

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM

August 24, 2023

Minutes of the City Planning Commission meeting held August 24, 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. by Allen Smith.

ROLL CALL

MEMBERS PRESENT:

Darren Medders
Allen Smith
John Jones
Deborah Jones
Michael Logan
Joan Jester
Ron Jarvis

MEMBERS ABSENT:

David Denham (Excused)
Neil Springborn (Excused)

ALSO PRESENT:

Madison Aust, Recording Secretary
Charlotte Brown Director Community Services/Planning
Kameron Good, Senior Planner
Tyler Pobiedzinski, Planner 1
Christina Ryans-Huffer, Planning Administrative Assistant II
Gregory Gibson City Attorney
Gregory Smith

2. Verify posting of meeting.

The meeting was posted on August 21, 2023, at 3:06 pm by Kobe Humble.

3. Establish Quorum.

7 (seven) of the 9 (nine) members where present.

4. Consider approving the minutes from June 29, 2023, meeting.

Motion by Logan, Second by Medders, to approve the minutes from June 29, 2023, meeting as written. **Aye:** J. Jones, Jarvis, D. Jones, Jester, Smith, Medders, Logan **Nay:** None
Motion Passed.

5. Consider approving the minutes from July 13, 2023, Meeting.

Motion by Logan, Second by Medders to approve the minutes from July 13, 2023, meeting as written. **Aye:** J. Jones, Jarvis, Jester, D. Jones, Smith, Medders, Logan **Nay:** None
Motion Passed.

Business

6. Select City Planning Commission member(s) for 2050 Land Use Steering Committee.

7. Hold a public hearing and consider an amendment to Chapter 18, amending Section 18-6-16-678, Chapter 18, Lawton City Code, 2015, by modifying the special screening requirement for the I-3 light industrial district, providing for severability, and allowing floor amendments.

8. Consider approving the record plat for Bulldog Subdivision of 7210 NW Cache Road, subject to conditions.

Good stated this is a record plat called Bulldog Subdivision and it's located the southeast corner of Northwest Cache Road and Northwest 73rd Street, address is 7210 NW Cache Road. There is 1(one) parcel, which is the old pharmacy, just west of The Outback and there is a daycare located just south of that, Children of Joy Learning Academy. It has been brought to our attention that they want to give the grass area, south of the pharmacy, to the Children of Joy Learning Center to build a parking lot, for additional parking. This is an unplatted area so they have to split this into 2(two) separate lots so that they can give that portion to the daycare. This is the record plat as you can see, they are splitting that section into 2 (two) separate parcels, 2(two) separate lots, creating that lot they won't have access to sanitary sewer. Currently the northern portion lot 1 (one) has an easement that goes across the Outback parking lot, the lot 2(two) does not. So, subject to those conditions, the condition is that they provide us an easement. The blue area on this picture is shown as a proposed easement that we told them that maybe they can get that easement across the daycare's parking lot, to get access to the sanitary sewer which is the green line on the image.

D. Jones asked what if they don't get the easement.

Good responded then we, this won't go to Council until they get that condition fixed.

Medders asked but if it's parking why would they need a sewer easement.

D. Jones stated all lots need sewage because lots change, you know ownership.

Good stated the use of the lot could change.

D. Jones stated it needs to be a publicly dedicated so they could get access to it.

A. Smith stated but if the owner sold the whole lot as 1 (one), there's already easement up by the pharmacy so they wouldn't need easement.

Good stated correct if they sold the entire lot.

A. Smith stated lot 1 (one) and 2 (two).

Good stated they're wanting to split off that southern portion, is the reason that they're needing to plat this. This was sent to Public Utilities, they approved on everything besides this condition needing to get that access. Storm Water also recommended approval on this plat. There are no public improvements to be constructed at this time and the property is currently zoned C-3 Planned Community Shopping Center District.

Medders asked does that have to be changed for the day care.

Good responded to use it as a parking lot, no Sir.

Medders stated okay.

D. Jones asked Kameron, they have access to water.

Good responded yes. I'm not sure. I think the water line runs potentially along the west side of the street. I'd have to clarify.

D. Jones stated probably. Certainly, there is one on Cache Road, but I would assume because that's a platted street, that the waterline is coming down.

Good stated the condition for that sanitary sewer easement was sent to us from Public Utilities and they didn't say about the water.

D. Jones responded they didn't say there was any problem with water, okay.

A. Smith stated I guess what we're trying to do is just to prove with the condition of having that easement there.

Good responded we've been in contact with the engineer, he's aware of this condition and they're working on acquiring that easement and they would have the options to get it from the Outback property to the east or go across the day care property to the south and get it.

D. Jones asked are you saying that's a public line in the Outback parking lot.

Good responded that green line is a public sanitary sewer line.

D. Jones stated I understand that but you're suggesting that if they couldn't get the one to the south, that they could get one from Outback.

Good responded yes, if they could get an easement to go across that parking lot, so that the property would have access to that sanitary sewer as well. Either way, currently the parcel as it is has an easement, it just goes from the southeast corner of lot 1 (one) and goes across the parking lot and connects. So, they can tie into that east sewer line but this lot 2(two) doesn't have access to that.

D. Jones stated okay.

A. Smith stated but it seems to me, if the daycare is buying that lot, to me that would be the easiest way for them to get their easement.

Good responded that's what was suggested from the Public Utilities Department because the day care is the one acquiring the property and getting that easement document should be easy.

A. Smith stated acquiring that property.

D. Jones stated you want it there because if you have to maintain it, you're not tearing up Outback's parking lot.

Good responded yes.

D. Jones stated you're adjacent to the street easement. Okay, move to approve the record plat for Bulldog Subdivision subject to conditions.

Motion by D. Jones .Second by Medders, to approve the record plat for Bulldog Subdivision of 7210 NW Cache Road, subject to conditions. **Aye:** Logan, Medders, A. Smith, D. Jones, Jester, Jarvis, J. Jones. **Nay:** None **Motion Passed.**