

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE
CITY HALL 3rd FLOOR CONFERENCE ROOM
September 2, 2025

Minutes of the Downtown Lawton Architectural Review Committee special meeting held September 2, 2025 in the City Hall 3rd Floor Conference Room, 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 Evan Watson.

ROLL CALL

MEMBERS PRESENT: Darren Medders
 John Purcell
 Allee Passmore
 Evan Watson

MEMBERS ABSENT: Jesse Cross (excused)

ALSO PRESENT: Christine James, Planning Director
 Christina Ryans-Huffer, Recording Secretary
 Kameron Good, Senior Planner
 Danika Christopherson, Owner Hatch Early Mood Food
 Shay Hayes, Owner Hatch Early Mood Food

MEETING CALLED TO ORDER AND ROLL CALL

**STATEMENT OF COMPLIANCE WITH OKLAHOMA OPEN MEETING
ACT, 25 O.S. 301-314**

OLD BUSINESS

None

NEW BUSINESS

- 1. Consider approving a Certificate of Architectural Conformance for signage for Hatch Early Mood Food located at 333 NW 2nd Street Lawton, OK 73507 and take action as necessary.**

Good stated Kameron Good with the Planning Department. An application was submitted by Hatch Early Mood Food for Certificate of Architectural Conformance is at 333 NW 2nd Street. The strip center in front of the Lawton Town Center area where the old Charming Charlies is where this is going to be located. This is the D-6 Urban Renewal Plan also in the 2nd Street Corridor sub district and it is a commercial central sub district. It should be noted that the sign was installed prior to issuance of this ARC approval. Signage within the Downtown Lawton architectural area supposed to be reviewed by DLARC. Permitted signage includes building mounted signs placed parallel to the street. I'd be happy to answer any questions about the signage. Staff does not see any issues with the signage. Pictures are in your packet if you have any questions? Hatche is here if you have any questions for them.

Purcell asked and it fits all within the noted requirements right? From what I could tell.

James stated I mean you guys control any color stuff like that but normally if it's with the they're kind of registered trademarks you know I don't believe anybody has ever said no to that.

Watson stated a pretty good looking sign to me. Anybody have any questions?

Purcell stated this has nothing to do with them but this is another example of someone does something first before they come, how are we going to stop that. Where they have to come ahead of time do we not get the word out when they get permits to build it?

James stated well they didn't have a permit at all either.

Good stated the interior was permitted originally. And with that interior permit they we're building on it for a couple of years now and then that permit expired and when that permit expired we sent out a building inspector and noticed that they were doing the exterior work and that's when we informed them they need to come in and apply for a permit to for the exterior.

Purcell stated OK that's yeah that's a little different.

James stated it wasn't just they didn't hit DLARC they also had did not have a permit or apply for a permit to cover these items.

Good stated so a permit has been applied for now and as far as I'm aware the only thing waiting on is for DLARC's approval. Everything else has been signed off on the permit and then that's where the exterior changes the interior changes were already permitted. They've been building on that and they're almost ready to open.

Hayes responded correct, as far as the inside, we've got our Occupancy Permit pending DLARC's approval for the exterior. We are slated and intended to start training on Thursday and open to the public on the 15th and if I may to speak to your question on that I'm also the general contractor as well as the owner of the Brunch Bunch Lawton. It's a franchise of Hatch here and I made the complete mistake thinking my architectural firm that submitted the plans included exterior building signage plans being patio which is next and was of an entire different circumstance or issue. We thought was going to be required in the Phase 2. We're going to push the Phase 2 opportunity but franchise came back corporate came back and said we are not going to authorize you to open without patio and this was 3 weeks before we start the training so I just started to execute it and that completely is my responsibility that I moved forward with that but I just moved people so we didn't have a delay and then I did not even know about the DLARC situation until it was brought to my attention which was immediately after this as soon as the building went up somebody said you need DLARC approval. And that's when I found out about DLARC personally.

Purcell stated you know again, I wasn't pointing at you, we had this problem in the past.

Hayes stated no absolutely I received that night I just wanted to share with you so that for future reference how could that have been avoided I don't think I helped the process personally.

