

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
January 11, 2024

Minutes of the City Planning Commission meeting held January 11, 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 1:33 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Deborah Jones
Michael Logan
Ron Jarvis
Neil Springborn
Allan Smith
Darren Smith
Melissa Busse

MEMBERS ABSENT:

Joan Jester (excused)

ALSO PRESENT:

Christina Ryan-Huffer, Recording Secretary
Kameron Good, Senior Planner
Tyler Pobiedzinski Planner I
Gregory Gibson City Attorney
Dewayne Burk Assistant City Manager
Gary Brooks
Kim McConnell Lawton Constitution
Leon Reynolds
LeAnn Enderle
Bernita Taylor
Arthur Thomas
Jerica Taylor
Casey Robinson
Kim Johnson
Spencer Brown
Mike Brown
Taron Epps
John Dunaway

2. Establish Quorum.

8 (eight) of (nine).

3. Verify posting of meeting.

BUSINESS

4. Hold a public hearing and consider an ordinance and resolution for the property located at 10925 SW Bishop Road, Lawton, OK 73505 to consider a request for a change of zoning from the Temporary I-4 Heavy Industrial District to I-4 Heavy Industrial District zoning classification and amending the 2030 Land Use Plan to include the parcel as part of the Industrial land use classification and take appropriate action as deemed necessary.

This item was stricken from the agenda.

5. Hold a public hearing and consider an ordinance and resolution request for the property located at 1201 SW C Ave, Lawton, OK 73501 to amend 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-1 Local Commercial District zoning classification and take appropriate action as deemed necessary.

6. Hold a public hearing to consider a request for a Use Permitted on Review to allow a dormitory-style shelter for homeless youth located in a Public Facility (P-F) district. The request is located at 714 SW 45th Street, Lawton, OK 73505 and take appropriate action as deemed necessary.

Good stated yes, Sir. This is located in the Country Club Heights subdivision off of 45th Street Lot 7 of Block 2. Here's the aerial showing the existing structures on the site. This is the existing dorm gymnasium that will be remodeled for this proposed use with the appropriate parking and landscaping. The current zoning is Zone PF, which this use will be a Use Permit On Review. You have the current PF zoning to the north, the R-1 to the West and South and the R-4 to the east. The proposed remodel, as you can see in this rendering, would remodel the existing building for S 212 and then the one on the left is the master plan that they hope to expand into eventually. The current Land Use is Public as well and they have representation here if you have questions for them. This was noticed to 51 property owners within 300 feet on December 20th

and posted in the Lawton Constitution on December 26th. We did not receive any phone calls for against it, but I have been made aware of a petition that was recently submitted to the City Clerk's office and we will have to verify whether that meets the requirements over the percentage of the 300 feet and if it does meet that requirement, then it would require a super majority at the City Council to pass this.

Denham stated yes, ma'am.

Jones asked Kameron, is it possible for us to see the petition? I mean, I oh, OK. OK, just wondering how many. No, I'm not. I'm not.

Good stated the Planning Department was not made aware of it until just now so.

Jones stated I was just curious. Thank you.

Denham asked how many signatures were on there, did you see?

Good stated I'm not sure I'll have to.

Denham stated OK. Thank you.

Good stated and again, when it comes to the requirements of the Super majority what matters is the 300 feet ownership list and the percentage of those signatures that are within that 300 feet.

Denham asked and are they residents or property owners?

Good stated property owners.

Brown stated there are 46 (forty-six). I just got them to e-mail it to me. There's 46 (forty-six) that have signed the petition.

Denham stated that's almost 50 (fifty). All right. Any questions of Cameron before I open the public hearing? All right, at this time, I'll go ahead and declare the public hearing open anybody like to come speak for or against this? Please approach them. OK, go ahead and state your name and we'll need you to sign in. Name, address all that good stuff.

Reynolds stated my name is Leon Reynolds. I live at 734 SW 45th Street. Well, we are against not everyone on this list is not 300 feet from the school fact, but this does affect everybody in Lawton Heights Country Club Heights. So, when the main part is like. The only traffic we have in and out of our community goes to and from the daycare center. We have no lights, street lights on this street. We've also tried to talk to the city about getting speed bumps because when you come around the curve or when you're coming down 45th St. traffic is crazy sometimes. I stay right next door to the church. We, me and my neighbors, we put out cones for our children to play because we also don't have any sidewalks. The police has pulled up and told us to get the cones out of the way. Tell the children to go to the park and play so a lot of the people in the community do not want this to take place because what is it going to help us or hurt us? Because do our property value go up or do our property value go down? Do our property taxes go up or do our property taxes go down? So, we already can't get any help already as it is and you're going to add more traffic and the people don't want it. So, we get a notice at the last minute. You give us a December 22nd. I received a letter during Christmas time, New Years. You only have

two weeks. In two weeks. I got almost 50 signatures. I'm pretty sure if I would had enough time, could have got more. She stays right next door. Right across the street. Mailbox get torn up. Traffic is crazy. We don't want it.

Denham asked who did you speak to about the speed bumps the city? Or did you? That's something you need to take up with your Council person. They have these temporary speed bumps they can install in your every ward has access to them.

Reynolds stated me and my neighbor next door. We had called the City and you know you sometimes when you call you kind of get the run around, and that's basically what they had gave us the run around. Then nobody says like actually who to talk to or like what steps actually needs to be taken because they're doing 40 to 50 through the residential easy.

Denham stated I would recommend you A discuss this with your Council person and B the police since they're obviously talking to you about the cones to sit there and monitor the speed limits as well, seeing how this is a daycare there and all that other good stuff and talk to the Traffic Division there.

Reynolds stated I couldn't tell the police that. You know like.

Denham stated have your Council person do that then.

Reynolds stated The police. Hey, you sit right here, and you know. I couldn't say that.

Denham stated yeah, well, that's the process. So, I'm just saying. I appreciate your point.

Reynolds stated the kids really having nothing to do. You know what I'm saying? So, if anything, you going to take the dormitory why not make it into a Community Center where the kids can have. You have three schools within one mile of the church. There's nothing for the children to do. There's literally nothing. So, when you have bored teenagers, what happens?

