

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM
JANUARY 15, 2026

Minutes of the City Planning Commission meeting held January 15, 2026, 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 1:31 P.M. by David Denham.

ROLL CALL

MEMBERS PRESENT David Denham
 Melissa Busse
 Ron Jarvis
 Joan Jester
 Taylor Williams
 Allen Smith
 Darren Medders
 Michael Logan

MEMBERS ABSENT: Dwain Baxter (excused)

ALSO PRESENT: Christine James, Director of Planning
 Kameron Good, Senior Planner
 Christy Ryans-Huffer, Planner I
 Jennifer Wynne, Recording Secretary
 Keegan Ledford, 227 Group, LLC

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 minutes from the regular scheduled meeting on November 06, 2025.**

Motion by Medders, Second by Logan to approve the minutes from the regular scheduled meeting from November 06, 2025, as written. **Aye:** Busse, Jarvis, Jester, Williams, Smith, Medders, Logan, Denham. **Nay:** None **Motion Passed 8-0**

2. **Consider approving minutes from the regular scheduled meeting on December 04, 2025.**

Motion by Smith, Second by Logan to approve the minutes from the regular scheduled meeting from December 04, 2025, as written. **Aye:** Jarvis, Jester, Williams, Smith, Medders, Logan, Denham, Busse. **Nay:** None **Motion Passed 8-0**

3. **Consider holding a public hearing and recommending approval of an ordinance modifying Section 18-4-1-411, by adding taxidermy as a prohibited home occupation, allowing for floor amendments.**

David Denham: Item 3: consider holding a public hearing and recommending approval of an ordinance modifying section 18-4-1-411 by adding taxidermy as a prohibited home occupation allowing for floor amendments. Who's taking this one?

Christine James: I will Mr. Chairman. A few months back the City of Lawton received the complaint, as stated in the AIC, regarding a citizen doing some taxidermy work in their front yard and washing debris into the street. We have neighbors' complaints, so they went out there. After investigation and going out there, this was a directive from the City Manager's office for us to include taxidermy as a prohibited home occupation. So that's why it's here for you today.

David Denham: Any discussion? Questions? Hearing none I'll go ahead and declare the public hearing open. Anybody like to come speak for, or against, this item please approach the podium. Give us your name. Seeing no one approach I'll close the public hearing. I'll entertain a motion.

Michael Logan. Motion to recommend approval of an ordinance modifying section 18-4-1-411 by adding taxidermy as a prohibited home occupation.

David Denham: Very good thank you. Second?

Allen Smith: Second.

David Denham: Here we go. Any further discussion?

Darren Medders: Real quick. You know the case in point generally doesn't happen. Generally, they bring the carcass to them. So, do we really want to prohibit it, or he should get a license. I mean come to the city. Why didn't he get a slap on the wrist and say, "hey you need to come get your proper permitting" and that process which he did in his yard is not the average case. Generally, that's done in the field and brought to him. So, are we going to penalize everybody for one knucklehead?

Christine James: There was no license for him to obtain. It wasn't listed as a permitted home occupation and so it was kind of in a gray area. It went through the attorney's office and through the City Manager's office, and like I said, they're the ones that gave us a directive to outright prohibit it. That's the reason why it does come to the CPC for your recommendation and we hold the two public hearings, and you could always modify your motion. But we do have a motion and a second. So, you would need to do a substitute motion if that's what you wanted to do?

Kameron Good: And I think what you're talking about is you'd rather them have it as a home occupation to where they are required to license and follow certain guidelines within that realm of actually doing it at their house.

Darren Medders: I mean, because what do other communities do?

David Denham: No research.

Christine James: Again, there was a directive from the City Manager. So, there was no research, or anything involved, we were just doing what we were told as staff.

David Denham: Well, my feelings are somewhat similar to Darren's and the fact that I'm sure there's all kinds of people doing it at their home the legit way or right way. This isn't the kind of business that really requires a — What do you call it? — A business physical address. I mean it's so seasonal and so hit and miss to force this industry into...

Kameron Good: Your normal rules in a home occupation for ones that are permitted would be: limited to 25% of their house; conducted inside the dwelling; no accessory building would be built strictly for the business. It's there to protect the neighbors. It's all about traffic coming in and out you don't want...