Good stated to answer your question about in general it would be our Code Enforcement Officers that would be responsible for handing that through Neighborhood Services.

Medders responded and we're just lacking those personnel.

Good stated also I think it's a lack of their knowledge of the Downtown area to look for those particular errors.

Motion by Purcell, Second by Medders to approve a Certificate of Architectural Conformance for signage for Hatch Early Mood Food located at 333 NW 2nd Street Lawton, OK 73507 **Aye:** Medders, Purcell, Passmore, Watson **Nay:** None **Motion Passed 4-0**

2. Consider approving a Certificate of Architectural Conformance for new patio to be installed on the east side and awnings on the front for Hatch Early Mood Food located at 333 NW 2nd Street Lawton, OK 73507, and take action as necessary.

Good stated so same building, same location, now we're talking about the new patio, the exterior and awnings. As you can see in your packet some pictures that were provided of what the awning looks like this was also installed prior to getting your approval but the awnings.

James stated there's 2 different types of awnings, there's metal awnings which went from black to yellow and then the canvas awnings that went from the black and white stripe to just all black and patio so that's all of the exterior improvements

Good stated as staff according to what Code says, the awnings we don't really have an issue with. The patio, according to Code, vertical alum you know the requirements are that are all structures including patio elements are to be considered part of the building design and vertical elements should have the brick that matches the main structure. So that is what Code says and it would be up to you guys on whether you like it as is or if you wanted to enforce what the Overlay says and add brick to the exterior columns or any other changes that you guys would see necessary.

Evan responded so just so I've got everything clear so when you're 3 weeks out from training and the ownership company tells you that you're not opening until you get some sort of patio out is that what you said earlier. So you're getting pulled in a couple of different directions there it seems like.

Hayes stated yes, I purchased the franchise opportunity 2 years ago which kind of started this entire process. Our intention was to do a double layer cut outside patio with an upper deck on it but it's another \$150,000.00 to do that we have all the engineering and groundwork done for it but we determined that we wanted to wait for a second phase and according to Hatch corporate, they communicated that the patio and this Hatch egg design was signature to their trademark style and they said for curb and street appeal and to match their what they call street side branding that they were not going to give us a certificate of compliance from corporation to open according to our license agreement if we did not incorporate an outdoor covered patio with the Hatch shape design. So, I already had a welder on site working on foot railing rests that was capable and I just started executing.

James asked and do you lease outside the building footprint?

Hayes responded I do yes ma'am yes.

James asked and has that been provided to the City for our records?

Good asked as far as your building permit?

Hayes responded maybe I misunderstood your question.

James stated I would just like confirmation that you are leasing outside of just your building that you have access and permission to be in the public area of the outside of the patio and so if you could submit that lease to us as part of your Building Permit that would just cover us to make sure that we're not permitting you to build outside what you have permission to build.

Hayes responded absolutely I can absolutely do that.

James stated because normally in these strip centers, it's just inside those 4 walls. So it's just something that just to cover us to make sure all those I are dotted and the t's crossed.

Hayes stated I will do that for you to give you a little bit of background John Colette which is Colette Properties but John Collett is the man that owns this property he is an owner of 5% owner in Hatch the building that's going in there and the design and the patio and all that kind of stuff was his push in the very beginning to get his double decker outside patio. So, he really wanted that for us and he's the one that came he flew in one day he said hey all those awnings they're beige he said they're not sexy I want you to paint in yellow so he was like paint them all yellow so we painted them yellow that's how those awnings went from beige color to a yellow frame there yeah but I can absolutely provide that to you.

Good asked is the design of the patio, you said it was their exterior trademark, would adding brick to that make it to where it doesn't match their standard and now you'd have to have their approval of that change?