Denham stated OK, Mr. Reynolds, we'll need you to sign in on that sheet there too, please. OK. OK, alright. Thank you very much.

Enderle stated my name is Leanne Enderle. I was talking with Leon because he posted it on our Facebook page and he says, am I the only person that got this letter? Saying that he was 300 feet from it, and I said yeah, I got one because I'm right across the street from the driveway that goes into that school, which is now a church. I don't live in it currently. It is a rental property, but I do own it. And I go over there frequently either to collect rent, do repairs, yada yada yada. And I have had my mailbox there, brand new one that I put in knocked down twice by people coming in and out of there delivering goods. I've had to go over to the pastor, talk to them. They replaced it once and because they finally found out who did it, and they replaced it. And the second time I just I just gave up. Because then this came. And so it's like, great, now, you know, we're going to have even more people running over my mailbox as they back out and in as they're fixing up and turning that Gymnasium into a dormitory. Now looking at the plan that he had, it looks like they're going to maybe add another entrance or exit. I don't know if you could go back to that one or not. That might help my mailbox but as we went around and talked to the neighbors. Some people said yes, they got this, and they wanted to sign it. A lot of people said that they did

not get this, but they did not want more traffic in the neighborhood, and they did not want a place for the youth, the homeless youth to live. Because, you know, that's all they said was homeless youth. So that could be anywhere school age. So, from 5 to 18 and again, all we can think of is all we're going to need is have a whole bunch more homeless boys or girls walking to and from down that street to go get stuff at the store or whatever. And then the first house that they're going to get to on that side of the street on the east side of 45th Street is Mr. Reynold's property, and he has a landscaping company. He's got lots of equipment and he's afraid now he's going to have to have everything locked up because people are going to try to cut through his backyard and property so they can get down to the neighborhood market on 38th and Lee because that would be the quickest way to go through is through his property. Yeah, it looks like they're going to add another entrance there. So that would be right next door, right next door to his vacant lot that he's also bought, that's right next to his home where he keeps all of his equipment. We just don't feel like that would be a good place. I don't know if you've got a pointer that can point to just the end of that place to show where Mr. Reynolds house is.

Denham stated it's #9.

Enderle stated the first house south, that's his right there and that vacant lot next to it, all of that is his.

Good stated that would be Lots 5 (five) and 6 (six).

Denham stated Gotcha you.

Enderle stated and then I'm just right across the street, I don't think, it doesn't show the driveway.

Good asked are you more up on the west side of it? That's it.

Enderle stated I'm right across street. Yeah, I'm right there.

Denham asked how's that going here or up here?

Enderle stated and again, it didn't say much more about would there be 24 hour policing or adult supervision? You know, as these homeless children live there and sleep there. How many children are there going to be? There was just not enough for us to get good vibes about it. All we got was. Not only no, but hell no.

Denham stated that will probably be discussed here after a bit I have a feeling.

Enderle stated and so that's why we got the petition going. We only had a couple of decent warm days that we walked around and got signatures. Otherwise, we probably would have got more and all we did is we just went up and down 45th and then went around to 46th Street because that turns in up there on G Avenue. We just kind of went right in that neighborhood.

Denham stated very good.

Enderle asked so you want me to sign on this?

Denham stated yes please.

Brown stated and just so you're aware, your Council person is Linda Chapman, and her contact information can be found on the website.

Denham stated and it was Mrs. Enderle. Thank you very much.

Enderle stated Enderle..

Denham stated thank you very much.

Enderle stated thank you.

Denham asked anybody else willing to discuss this item please approach. Thank you.

Taylor stated yes, my name is Bernita Taylor, and I am the owner of My Community Development and Resource Center, which is housed in the building that is Saint James Baptist Church. My husband is the pastor there and we have run this. We have been in the neighborhood since 2011. We have done many activities. We have a daycare there; we have a community garden there. We have a Teen program there. We pick up teens from every high school in Lawton and bring them there. We feed them dinner and we take them home. We have an adult program there as well. Where we help the entire family in that one location. We do have fencing around that area that runs down 45th Street and to the east we have fencing there so that no one can walk through that area. What we are proposing and building this building it will, it has been approved by McMahon, \$550,000 will go into building this property. It will be state-of-the-art. It is not going to bring devalue the property, it will have its own interest and it will have more parking space. It will service 10 (ten) to 12 (twelve) boys ages 13 (thirteen) to 17 (seventeen). They will be supervised 24/7. They cannot walk out the house and go up the street, down the street or anywhere. They must be supervised 24/7. There will be cameras inside and outside the building as there is now already cameras inside and outside the building. There will not be extra traffic because we will have the van that will transport them, so there will not be more traffic there.

Denham asked what about school hours are they, the van take them to and from school?

Taylor stated the van will take them to and from school. They will be in our Teen program where they will learn life skills that we are connected to Cameron and Great Plains Technology. We are part of the STEM consortium, and we have much support from the Minister Alliance and many, many, many organizations who are part of the Lawton Housing Task force which I am the lead of. I'm also the lead over 17 counties for continuum of care to combat homelessness. These boys that we're talking about are not vagrants. They're not. These are boys who need a place to stay and be safe and secure so that they can have all of the privileges that we can provide for them to give them a productive way into adulthood, we're trying to give them a pathway into adulthood.

Denham asked are they Local youth or?

Taylor stated they are local youth and our Lawton public school systems, which has over 1000 kids who are homeless. We are trying to help 10 (ten) to 12 (twelve) of those.

Denham stated thank you and we'll get you to sign in too, please.

Smith asked I've got one more question like how much turnover do you have in that? Just not that it really matters, I'm just curious.

Taylor asked turnover of which one?

Smith stated of like with boys.

Taylor stated with boys we have.

Smith asked it just boys or boys and girls?

Taylor stated this is going to be all boys because we do have Parker Point that serves girls and we do have Next Step that serves just girls. We have nothing that services our teen boys at all.

Denham asked so you have no even information or records yet on turnover because it doesn't exist.