Christine James: No excessive smell, heat, any of that kind of stuff.

Allen Smith: That's what I would do. I'm not a big hunter, but what I would be concerned about was the smell. I mean, is there no smell? I don't know.

Kameron Good: When you're doing it sometimes comes dressed already.

Darren Medders: I mean, most of the time people would dress them in the field and then you take it...

Kameron Good: Can we make sure your mics are on? I'm sorry.

Allen Smith: Right, but as that is going on there, chemicals you use or whatever. Is there any kind of smell that goes on? I mean, I would think so. That's why I kind of wouldn't want it next to me is the way I looked at this.

Darren Medders: I don't think unless you know, this particular instance, the guy hanging that on this tree doing that you would even know that somebody was doing it next door.

Kameron Good: And that's where the home occupation, if it was a listed use as a home occupation, those rules would then apply. They would have to have a home occupation license to do it at their home. It would be limited to indoors. It would be limited to 25% of the residence. No undue traffic. There's a list of home occupation rules that then they would have to follow.

Darren Medders: I would think that maybe we'd want to step back a minute and look at what other communities are doing before we just outright ban it. So, I'll make a motion to further investigate this before we outright ban it.

Allen Smith: Could we add to that, make it a home occupation like he was talking about?

Kameron Good: Sure.

Allen Smith: I mean I'm good with that.

David Denham: Well, I mean I think this is basically what it is, a home occupancy is all we're talking. I don't think there is a taxidermist in town anymore.

Kameron Good: Yeah, we're strictly talking about home occupation right now. But if you're wanting us to do further research this was published in the paper which was a cost to the city. So, if we do table it, that is a republication and an additional fee that would come out.

Darren Medders: I'm good with that.

Michael Logan: Yeah, I'd like to withdraw my motion.

Allen Smith: Withdraw my second.

Kameron Good: We would just handle the substitute motion first and if that motion passes, then the first motion lies.

David Denham: The substitute motion is unanimous eight-zero. The original motion is killed. Pardon the pun, on taxidermy. It did point out one thing, and looking at this, the last banned home-based business is bed and breakfast. When did we kill them? I don't remember that and I've been here a couple of days.

Christine James: That's probably been here a while because I know there's a specific bed and breakfast code. So, I know there's a specific code for them but I'm not assuming it was probably taken away from home occupancy and made that.

Kameron Good: They're simply listed in the higher zoning. They're specifically listed as permitted use in a higher zoning than a single family. I'm pretty sure they're listed as an R-3 and R-4 permitted use. Just due to the traffic coming in and out is why that intensity is a little higher. And I think it was moved to the R-3-R-4 and not just allowed in a single-family dwelling and that's due to traffic.

David Denham: Odd. OK.

Allen Smith: What did we do with pet cremation, I can't remember there?

David Denham: We passed that.

Allen Smith: We passed that?

Kameron Good: Yes, it's in an industrial zoning.

Allen Smith: Industrial? Yes, OK.

Substitute Motion by Medders, Second by Logan to table to do research on taxidermy as a home occupation compared to the peer six cites. **Aye: Jester, Williams, Smith, Medders, Logan, Denham, Busse, Jarvis. **Nay:** None **Substitute Motion Passed 8-0****

4. **Consider approving the record plat for Lawton West located at the southeast corner of NW Cache Road and NW Goodyear Boulevard, Lawton, OK 73505, subject to conditions and take appropriate action as deemed necessary.**

David Denham: All right, a little off topic there but thank you for humoring me. Item 4: consider approving the record plat for the Lawton West located, record plat for Lawton West, located at the southeast corner of NW Cache Road and NW Goodyear Boulevard, subject to conditions and take appropriate action as deemed necessary.

Kameron Good: Kameron Good with the Planning Department. This is located, as said on here, just the corner of Cache and Goodyear. Give you a little visual representation of where that's at. That's West of the St James Apartment place. West of the cemetery. The yellow outlines for the full plat lot 2 is the highlighted lot. Here's the plat. There are some corrections that they need to make. They did submit a corrective plat this morning. I have not reviewed it to make sure everything's met. So, we're just going to keep the conditions as-is right now. It's just splitting this property into two pieces. The lot 2 is intended for a Dollar General to be developed and be willing to answer any questions. This the orientation

of this plat to the right would be north. So, the lot 2, as you can see, is on the north side of that property closest to the cemetery.

