

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM
JANUARY 29, 2026

Minutes of the City Planning Commission meeting held January 29, 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 1:30 P.M. by Allen Smith.

ROLL CALL

MEMBERS PRESENT: Melissa Busse
 Ron Jarvis
 Taylor Williams
 Allen Smith
 Darren Medders
 Michael Logan
 Dwain Baxter

MEMBERS ABSENT: Joan Jester (excused)
 Dwight Tanner (excused)

ALSO PRESENT: Christine James, Director of Planning
 Kameron Good, Senior Planner
 Christy Ryans-Huffer, Planner I
 Jennifer Wynne, Recording Secretary
 Charlotte Brown, Deputy Director of Community Enrichment

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

OLD BUSINESS

1. Consider discussing results of staff research regarding at home taxidermy.

Allen Smith: Old business: consider discussing results of staff research regarding at home taxidermy.

Christine James: OK first I want to do is read an e-mail that was sent to the City Manager's Office into the record regarding this item since she was unable to be here.

Mr. Ratliff,

I am writing in response to the recent newspaper article stating that taxidermy is permitted in neighborhood front yards. I live on a street where a renter was actively engaged in this practice, and I feel it is important that the full reality of what occurred is clearly understood.

This was not a passive display of mounted animals. The individual was actively processing deer heads in his front driveway. He cooked the heads for hours in large pots on propane burners in order to remove tissue and brain matter from the antlers, presumably for payment. During this process, the antlers protruded visibly from the pots, and afterward the remains were dumped down the driveway and into the street.

This activity took place in a residential neighborhood where children walk to and from school. The sight alone was frightening, and the odor was overwhelming and persistent. The smell carried throughout the street and raised concerns about attracting wildlife, including coyotes. This went far beyond a question of aesthetics — it created a public health, safety, and welfare concern.

Some commissioners have questioned whether odor was an issue. It absolutely was. Others may not fully grasp the severity of what occurred. I respectfully submit that anyone questioning the impact should consider how they would feel if their children were playing near blood, animal remains, and cooking carcasses in the street.

Neighbors from other states have expressed disbelief that such activity could occur in a residential area, noting that even where hunting and taxidermy are common, this type of processing is not permitted within city limits out of respect for public safety and decency.

I strongly urge the city to reconsider allowing this type of activity in residential neighborhoods and to establish clear restrictions. This is not about opposing taxidermy itself — it is about preventing graphic, hazardous, and disturbing practices from taking place in front yards where families live.

Thank you for your time and consideration.

Respectfully,
Miss Lou

Charlotte Brown: McConnell.

Christine James: McConnell. So, that being said, we did contact the six peer cities. I would like to say when asked, "would you allow taxidermy as a home occupation?" They almost all have the exact same response. "Hmm. That's a good question, let us talk internally in our offices and we'll get back to you." We did hear back from most of them. Jennie printed a little sheet for you. Of the six peer cities, or every municipality, had some type of code regarding home occupation or some type of home occupation regulations. Overall, they were very similar to what Lawton's are. Again, you also have Lawton's current code. There's Chapter 18 and Chapter 7. Chapter 7 is regarding the actual licensing of what's required to be licensed, and Chapter 18 are more of the parameters. As a result, most of the municipalities that got back to us. They said they would allow taxidermy as a home occupation as long as it complied with their rules. The biggest ones being the smell, odor, stuff like that. It all had to be taken inside their house. They could not be in the front yard. This has to be a whole occupation within the home. They couldn't change the aesthetic of the home. No, or a very small sign, would have been allowed. Storing of chemicals would not have been allowed. So as long as it pertains, or met those rules, they said that they would allow taxidermy. No one that we talked to that issues home occupation licenses had anybody that was registered as a home taxidermy, but they said they would not be surprised if it happened. But they just didn't have anybody that was actually licensed to do so. We did look up the state statutes. Not the state statute but the permitting for state regarding taxidermy. So, there are some state licenses, or state permits, that you have to get if you were doing taxidermy as a business. We do not know, you know, if this gentleman was doing it for business or not. I was told by the Animal Welfare that there was nothing that they could do or enforce on that side of the permitting for the animals. And so, we're here today to answer any questions and to discuss if you want to direct staff to move forward with the code change or if you'd like to leave code as is. Open to any questions.