Taylor stated no, it doesn't exist. Yeah, there's no place for them.

Smith stated gotcha. Thank you.

Spencer Brown stated hey there, my name is Spencer Brown and I'm the founder of S 212. I founded it my junior year in at Eisenhower High School, which was 2017. The goal has always been to provide a sanctuary for the less fortunate who are enrolled in Lawton public schools. I myself had peers and teammates. I was a baseball player at Eisenhower who experienced homelessness, and it struck a chord with me, and I truly think that this community deserves something like S 212 for these troubled youth to have a pedestal to stand on and allow them opportunities to succeed, just like I got. So, I completely understand some of the issues that were brought up and maybe might could help some of the traffic issues that they've brought up. And I'm sure that if y'all came to a board meeting, we would love to talk about that and see if there's any way for us to help out in that regard. However, I don't necessarily think that this project is going to cause any of those issues to become worse, like Miss Bernita said, it's going to be one single van bringing boys to and from school back to the shelter. There's going to be 12 (twelve) boys ages 13 (thirteen) to 17 (seventeen). And they will be supervised 24/7 by a counselor there at the shelter as well.

Denham stated thank you.

Thomas stated my name is. Excuse me. Arthur Thomas Junior. I am the Associate Pastor at Saint James Baptist Church and all the maintenance and in any other of the operational details, I will be aware of, I'm not aware of any mailbox that we have fixed since we've been resided in that area. We have did nothing but built up that area while we're there and the churches has nothing been nothing but a beacon and a light to the community while we're there. We have did a whole lot of things within the Community and then the outreach with Quest Ministries has did nothing but really expand and helped out the community and as well as increase the property value so with all these things that we're going, we will moving forward with doing. It's not going to downgrade the community. We are just here and we're going to do some more Kingdom building and then just go out through Lawton and praise God and just do the great things that we're supposed to do as children of God.

Denham stated thank you, Pastor Thomas.

Taylor stated hello. Hello, my name is Jerica Taylor. I stay on G am like more than the 300 limit. But I do have some questions. I'm a single mom with two teenagers. I don't know any teenagers that like to be cooped up 24/7. Watch 24/7. Just it's not possible and so what you're saying that you're going to have them under 24/7 surveillance? Sounds more like a jail to me and so even with them being in the situation where they're locked up 24/7 what's to stop them from wanting to get out what's to stop them from not getting on the bus and going to the school and walking, which is going to be them passing by my house because I have all the Eisenhower kids passing by my house and also that area that she mentioned, that area is not fenced in. That area behind around the church is not fenced in. It's not completely fenced in, so you're still going to have, unless you're going to fence it, you're still going to have it to where people can walk through, because that's what constantly happens. People walk from that area back behind his house. So, we still have to deal with all of those situations. So, you're going to you're telling me that you're going to keep these teenagers cooked up 24/7 from 13 to 18? Not let them out. They're not going to have any freedom, just what you allow them to have. And they're not going to go more than 300 feet, which is going to be towards my house. That just doesn't make sense to me, it doesn't sound like reality to me. I have a 12 year old daughter and a 17 year old son, it doesn't sound like reality to me. And then if they're working because you should teach them to work because you have to work to be able to provide for yourself, so they're going to start working. So are you going to ride them to work and back. OK. So, you're going to write them to work them back. So still, they're still in jail, it just doesn't make sense to me, to me as a mother, as of as a mother of a two teenagers. I don't see it but yeah, that's all I have to say.

Logan asked can I ask a question? And I want to direct it toward Mike. My question would be what security measures are you, can you guarantee if there's a such word to the community? I don't know if this is an appropriate question to ask or not but dealing with law enforcement myself and having to establish different security buildings and communities, I do understand the concern of this community. What security measures can you provide for them if this goes whatever, what can you provide to that community to assure them the safety?

Taylor stated so when we. So, when we say that they are going to be supervised 24/7, that does not mean locked up. They are going to be supervised. They'll be going on field trips, they will be going to work, they will be going to school, they will be going, they will be having people come in, the KAPPAs are going to be their mentors. They will have not only have a licensed counselor as the as the clinical director, but they will also have two managers, there will be 3 (three) supervisors that are on shift. All, all three, all three shifts 24/7. There's a visitation room, so we can try to get reunification with the parents. There's a counselors office for the parents and the families. So, it is a family oriented center. But to let the Community know that they won't be able to just walk away and things like that so that they don't have to, they're not going to walk to and from school. They're going to be picked up because we, the goal is to be a subsidy of DHS and we have to follow all DHS state rules just like we have to do for the childcare that we have there.

Denham asked Mrs. Taylor what is the selection criteria to identify these 10 (ten) to 12 (twelve) youth?

Taylor stated the selection criteria we will work with DHS and Lawton Public Schools to identify these students that are homeless into in the many veto program. They can't have violent any violent records or chemical criminal records or anything like that to be in our home, we actually can screen and say who can come in and who cannot come in because we have the daycare there. We are not going to not only keep people from being from being in a dangerous situation in the neighborhood, but especially in the daycare which is right next door to this.

Denham stated thank you. Any other questions while Miss Taylor's here? She's not going anywhere. But anyhow, at the microphone.

Jones asked I'm sorry, I did have a question. The way I understand it, ma'am, you have a number of programs operating in this building right now.

Taylor stated yes, ma'am.

Jones stated and so for, let's say, a normal day of seven to five or seven to six. This building is occupied with other services, it's not just this service, it's to daycare and the counseling so.

Taylor stated we have approximately 100 kids per day.

Jones stated okay so that there's a number of activities going on all day and so it's not just this you know.

Taylor stated No, ma'am.

Jones stated okay I just want to make sure.

Jones stated okay.