Hayes responded I don't believe that would be a restriction on their part. The yellow with the cross patch steel is primarily there a trademark perspective. All their other Hatches do have tube steel, the 6 inch tube steel, built for the frame that's how we got that design we just went to their other 2 Hatches measured it got an exact replica and then put it back here it's how we're able to move so fast. So, there are other things were built exactly like this, they're planters are a little different some have a little brick some have metal panels, like in Stillwater, they put up metal panels and I thought that looked chintzy and didn't like it and then the brick I thought man instead of putting all that wood there break would be pretty costly to layer a wall of brick there so I used this treated cedar thatch panel design that I've used on my other Viridian Coffees in Oklahoma City before. That was my personal choice to create a wall barrier there I'm in a fencing type solution underneath that. So, I think I'm sure a question directly and that is no I don't think it would be an issue for the franchise it would just be cost prohibitive to do that prior to the 15th of us opening of our that desired time frames.

Watson stated so Kameron I'm looking at kind of this wide angle photo like so and again I'm not an expert on City Code or anything but what are they going to have to brick on here if we made it a condition is it just the is the whole thing gonna have to be encased in brick?

Good responded it is completely up to you guys, but what Code says the vertical elements so I would assume the columns, the 3 corners. The column on the northwest corner, on the northeast corner and then maybe that southeast corner. Those would be what I would consider the vertical columns and maybe if it's not even to go all the way up, do wainscoting, doing like a 3 foot up to that handrail would be another.

James stated may meet the intent of Code.

Good stated because I know we've done allow some wainscoting in the past of brick but that is again completely up to you guys if you feel that this looks great and is what you would like to see as the Downtown Lawton architectural for this area then you move forward with it as how you motion but you could also, it's up to you guys completely, if you wanted to make them break the entire thing it would be up to your powers to do that but.

Purcell stated well I'm just concerned I think it looks great that's not the issue. The issue is in the past we've held people to the brick and if we approve it like it is we're going to have the problem in the future, which we've tried all these years not to have someone's going to come along well you let so and so do it. We shouldn't have to do it. We want an exception. That's where I've got a problem with it even though I think this looks great, it doesn't comply with what we're trying to do in the past.

James responded Right and the only other way to change that for the future would be a potential amendment to the Code regarding the brick columns. But I understand that the intent of the whole Downtown Overlay was to keep the old red brick style so that's why again our recommendation, staff recommendation, you had to include the brick because that's what Code says but again like Kameron stated it is all at all up to you.

Passmore asked does it specifically say red brick too?

Good stated it says clay fire brick.

James responded so pretty much yes.

Good stated clay fired meaning it doesn't necessarily mean the color like you can see on their building existing right now it's got a beige color, it's just that clay fired brick is what it references. But it does say that it needs to be earth tones.

Passmore stated okay.

Good stated so that's where you get these earth tone colors from.

Purcell asked is there a way to you have to get your approval too but is there a way to approve this and then with a plan that you will brick to get it in compliance with what we have?

Medders asked are you still going to do the second floor?

Hayes responded it is my desire to do that. Yes Sir as we move forward. It would be an outdoor event patio space just the intent behind that was first off, from an outdoor guy I love it we don't have any second floor space in Lawton. I thought it would be an attraction. We're also open until 8:00 PM as a business and instead of a regular 2:00 PM brunch business and the fireworks are

kicked off down there. The Downtown parks and all that kinds of things and as the owner of Viridian, if you're familiar with our business, I've sold Viridian since, but I'm a huge community focused person so I'd like to create spaces that draw people and activities event. Long term that was the desire at this point in time the realistic opportunity that is at least 12 months to 18 months out from this point in time and a big reason for the delay was the financial viability of this project due to the sale of Viridian coffee during the transition that took almost a year longer than we expected.

Watson asked will this structure as it is, support, like a second story?

Hayes responded no.

Watson asked OK so you're going to have to rebuild that.

James responded they would be required to come back to here anyway for any amendment because any Certificate of Conformance that we do and issue today includes these pictures and so they're tied to what we approved today in the pictures plus any conditions and so we wouldn't be able to approve any future type development because that's not what brought us here today.

Watson replied okay.

Hayes stated but again I would lose the investment here and I I'm aware of that right we have about \$35,000.00 on this add on as it is right now. That's what it costs me to put this in. It's that's the same compared to what I would have quoted out for other developers or designers but it would have to be taken down of course raw material might be reused but the structure itself would not be reused.