David Denham: So, lot 1 is commercial. Lot 2 is commercial and ag. How can I have both?

Kameron Good: Yes, the zoning is just not depending on the lot lines. It's just as-is. That's the existing zoning and that's how the properties already split. The zoning already splits that property already.

David Denham: So, do we have a map that shows what's ag and what's commercial?

Kameron Good: I did not put that in the visual aids. No, Sir.

David Denham: OK. But their minds are already commercial.

Kameron Good: True.

David Denham: So, probably you're looking at the — Cache Rd frontage is the commercial?

Kameron Good: Yes, sir.

Kameron Good: Yes, and this plat wouldn't change anything to do with the zoning. It just is establishing that lot so that they can now split off this piece. Dollar General can officially sell off the rest of that was their intention. That's why Dollar General is going in the small square. They bought the whole piece.

Darren Medders: All right.

David Denham: OK.

Kameron Good: Now they're just splitting off that piece so that they can sell off the rest of it.

David Denham: Yep. Any questions for Kameron?

Kameron Good: I will state that there is not access to sewer here. So, Dollar General will be on septic and ODQ will be a part of the signatures required on the plat. So, there will be a septic system for this Dollar General. So, trying to make that noted as well.

David Denham: Alright.

Allen Smith: But they are on our water.

Kameron Good: Correct

David Denham: Any additional questions?

Christine James: There are some very large water lines along Cache Rd, and they will be required when we do the building permit to do an off-site to bring the water line, a smaller water line, to them with a fire hydrant. Because they can't tap directly to the 24-inch. But, according to the plat rules, they have access to water. So, that's why it's not a construction plat and it's basically went straight to a record plat. And so, the requirement for the fire hydrant was on the building permit, not the plat. This one's a little bit different.

Kameron Good: That's the very next item I was going to.

Christine James: Yes.

David Denham: All right.

Kameron Good: This is just for the split of the land and what this is accomplishing.

David Denham: I will entertain a motion.

Motion by Medders, Second by Logan to recommend to City Council to approve the record plat for Lawton West located at the southeast corner of NW Cache Road and NW Goodyear Boulevard, Lawton, OK 73505, subject to conditions. **Aye:** Williams, Smith, Medders, Logan, Denham, Busse, Jarvis, Jester. **Nay:** None **Motion Passed 8-0**

5. **Consider recommending approval of the construction plans for an 8-inch water line extension to serve a Dollar General located at 9508 NW Cache Road, Lawton, OK 73505, subject to the conditions listed..**

David Denham: Unanimous eight to zero. Item 5: consider recommending approval of the construction plans for an 8-inch water line extension to serve a Dollar General located at 9508 NW Cache Road subject to conditions listed.

Kameron Good: As you can see on the visual aid it's the same highlighted square where Dollar General is going to be located due to the water main across street being 24-inch, and the fire Marshall requiring a new fire hydrant to be dropped. That's what this offsite infrastructures for, is to extend an 8-inch water main to service this new Dollar General. So, that's the location and you see here's the map that would show where the water line is going. It crosses the entrance of the existing cemetery as you can see on this aerial. But that's what it's for is to drop a fire hydrant to service the Dollar General.

David Denham: That goes on the far left where that box is kind of pointing to. That would be the fire hydrant location.

Kameron Good: Yes, sir.

David Denham: They're connecting to the other side.

Kameron Good: There's one every 400 feet. So, there's a fire hydrant right at the entrance of the cemetery as well. That's where that other box is pointing. So, there's going to be two fire hydrants on this line. But this will be their service line.

David Denham: And so, then the existing water line ends where this new one is beginning, they're just happened into that on the east side of the cemetery.

Kameron Good: Yes. There's a water line that goes along the north side but it's a 24-inch main.

David Denham: Right.

Kameron Good: So, they're tapping into the existing one to the east and extending it down with the fire hydrants.