Dunaway stated good evening. My name is Bishop John Dunaway. I am the President of our local Lawton Ft. Sill Interdenominational Ministry Alliance. You heard Miss Taylor speaking and say that the ministry alliance and the churches all we're in agreement with this effort and I personally in agreement also. I'm a retired 20 year combat veteran. I also worked in corrections for about five or six years. I'm retired from Cameron. For 18 years in Cameron, I work with the trio program, which is a program which serves low to moderate income families and 1st generation families as well. This program mirrors a lot of what I did as a corrections officer, and with Cameron in working with families that may be in a position in life. Where they need some help and some support, especially to get the families back on track and to get the young people back on track. And that's what this program is, it mirrors that well. So, I'm in support of that as well. My wife works for the Might center, my son-in-law works for the Might center as well and Miss Taylor's trying to get me to work for Might but that's not going to happen at this stage in my life. But I am very much in favor of this, I think we all recognize that in, in Lawton, Fort Sill and Southwest Oklahoma, we do have some issues with homelessness, and I think that this is a positive way that if we give this program a chance that we could perhaps solve some of those issues because when I worked in trio programs, I'd say that in particular I first I was first hand eyes on families getting turned around, we heard that she said that it gave an opportunity for families to be reengaged again. And how great is that that would happen rather than. We would have continuous year after year. Some of our young men who perhaps could have an opportunity

to get some positive direction again in life, get some positive encouragement in life as well, and get reengaged back with their families. I would hate that we would not support this program for that to happen, I could tell you stories and I'm sure that Mr. Logan can as well. He and I are very familiar with the other with each other, and he and law enforcement as well. So, I've seen that in the prisons. And lastly I've seen it even today because I'm a chaplain with our Police Department, so I'm very much in favor of this and I hope that you would give it a chance. Thank you.

Denham stated thank you, Bishop. Sure, let him finish signing in and we'll let you come back. Thank you.

Smith stated while he's signing him before, if you'll just talk to your Councilman about those speed bumps as well, I think it's a quarter of a mile as long as your street is over 1/4 of a mile. And I think they'll put in one or two. We've had. We've had some put in.

Reynolds stated you can go back. When you look. When you come up that curve come around.

Smith stated yes, that's what I'm that's what I'm saying. You're.

Reynolds stated that curve and also coming down 45th Street. 45th, all the way around to G.

Smith stated right. But if you'll talk to your Councilman and kind of tell him if he's got any questions. My name is Alan Smith. He can call me. I'll kind of put him on the right track. We just had some put in East Lake addition, so.

Reynolds stated okay.

Smith stated so I'm kind of familiar with.

Reynolds stated understood. My question is this, so I have nothing against the children, and I love the children, and everybody needs help. I've dealt with a lot of children, and I have pools, bikes the kids come to my house, play, they get snacks. I love the children. Now with this amount of money which they're getting, and with all of the dilapidated buildings in Lawton, in hotels, why not convert one of those and do more than 10 to 12 boys? You see what I'm saying? Because you can get one of these hotels that's run down or one of these empty buildings. Renovate those and now you can do 20 to 30 boys. They still have the same use.

Robinson stated good afternoon. Hello, my name is Casey Robinson.

Denham stated I'm sorry.

Robinson stated Casey Robinson. OK, I'm short. I'm sorry.

Denham stated you can bring that down.

Robinson stated all right. Not only do I go to the church, I have worked at Might Community Resource Center. I am a member of that community. I stay on the 49th Street Block. I'm also the youth coordinator at the church. I've also helped with the coordination at the church. I understand their concerns, but we have some teens just walking around doing nothing. So, we I think we need to think about the kids. I understand what you're saying. I understand what you're saying

about the hotel but also we already have things in place that's on that same site. If we go get another site that's far away from the help that's already there, then that would be more money being put on other counselors and everything else. So, what I'm saying is we have, I'm, I'm also the youth director at the church. I got a lot of hats.

Denham stated sounds like it.

Robinson stated helping is what my first lady at Saint James do, and the Might Community Center together. So, if they can only help 12 (twelve) to 15 (fifteen) at a time so that they can get a grip on this program. Who's to say they can't get a hotel, you know, in in future years or another building in future years but they need to start in the neighborhood where they already have the help, so, but as a member of the church, a worker at Might and a community member, my house is there. We have a lot of teens walking around whose parents have to work or who parents left them. So if we have some people that's trying to start in a place that's already there, I think we should give them a chance to do that.

Denham stated thank you, Miss Robinson.

Robinson stated and I also worked at the county, and I was a certain member at Wackenhut.

Logan stated let me see your move.

Enderle stated again, my name is Leanne Enderle, I have another question for Miss Taylor. She first said that there'd be no more traffic there would just be 1 van that would go take in the school in the morning and then bring them back. And then when we started talking about it, sounds like it's going to be a prison or a jail for them because they going to have 24 hour surveillance and they're going to be almost like locked down right there. So then she comes back and changes things around and saying there's going to be supervised but then, oh yeah, they could get a job and they could go on these field trips and stuff like that. And so, yeah, then that means just like we were saying, there's going to be more traffic coming in and out. There's already enough traffic we don't need any more traffic. and I just feel like they put the cart for the horse. They did not let the people in the neighborhood know that this was an idea that they wanted to do and if they had our backs on it? No, they get the grant or whatever and they get all these millions of dollars at only house 10 or 12 youths, and I just think it's totally wrong.

Denham asked is there a question?

Enderle asked and so my question is, is how many of those signatures within that 300 feet do we have to have before that shoots this down as a disapproved by the neighborhood community?

Denham stated doesn't necessarily shoot anything down, it just means that if it does pass, it has to pass by a super majority of the City Council. What is the percent?

Brown stated so David I actually just pulled up the Code section that talks about the protests and it's actually specific to the rezoning piece, not a Use Permitted On Review and we're discussing A Use Permitted On Review for the property but the protest that section of code is specific to rezoning not a Use Permitted On Review.

Denham stated so that means basically the petition really doesn't apply in this situation. Now it still has effect on us. It will still have effect on council before they make final decision, but apparently it is not part of the UPO, Use Permitted On Review process. But you are being heard.

Jones stated Council will also display am I right Charlotte, the petition and what lots protested where you know.

Brown stated yes, we will still. Yeah, we will still provide them with the map and all of that, it just won't have to be a super majority of the vote.