Watson stated sure I understand.

Hayes stated and may I add a comment would that be appropriate to your question? John one of the things that I am very thankful to have an opportunity in front of a committee like this is, yes the intent or the Code and I've worked with a lot of cities. My wife was a City Councilwoman in Duncan for years and I really appreciate the opportunity. What I love about how this Code is written and what the opportunity is, it gives you all, as a Committee the authority to say enough 's enough. Right. Hey, we've allowed enough changes to this area that we're not going to do more without certain other things happening and my appeal to my request to you would be financially it would be very beneficial to delay any kind of additional modifications to this. Doing it down the road just because we've spent a lot of money and we're right at the edge of our capacity to get this done and I want to be able to comply and work with you to meet this and I apologize for the delay totally my responsibility my fault to not come to you all ahead of time to get this there and without consideration. If I could appeal and not have to add brick to those columns financially until we make some money would be very helpful to us.

Passmore asked can we say temporary CO for a year is that a thing? Or however long maybe.

Purcell stated Yeah something.

James responded we could probably finagle some temporary Certificate of Architectural Conformance. It's just something we have to track and make sure.

Passmore asked can we put a timeline like by this date this needs to happen?

James stated we could do, we could make this a just a temporary Certificate for potentially a year, if that's what you, is that what you desire.

Good stated how I see it happening as you saying subject to a condition that you want X amount bricked by X date.

Purcell stated by a certain date.

Passmore stated I'm OK with it as is but I have not said with this board, where there have been other people turned away that, then you have to face and go back to and say well sorry we changed our mind.

Watson replied yes so I totally get like John's perspective on this which is, we've done this forever and we've turned a lot of people away or made them do a lot of things that they probably didn't want to do At the same time I'm getting tugged in the other direction too which is like I want to be easy for businesses to work with because I want stuff in Lawton.

Passmore stated I want Hatch. That's awesome.

Watson stated yeah for sure.

Medders stated I think it falls on us a little bit because their permit was out. We should have noticed the activity on the outside and a cease and desist should have been done there.

James responded we did notify the Building Department and I believe the Building Official did reach out to the contractor.

Good stated they did put a stop work order on it because the interior permit had expired and also at the same meeting told them hey you need to do you need your DLARC approval that's when they came in and renewed their permit and then came in and applied for the exterior changes. So as soon as it was noticed there was a stop work order issued they came in and renewed and applied but at that point exterior changes were started.

Medders asked we don't know if the if the work stopped or not or it kept going?

James responded and again the different divisions that we don't have control over so we just have to kind of pass it along and.

Good stated but the, to be devil's advocate here, being open for business but also sticking to the roots of this, that's where I feel like the subject to condition and give them a date certain to do a certain portion of the you know brick columns within 6 months or within a year you know that would then get them open for business moving forward but also get us to where we have the columns matching the building.

Watson asked have y'all even had an opportunity to like price that to see like what that's going to cost Extra to do that?

Hayes responded no I have not. It was not even acknowledge to me personally that that would be a consideration of the bricking instead of the fencing I did get some pricing for the fencing to be a brick wall which was like \$15,000.00 just for that and I was I am not putting brick where the fence is but to back the columns I did not consider what the pricing of that would be.

Purcell asked do you have an estimate you said you wanted to build a second story right and so this would have to come down?

Hayes responded yes Sir.

Purcell replied if I understood you correctly.

Hayes stated in the future yes Sir.

Purcell asked do you have a time frame for when you might be wanting to do that?

Hayes responded John my intention was to do that within the next 12 to 18 months. I hesitate to commit that to you if this project is as successful as we intend to and that's why we delayed it we'd love to invest up next \$150,000.00 to do that and that does have brick columns in the design but that has not been submitted to the City. We do have architecturally designed groundwork and all that stuff done prior to being able to move forward.

Purcell asked do you think that if we gave this a, I'm not sure if temporary is the right word but additional requirements to be done so it will become brick either a 2 story or if you decide not to go 2 story, you brick it within 18 months would that be reasonable?

