

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held October 14, 2021 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 Chairman David Denham.

MEMBERS PRESENT: Ron Jarvis
 Darren Medders
 John Jones
 David Denham
 Neil Springborn
 Paula Bowen

MEMBERS ABSENT: Deborah Jones (excused)
 Shelli Fox (excused)
 Dave Davison (excused)

ALSO PRESENT: Richard Rogalski, Deputy City Manager
 Kameron Good, Planner
 Greg Gibson, Assistant City Attorney
 Ashlynn Foy, Recording Secretary

2. CONSIDER APPROVING THE MINUTES OF THE SEPTEMBER 16, 2021 MEETING.

MOTION by Springborn, SECOND by Medders, to approve the minutes of the September 16, 2021 meeting.

AYES: J. Jones, Medders, Springborn, Jarvis, Denham, Bowen

NAYS: None. ABSTAIN: Bowen. MOTION CARRIED 5 - 0 - 1.

3. HOLD A PUBLIC HEARING AND CONSIDER A CHANGE OF ZONING FROM THE A-2 SUBURBAN DISTRICT TO RE RESIDENTIAL ESTATE DISTRICT ON PROPERTY LOCATED AT 1810 SE SKYLINE DRIVE, LAWTON, OK 73501.

1. *To lessen congestion in the streets.* This property is located on Skyline Drive. This RZ would not cause any congestion on the streets.

2. *To secure from fire, panic, and other dangers.* This property is not within the 100-year floodplain.
3. *To promote health and the general welfare.* All construction, i.e., drives, parking, sidewalks, landscaping, etc., to meet all City Code requirements.
4. *To provide adequate light and air.* This criterion does not apply.
5. *To prevent the overcrowding of land.* The proposed use is two homes. This would not be overcrowded.
6. *To promote historical preservation.* This criterion does not apply.
7. *To avoid undue concentration of population.* This rezoning would allow for the spread of population.
8. *To facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* This property is served by a 2-lane local street in good condition. Adequate water infrastructure serves this lot.
9. *To conserve the character of the district and buildings and encourage the most appropriate land uses.* This property is currently located in a Residential/High District according to the 2030 Land Use Plan. The proposed use is not a change to the land use.

Based upon these facts, it is recommended the request be approved.

Chairman Denham declared the public hearing open.

Bob Ross stated good afternoon, I am an attorney representing the applicant. As staff told you, that's exactly what the end plan is, is to submit a plat with 2 lots on it, equally divided east and west from each other; with another home to be built on the east half. The applicant's brother will be the owner of the other half and build there.

Chairman Denham closed the public hearing.

Rogalski stated just a quick couple of tidbits. This scenario seems like it's going to be estate like subdivisions so, if you were building out in the county you would do chip seal roads and bar ditches to give a certain look to it. In the Residential Estate district, it allows a different level of street standard, you would do strip paving instead of chip seal etc. This district hasn't been used very much and this may be the only place where this property would work well. A-1 has a very large lot minimum standard, so that's what this zone is for. The second thing is, they are about 300 feet from a public sewer and our subdivision code would require them to tie into that line. That's the only catch with this project, otherwise it's a good job.

J. Jones asked Richard, is this an area that will allow flow to a public sewer?

Richard responded yes, let's say in this instance, you couldn't get there from here, we would rather use individual septic systems than to put a pump out there. What we're trying to do is get anyone who can flow to the sewer, to use the sewer.

Chairman Denham asked are the applicants aware of this requirement?

Ross responded yes, they are aware and that's the plan.

Chairman Denham asked any other comments or questions?

MOTION by Medders, SECOND by Jones, to approve a change of zoning from the A-2 Suburban District to RE Residential Estate District on property located at 1810 SE Skyline Drive, Lawton, OK 73501.

AYES: J. Jones, Medders, Springborn, Jarvis, Denham, Bowen

NAYS: None. MOTION CARRIED 6 - 0.

COMMISSIONERS' REPORTS OR COMMENTS

Commissioner Denham stated I would like to say that I did notice that Christine James got a promotion to the Director of Parks and Rec, so we will need to groom someone else to deal with the CDBG funds?

Rogalski stated well, we actually have someone to take over the CDBG funds and housing department. His name is Gary Brooks and he used to be on the board of United Way and so he has a heart for it and has taken to it like a duck on water. I really do think Christine is going to do an outstanding job over there. Also, we have a very good candidate who has accepted the position of Planning Director and she is supposed to start work on Monday.

SECRETARY'S REPORT

None.

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

Meeting adjourned at 1:55 p.m.

David Denham, Chairman
City Planning Commission