David Denham: Any other questions? I'll entertain a motion.

Motion by Smith, Second by Logan to recommend approval to City Council of the construction plans for an 8-inch water line extension to serve a Dollar General located at 9508 NW Cache Road, Lawton, OK 73505, subject to the conditions listed **Aye:** Smith, Medders, Logan, Denham, Busse, Jarvis, Jester, Williams. **Nay:** None **Motion Passed 8-0**

6. **Consider approving the record plat for Scissortail Point located on the south side of NW Cache Road Lawton, OK 73505, between NW 47th Street and NW 53rd Street subject to conditions and take appropriate action as deemed necessary.**

David Denham: Item 6: Consider approving the record plat for Scissortail Point located on the south side of NW Cache Road Lawton between NW 47th and NW 53rd Street subject to conditions and take appropriate action as deemed necessary.

Christine James: I'm going to start out by saying this is not a normal plat. Several years ago, I think this started in 19, it started as off-site water and sewer lines. Then there was this traffic signal that we've heard so much about recently, and then later they came to us as a plat. Whereas a record plat years ago. So, the reason why this is weird is because normally a plat would go through the construction plat with the improvements, get all those done, they would come back for a record plat. Since these were off-site improvements done, and started, before the idea of a plat those infrastructures were never tied to the plat. So, this plat is just the division of the property, and this does not include the water, sewer, and streets. The streets in the subdivision will be private and of course the stop light is something that is not included in this plat either. So that's why that one was separate. The water/sewer will be separate and the plat is separate. So this is a record plat for the division of this property for where the proposed Mathis Brothers is going to be located, and then it does not include any infrastructure, and it's just the division of the of the plat. And like Kameron said we got, I believe a new one was supposed to come today. We got an e-mail from Max Saseen that Lester was going to be submitting that this morning. Again, we

haven't seen that and we haven't had time to, therefore we haven't been able to review it. So, it's coming forward with the conditions that we've had since Christmas time.

David Denham: Hasn't there been some kind of road work done on that?

Christine James: They are private streets, yes. The private streets are in, but they are not being dedicated with this plat. They won't be because they're private streets. The public easements that are with this plat, but the street how it was built, and all that kind of stuff, is kind of a separate item.

Kameron Good: The plat has come through CPC, warrants went through recommended for approval with conditions. Public Utilities required that they build their private roads, so the plat never went through to council because that was a condition Public Utilities put on it. The roads have been built. They're all been reviewed and approved by the city, but again they are private drives. The only thing that we accepted so far was the traffic signals. And that one came through CPC, and went to council, and that traffic signal is fully operational. So right now, this is divided into 12 lots so that they can start selling them to businesses that want to build there.

David Denham: And I recall during the LEDA, I believe, they had request. They needed new water and sewer lines run. Has that been done?

Kameron Good: They have been put in the ground. They have not officially been accepted by the city.

David Denham: I understand, but that part has been done.

Kameron Good: Yes.

David Denham: Because I believe they want to be reimbursed from sales tax.

Kameron Good: That was completed in '21.

Christine James: I think it's called a tax incentive agreement that was done years and years ago.

David Denham: Right. It's still in place.

Christine James: I believe so, yes. I think that doesn't expire because of the development.

Kameron Good: And that requires Mathis Brothers to bring I believe three of their name brand businesses there, as part of the agreement that they get that reimbursement.

David Denham: Very good. OK. Progress, nonetheless.

Allen Smith: So, this is just how they want to split up their lots?

David Denham: Yes.

Allen Smith: That's it.

David Denham: Any other questions? I'll entertain a motion.

Motion by Logan, Second by Medders to recommend to City Council for approval of the Record Plat for Scissortail Point located on the south side of NW Cache Road Lawton, OK 73505, between NW 47th Street and NW 53rd Street subject to conditions. **Aye:** Medders, Logan, Denham, Busse, Jarvis, Jester, Williams, Smith. **Nay:** None **Motion Passed 8-0**

7. **Consider approving the record plat, as-built drawings and maintenance bonds for water lines, sanitary sewer, streets and drainage for Eastlake Addition, Part 3D, subject to conditions and take appropriate action as deemed necessary.**

David Denham: Still eight to zero. Item 7: Consider approving the record plat, as-built drawings and maintenance bonds for water lines, sanitary sewer, streets and drainage for Eastlake Addition, Part 3D, subject to conditions and take appropriate action as deemed necessary.

