

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
February 15, 2024

Minutes of the City Planning Commission meeting held February 15, 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
Allan Smith
Michael Logan
Darren Medders
Neil Springborn

MEMBERS ABSENT:

Joan Jester (excused)
Deborah Jones (excused)

ALSO PRESENT:

Madison Aust, Recording Secretary
Charlotte Brown Director Community Services/Planning
Kameron Good, Senior Planner
Christine James Interim Planning Director
Christina Ryans-Huffer, Planning Administrative Assistant II
Tyler Pobiedzinski Planner I
Gregory Gibson City Attorney
Jon Jernigan Chief Building Official
Dewayne Burk Assistant City Manager
Chris Boyd CBDL
Spencer Brown CBDL
Brian Booker Properties LLC

2. Establish Quorum

7 (seven) of 9 (nine).

3. Verify posting of meeting

The meeting was posted on February 13, 2024 at 11:54 am by Mandye Gillespie.

4. Consider approving the minutes from November 16, 2023, regular scheduled meeting

Motion by Smith, Second by Logan to approve the November 16, 2023 regular scheduled meeting minutes as written **Aye:** Busse, Jarvis, Smith, Medders, Logan, Springborn, Denham **Nay:** None. **Motion Passed.**

5. Consider approving the minutes from December 07, 2023, special scheduled meeting.

Motion by Jarvis, Second by Logan to approve the December 07, 2023 special scheduled meeting minutes as written **Aye:** Jarvis, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None. **Motion Passed.**

6. Consider approving the minutes from January 11, 2024, regular scheduled meeting.

Motion by Smith, Second by Logan to approve the January 11, 2024 regular scheduled meeting minutes as written **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None. **Motion Passed.**

7. Consider approving the minutes from January 25, 2024, regular scheduled meeting.

Motion by Springborn, Second by Logan to approve the January 25, 2024 regular scheduled meeting minutes as written **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None. **Motion Passed.**

NEW BUSINESS

8. Consider approving the record replat for Lot 2, Block 1 Fire View Addition and take appropriate action as deemed necessary

James stated good afternoon those of you who don't know who I am, I'm Christine James, I'm the Internal Auditor for the City Of Lawton and I'm helping out and so I am also the Interim Planning Director, for temporarily, I won't say unforeseen future, I'll say temporarily. Today we're bringing back to you the re-plat of Fire View Addition. Just as a recap, this plat is located at the southwest corner of Northwest Quanah Parker Trailway and 67th Street. The original Fire View Plat was approved in 2007. The plat contained approximately 12 (twelve) acres and it was divided into 3 (three) lots. If this looks familiar to you it is, the Fire View Re-Plat was approved by CPC back on December 7th of 2023, it was scheduled for City Council for January 9th but was pulled, Legal had a question regarding the interpretation of City Code Section 21-1-102. After some discussion and a few revisions, we're back here to you today. There were some changes to the plat so, that's why we have to come back and get your approval again. This is the original plat back from 07 and this the updated re-plat. The re-plat contains approximately 4 (four) acres and Lot 2 (two) is divided into 3 (three) lots so, 2A, 2B, and 2C. The current zoning are C-4 and C-1 and with Lots 2A and 2 B being C-4 and Lot 2 C being split C-4 and C-1. The existing Laugh Out Loud building is split between 2A and 2B. There is a required 2 (two) hour Fire Wall on that Lot line so that does make it eligible to be split. The changes from the re-plat that you guys approved in December to now is that the sewer line easement use to go along the north side with the access easement that has now been moved to the south and there has been a note added to the plat stating that a no direct sewer main access, private provisions are available. So, I'm open to any questions.

Denham asked any questions for Christine? Thank you welcome back.

James stated no problem, thank you.

Denham stated alright I will entertain a motion.

Motion by Smith. Second by Jarvis to recommend approval to the City Council for the record replat for Lot 2, Block 1 Fire View Addition **Aye:** Smith, Medders, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None. **Motion Passed.**

9. Consider approving the record plat for Cache Road Shopping Center; subject to conditions and take appropriate action as deemed necessary

Good stated good afternoon Kameron Good, Planning Division. This is a record plat located west of NW 40th Street, north of NW Cache Road. This is containing about 10.62 acres and will be divided into 3 (three) lot. This is currently unplatted land. It is zoned C-5. The property has been split more than 3 (three) times since 1963 and that's why we're platting it now. The owners are wanting to split it into 3 (three) lots, as you can see in the visual aid. Lot 1 (one) will contain the existing strip center, Lot 2 (two) is the lot next door to the east and Lot 3 (three) is the vacant field on the back side which is about 6.7 acres. There is currently 2 (two) conditions listed as the

recommendations for the approval of this, which is to change a book and page that is listed on there and then Public Utilities has requested an additional 10 (ten) feet of waterline easement on the west side of the existing 5 (five) foot waterline. The visual add that you are seeing now already has those changes updated it was submitted to us earlier this morning, so both of those conditions have already been addressed but prior to that being sent to us those conditions were there. So, our recommendation is to make those as a listed conditions, staff will then confirm that those conditions were met on our later review and we'll still take it to Council with the changes.

Denham asked so our motion will need to be subject to conditions.

Good stated correct, with the 2 (two) conditions listed are the 10 (ten) foot easement and the correction on the book and page.

Denham asked any questions of Mr. Good? Hearing none, I'll entertain a motion.

Motion by Jarvis, Second by Smith to recommend approval to the City Council for the record plat for Cache Road Shopping Center subject to conditions **Aye:** Medders, Logan, Springborn, Denham, Busse, Jarvis, Smith **Nay:** None. **Motion Passed.**

10. Consider approving the record plat for Bulldog Subdivision and take appropriate action as deemed necessary

Good stated so this one may look familiar to you as well, this has been previously brought to you, to the City Planning Commission on August 24, 2023 and accepted by Council on October 24, 2023. The record plat was not filed within 60 (sixty) days, which is required by City Code. That's why it was brought back to us and upon further review there was some corrections that needed to happen to the plat, those have been addressed. So this is a record plat for the Bulldog Subdivision, it's to split a Parcel of land into 2 (two) separate Lots. 1 (one) being the existing pharmacy on the north side, the south portion is wanting to be split off for a parking lot to go to the Children of Joy Learning Academy. There was a sewer easement required for Lot 2 (two) to get them the access to public sewer and that was granted to them by the Daycare on the southern portion already filed book and page 9417, page 240 and again this was already brought to you, you recommended for approval on August 24 and already approved by Council they just did not get it filed within the 60 (sixty) days.

Smith asked did the owner not get it filed or the City Council not get it filed?

Good stated correct, it's on the owner to file that.

Denham asked any other questions for Kameron?

Motion by Smith, Second by Logan to recommend approval to the City Council for the record plat for Bulldog Subdivision **Aye:** Logan, Springborn, Denham, Busse, Jarvis, Smith, Medders **Nay:** None. **Motion Passed.**

11. Commissioner's Reports or Comments

None.

12. Secretary's Report

Brown stated Council did approve the Code change that we brought to you guys for the Knuckles for the subdivision, so that will go into effect, actually I think next week, that will be 30 (thirty) days from the date of that approval and like Christy said she is the Interim Planning Director for the time being, just helping out so that I can put my face in other places that need attention.

Denham asked will she be taking your chair during these meetings?

Brown stated no, we decided that I would still hold all the Chairs but she's available for questions and any concerns that anybody has.

Denham stated very good.

13. Comments from the Public

None.

14. Adjournment

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

With no further business meeting was adjourned at 1:43 pm.