Enderle stated I just got a little bit upset when I was looking over the minutes in in, in your little packet and there wasn't that petition there that we had submitted 3 days prior. Like it said, it had to be done and you guys weren't aware of it and we're going, oh, they're trying to sweep this under the rug and pass it without hearing.

Brown stated yeah, the city clerk's office just brought it to me. They thought we were already aware of it. They didn't know.

Enderle stated how would they know. They have to give it to you.

Brown stated yes.

Enderle stated like the left hand doesn't know what the right hand is doing.

Browns stated so we do apologize for that, but we do have it and we will still go ahead and create the map showing who signed it and where they fall within that 300 feet and we will present that to Council as well as part of it that we did have some complaints from the neighborhood against the this the situation. So, we will present that.

Enderle asked you know about will you know about that before?

Jones stated and the minutes.

Enderle asked will you know about that before you make your final decision?

Jones stated we do know.

Brown stated so City.

Enderle stated no, no, you won't know yet. Yes, you just got that of who lives where that signed it?

Brown stated so we will provide that to Council, so City Planning Commission is just a recommending body Council still makes the final determination, so there will be another public hearing you will receive notice again, so we will before we take it to Council, we will give them the map so they will be able to see that before they make the decision.

Enderle stated OK, So, we will get notified again.

Brown stated yes, ma'am. Enderle stated alright. Thank you very much.

Taylor asked even still, with being with what's being said of how much is going on in this neighborhood, like I said, I have two kids. I'm a pastor's kid. I understand because I've always been in the church. I've done VBS. I've done all this other stuff. So, even still, with what's being said, what happens in the neighborhood, nothing actually happens in the neighborhood from the church you don't see? OK, well, we're doing VBS. Let's put fliers in in the boxes, in the neighborhood. So, we don't really know what's going on with your church and what you have to offer. If we're not being alerted or notified, and then even still if you go down that street about 3:00, you can barely get down that street because you have little kids running across the street from the daycare with their parents because there's nowhere really for the parents to park besides on the actual main road. So, you're riding down the street. You see little kids. Trying to drive slow because you don't want to run over on little babies, and so even still like it would make more sense for you to upgrade what you got as far as your parking lot. So, we don't have to worry about the little kids that's running out in the middle of the street like or even still. If you want to be and make something better for the neighborhood, make something for the neighborhood, because there's nothing actually that you offer this for the neighborhood. Maybe just for y'all. I've actually been to your church three times. I don't if without me, actually just riding past there knowing there was a Church. I wouldn't even know that you were a church? I wouldn't even know that you offered anything. So, I'm just saying you want to add something extra that's actually going to affect us, but not anything that's going to actually help us. You said that you live in the community, so you know that the Community needs something where, somewhere for the kids to go because all they're doing is walking up and down the street. This isn't somewhere for the neighborhood kids to go. This is somewhere that they can't go.

Johnson stated my name is Kim Johnson. I'm the Assistant Executive Director at Might. I have been there; It'll be eight years in July. To address the issue with kids running across the street and whatnot. We are a five star nationally accredited facility. That's the absolute highest you could be in the state of Oklahoma. We started off as a three star when I got there two star when I got there. We have police officers who have their children at our facility, doctors. We also have members of the Community because our target demographics are individuals at or below poverty level. We want to see our kids have the same opportunities that anybody in any economic status has. So, to address that concern, I'm not aware of that. You are more than welcome to call us and let us know that that's happened. I've never heard of that happening. We don't even allow children who go to our facility to walk across the street by themselves. I've left the facility at different times of the day I've never seen any kind of issue with parking or getting out the street. That doesn't say that that doesn't happen, but I've never seen that. As far as kids walking the teens from the boys home, walking through the neighborhood, you don't know who's walking through the neighborhood right now. So at least with that, you would know. Well, that won't happen. We take our kids. We provide a vision for youth and for the kids, so we take them places that they would never, ever have an opportunity to go and that includes taking the boys home to the children that way too. We want them to have vision, our teen program, the purpose of it is to give teams a focus and direct pathway to adulthood, so our programs have been in place for at least since 2012 in that building. I'm just kind of taken back and as far as what the church does, I'm also a member of the church. We have a feeding site at that facility in the summer time. I

don't know if you're aware of that either, but all of these things have been advertised, so I'm not sure where you're looking at, but all of these things have been advertised.

Denham stated Thank you, Miss Johnson.

Questions being asked from the audience inaudible.

Johnson stated at the at the facility, 714 SW 45th Street. KSWO comes in our doors often. Lawton Constitution. The what's it called just did a newspaper for.

Question being asked from the audience.

Do you have like previous like advertising, can you?

Johnson stated you can Google.

Taylor asked from the audience Show me where I can see that like is it? Something that comes from my.

Johnson stated yes, you can Google My Community Development Resource Center and you will see all of the things that's been done. All of the everything that's on there, we are seeing up there. The mayor comes to our facility to work with our youth you are more than welcome. If you have children that age to go into our facility, you are more than welcome to do that.

Questions being asked from the audience inaudible.

Taylor asked I get that, but are you showing me?

Johnson stated yes, like I said, if you Google My Community Development and Resource Center, you will see all the things available that we have done. Yes, ma'am. Like I said, I have been here for eight years, and the parking lot has been already been done. There is parking up the hill, children cannot come on our property during daycare hours because it will look as if they are unsupervised. So, in the fenced in area, no they cannot go there, we lock it up as well at night time because of previous destruction. However, there's a park right above our facility that children go to all time. So, in the neighborhood. Don't know if you guys know the park is there.

Questions and comment made from the audience inaudible.

Jones stated David, may I make a comment?

Denham stated go right ahead.

Johnson stated thank you.

Denham stated thank you Ms. Johnson.

Jones stated I would just share with the church that you've heard some concerns from the neighborhood that they don't know what's going on with the church and maybe in the future you try to get together, whether it's a handbill or Internet or something and it's a hot dog.

Taylor stated OK

Jones stated so I just want you all to make sure the communications are a little better so that they feel they know some of the things that you're doing and you know you've informed them and they're welcome.

Taylor stated OK.

Comments for the audience inaudible.

