

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

APRIL 30, 2026

Minutes of the City Planning Commission meeting held April 30, 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

Allen Smith
Melissa Busse
Ron Jarvis
Joan Jester
Taylor Williams
Dwight Tanner
Michael Logan
Dwain Baxter

MEMBERS ABSENT:

Darren Medders (excused)

ALSO PRESENT:

Christine James, Director of Planning
Kameron Good, Senior Planner
Christy Ryans-Huffer, Planner I
Garrett Lam, Assistant City Attorney
Jennifer Wynne, Recording Secretary
Charlotte Brown, Deputy Director Community Enrichment
Kelvin Ingram, Deputy Director Parks and Recreation
Gary Secor, Girl Scout Gold Award Building Committee Advisor
Teresa Leday-Mauney Dyson, Applicant

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 April 16, 2026.**

Motion by Jarvis, Second by Busse to approve the minutes from the regular scheduled meeting on April 16, 2026, as written. **Aye:** Busse, Jarvis, Jester, Williams, Tanner, Logan, Baxter, Smith **Nay:** None **Motion Passed 8-0**

- 2. Consider approving the record plat for M and M Development, a replat of Lot 5, Block 1, Prairie Acres Addition Part 1, subject to conditions and take appropriate action as deemed necessary.**

Kameron Good: Good afternoon, Kameron Good with the Planning Department. As you can see on the aerial provided in front of you this is a southeast corner of Bishop and 67th at Prairie Acres Part 1 and was platted already with fourteen lots. This is a proposal to replat Lot 2 into two pieces. Here's the proposed plat with the red line conditions on there. Those conditions are provided in your background. Here's a zoomed in of that replat into 5A and 5B. The requirement for the zoning is Residential Estate Zoning. The minimum lot size is one acre. Both of these lots would meet that requirement. So, I'll be happy to answer any questions you might have.

Allen Smith: No questions for Cameron. What say so this council??

Motion by Logan, Second by Baxter to recommend to City Council to approve the record plat for M and M Development, a replat of Lot 5, Block 1, Prairie Acres Addition Part 1, subject to conditions and take appropriate action as deemed necessary. **Aye:** Jarvis, Jester, Williams, Tanner, Logan, Baxter, Smith, Busse **Nay:** None **Motion Passed 8-0**

- 3. Consider approving the construction plans for Prairie Acres Addition Part 2 subject to conditions for the installation of 380 linear feet of 8 inch water line and a fire hydrant and take appropriate action as deemed necessary.**

Kameron Good: Good afternoon, Kameron Good with the Planning Department. Same area actually, right here at southeast corner of 67th and Bishop. As I showed you, this is Prairie Acres Part 1. That was fourteen lots. Prairie Acres Part 2 is two lots. It's located in between Lot 6 and 7 of Part 1 and will be their access off of Bishop Road. This is the proposed plat to split that into two pieces. The current zoning for that land is A-1 Agriculture. With this plat a water line is required which this is the construction plans for. 380 linear feet of 8-inch water line. They'll connect on the north side of Bishop Road and bring that down 380 feet. This will allow the development of those two lots as single family houses and structures would have to be within 400 feet of that fire hydrant. So, one of the conditions is to add a rear building limit line at that 400-foot mark from that fire hydrant. But this is the proposed construction plans with the one fire hydrant. There are some conditions that

were provided from Public Utilities in the background of your AIC. I'd be happy to answer any questions.

Allen Smith: So, both of them would be as close as 400, and their building limit line to that fire hydrant.

Kameron Good: We do not have plans for houses, yet. This is just to subdivide that to allow them to sell those two pieces off to the proposed homeowners. But they aren't allowed to legally sell these lots until the record plat gets filed. So, right now the development is to put in the water line. Once that's constructed, we'll come back through CPC and council to accept that water line and accept the record plat.

Allen Smith: OK. I don't know if you know off the top of your head how many lots do we have to put in before we start making two entrances?

Kameron Good: Forty-nine.

Allen Smith: Forty-nine?

Christine James: Yes, sir.

Allen Smith: OK. That's just random.

Kameron Good: Yes, forty-nine is the threshold. Anything above that is going to be two entrances.

Allen Smtih: OK.

Kameron Good: I did know off top of my head.

Allen Smith: Yeah. Any questions for Kameron? If not, what say so this council.?