James replied conditional.

Hayes responded on my part that would be very reasonable, if that's the request that you would make.

Purcell stated I'm just concerned if we don't do something with the brick we've got a problem for people in the past which OK they're gone but the big problem is what will come along in the future and we've had that issue time and time again.

Good replied and I'll be 100% honest, when things start popping up down here that aren't compliant, it's the outsiders that come and tell us that hey you made us do this why aren't they doing and that's what brings things like this to our attention in the first place.

Purcell asked so how do we word this to maybe to make it work?

Good responded I think it would be a subject to condition that you want to specify that the full columns brick, that a wainscoting of brick is up there by.

Purcell stated well the normal percentage of brick that they have to do.

Good responded it just says brick elements that match the main structure.

Purcell asked don't we have a percentage? I thought of brick that had to be done I thought the actual site.

Good responded on the 2nd Street corridor it's 100%.

Watson stated I mean I agree with John. I also don't want to run like businesses to Duncan and Altus some places like that either. So I'm just I'm kind of on the fence about it to be honest with you. I mean I think it looks good and I don't want you to think that any of us think that this looks bad.

Purcell stated it look good.

James asked the brick that's you know you see right here any idea how far this brick goes up here I would say about 3.

Hayes responded it's about 3 feet.

Good stated it's typical wainscoting would be a 3 foot.

James asked is that about how tall this fence is?

Hayes responded yes ma'am it's right at that.

Watson asked so the requirement would be to if we do this?

James stated if we did just the 3 foot, it would kind of match this part of the building potentially.

Medders asked just on the corners?

James replied yes just these 3 corners.

Watson stated then we give them some time to do that?

Good stated but I agree giving them a timeline on it.

Purcell responded that's why I asked 18 months is that reasonable.

Good stated 18 months you're hoping to be the whole new redesigning.

Watson stated if not I mean plants change sometimes but I mean I think what are we talking about 3 foot on 3 corners. I hope they make all the money in the world.

Good replied any person that would come forward and say hey why aren't they doing it then you would at least we'd have the ability to say hey they are coming into compliance but they are adding brick elements to it.

Christopherson stated this may or may not matter to this meeting but with a couple of other things we have everything we need to open for business the only thing we're missing is our liquor license and a big part of what the liquor license is requiring it's the official Certificate of Occupancy now what that document looks like from you guys we received a temporary with signatures.

James replied yes it looks just like that it's from the Building Division and it just doesn't say temporary on it. It is pretty much the same document.

Watson asked and that's what they will get, like if we approve it?

James responded This is a Certificate of Compliance yeah this is just the pretty stuff.

Watson replied okay, got it.

Good stated as soon as we motion to approve this whether there's a condition or not I mean this condition I wouldn't put on a CO.

James stated wo this is just tied to the certificate.

Hayes asked before you make the motion, does include the change of the awnings from the strip awnings to solid black and I just want to make sure we don't?

James stated and the metal awnings to yellow that's all included in this. That would be included with that certificate or the patio with the awnings.

Motion by Passmore, Second by Medders to approve a Certificate of Architectural Conformance subject to condition for new patio to be installed on the east side and awnings on the front for Hatch Early Mood Food located at 333 NW 2nd Street Lawton, OK 73507 with brick wainscoting 3 feet in height on the 3 corner post to be completed within 18 months **Aye:** Purcell, Passmore, Watson, Medders **Nay:** None
Motion Passed 4-0

Committee Member's Reports or Comments

None

Secretary's Report

Purcell asked do we have anything about the grocery store?

James responded no Sir, no permits have been issued or applied for.

Good stated Southern Oklahoma Brewery is open and doing very well. So that was a previous item that was brought to DLARC.

Audience Participation

None

Adjournment

Motion by Medders, Second by Purcell to adjourn the meeting **Aye:** Passmore, Watson, Medders, Purcell **Nay:** None **Motion Passed 4-0**

With no further business the meeting was adjourned at 1:59 pm.

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

10-21-2025.

Evan Watson

Chairman

Downtown Lawton Architectural Review Committee