

MINUTES
CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
March 2, 2023

Minutes of the City Planning Commission meeting held April 13, 2023, 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. David Denham

ROLL CALL

MEMBERS PRESENT: David Denham
Deborah Jones
John Jones
Neil Springborn
Michael Logan
Ron Jarvis

MEMBERS ABSENT: Shelli Fox (unexcused)
Darren Medders (excused)
Allen Smith (excused)

ALSO PRESENT: Madison Aust, Recording Secretary
Gregory Gibson, City Attorney
Kameron Good, Senior Planner
Tyler Pobiedzinski, Planner 1
Cindy Augustine, Real Properties Administrator
Christine James, Director of Parks and Recreation
Michael Glaze-Lyle, Parks Supervisor
Gary Brooks, Community Services Administrator
Kim McConell, The Lawton Constitution

2. Verify posting of meeting

The meeting was posted on April 10, 2023 at 1:00pm by Tammy Branstetter

3. Establish Quorum

BUSINESS

4. Hold a public hearing and consider an amendment to Chapter 21, Lawton City Code, 2015 that amends Section 21-5-209, Chapter 21, Lawton City Code, 2015, by designation the required distance a residential estate subdivision can be away from a publicly dedicated sewer main before they are no longer required to connect to the publicly decided sewer main, providing for severability and allowing floor amendments

Denham asked Kameron you tackling this one?

Good responded yes sir. Yes, exactly what the title says this is the proposed code change. Currently if you would like to be a residential estate zoning, and you want to subdivide that land you are required to connect to any publicly dedicated sewer main if it's within half a mile. We currently have somebody that is residential estate zoned and they are wanting to build a second house on their property, which would require them to then subdivide that into two separate parcels. They already did the subdivision and it's the Hunt Addition. They are required to connect to the sewer line because it's 500, roughly feet away, and it's a 21-inch sewer main, which is a hefty line, it's very big expense just to build one home. And so, with this code change that's proposed, depending on how many single family dwellings you would want to build would determine that distance required. So, all the way up to that 1/2 mile. And these numbers were proposed by the Public Utilities Department to equal out cost for a septic tank versus linear footage of a sewer main. Those are numbers provided by the Public Utilities Department so that's how we calculated up these distances and the number of dwellings that it would take to kick in that requirement.

Denham asked any questions for Kameron?

John Jones stated I have one, Kameron does this just apply to new subdivisions and how does this doing to work with existing subdivisions when you extend sewer lines out.

Good responded So this is only applying to a subdivision when it's a residential estate zoned property.

John Jones stated describe definition of that to me.

Good responded I provided in the background of the AIC what the residential estate district is, what the minimum lot width and intensity of use, their lot depths. These are intended to be bigger lots, their minimum of 1 acre size. We only have one residential estate zoning in town, and it is this one. We took a rezoning in front of you guys last year to then rezone that property, went through council it was accepted as the first residential state zoning in the city.

Denham asked is this the one off of Skyline Drive?

Good stated it is southeast Skyline.

Denham stated yeah, that's off of Gore.

Good stated south of Lee.

Denham responded south of Lee, right right, right.

Good stated they also had to do the subdivision and that is the Hunt Addition. And they're just taking their one tract of land, turning it into two separate parcels to build a separate home for a family member. And so that's when this requirement of connecting to a sewer line for that new house was found under the residential state sewer public improvements.

John Jones stated okay one more question, when you get to an area where the city sewer line does not work because the subdivision elevation is below the city sewer main. Can they use septic tanks?

Good responded it's stated in the ordinance that in that section of code of it, If you can't do it, if you cannot connect due to elevation that would have to be waived by, currently it says City Engineer, we are changing that to Director Of Public Utilities. And so, if it isn't feasible then the director of Public Utilities would then be able to waive that requirement.

John Jones stated thank you.

Good responded yes, sir.

Denham stated in this case it's 500 feet.

Good responded Yes, Sir. It's just under 500. So, it gets it down about 400 foot minimum for a two-family dwelling. So, if they were to ever add a third family or dwelling there, which their tracks of land aren't big enough to do so they're limited with the zoning to a minimum of 1 acre. This, they're just barely meeting that requirement. There isn't room for them to add a third dwelling as this zoning, but yes, it's just under 500 feet for this instance. OK, well, this right here is just to amend the code itself, but I just want to give you a little background why we brought this code change to you.

John Jones stated okay, one more question, this means in this case the 21-inch sewer line to be extended they can't tie on, they can tie on they must extend the 21-inch line out.

Good stated they would have to tie-in to whatever sewer lines available within that distance. Depending on the size the size that they put in the ground would just have to be the minimum required. The line that they're connecting to that doesn't matter what the size of that line.

John Jones responded so they would have to run half a mile.

Good stated as the code stands now, if one house went in and they were within that half mile distance, they would have to run a sewer line all the way through the

John Jones responded now we're talking about a few hundred feet.

Good responded if there was one family, one house 1 to go in another residentially zoned and they were as instance right now 500 feet away now they would not be required. They would be able to move forward as a septic system as of and the septic system would still have to leave all the other ODEQ permits and stuff like that.

DRAFT CPC Minutes

April 13, 2023

Denham stated good questions, anything else? So at this time, I'll go ahead and declare the public hearing opened or see if anybody would like to speak for or against this amended change to code seeing no one approach I'm going to close the public hearing. Members of the Commission what is your preference?

John Jones stated move for approval.

Motion by John Jones, **Second** by Logan, to approve the amendment of Section 21-5-209, Chapter 21, Lawton City Code, 2015. **Aye:** John Jones, Jarvis, Deborah Jones, Logan, Springborn **Nay:** None Motion Passed