Allen Smith: It sounds like to me this was just probably a one-time deal in the last 50 years that it's happened. Maybe even longer than that. I mean I don't see making a code change because of one little thing that happened. So, it might have been this guy's first-time hunting and didn't know what he was doing. I don't think it's a big deal. I'm not a rule maker. I'm saying less government. So that's just my opinion. I don't know if anybody else has got anything.

Christine James: And again, what he was doing would not have been allowed even if he was a home occupation. He would not have been allowed to do what he was doing because it did not abide by our home occupation rules. I've been here 22 years, I've never heard of anything else.

Allen Smith: I mean I'm sure there's a lot of taxidermy that goes on in people's houses and their garages, you know, your local hunters.

Christine James: Correct, like I said, I've never heard of any other issue. But like I said, even if he was registered as a home occupation this would have not have been allowed.

Allen Smith: Was law enforcement or anybody called on this? Or get Animal control?

Charlotte Brown: Yes.

Christine James: There was Neighborhood Services and the Animal Welfare I believe.

Charlotte Brown: Hello everyone. Yeah, Neighborhood Services was called due to the complaint. And so Animal Welfare went out, and LPD went out, and they did make him clean up the mess. But it's my understanding that he was doing it for profit. It wasn't just a regular, like local hunter, who's just trying to, you know, take care of his own mount or something like that. As he was turning it into a western mount, I think is what they called it. But LPD did respond and they required him to clean up the mess, the blood, and the bones, and stuff that were washed out into the street.

Allen Smith: So, say this happened again. Would there be a fine for him doing this? Or what would happen, I guess?

Charlotte Brown: I would believe that LPD would go out, because he's already been warned once, I would believe that they would go out and write some kind of citation at that point.

Christine James: It does sound like from the letter we were submitted that that resident, that gentleman, that was there has moved on. His house did incur a fire and apparently and he left

Allen Smith: OK, anybody else. So, what say the board? Can I motion?

Christine James: No. We need the discussion over the mics please. So, you turn on your mic so we can be recorded.

Allen Smith: I guess we're into discussion on whether it's just for your personal use as or per business is what we're having a discussion over.

Taylor Williams: Yes, our question based on solely is it a business, or is it, this reference, to being a personal deal too?

Christine James: If you read the home occupation code Chapter 7, "No person shall conduct, engage in or operate in any manner a home occupation, as that term is defined in Section 18 the other section of code within the city limits without first obtaining the registration as provided in this article." So, if you go to 18 from home occupation shall be conducted inside this — inside the house. By the first before the warrant property. One property owner. No equipment of processing. No traffic. It's calling it a home occupation, so to me occupation would be a job which means you're getting paid for it and if it was just something that you did with your own animal I wouldn't consider that an occupation. This is conducting a home occupation business.

Darren Medders: So, if the registration would be key to them. This guy didn't register so he could have been cited for that. And it's not listed here. So, it sounds like it's already covered. Do we need to add more to it?

Kameron Good: So basically, the discussion is whether or not we want to list it as a prohibited use as in a home occupation. Because right now personal use, you'd still just follow your nuisance guidelines, but those are strictly for whether you want to allow it as a home occupation or put it on the list as a prohibited occupation. Because right now, as is, he could come in and apply for a home occupation license and then follow the home occupation license as it stands right now. Or do we want this to be a prohibited home occupation and it's only for a personal use?

Christine James: And I do believe that he could have already been cited for not having a home occupation. There's also stuff in the nuisance code about health and safety. He could have probably been cited under that as well. At this point since it was a one off, he was given a warning, and he cleaned up the mess. But, if need be, I think we already had everything in code that we needed to be able to write a citation on multiple facets.

