. **Discuss and determine the proper zoning district classification of a crematorium use within the city of Lawton and take appropriate action as deemed necessary.**
6. **Commissioner's Reports or Comments.**

Denham stated first off thank you for the recommendations on these items. You are our source of the information and we rely on you to make these decisions so, thank you. Any other from the Commissioners?

7. **Secretary's Report.**

Brown asked so, Kameron do you have anything?

Good stated I just want to make a comment the dormitory that was supposed to go to Council was tabled until the 9th Meeting. The Mayor wanted to be there. We had to re-notice. He asked for it to be pushed back for a meeting he could be there. So, we had to send out and re-notice. The dormitory is going on the 9th of April to the Council meeting.

Brown stated and I have a couple of things, some of you got an email about our Land Use Steering Committee for Tuesday afternoon at 5:30 and then we need to schedule a Kick Off meeting with this Board. Garver will be in town next week so we're hoping Wednesday or Thursday afternoon, to schedule a meeting with this Board. So, that they can meet with you guys. If we could get a consensus on either afternoon.

Denham asked Tuesday afternoon would not be practical, I guess? Before the Steering Committee? Since 2 (two) of us at least will be on that.

Brown stated I can ask. I'm not sure. They should be in town early enough we could.

Smith asked so we're doing a meeting before a meeting? I'm not understanding.

Denham responded the actual meeting the actual Steering Committee itself is the Tuesday one.

Brown responded it's 2 (two) separate Committees. We could do Tuesday afternoon.

Good stated the Steering Committee does have a couple of the members on it. They're requesting that this CPC gets together as well, separate from the Steering Committee.

Denham responded just from the point of view for the 2 (two) people that are on Steering Committee, we would like to be as close together as opposed to multiple afternoons.

Brown stated okay, we can look at if you guys are okay with Tuesday afternoon, we'll have to get notice out.

Denham stated it's short notice for this Commission too.

Brown stated it is, we could do it if we got the notice posted today for the Special Meeting. So, if you guys would be comfortable doing a meeting?

Denham asked how long are we talking about? Thirty Minutes, an hour?

Brown responded thirty minutes to an hour.

Denham asked so we could make it at 4:30?

Brown responded yes.

Denham stated Tuesday the 2nd.

Brown responded yes.

Denham asked does that work for everybody here? If it doesn't we can reschedule. Let's go a head and shoot for Tuesday at 4:30 and that way it will save an afternoon for us.

Brown stated okay.

Denham asked anything else Charlotte?

Brown stated no that's all I have.

8. Audience Participation.

Denham stated welcome Council Person.

Williams asked I do have a question on the crematory, I couldn't hear I was way at the back, what zoning area are we talking about and which ward?

Good stated we can get you that.

Williams responded okay.

Denham stated and it's just giving them direction to bring something actually back to us with a Code. Anything else?

Brown stated real quick I'm going to get killed for this but today is Tyler's last meeting with us, so say thank you Tyler.

Denham responded Tyler you just started getting up here. Better opportunity I hope? Moving. Well thank you for all you've done and I apologize never really being able to pronounce your last name properly. Best of luck to you to you in the future Tyler and thanks again seriously for all help. I was able to sign many a Plat under his direction. I'll entertain a motion to adjourn.

9. Adjournment.

Motion by Medders, **Second** by Smith to adjourn the meeting **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis, Jester **Nay:** None. **Motion Passed.**

With no further business meeting was adjourned.