Kameron Good: I'm going to let Christy Ryans-Huffer, our new Planner I, take this item.

Christy Ryans-Huffer: Good afternoon. I'm so nervous. OK. Eastlake Addition Part 3D is approximately 28.15 acres and it's being divided into 34 lots. It is located east of NE Flower Mound, and north of NE Cache Road, and it is going to consist of 34 single-family residential lots and a lot containing private parkland and private detention pond. The current zoning is R-1 and R-3, and the developer is 227 Group. And the engineers are Mister Hendrick and Sons. The as-builts are included in this. It is 3,520 linear feet of water lines, 4,495 linear feet of sanitary sewer and 2,800 linear feet for streets. And that had been constructed for this record plat. The maintenance bonds were received this morning, and they are for the construction cost of the water and sewer lines, and you can see that the maintenance bond was \$6,585. There's a separate maintenance bond for the construction cost for the streets and drainage, which the maintenance bond is \$97,293. There's a little bit of background on this plat for Eastlake 3D. It was originally approved by CPC back in September of 2021 and City Council in October, and then there was a lull in construction through there and was not developed. And then it was conditionally reapproved by the City Planning Commission in June and approved by City Council in July. So, the record plats and as-builts were under review at the time of sending out this packet, and if you'll see there was only one condition from Public Utilities in the handout that is extra in your pack, and that is just a monument in the street easement. It's there but it's not marked on the plat. I'd be happy to answer no questions, any questions you might have.

David Denham: No questions. Any non-questions for Christy? Any real questions for Christy? Good job.

Christy Ryans-Huffer: Thank you, Sir.

David Denham: Hearing no questions I'll entertain a motion.

Motion by Smith, Second by Logan to recommend to City Council approval of the record plat, as-built drawings and maintenance bonds for water lines, sanitary sewer, streets and drainage for Eastlake Addition, Part 3D. **Aye:** Logan, Denham, Busse, Jarvis, Jester, Williams, Smith, Medders. **Nay:** None **Motion Passed 8-0**

Commissioner's Reports or Comments

David Denham: Commissioner's reports or comments. I would like to first off thank DJ, Deborah Jones, for her year's long service here on this body. I would also like to thank Councilman Brown, who was here but has left, about not only how he handled the change but also giving us an exceptional candidate to take over. So, we're in good hands. One thing for longer serving members, one of the first agenda items on this first meeting is to vote for a chair and vice chair. It's missing for some reason. So, there'll be more change coming. So, anyway to be continued. Secretary's report.

Secretary's Report

Christine James: We are planning to have a gift and a certificate for DJ at the next CPC meeting, and so hopefully everyone can attend to show her our gratitude for that. Because of the holidays the code for the hookah and data center will be going to the next council meeting the 27th. So, that's why there's just a little bit of delay that hasn't run this council yet because holidays and everything else so. But it's on its way.

David Denham: Thank you, Christine.

Christine James: You're welcome.

Audience Participation

Keegan Ledford: Yes. Planning Commission, I've done this a long time, and I've dealt up here with a bunch of this stuff in the City Hall. But going through this and getting this approved through this Planning Commission has been spectacular. There was finally a partnership trying to help me get to this point and that's a long time coming. They need to be recognized, and you guys are at least helping out in that part. I'm going to tell everybody that let them know and say thank you.

David Denham: Thank you, Keegan.

Christine James: Thank you.

David Denham: Anyone else? All right that concludes the agenda. I'll entertain a motion to adjourn.

Adjournment

Motion by Logan, Second by Smith to adjourn the meeting **Aye:** Denham, Busse, Jarvis, Jester, Williams, Smith, Medders, Logan. **Nay:** None **Motion Passed 8-0**

With no further business the meeting was adjourned at 1:39 P.M.

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

1-29-26



~~David Denham~~ Alken Smith Vice Chair

Chairman

City Planning Commission