Allen Smith: But I think that's because he was doing it outside and didn't conform to all the rules. I think if you want to put a taxidermy place in and you conformed to all of our rules, we're fine. But if you did what he did, which is definitely wrong by anybody 's standards.

Kameron Good: That's the discussion we're wanting to have in direction from you on whether or not you want us to leave it as is. Move forward with doing the code change. Putting it as a prohibited home occupation. That's the discussion and the direction we're looking for.

Motion by Logan, Second by Medders to leave current code as is. **Aye:** Busse, Jarvis, Williams, Smith, Medders, Logan, Baxter. **Nay:** None **Motion Passed 7-0**

NEW BUSINESS

- 2. Consider approving minutes from the regular scheduled meeting on January 15, 2026.**

Motion by Logan, Second by Medders to approve the minutes from the regular scheduled meeting on January 15, 2026, as written. **Aye:** Jarvis, Williams, Smith, Medders, Logan, Baxter, Busse. **Nay:** None **Motion Passed 7-0**

- 3. Consider recommending approval of the as-built drawings and maintenance bond for the off-site water and sanitary sewer lines related to the Scissortail Point Development 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 action as deemed necessary.**

Allen Smith: Consider recommending approval of the as-built drawings and maintenance bond for the off-site water and sanitary sewer lines related to the Scissortail Point Development located at south — located on the south side of NW Cache Road Lawton,

OK, between NW 47th Street and NW 53rd Street subject to conditions and take action as deemed necessary. Kameron.

Kameron Good: Yes. Kameron Good with the City Planning Department. As you stated, this is for the Scissortail Point Development. As you can see here's a rendering what was originally presented back when this whole development started. But to give you an idea of what the goal is for this development is to have the three major Mathis Brothers stores there and then surrounded by additional commercial development. The aerial of the current spot, the aerial does not represent the current status of this because there have been roads constructed out there, private roads. This item is for the off-site water and sewer line. As you can see, blue represents the water line, green represents the sewer line. This is just for representation purposes. Your packet had the as-built drawings in it. This was presented by Lester Seiger with Landmark Engineering courtesy of Cache Properties, LLC. There's about 3,900 linear feet of water lines and roughly 2,193 linear feet of sanitary sewer lines. The estimated cost of construction for that was \$670,978. The maintenance bond would be accepting would be for \$100,646.70, and they paid the utility inspection fee already of \$13,879.56. That being said, the construction plans were approved by Council on February 28, 2021. Staff was unable to find verification of previous acceptance of these improvements. Therefore, we're bringing them at this time to close the project down. So, I'd be able to answer any questions you might have. The as-builts are currently under review by Public Utilities. Any conditions that are listed would have been provided as a handout. We haven't been provided any additional conditions, so.

00:16:33 Darren Medders: So, would this be the last thing that this property needs?

00:16:37 Kameron Good: The plat was taken to council and the plat was accepted. So as soon as we get the mylars for signatures, and they get the mylar filed at the County, they can start selling off the lots. As far as development goes, the traffic light has already been installed. The roads have been built. The water and sewer are being finalized. They start building and submitting for building permits.

00:17:00 Darren Medders: No permits have been issued?

00:17:01 Kameron Good: No permits have been applied for as far as the construction of the buildings, no.

00:17:11 Allen Smith: So, we are just looking for...

00:17:14 Kameron Good: We're just looking for the recommendation on the as-built drawings and spots for right now. Yes.

Motion by Medders, Second by Logan to approve of the as-built drawings and maintenance bond for the off-site water and sanitary sewer lines related to the Scissortail Point Development located on the south side of NW Cache Road Lawton, Ok 73505, between NW 47th Street and NW 53rd Street subject to conditions. **Aye:** Williams, Smith, Medders, Logan, Baxter, Busse, Jarvis. **Nay:** None **Motion Passed 7-0**

4. Consider electing a Chairman and Vice-Chairman for the 2026 calendar year.

Allen Smith: Consider electing a Chairman and Vice-Chairman for the 2026 calendar year.

Michael Logan: I Recommend Allen Smith.

Allen Smith: I knew that was coming.

