

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

December 12, 2024

Minutes of the City Planning Commission meeting held December 12, 2024, in the Wayne Gilley 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
Joan Jester
Deborah Jones *
Allen Smith
Michael Logan
Neil Springborn

MEMBERS ABSENT:

Darren Medders (excused)

ALSO PRESENT:

Christine James, Planning Director
Christina Ryans-Huffer, Recording Secretary
Kameron Good, Senior Planner
Robert Burns, Planner I
John Andrews, City Attorney
Dewayne Burk, Deputy City Manager
Kim McConnell, Lawton Constitution

- Arrived at 1:32 pm.

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

1. **Consider approving the minutes from the regular scheduled meeting from November 14, 2024.**

Motion by Jarvis **Second** by Logan to approve the minutes from the regular scheduled meeting from November 14, 2024 as written **Aye:** Busse, Jarvis, Jester, Smith, Logan, Springborn, Denham **Nay:** None **Motion Passed 7-0**

2. **Hold a public hearing and consider an amendment to the 2030 Land Use Plan from Agriculture to Residential/Low Density and a change of zoning from the Temp A-1 General Agricultural District to the A-2 Suburban District and the Residential Estate District zoning classification for a tract of land approximately 156.37 acres, located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505 and take appropriate action as deemed necessary.**

Good stated good afternoon, Kameron Good with the Planning Department. You may recognize this area because you have seen it before on a previous submittal. It did come through the City Planning Commission and got a recommendation for approval on a re-zoning. This was pulled before it went to Council because they are ultimately redesigning what they were doing on the land split. The current location for this is south of Bishop Road, east of 67th Street. Everything on that quarter section besides the existing Fire Station. The current zoning for that is Temporary A-1 Zoning. The proposed zoning for that is A-2 and RE. As you can see on this visual aid it is wound in there pretty unique. The reasoning behind that is the way they're splitting up the proposed lots, A-2 and RE have certain intensity of use on lot sizes and frontages so, to do some of the splits they were wanting to do the zoning had to be this unique. Each of the lots that will be in the A-2 will have frontage which is the minimum for the 35 but right now we're just talking about the re-zoning and the amendment to the Land Use. The Land Use would be from Agriculture to Low Density and the re-zoning would be from Temporary A-1 to the A-2 and RE. This was noticed to 13 property owners on November 19th and posted in the Lawton Constitution on November 24th. We received no phone calls for or against this item. To give you the date of when it came to you previously was May 30, 2024. The surrounding zoning you have A-1 to the east and south, and to the west, PF to the west a small piece, R-1 to the north and a little bit of R-1 to the east. I'd be happy to answer any questions.

Denham asked any questions for Kameron at this time? Hearing none I'll go ahead and declare the Public hearing open any one that would like to come speak for or against this

proposal please approach, seeing no one come I'll go ahead and close the Public hearing. Members of the Commission what's your pleasure?

Motion by Smith, Second by Springborn to recommend the City Council approve an amendment to the 2030 Land Use Plan from Agriculture to Residential/Low Density and a change of zoning from the Temp A-1 General Agricultural District to the A-2 Suburban District and the Residential Estate District zoning classification for a tract of land approximately 156.37 acres, located to the southeast of SW 67th Street and SW Bishop Road Lawton, OK 73505 **Aye:** Jarvis, Jester, Jones, Smith, Logan, Springborn, Denham, Busse **Nay:** None **Motion Passed 8-0**

3. Consider approving offsite improvement construction plans for a water line and fire hydrants to serve Marie Detty - Youth Shelter and Office, to be located at 4521 SW Lee Blvd subject to the conditions listed.

Good stated good afternoon, Kameron Good of the Planning Department. So, there is a new construction roughly 13,967 square foot for Marie Detty Youth Shelter and Office located north of Lee Boulevard just east of 67th Street. This is going to be just north of the Great Plains Technology Center. With this construction Public Utilities required them to loop the existing water line up to the neighborhood to the north and they had to put in a new water line in front of their building. Approximately 644 linear feet of 8-inch in front along the north side of Lee and then up to the north would be 12-inch approximately 493 feet. The 2 red dots on this visual aid are going to represent the 2 new fire hydrants that are going to be on this water line to serve this development and any future developments surrounding it. The architect on the job is Studio Architecture, the consulting engineer is BWR Design Group. This was reviewed by staff during the Building Permit plans and the water line plans were reviewed by Public Utilities after this packet was put together. You should have a hand-out with their red line comments and they are recommending approval subject to these conditions.

Smith asked that water line is not going all the way up to 67th Street is it?

Good responded no Sir. There is an existing one south of the road and then it comes up with 2 existing 6-inch lines. The line in front of the building just wasn't big enough. That's why they're requiring this 8-inch to be installed along the north side.

Smith stated I got it.

Jones stated I make a motion.

