

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.

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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.**

Denham asked Kameron, you handling this one?

Good stated Yes, Sir. Cameron, good City planning division. This is a request for an amendment to the land use plan from residential high to commercial and a change of zoning from the R4 apartment district to the C1 local commercial district. This is located on the northwest corner of 12th and C lots 20 through 24. As you can see from this aerial, the land is currently vacant. The proposed use is a daycare. There will be two curb cuts on the 12th St. and none on the C Avenue portion. Like I said, the current zoning is R4. You have R4 to the north, the West and the South and C5 to the east. The proposed zoning, as shown on this map is C1. The Land Use is high density residential and the proposed would be Commercial. The proposed use of a daycare is permitted in the C-1 district. It is also a Use Permitted On Review in the R-3 and R-4 Apartment District. This was sent to 24 property owners within 300 feet on December 20th and posted in the Lawton Constitution on December 26th.

Denham asked did we hear anything pro or con?

Good stated we did not receive any phone calls for or against this or any letters for or against this.

Denham asked any questions of Kameron before I open the public hearing? Go ahead, yes.

Jones asked Kameron, was there any reason why we the applicant wouldn't consider a Use Permitted On Review in R-4.

Pobiedzinski stated Tyler, with the Planning Department. The reason why is because for the Use Permitted On Review. It would be you would also have to build the building design and sign and shall match the character of nearby residential homes and they felt that just doing a blank building itself as just a daycare because there's a lot of it wood and it wouldn't have matched the homes next door.

Jones asked may I ask did they discuss what kind of architectural standards they intend to use for the commercial building?

Pobiedzinski stated they didn't get into the details about that. No.

Brown stated they would still be required to meet our architectural standards for the streets and the residents.

Jones stated I was just curious, you know, because it's an older part of town and it's mostly certainly it's mostly wooden structures, bungalows, but OK.

Denham stated ok I'll go ahead and declare the public hearing open anybody would like to come speak for or against this project please approach the podium and give us your name, sign in and tell me what you have to say. Seeing no one approach, I'll close the public hearing members of the Commission. What's your pleasure?

Jones stated I move that we make a recommendation to the City Council for a request for an amendment to the 2030 Land Use Plan for Residential High Density to Commercial and a change of zoning from R-4 High Density Apartment District to C-1 Local Commercial District zoning classification for the property located at 1201 C Avenue.

**Motion by Jones. Second by Logan** to make a recommendation to the City Council for a request for an amendment to the 2030 Land Use Plan for Residential High Density to Commercial and a change of zoning from R-4 High Density Apartment District to C-1 Local Commercial District zoning classification for the property located at 1201 C Avenue. **Aye:** Jarvis, Jones, Smith, Medders, Logan, Springborn, Denham, Busse **Nay:** None. **Motion Passed.**

**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.**

**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.