Darren Medders: Second.

Christine James: For what position, sir?

Michael Logan: For the chair.

Allen Smith: For the vice?

Michael Logan: For the Of the City Planning Committee.

Allen Smith: Oh, for the chair.

Christine James: Yes, sir Mister Logan.

Michael Logan: I recommend Allen Smith, after I make a motion, that Allen Smith be the Chairperson for the City Planning Commission.

Kameron Good: And your recommendation on vice chair?

Michael Logan: I recommend Ron Jarvis as the Vice. I propose making a motion that Ron Jarvis be the vice.

Christine James: We'll need a second.

Darren Medders: Second.

Allen Smith: Medders I figured you would have jumped in on that one quicker than that. Motion and a second. Call the roll.

Substitute Motion by Logan, Second by Medders to elect Allen Smith Chairman and Ron Jarvis Vice-Chairman for the 2026 calendar year. **Aye: Williams, Smith, Medders, Logan, Baxter, Busse, Jarvis. **Nay:** None **Substitute Motion Passed 7-0****

Commissioner's Reports or Comments

Allen Smith: Commissioners reports or comments. Anything? I would like the record to reflect the way getting rid of some of the CPC members was handled by the City. It shouldn't be, I mean these, what, how many years was Denham here? Over twenty?

Darren Medders: Twenty-three.

Allen Smith: Twenty-Three. For him to just be kicked out like that, I mean, it should have been, hey in 30 days, in 60 days, give him a chance to come back. Talk to staff. Talk to us other committee members. Say his goodbyes. Whatever it may be. Whether he was mad at you, or whether he liked you at least give him that chance to come back. I mean he dedicated a lot of his free time to come up here and to be outed like that's pretty shitty.

Michael Logan: I agree.

Allen Smith: Secretary's report.

Secretary's Report

Kameron Good: Yes, I just wanted to inform you of some of the items that went to council on Tuesday that previously came through the Planning Commission. We have the Lawton West Dollar General plat and the Lawton West off-site improvements that were both accepted by Council. We had Eastlake 3D that went to council and also was accepted. So, as soon as they get their mylars in we'll be able to get signatures on that and get them moving forward with that development. And also, on your note for the members, we will be doing something. Hopefully DJ and David will be coming back. Staff would like to at least present them with a certificate just like we have done in the past for a member. And at least give them the opportunity to come speak and for us to, as the Commission and the staff, to at least say our goodbyes to them.

Allen Smith: Good Job.

Kameron Good: Thank you.

Christine James: Yes, we also had a couple code changes. They went through CPC, feels like a long time ago, it was regarding the data centers and the hookah and cigar bar. Those finally made it back through Council. They did approve the hookah lounge and cigar bars in C-5 along the arterial and then use permitted on a review if it wasn't on an arterial. So, that code got passed. And the data center; it was tabled to the second meeting in February. Richard Rogalski will be presenting City Council a presentation on that first council meeting. I believe it's the tenth. Just regarding what a data center is, the typical sizes of some of the data centers around Oklahoma to compare them to, you know, our code. Some of the upcoming state bills regarding data centers. So, the data center one is still kind of in the works, but it has already been through this board. But, just giving you an update.

Allen Smith: That didn't need to come back through this board though, does it?

Christine James: No, Sir.

Kameron Good: Because they tabled it to a date certain we don't have to re-notice for it.

Audience Participation

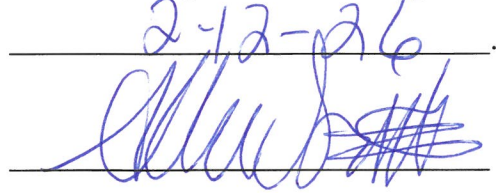
Adjournment

Motion by Medders, **Second** by Logan to adjourn the meeting **Aye:** Smith, Medders, Logan, Baxter, Busse, Jarvis, Williams. **Nay:** None **Motion Passed 7-0**

With no further business the meeting was adjourned at 1:52 P.M.

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

2-12-26



Allen Smith

Chairman

City Planning Commission