Motion by Jones, Second by Logan to recommend the City Council approve offsite improvement construction plans for a water line and fire hydrants to serve Marie Detty - Youth Shelter and Office, to be located at 4521 SW Lee Blvd subject to the conditions submitted by Public Utilities and that the exhibit handed out to the Commission represents those comments and should be included with the commentary
Aye: Jester, Jones, Smith, Logan, Springborn, Denham, Busse, Jarvis **Nay:** None **Motion Passed 8-0**

4. **Consider approving the construction plat for Oak Ridge Addition, Part 2A, located on the northeast corner of SW 67th Street and SW Bishop Road containing approximately 17.25 acres, subject to conditions.**

Good stated good afternoon, Kameron Good with the Planning Department. You have the existing Oak Ridge Addition right there at the northeast corner of Bishop Road and 67th Street Part 2A was previously approved for the construction plat June 24, 2021 and that's the northern portion by the lake. It's an additional 16 Residential lots on 17.25 acres. Current zoning is R-1 Single-Family Dwelling. The engineer is Alan Hendrick of Hendrick Engineering. This is brought back for the approval of a construction plat per City Code a record plat has to be filed within 2 years of the approval of the construction plat, that is past this expiration on that. That is why this is being brought back to you with the same conditions on the original approval. They have this basically constructed but to go through with the record plat we need to get the construction plat re-approved. The inspections will be done by Public Utilities and the final as-builts, maintenance bonds and record plat will be brought back to you through the process.

Jones asked have they submitted the LOMA yet?

Good responded I do not have that information. I could get that. We could check with Michael Hawkins in Stormwater.

Denham asked any additional questions?

Smith asked do they already have a house going there right now?

Good responded yes and the approval of that was missed by. I will let Christy answer that.

James stated the Building Division issued that permit. Apparently at that time the infrastructure was really close to being approved, we got overruled in Planning and the Building Department issued that permit.

Jones asked is there a record plat?

James responded no there's no record plat.

Good stated there's no record plat.

James stated the Building Department issued it with the construction plat being outdated. Unfortunately, Planning was overruled. No CO has been issued for the house.

Good responded to help correct that we have talked with the Developer and the Builder with that house and we are trying to move this forward as quickly as possible so that we can get a record plat and ultimately they can get a CO on that house and move into it.

Jones stated my concern is we don't have a ODEQ permits.

Good responded correct.

Jones continued and if you tap an unpermitted line, there could be some serious issues to this because it's not been tested.

Good responded yes ma'am. The engineer may have submitted off for ODEQ permits, I have not received that.

James stated I do know when we talked to the Developer that PSO would also not hook up the utilities because there was not a record plat and so I don't know if the actually done a tap to the main yet. It may have just been the house by itself. Again, Public Utilities is supposedly done inspections the whole entire time but again.

Smith responded I don't want to stop construction, I don't want to do that but as long as everyone is aware we're not moving in until we get a recorded plat. He's got to get a CO.

Good stated they been made aware of that and everyone is on board and that is why this has been brought back and trying to get through the process as fast as possible.

Jones asked my concern is, is Public Utilities aware and keeping up with whether there is tap on the main?

James responded yes, it is our understanding that Public Utilities has done all their required inspections along the way.

Jones stated okay, thank you.

Denham stated good discussion, anything else?

Motion by Smith, Second by Logan to recommend the City Council approve the construction plat for Oak Ridge Addition, Part 2A, located on the northeast corner of SW 67th Street and SW Bishop Road containing approximately 17.25 acres, subject to conditions **Aye:** Smith, Logan, Springborn, Denham, Busse, Jarvis, Jester **Nay:** Jones
Motion Passed 7-1

Commissioner's Reports or Comments

Denham stated I just want to thank everybody for their dedication and service for this past year, cannot believe it's almost over, it goes by fast. I wish you all a very Merry Christmas and a Happy, Safe and Prosperous New Year.

Springborn responded I think we need to approve Kameron Good too.

Jones stated I'd like to say, for all the Commissioners, thank you to the Staff that puts together the huge volume of review and paperwork and keeping up with other Departments, getting ready for Council and everything included, thank you very much.

Denham responded here, here I agree whole heartily and just waiting for the amended minutes to be able to concur.

Secretary's Report

James stated again Merry Christmas and Happy New Year to everyone and yes it is coming up very quickly. At Council on December 3re, the PF Zoning Code did get approved. That is allowing the PF Zoning Districts in C-1 and C-2 in permitted uses. The off-site for Dollar General and the off-site for Braum's on Sheridan Road, those were all past at Council with no issues.

Audience Participation

None

Adjournment

Motion by Logan, **Second** by Springborn to adjourn the meeting **Aye:** All in favor Smith, Logan, Springborn, Denham, Busse, Jarvis, Jester, Jones **Nay:** None **Motion Passed 8-0**

With no further business meeting was adjourned at 1:46 pm.

These meeting minutes were approved by the CPC members at their meeting on

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David Denham

Chairman

City Planning Commission

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