Mike Brown stated good afternoon. My name is Mike Brown, I own CDBL. It's a local design build construction firm. Spencer Brown is also my son and I've been involved with the S 212 project since its inception, which started when we took a high school baseball player home two different places in one week and figured out that he didn't have a place to stay. He was homeless, so that's how the whole thing began. And all of the folks that are working on this, including I know the folks that live around the facility that we're proposing, have a heart for those that are in need. So, I want us to come together on that, I think we can at least all agree on that, and one of the things that I would ask is right now is there an issue with any of these teenage boys running around the neighborhood?

Question from the audience
We don't know who they are.

Mike Brown stated OK, so there isn't an issue.
Comments from the audience inaudible.

Mike Brown stated yeah, because here, here. Here's the point. The point is, is that right now, the church. I'm. I'm talking right now, please. Right now, the church is doing most of the programs that they're going to do with these young men. The biggest difference is they're going to get to stay in a bed that they know is theirs overnight. They're already doing these programs, the threats that you potentially perceive are not necessarily there. So, I'm just asking you open your mind to that potential. I can assure you that my company we design, build buildings all over town all over the country and we looked at all different ideas that you presented, great ideas, the challenge is the ability to pay the cost it takes to remodel a hotel is different than this specific building that is in the same excuse me location where administrative people can be there to help watch after it and I will tell you this if you need speed bumps and if the City will let me put them in, I'll put them in for you, for free. You want me to build a fence by your property? Tell me where you want it because I am confident in Bernita and her team, Spencer and I looked all over

town to help get people to help us with the S 212 project, and it took four years for us to find out about Bernita and her team, so confident in them. Confident in they do what they say they're going to do the PF zoning public facility. We were under the assumption that we to build this facility there without having to go to the rezoning. So, I'm going to try and find the good here. I think it's a blessing that we get a chance to talk to each other. Because in that blessing you can understand more about what the program's about, and my hope would be in the end, that we come together, and you feel better about what we're trying to do and that I am of a firm belief that your property values will be raised by what we're going to do with this piece of property.

Comments from the audience.

And so will our taxes.

Mike Brown stated so will your taxes OK? Yeah, alright.

Smith stated yeah, but you can't have both. Yeah.

Mike Brown stated so the reason why I wanted to talk, I wasn't going to talk. I do 100% support Might the S 212 project. I am certainly open to meet with you if need be to try and help you feel better about if there's something I can do about that to help you feel better about what they're trying to do. My company has potential to help with some things. Like I said, if we got to do some speed bumps and city will let us, I'll help you get that done. But we have over 1000 kids indicated homeless in the Lawton Public School system and like was mentioned before, we got to get a peg in the ground to start helping these kids. And I understand that it's a fear of yours. And so, the request would be as open your heart to what we're trying to do. And if there's a way that you could see and work with us to help you feel more comfortable about it. When I'm willing to help do anything I can, and I know Might is as well to help you feel more comfortable. About it. Thank you.

Denham stated thank you, Mr. Brown.

Epps stated my name is Taron Epps and I am the former vice president of the Lawton- Fort Sill Chamber of Commerce. I am also a retired military officer, and I'll tell you that I have seen a lot of communities. These in this community have people like Benita Taylor, Mike Brown that are trying to do something special and not all communities have citizens like that. Not everyone wants to do something special. And what I'll also tell you is that, you know, Mike Brown had a great segue to what I really want to talk about, which is a proven track record. Of a community leader, a business owner who is already doing programs that are very impressive. I first seen these programs as the Vice president at the Chamber of Commerce. We did a lot of community events together. I was so impressed with the work that they are doing at the MIT Community Center that my wife and I decided to enroll our own child there. And let me tell you, we've seen drastic improvements with his education with the way he conducts himself, they have a proven program and a proven track record that works. That program works and this is something that I hope the citizens in that neighborhood can open their mind to. These things are already happening, and they're just not aware of it. So now we're going to expand that program and I hope to see that program grow even more than what's proposed right now. Thank you.

Denham stated thank you, Mr. Epps. I think we got the messages, but if you feel compelled. We'll let you talk.

Logan stated may I interject something if I may.

Denham stated I'm sorry.

Logan stated I'm listening, and I share concerns on both sides. I've pastored here in Lawton, been pastor here 25 years, pastored out of Texas 9 (nine) years I worked for, I'm retired Oklahoma Department of Corrections where I ran prisons. I'm now currently a jail administrator Tillman County Jail. I share both sides, I don't think the question is the quality of the program. I think, Might, I think that what the citizens of that Community is needing to hear from you. And I didn't get my question answered. What type of security measures are you going to provide for the safety of that Community and what can you do as far as that they they've noted as as concern as far as the roadway as far as the parking as far as the roadway, what can you do to work with that community? To iron these things out, I don't think their question is the quality of program that you're providing but put yourself in their seat as people of that community and I understand we are saying well, we got people walking around and constantly over the neighborhood, but it brings a different strike to the neighborhood. When you bring any type of facility, whether it's homeless, whether it's a Community correctional center, whether it's a prison, it brings concerns. Their concerns are what can you and I may be misreading this, but what are you going to do to provide them the assurance? That this young lady who stood says she has two young daughters and you're telling me you're bringing in young men. What can you do to work with them? To ease their concern that your program is not just good internally, but it's going to be for the best interests of that community externally.

Taylor stated first of all, I can appreciate that you are giving me a better understanding of what they're asking. I guess my first thing before I answer your question again to me, I think I answered it, but I'm going to answer you going to tell me what I didn't say that that you perceive as a security is that we've been in the neighborhood since 2011. And so, to say that we don't know what you do or what you're doing, and we've been in the neighborhood since 2011, we've taken flight, we did a petition before we even came in the neighborhood. We did a petition to ask if they would want what we were going to provide in the neighborhood and we presented it to City Council before we came. And so, we do fliers, we're doing the feeding programs in the summertime, we even have people standing out there and looking in different costumes and things. And so, I didn't I perceived, and I was wrong for that. I perceived that you understood who we are and what we do, and I was wrong for that. OK. I just, I just thought you did, I really did I really did, and I know you don't live in the neighborhood you rent in the neighborhood and so I perceived. You're right next door. We've talked to our, my pastor and my associate ministers have talked to you, so I perceived that you knew. So, I apologize for that. OK. So, second of all. We're going to have security cameras inside and outside of the building. We are going to have a clinical director. We're going to have three guards and I don't want to call them that. I would rather call them, call them resident, resident stewards. That are going to be there at all times.

