

BUILDING MATERIAL REVIEW COMMITTEE

2ND FLOOR CONFERENCE ROOM
December 11, 2025

Minutes of the Building Material Review Committee special meeting held December 11, 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 1:00 P.M. by Darren Medders.

ROLL CALL

MEMBERS PRESENT: Darren Medders
 Chris Boyd
 Geroge Gill

MEMBERS ABSENT:

ALSO PRESENT: Christina Ryans-Huffer, Planner I
 Jennifer Wynne, Recording Secretary
 Dr. Max Goates

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 a request from Dr. Max Goates to construct a metal building for the property located at 1149 NE Quail Creek Road Lawton, OK 73507 and take appropriate action as deemed necessary.**

Christina Ryans-Huffer: I'm Christy Ryans, I'm from the Planning Department, and we received a request from Dr. Goates to construct a metal building for the property located at 1149 NE Quail Creek Road here in Lawton. Dr. Goates had submitted an application to submit a 60x100 storage building located on almost 27 acres of land abutting R-1 Single Family Resident zones on the east, west, and south, and then on the north side is C-4. His property is right in between Turtle Creek Addition to the west and Garden Village to the east. The 6,000 square foot architectural metal shop is proposed to be adjacent to his single-family dwelling. And the request specifically asks approval for metal siding on all exterior elevations of the proposed building. There will not be any other structures within 25 feet, and if you'll look at your aerial map that's included, you can see the location of Dr. Goates' residence and his property. All sides are opaque screening. So, he is wanting to put it on his property. Dr. Goates is here if you have any questions.

George Gill: Was there anything talked about the roof?

Christina Ryans-Huffer: No.

George Gill: Because I had heard some stuff out of Planning, because what I heard was not according to code. Our code enforcement was wanting it just the siding.

Christina Ryans-Huffer: Just the siding, yes, sir.

George Gill: OK

Christina Ryans-Huffer: Metal roofing is fine. Yes, sir. I went per City Code of the 18-4-1-406, and so it's the architectural standards. We had given him a path forward to come to BMRC to approve or deny his request. Dr. Goates is here, or any questions, or myself.

Darren Medders: Alright, any discussion.

George Gill: Yes, I didn't know if you wanted to speak first, or if everybody knows what he wants. I had several things to say about this. I've looked at this. I used to own that acreage, so very familiar with the land. I didn't sell it to him though, so I'm not involved in any way, but I think there's several ways out of this. I think the easiest is, if we so desire today by a motion, that we can give him a variance on this because it is 27 acres. Now if you put that out for a zoning request, which is another option he has because he can ask to rezone that back to agriculture, and they're going to send requests out 300 foot each way.

So, they may take that to mean from the very border of the 27 acres, 300 foot. So, the probability would be people around, but I'm just saying 27 acres is a pretty large area to put one building in the middle of. It's so wide to other people's property from where he wants to put this that even a fence probably wouldn't make any difference. To me this is an understanding we do have a code, and we do need to protect our codes, and we have.

Dr. Max Goates: Sure.

Goerge Gill: And at the same time this gentleman has 27 acres of land and so we have to take that into consideration. So, that's all I want to say right now probably say something later.

Chris Boyd: What are the side wall heights that you're planning on doing?

Dr. Max Goates: It's 18 feet on the front and 14 feet on the back of a single pitch roof.

Chris Boyd: OK.

Dr. Max Goates: And then this is a picture of the same exact property. I don't know if you know to Sam Tippins. He built the water park. Tippins?

Chris Boyd: Oh, OK. I know him.

Dr. Max Goates: But anyway, this is his building, and I just took his plans and made it the same one. It's 18 feet in the front and 14 feet in the back.

Darren Medders: And you're just going to use it for storage?

Dr. Max Goates: Yes, I put my RV in, tractor, and trailer.

Darren Medders: Sure.

Chris Boyd: I mean I drove through both of those neighborhoods to drive down both of the streets. I mean, and even with all of the leaves off of all the trees you still can't see anything. So, you know the point, I think the whole point of this section of code is to make...

George Gill: Neighbors.

Chris Boyd: Yes, to make it to where everything going down.

Geroge Gill: Yes. It's pretty unusual to have a 27-acre lot in the middle of town.

Chris Boyd: And even if he had the 27-acre lot you can't see anything on.

Geroge Gill: Yes, right.

Chris Boyd: Which to me makes it, you know, I know we want to make things aesthetically pleasing but if nobody's going to see it. I don't personally have a problem with that.

George Gill: I don't either. Which they need land to the south.

Chris Boyd: Yes.

George Gill: No, I kind of feel the same way you do. I mean it's 27 acres. Nobody can see it and it does get taxed. So, the City of Lawton does get money back and right now, they're not getting much. It's just land. Of course, I look at it that way, but I mean he has the nice area there. We have to remember he has a home there too and so it's certainly not going to be bothering him, or he wouldn't be asking you to do it and he's the one that's right there with it, so.

Chris Boyd: Yes.

Darren Medders: We'll, I'll entertain.

George Gill: I will motion. I'm not — your motion would be to...

Darren Medders: I said I'll entertain a motion.

George Gill: Oh, I'll make a motion. And my motion would be to go ahead and let him get his permits on that building as where he's presented it here. As an architectural panel, metal building, standard metal building, metal roof, steel framed building. It would be a metal building, institute of American metal building, type structure.

Chris Boyd: Yes.

Dr. Max Goates: It has engineering plans and everything.

Christina Ryans-Huffer: Yes, he submitted it.

George Gill: He will have to meet all the codes. Which I know they will. The codes will have to be met to the city. Which we will have to be an engineered set of plans stamped by an engineer.

Christina Ryans-Huffer: Yes, that's what we've got that.

Dr. Max Goates: That's already submitted.

Christina Ryans-Huffer: Yes.

George Gill: That's fine. I just wanted to make that point in my motion. As long as it's a certified and stamped by an engineer. And so that's my motion to approve letting him build the building according to his plans and specifications and waive that requirement.

Motion by Gill, Second by Boyd to approve a request from Dr. Max Goates to construct a metal building stamped by an engineer for the property located at 1149 NE Quail Creek Road Lawton, OK 73507. **Aye:** Boyd, Gill, Medders. **Nay:** None **Motion Passed 3-0**

Commissioner's Reports or Comments

Secretary's Report

Audience Participation

Adjournment

Motion by Boyd, Second by Gill to adjourn the meeting **Aye:** Gill, Medders, Boyd. **Nay:** None **Motion Passed 3-0**

With no further business the meeting was adjourned at 1:09 P.M.

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 Material Review Committee