

MINUTES  
BOARD OF ADJUSTMENT  
WAYNE GILLEY AUDITORIUM  
SEPTEMBER 12, 2025

Minutes of the Board Of Adjustment Regular Meeting held September 12, 2025 in the Wayne Gilley Auditorium, 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 9:01 am by Jesse Cross.

ROLL CALL

MEMBERS PRESENT:     Jesse Cross  
                              Tony Layton  
                              Shane Lupi  
                              Johnny Owens  
                              Melissa Busse

MEMBERS ABSENT:     None

ALSO PRESENT:         Christine James, Planning Director  
                              Kameron Good, Senior Planner  
                              Christina Ryans-Huffer, Recording Secretary  
                              Garrett Lam, Assistant City Attorney  
                              Chris Mayer, City of Lawton Construction Inspector  
                              Sneha Dongre, City of Lawton Associate Civil Engineering  
                              Kolton Wayman, Wallace Design

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

## **NEW BUSINESS**

- 1. Consider approving the minutes from the special meeting held on May 2, 2025.**

**Motion by Owens. Second by Lupi** to approve the minutes from the special meeting held on May 2, 2025 as written **Aye:** Lupi, Owens, Busse, Cross **Nay:** None **Abstain:** Layton

\*Layton abstained due to fact he was not present at that meeting.

- 2. Hold a public hearing and consider a variance request related to off-street parking to reduce the required number of off-street parking spaces from 51 to 38 for the new animal shelter to be located at 1701 SW Lee Boulevard, Lawton, OK 73505.**

Good stated we are here to consider a variance request related to off-street parking to reduce the required number of off-street parking spaces from 51 to 38 for the new animal shelter to be located at 1701 SW Lee Boulevard. Here is the location map provided. This is on the northwest corner of 17<sup>th</sup> Street and Lee Boulevard. Here is an aerial of the current grounds showing the current structure that will be renovated and expanded on and parking lot added for the new animal shelter. Here is the site plan that was provided for that expansion to show the new parking lot, new curb opening and the existing building. This was noticed to 16 property owners within 300 feet of the property on August 29, 2025 and posted in the Lawton Constitution on August 31, 2025. We received no phone calls or letters for or against this item. Colton Wayman with Wallace Design Group is here if you have questions and we also have 2 members from City of Lawton's Engineering Department who are working on the project if you have any questions of them.

Cross stated we will open the Public hearing. Does anyone have any questions or comments?

Owens stated the only thing I want to say is, I think it's great what they're doing. Is the City looking across the street to the south with all those cars? It looks like a really a junk yard up and down there and I know it has nothing to do with this item but I have been wanting to ask that question.

Dongre asked you mean south of the animal shelter?

Owens replied yes.

James responded we can take that concern to our neighborhood services department and bring that put that on their radar.

Wayman stated I'll just add that there's nothing in the zoning ordinance that really aligns with the animal shelter use so that's why we're pushed into the more stringent requirement which is I think one per 250 square feet of build area. So with an animal shelter use there's not going to be an influx of folks coming all at once which I think is what this is what the that general use is more intended for so.

Lam stated alright I'm going to go ahead and read the item title I'm not sure that was done so we're going to hold the public hearing considering the variance requested related to off street parking to reduce the required number of off street parking spaces from 51 to 38 for the new animal shelter to be located at 1701 SW Lee Boulevard Lawton Oklahoma 73505 this requires 4 questions and answers to be met.

Question 1: Would the application of the zoning ordinance to the particular piece of property create an unnecessary hardship?

Wayman replied the intent of the City of Lawton Zoning Code is to ensure adequate parking is provided for new developments, however the Code does not include specific parking requirements for an animal shelter use. As a result, this project has been categorized under commercial retail and services establishments not otherwise classified including commercial developments slash shopping centers which requires parking at a rate of one per 250 square feet. Based on this classification the proposed animal shelter would be required to provide 51 spaces however given the unique operational characteristics and anticipated parking demand for the shelter this would result in an excess amount of parking for the site.

Cross asked questions from the Committee.

Layton asked does the City currently own this property?

James responded yes Sir.

Lam stated and so each one will require a formal vote if I'm not wrong so that's the first thing we'll do on this one we'll take a vote for the first question.

**Vote for Question 1 Aye:** Lupi, Cross, Owens, Layton, Busse

Question 2: Are such conditions peculiar to the particular piece of property involved?

Wayman stated The proposed animal shelter use differs significantly from the typical commercial and retail developments that the standard parking requirements were intended to address. The operational nature of an animal shelter makes the application of a standard commercial parking ratio inappropriate and excessive for the property. Over building parking on the site would limit available space for critical outdoor functions for the shelter and these functional needs are unique to the shelter use and the site

configuration like the dog run and of course we'll need to accommodate for detention on the site as well.

Lam asked questions from the Committee? If there is none then we will take a vote.

**Vote for Question 2 Aye:** Lupi, Cross, Owens, Layton, Busse

Question 3: Would relief not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan?

Wayman stated the proposed animal shelter is a low intensity use in terms of traffic and parking demand unlike retail and commercial establishments. Animal shelters typically have limited public visitation, low daily turnover, and a controlled schedule for appointments, adoptions, and animal intake as a result requiring the full 51 spaces would result in significant unused parking for the site. But to answer your question no there would be no substantial detriment to the public in any way.

**Vote for Question 3 Aye:** Lupi, Cross, Owens, Layton, Busse

Question 4: Would the variance be the minimum necessary to alleviate the unnecessary hardship?

Wayman stated we've coordinated closely with staff. And the 38 the number for 38 we came up with that just coordinating we need 25 for employee parking and 13 for visitors so that is what we believe is the minimum necessary for the site.

**Vote for Question 4: Aye:** Lupi, Cross, Owens, Layton, Busse

Cross stated Public hearing is now closed.

3. **Consider approving the Annual Meeting Notice for calendar year 2026, allowing for floor amendments if necessary.**

**Motion by Layton, Second by Owens** to approve the Annual Meeting Notice for calendar year 2026 as written **Aye:** Owens, Busse, Cross, Layton, Lupi **Nay:** None  
**Motion Passed 5-0**

**Commissioner's Reports or Comments**

None

**Secretary's Report**

None

**Comments from the Public**

None

**Adjournment**

**Motion by Owens. Second by Layton** to adjourn the meeting **Aye:** Busse, Cross, Layton, Lupi, Owens **Nay:** None **Motion Passed 4-0**

**With no further business the meeting was adjourned at 9:12 am.**

These meeting minutes were approved by the Board of Adjustment members at their meeting on 2024-03-13.



Jesse Cross  
Chairman