We're going to have a counselor there and we're going to have two managers. So those people will be responsible for those boys not under Might standards, but the state of standards for Oklahoma Department of Human Services. So that's why I thought I answered it OK.

Logan asked so again. You're going to have a total of what?

Taylor stated and it's going to be 3 (three) at all times and then.

Logan asked you're not going to have a counselor on duty 24/7.

Taylor stated No, we're going to have three residential stewards.

Logan stated at least three people there all the time and the other additional will be there at different times of the day.

Taylor stated Yes, Sir.

Logan stated OK. And you will have external cameras?

Taylor stated yes, Sir. Yes, Sir and internal.

Logan asked what's the possibility of you putting up a fence?

Taylor stated Yes, Sir.

Logan stated to around the block of the neighborhood. I mean.

Taylor stated yes Sir.

Logan stated I understand this is not a jail or whatever. But some type of fence.

Taylor stated there is a chain link fence there already and then is there aluminum since that's going to go on that east side?

Boyd stated it's going to connect, so it's got key.

Taylor stated yeah, there's an aluminum fence too.

Logan asked and I want to ask this again. Besides, this meeting has any of this been explained or told to the community?

Taylor stated well, this is this.

Logan asked have you guys met community?

Comments from the audience inaudible.

Taylor stated this is and I just apologize to that because this is what happened.

Denham stated Miss Taylor, we do need you to speak into the microphone for the Minutes, please.

Taylor stated ok, so this is what happened. We didn't get the letter that they got. We had a neighbor call us and say they're going around the neighborhood having people, asking people to sign a petition. So I felt that it would not be good for me to get a petition and go around the neighborhood and talk to the people as well. I felt the best way to address it would be to wait and come to this meeting and try to explain what we're doing, how many who and all of that. Because at that point it was out of my hands to try to have a meeting to do anything because the letter went to them, they didn't know. I read the letter because a neighbor took a picture and sent it to me. It was vague, it didn't explain, and it got to be rumors. It got so bad that parents in the neighborhood whose kids go to our facility and our programs came less and there's a petition going around to shut the program down. Where am I going to take my kids for daycare, and we have to tell them. It's OK. It's OK. It's it's OK. The, the childcare is going to be fine. There's no problem and I didn't want to make it worse. So that's why because I didn't know. I really didn't. They didn't send me a letter. So now that we know and Mr. Brown said he was going to get your information so that we can all meet if you all want to do that, I'll be more than happy wherever you want to meet. That's fine. But that nothing has been done intentionally.

Denham stated thank you. Charlotte, what would be the Council meeting that this would go to subsequent to this meeting?

Brown stated we haven't even, we haven't done notice, so we would still have to do at least 20 and 15 day notices.

Denham stated so we're talking February will be, so that that's the next step.

Brown stated the first meeting in February. February 13th at the earliest.

Denham stated procedurally we are an approving body for this request, and we do take everybody's positions into account when we make our decisions.

I think it's a definitely necessary need in this community and I would also hope that these 10 (ten) to 12 (twelve) young men are not criminals. There is a selection process for them to out of 1000 to be able to get it narrowed down to 10(ten). She's already said we're not looking for any criminal background, any violent background, so just 12 (twelve), hopefully young men who got a bed to sleep in. So, the traffic is going to be from your daycare. I mean, you got 100 kids in there that's coming and going. I mean, I've got a daycare across the street from me. In my residence, it happens. But you know, you think you see the good and see that these kids are actually got a place to go and hopefully help out. It should be nice to maybe explain to the

neighborhood how they qualify for the teen programs and into the daycares and whatnot that would, that would be huge. So hopefully during your meetings, you can also expand on that as well.

Taylor stated and let me say this. McMahon just reviewed our proposal Monday. I just found out yesterday, so we didn't have all this money before. Matter of fact, we have spent money to make these programs that we have our own personal money to make all the programs that we do in Saint James Might. So, we didn't get this money and now we're going to no, we if we could just come together and get the facts of what has happened and how it transpired, then I'm sure that we can resolve as many issues as.

Denham stated and I did hear you say it's a \$550,000 grant. So, it's close to a I mean it's a little over half a million, but far from millions. So anyway, that's the Lawton rumor monger mills. So don't get me started on that here, OK. Anybody else like to add to the discussion? Seeing no one approach, I'm going to close this public hearing. Members of the Commission. I'll entertain a motion.

Logan stated I recommend that it is sent and I hope I'm doing this right. If I'm not Deb, come help me. I recommend that it is sent to the Council item six, that it be sent to the Council for the Use to Permit on the Dorm style shelter of homeless youth located on Public Facility District. I hope I did it right.

Denham stated that's very close, Pastor Logan.

Jones stated I'd like, oh, OK. I'd like to make a substitute motion and I don't have any. I don't have any criticism of the pastors want a motion to go to council. I want to make that clear. OK. Let me see if I kind of separate the community needs and the neighborhood concerns in amotion. I'd like to recommend to the City Council, which takes care of Pastor Logan, to allow a dormitory style shelter for the homeless youth located in a PF district located at 714 SW 45th. Subject to, the area being fenced Pastor, you want 6 foot or 8 foot? Subject to a fence being constructed on the premises for eight feet cyclone. Unless there is an additional requirement, Charlotte, for in the zoning code, you know for screening. OK, a memorandum be sent from the Planning Department to Councilman Chapman to the city manager and to, what's streets in now public works? Yes, OK. And Public Works requesting that this neighborhood be considered for a speed table as soon as possible and that the Planning Department during the building permit process worked with CDBL to make sure there is adequate parking spaces for all the uses in this building. And that's my motion.

