

CITY PLANNING COMMISSION
CITY HALL AUDITORIUM
April 25, 2024

Minutes of the City Planning Commission meeting held April 25, 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 1:30 p.m. by David Denham

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Joan Jester
Deborah Jones
Allan Smith
Darren Medders
Michael Logan

MEMBERS ABSENT:

Neil Springborn (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Christine James, Planning Director
Kameron Good, Senior Planner
Gregory Gibson, Assistant City Attorney
Dewayne Burk, Assistant City Manager

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

CONSENT AGENDA

The following items are considered to be routine by the City Planning Commission and will be enacted with one motion. Should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately.

2. Consider approving the minutes from the regular scheduled meeting from March 28, 2024.
3. Consider approving the minutes from the regular scheduled meeting from April 11, 2024.

Motion by Logan. **Second** by Medders to approve all items on the Consent Agenda **Aye:** Busse, Jarvis, Jester, Jones, Smith, Medders, Logan, Denham **Nay:** None. **Motion Passed.**

OLD BUSINESS

4. Consider approving the construction replat for Lots 12-16, Block 111 & Lots 1-5, Block 112, Lawton View Addition, subject to conditions and take appropriate action as deemed necessary.

Good stated good afternoon, Kameron Good with the Planning Department. This is a construction replat of the Lawton View area. This located south of Texas Avenue at the intersection of 14th Street. As you can see this will re-plat the lots. It's very blurry a little bit, this visual aid it's going to be turning these lots from 5 (five) lots going vertical to 3 (three) lots going east to west and they're going to make a little bit of a cul-de-sac and so there's going to be 6 (six) lots total, 3 (three) on each side of the 14th Street. This will also include extending a water line down to Bishop Road with a 12(twelve) inch water Main bringing water up and tying it in to the water line north of Texas and also includes the extension of sewer lines along the south side of each of these new proposed lots. All these conditions listed in the background information is really kind of to clean up this plat and then Public Utilities had some revisions on there but was okay moving forward with these as conditions.

Denham asked I noticed that the Lawton Housing Authority is the owner, they the ones that will be paying for all these streets and cul-de-sac etcetera?

Good stated correct and then they will be developing on those 6 (six) new lots.

Jones stated Kameron I can't see. Can you give me the width of those lots?

Good stated each one of them is 50.

Jones stated okay so they're standard lots.

Good stated yes they meet our minimum lot standard. Each one of them will.

Jones stated thank you.

Good responded sorry the visual aids is blurry.

James responded DJ they're about 50 (fifty) by 130 (one hundred thirty) depending on where you are on that cul-de-sac but they're 50 (fifty) feet wide.

Good stated yes right now that road is not there at all. So, they will be constructing the 14th Street and then.

Denham asked that's going between the empty space between 1 (one) and 16 (sixteen)?

Good stated correct, in between Lots 1 (one) and 16 (sixteen) will be the street. It's already street right of way. Now there's just going to be constructing it having a cul-de-sac at the south portion of it and then Lots 13, 14, 15, and 16 and then Lots 1,2, 3, and 4 are going to be turned sideways into 6 (six) total lots.

Denham asked and that alley is just gravel right now?

Good stated the alley was initially closed by Ordinance 23-23. The easement was maintained for utilities but the alley was actually closed.

Jones asked it was closed and vacated wasn't it?

Good responded yes ma'am.

Jones asked (inaudible) utilities?

Good stated yes.

Denham asked so this cul-de-sac is actually going in to the next block of lots? Just the tip of it?

Good stated yes.

Conversation among Commissioners is inaudible.

James stated and David that's the right of way not the pavement.

Denham stated right okay.

Good stated correct. That's just the right of way that's not exactly where the street is being paved.

James stated they probably won't need any temporary right of way from the 2 (two) lots from the south because that's the right of way and the pavement will be the 10 (ten to eleven) feet inside that. So, they should be fine.

Denham responded thank you Christine. Any additional questions for Kameron?

Good stated this will be going, you're just recommendation on this and it still will go forward to Council for their acceptance. They will then go out and do the construction portion of it and then after the construction portion of it is accepted a Record Plat will still come back before you guys.

Denham stated okay. No additional questions I'll entertain a motion.

Motion by Medders, **Second** by Logan to recommend to the City Council to approve the construction replat for Lots 12-16, Block 111 & Lots 1-5, Block 112, Lawton View Addition with conditions **Aye:** Jarvis, Jester, Jones, Smith, Medders, Logan, Denham, Busse **Nay:** None. **Motion Passed.**

NEW BUSINESS

5. **Consider recommending for approval an ordinance defining crematoriums and adding crematoriums as a permitted use in I-1 Restricted Manufacturing and Warehouse District and a use permitted on review in C-5 General Commercial District, and allowing for floor amendments if necessary.**

This item was stricken from the agenda.

6. **Consider recommending for approval an ordinance allowing legal nonconforming lots and parcels to be built on if said lot or parcel was established prior to November 10, 1964, and allowing for floor amendments if necessary.**

This item was stricken from the agenda.

7. **Consider recommending for approval an ordinance increasing the maximum electronic message sign square footage allowed within two hundred feet of an A-1 General Agriculture, A-2 Suburban, R-1 Single-Family Dwelling, R-2 Two-Family Dwelling, R-3 Multiple-Family Dwelling, and R-4 High-Density Apartment zoning district and allowing electronic message centers signs to be building mounted and allowing for floor amendments if necessary.**

This item was stricken from the agenda.

8. **Consider recommending for approval an ordinance and three resolutions modifying the Downtown I Urban Renewal Plan, Civic Center Urban Renewal Plan, and D-6 Urban Renewal Plan by removing Retail Sales and Service activities within the Mixed Use District of each plan and allowing the Lawton Urban Renewal Authority to determine uses that are similar in character to the listed uses, and allowing for floor amendments if necessary.**

This item was stricken from the agenda.

9. **Commissioner's Reports or Comments.**

Denham stated I do like having the recommendation at least by staff on what to do on these items, even though we could not do it. That is satisfactory.

Jones stated I would like an update on the commentary dealing with the electronic signs and I we've considered before and it went to Council, went in to Committee and went in to oblivion. Can you get us an update? Put it just in the commentary.

James stated I want to say that Charlotte told me that it came here before.

Jones stated and it was recommended.

James responded what I remember her telling me is that the conversation went way over to the side and there wasn't a recommendation. It over to brightness and stuff like that. I will look into that and we'll have it in the background.

Denham asked has there been any progress made on the carwash, on 2nd and Gore?

James responded they have not submitted for their Building Permit, the last I heard.

10. **Secretary's Report.**

None.

11. **Audience Participation.**

None.

12. **Adjournment.**

Motion by Smith, Second by Logan to adjourn the meeting **Aye:** Logan, Denham, Busse, Jarvis, Jester, Jones, Smith, Medders **Nay:** None. **Motion Passed.**

With no further business meeting was adjourned.

The minutes for the City Planning Commission meeting was approved by the Commission

on _____ by _____

Chairman of the City Planning Commission

DRAFT