

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
March 14, 2024

Minutes of the City Planning Commission meeting held March 14, 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
 Deborah Jones
 Allan Smith
 Michael Logan
 Darren Medders
 Neil Springborn

MEMBERS ABSENT: Joan Jester (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
 Gary Brooks Housing Development Administrator
 Max Sasseen
 Glen Gatling
 Jeannine Lilly
 Timothy Diley
 Sarah Svec
 Brooke Brown
 Jervis Jackson
 Deborah Walker
 Bernita Taylor

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 to consider an ordinance request from Builders Investment Group for a change of zoning from the R-1 Single-Family Dwelling District to R-2 Two Family Dwelling District zoning classification for the property located at 1815 SW Jefferson Avenue Lawton, OK 73501 and take appropriate action as deemed necessary.

Pobiedzinski stated good afternoon, Tyler Pobiedzinski of the Planning Division. This application came from Builders Investment Group. They're the owners of Lots 21-22, Block 15, Lawton View Addition. The parcels is currently vacant and located on the north side of SW Jefferson Avenue. The proposed use of this property is a duplex, which is not a permitted use in the R-1 zoning and the current 2030 Land Use Plan is Residential/Low Density so, there's no change needed. Here's the location, as you can see it's currently vacant. Here's the site plan of the duplex that they're building, that they want to build, here's the existing zoning map, R-1 to the North, East, South, and West and this is what they're proposing for R-2 so they can build a duplex. Here's the Land Use map Residential/Low Density. Any questions?

Denham asked did you send out notices?

Pobiedzinski responded yes, notices for the Public Hearing was mailed to 32 owners within 300 feet of the requested area on February 21, 2024 and the proper notice was published in the Lawton Constitution on February 23, 2024.

Denham asked have we had any responses?

Pobiedzinski stated we have had no calls for or against.

Denham stated thank you Tyler. Any questions of Tyler before I open the Public hearing? Yes ma'am.

Jones asked Tyler did you all contact the Airport Authority? They had a Master Plan and you know you had noise, they had what they called noise cones, things like that. I just wonder how this fit in.

Pobiedzinski responded we did not contact the Airport for this.

Jones stated okay.

Denham asked any other questions?

Smith asked are there 2 (two) Lots there right now, is what it's showing are the building a duplex on 2 (two) Lots? Am I understanding correctly?

Pobiedzinski responded that is correct.

Smith stated okay.

Denham asked any other questions? Seeing none I will go ahead and declare the Public hearing open. Anybody that would like to come and speak for or against this item please approach the podium. Seeing no one approach I'll go ahead and close the Public hearing. Members of the Commission what's your pleasure?

Motion by Smith. Second by Logan to recommend to Council the approval for an ordinance from Builders Investment Group for a change of zoning from R-1 Single-Family Dwelling District to R-2 Two-Family Dwelling District zoning classification for the property located at 1815 SW Jefferson Avenue Lawton, OK 73501 **Aye:** Busse, Jarvis, Jones, Smith, Medders, Logan, Springborn, Denham **Nay:** None. **Motion Passed.**

- 3. Hold a public hearing and consider an ordinance and resolution request from Arkeketa Enterprises, Inc for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-4 High-Density Apartment District to C-5 General Commercial District zoning classification for the properties located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501 and take appropriate action as deemed necessary.**
- 4. Hold a public hearing to receive any citizen recommendations or concerns for the upcoming FFY 2024 Annual Action Plan (AAP) and approve a recommendation of a draft version of the FFY 2024 AAP that includes Public Service Organization (PSO) Funding recommendations and Policy Manual changes.**
- 5. Commissioner's Reports or Comments.**
- 6. Secretary's Report.**
- 7. Audience Participation.**
- 8. Adjournment.**