Denham asked is there a second? So, we vote on the Substitute motion and if it passes, it kills the second from the original?

Gibson stated and in this case it's full motion and recommendations

Denham stated yes, it was. Yeah. The whole motion was recommendation to council, right DJ?

Jones stated yes, it's recommended by the Code.

Denham stated yes. Yeah. No, you said it first, but then with the subject too. OK. But all that OK. We have a motion. We have a second. Is there any further questions or discussion?

Motion by Jones, Second by Jarvis to recommend to the City Council to allow a dormitory style shelter for the homeless youth located in a PF district located at 714 SW 45th. Subject to a fence being constructed on the premises for eight feet cyclone. Unless there is an additional requirement for in the zoning code for screening, a memorandum be sent from the Planning Department to Councilman Chapman to the City Manager and Public Works requesting that this neighborhood be considered for a speed table as soon as possible and that the Planning Department during the Building Permit process worked with CDBL to make sure there is adequate parking spaces for all the uses in this building. **Aye:** Medders, Logan, Springborn, Denham, Busse, Jarvis, Jones, Smith **Nay:** None. **Motion Passed.**

- Staffed called Commissioner Deborah Jones for clarification on the construction of the fencing area. Ms. Jones clarified that it was to include the dormitory area, the playground and any outdoor area in which the children are utilizing.

7. Hold a public hearing and consider an amendment to Chapter 21, Lawton City Code, 2015, that amends Sections 21-1-107 and 21-8-804, Chapter 21, Lawton City Code, 2015, by modifying the definition of knuckle and modifying figure 4.1, providing for severability, establishing an effective date and allowing floor amendments.

8. Consider approving the Record Plat for Lawton Marketplace – Phase II and take appropriate action as deemed necessary.

9. Hold a discussion on considering approving the NCS/Day Center Project location, the old Roosevelt Elementary School, 1502 SW I Avenue, funded through the FFY 2021 HOME-ARP Grant.

10. Commissioner's Reports or Comments.

Denham stated once again welcome, Melissa that normally these aren't this long, but it was an unusual one to say the least. And also, I wish John Jones all the best and we will no longer have to distinguish between D Jones and J Jones in future minutes.

Jones stated Yeah, I I don't know how to so the roll call anymore. I'm listening to that second Jones.

Denham asked any other Commissioner comments?

Jones stated Yes, I have one. And you know what it is? It's 2024. 2024 and we don't have a land use plan. We don't have a transportation plan. We don't have any comprehensive plan and so my recommendation to the Council, and I hope you'll join in this, is they take some of their CIP money. They seem to have earned some extra money. And they hire a consultant to do what we used to call a 701 Comprehensive Plan. The 701 Comprehensive Plan takes into account the Land Use Plan first, then the Transportation Plan combines all of the plans that your Public Works Division has in water, sewer, new water sources it takes into account the Parks Plan that they just approved and tries to bring all that stuff together where when the Council is making investments like an arterial. Which one do we pick? Which one is congested? Where's the growth? We need some guidance for ourselves, for our Council, and when you have, I don't know how the staff does it 50 (fifty) committees on the Council. Who actually don't even know what they're doing in terms of whether they're in conflict with each other or what the sequence is of how to get a project done. I mean, it's just not fair to the staff either. You know, they're trying to move things along they have got to realize that you can't just wing it. We need a guide for this City. Thank you. Happy New Year.

Denham stated thank you, DJ. We have addressed that. We've addressed that in LMPO. We have done traffic studies and we had this so close to being done but apparently when we don't do it in house, it cost a lot of money.

Jones stated I don't care.

Denham stated and so you're right, we're finding millions here and millions there. So, we're on the 2030 Land Use Plan and I think we need a 2050 Land Use Plan. So, we're only 20 (twenty)years behind and that's pathetic and it just like I say another item only money can fix.

Jones stated everybody knows on this Commission when you make a mistake in infrastructure, when a new development and I'm thinking folks, we've had new Subdivisions come to us for the first time, and I can't remember when you know for moderate income houses. If you don't have a sewer because you didn't calculate that growth in that quadrant, it cost you more millions because that now you got to build either God forbid a lift station and a sewer, and you know all of these things. It all costs money. But they're not. They need an investment.

Denham stated good job. Happy New Year too, DJ. All right. Any other comments, Commissioners?

11. Secretary's Report.

Brown stated so, I appreciate the candor, DJ. And I completely understand where you're coming from. Trust me, we do have, I will say we do have the consultant working on the MTP, the Metropolitan Transportation Plan that is underway. We finally got the final executed contract. So, we are working on that and my plan is to go as the City Manager for \$450,000 in the next budget year so that we can get the Land Use Plan updated. So, I we are working towards that but.

Jones stated in all honesty, when you have a Capital Improvement Plan as large as we have, you do not need to fund this out of the General Fund. You need to help. The staff needs help and guidance and the Council needs help and guidance, and yes, the Land Use Plan and Transportation Plan will help us enormously that I've been here when we had subdivisions that didn't have sewer, and the developers were not happy. You know it's a big investment. And so let's plan for growth not staying the same.

Brown stated Yes. Yes. And we will take a look at the CIP. I don't know that the way they did it when they did it this last time, if they included anything that we can use it for use it under, but we will, we will take a look at it and I know don't make that face.

Jones stated find the fuzziest attorney we have and we'll do it.

Brown stated Greg. And then the Fire View Plats that you guys recommended approval for at the last meeting will be coming back. There are some changes that need to be made to it. So, it was pulled off the Council agenda this week. So, we'll be bringing that back as soon as we get the redraft from the surveyor.

Denham stated thank you. Anything else? I hesitate.

12. Comments from the Public.

Denham stated seeing none, I will entertain a motion to adjourn. I got a motion and seconds. All in favor. Say aye. Aye. Any opposed. You're crazy. All right. We are adjourned.

13. Adjournment.

Denham stated I got a motion and second.

Motion by Logan, Second by Meaders to adjourn the meeting. All in favor. Say aye. Aye. Any opposed. You're crazy. All right. We are adjourned.

With no further business meeting was adjourned.