

MINUTES
BUILDING MATERIALS REVIEW COMMITTEE
CITY HALL 2nd FLOOR CONFERENCE ROOM
SEPTEMBER 17, 2025

Minutes of the Building Materials Review Committee Special Meeting September 17, 2025 in the 2nd 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 4:01 pm by George Gill.

ROLL CALL

MEMBERS PRESENT: Chris Boyd
 George Gill

MEMBERS ABSENT: Darren Medders (excused)

ALSO PRESENT: Christine James, Planning Director
 Christina Ryans-Huffer, Recording Secretary
 Kameron Good Senior Planner
 Adetola Olanrewaju, Blessed Day Learn & Play Academy
 Derek Bryant, Derek Bryant's Masonry

MEETING CALLED TO ORDER AND ROLL CALL

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

- George Gill will be the appointed acting Chairman for this meeting.

OLD BUSINESS

None

NEW BUSINESS

1. **Consider approving the minutes from the special scheduled meeting from August 2, 2023, and allow for floor amendments if necessary.**

Motion by Boyd. Second by Gill to approve the minutes from the special scheduled meeting on August 2, 2023 as written **Aye: Boyd, Gill Nay: None Motion Passed 2-0**

2. **Consider approving the minutes from the special scheduled meeting from October 25, 2023, and allow for floor amendments if necessary.**

Motion by Boyd. Second by Gill to approve the minutes from the special scheduled meeting from October 25, 2023 as written **Aye: Boyd, Gill Nay: None Motion Passed 2-0**

3. **Consider a request from Blessed Day Learn & Play Academy to leave three sides of their exterior building material as metal for the property located at 223 SW 12th St, Lawton, OK 73501 and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is located just north of C Avenue off of 12th Street. It is a new construction. You can see as the pictures provided of what is existing they did brick veneer on the front side and the exterior side for the rest of the 3 sides is the metal panel, that being said the site plan is in there and what was presented for the building permit. When the building permit was presented it's labeled brick veneer on the front facing and there's no distinct difference from the patterns of the other 3 elevations and so as Staff reviewed it was understood that they were going to brick veneering that. Now that they're constructed they're requesting a CO and metal panel is not an approved material so or otherwise approved by the Building Material Committee. So that's why we're here for this item they want to continue those 3 sides as metal. And I'd be happy to answer any questions we have the applicant here if you have any questions for them.

Mr. Adetola Olanrewaju, representing Blessed Day Learn & Play Academy, has submitted an application requesting approval for the use of metal siding on three sides of a newly constructed daycare facility located at 223 SW 12th Street. The entire front elevation of the building has been completed with brick veneer, which complies with Section 18-4-1-406 of the Lawton City Code requiring the use of quality architectural materials such as brick, stucco, stone, or glass on exterior walls.

However, the remaining three elevations are proposed to remain as metal siding. Per City Code Section 18-4-1-406.B.9, Other materials, including architectural metal panels with a durable finish, as approved by the building materials review committee, may be allowed.

Per City Code Section 18-4-1-406.C, any building located within a residential district or neighborhood exceeding 400 square feet must have all exterior walls finished in approved materials. Since this request involves metal siding, the applicant is seeking approval through the Building Materials Review Committee (BMRC) process as allowed under Section 18-4-1-406.G.

The applicant's justification for the request is primarily financial, noting that maintaining brick veneer on all four sides of the building would create an undue economic hardship. The applicant has also indicated that the rear and side elevations of the structure face limited public visibility.

Gill stated so let's discuss that a little bit, in that particular location there are some other metal buildings. I know there's some in the corner of D and I think there's 1 or 2 up in the other area. There's a church over on about 13th or 14th Street and I believe C or B and I don't remember how much masonry they have on that church.

Good responded there is a Residential use to the west of this. They were required to have an opaque screening fence which there is existing as you can see in their pictures.

Gill replied yes I see that they did put fencing up.

Good stated and they are also required a tree buffer on that west side which they are also installing the required trees for that.

Gill asked so when they when they came down to get a building permit on this they turned in a set of plans? Were they architectural plans from an architect or just? so that actually right there was no elevations material showing material because I had that same.

Boyd stated it doesn't. It doesn't call it out. It only calls it out on the front.

Good responded it is labeled on the front of brick veneer and the other 3 sides aren't, there is no difference shown but they're not called down as brick either so there's just no pattern distinction in the end.

Gill stated and I'm somewhat surprised that they got through Planning or rather plan review without a question on what that material was.

James replied I think it basically when this we've reviewed there was a note on it on the front that was brick veneer and without a pattern change it was just assumed that that same pattern would have been on all 4 sides so.

Motion by Boyd, Second by Gill to approve the exterior building material as metal with the condition that the rear and both sides be screened with an 6'- 8' opaque fencing
Aye: Boyd, Gill **Nay:** None **Motion Passed 2-0**

4. **Consider a request from Derek Bryant's Masonry for approval of metal as the exterior building material on all sides for a proposed new building located at 809 SW E Avenue, Lawton, OK 73501, and take appropriate action as deemed necessary.**

Mr. Derek Bryant, owner of Derek Bryant's Masonry, has submitted an application to construct a 30' x 30' storage building at 809 SW E Avenue. The request specifically seeks approval for metal siding on all exterior elevations of the proposed building.

The property lies within the C-5, General Commercial District, which allows for commercial, office, and light industrial uses. Storage buildings are permitted provided they comply with applicable design, screening, and development standards.

Per City Code Section 18-4-1-406.D, any building to be located in any zoning district other than residential, industrial, or agricultural with a gross floor area in excess of four hundred square feet (400 sf) shall have those exterior finished walls facing the street(s) or abutting a residential district or any residential neighborhood constructed of approved materials. City Code requires that other materials, including architectural metal panels with a durable finish, must be approved by the Building Materials Review Committee.

The proposed structure will not be abutting a residential district but is located in an older residential neighborhood that currently contains a mix of vacant lots, some residents and some commercial structures. According to the submitted plans the building will be completely enclosed by a 6'-8' wooden fence.

Motion by Boyd, Second by Gill to deny a request from Derek Bryant's Masonry for approval of metal as the exterior building material on all sides for a proposed new building located at 809 SW E Avenue, Lawton, OK 73501

Reports or Comments from Members

Good asked about reviewing Code for possible changes and bring a discussion item back to the Committee as discussed in the last meeting.

Gill responded that he would like some time to review Code before adding an item for discussion.

Audience Participation

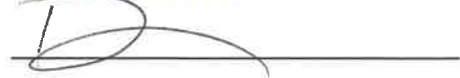
Adjournment

Motion by Boyd, Second by Gill to adjourn the meeting **Aye: Boyd, Gill Nay: None Motion Passed 2-0**

With no further business the meeting was adjourned at 4:42 pm.

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

2026-04-10.

A handwritten signature in black ink, appearing to be 'D Medders', written over a horizontal line.

Darren Medders

Chairman

Building Materials Review Committee