Motion by Logan, Second by Medders to recommend to City Council to approve the construction plans for Prairie Acres Addition Part 2 subject to conditions for the installation of 380 linear feet of 8 inch water line and a fire hydrant and take appropriate action as deemed necessary. **Aye:** Jester, Williams, Tanner, Logan, Baxter, Smith, Busse, Jarvis **Nay:** None **Motion Passed 8-0**

4. Consider recommending approval of a 9/11 Memorial on the west side of the Public Safety Building located at 100 S Railroad Street in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.

Kelvin Ingram: Good afternoon, Chairman, Commission, Ms. James and everyone's constituents of Lawton again. I'm Kelvin Ingram Deputy Director, Parks and Recreation. What we have here is a proposed 9/11 memorial intended to honor the seven Oklahomans that lost their lives during the September 11th terrorist attacks. Again, while recognizing

these, also first responders a place of reflection here in our community. Before I begin, this is a reintroduced packet from many years ago. What we're trying to do is gain traction and regain momentum in this project here to keep this forward. This has been ongoing. What we need to do is reintroduce this back to you as the Commission here because what was introduced previous years has now changed, if not only that, also the funding and what have you. Again, this was originally instituted back in 2019 as a Girl Scout award project. The memorial has since undergone design enhancements, cost updates, and relocation to the west side of the Public Safety Building, our new building that we have here in downtown vicinity. Due to these changes, this project is being reintroduced here in accordance with Administrative Policy 9-5. The design includes durable materials, structural elements, and landscaping features consistent with the City's standards and surrounding environment. Again, what you'll see here in your packet is the application, the site map, which I'll also show you here as well. This here is a depiction, as you can see, facing north on Gore Boulevard, right in front of Railroad. As the first part you get turning into that parking lot is like a flower bed area, rocked encased area. That's where we're looking to put this pentagon shaped building with two towers. As you can see here in this depiction in the top part of the slide here. Construction companies have also been on site, site engineers, and what have you. This park project is led by Ms. Merline Leday-Mauney. Her daughter, who's already moved from this, is doing greater things in other areas, however she still taking a great interest in this instance that this project gets completed. What you also see here's a concept of a project design of this 9/11 memorial. I know the top left-hand portion doesn't do you any justice, but what it is, is just a pentagon shaped structure, concrete structure, with two tall towers in between with a set of park benches and shrubbery in and on this. What this project here is being funded, and too, what's also being done, pending your approval, is a packet to the McMahan foundation for another set of funding, close to \$84,000. So, this is being very minimum to our city if not at all, no funding is required. What we do asking the City Commission, and also Council at a later time, is to approve this at this location. Subject to your questions and comments?

Allen Smith: So, there's no funding by the City on this deal at all?

Kelvin Ingram: Not at this time sir.

Allen Smith: OK. You said minimal is the reason.

Kelvin Ingram: Yes. What I've said by minimum, is sir, is the location where it's going to be at.

Allen Smith: Got you.

Kelvin Ingram: What I mean by that is where there is going to be located. Lighting is going to come from there as well, but it's not in anything monetary from here. Again, what we're trying to do here is get this approved, get it to the McMahan, so we can request the same thing Mr. Chairman.

Allen Smith: Got you, and if there's, like in the future, if there's any maintenance. Who's responsible for that maintenance on that?

Kelvin Ingram: That would be very minimum by the city.

Allen Smith: OK.

Kelvin Ingram: OK very minimum by the city, however this is a self-preservation project. Just like much like our monuments that you see in our city parks sir.

Allen Smith: Got you. So, the trees you're putting in. You're putting in the sprinkler system and everything to water those trees?

Kelvin Ingram: That is correct sir.

Allen Smith: OK.

Kelvin Ingram: That is also in accordance with the drainage. That doesn't depict here in this packet. That's one reason why we chose this location is where it sits with the drainage inside the area there sir as well, and also where is lighting.

Allen Smith: Got you. Because, I mean, that's a rock area.

Kelvin Ingram: That's right.

Allen Smith: So, there's no grass there, but if we don't do sprinkler system then those trees are going to die.

Kelvin Ingram: That's correct Sir.

Allen Smith: Believe me, I've planted thousands.

Kelvin Ingram: Yes, sir. Also have Mr. Secor, Gary Secor. You'll see him in many of our projects all over here as well. He's had a huge stake in this project as well as Ms. Leday-Mauney. Yes, sir.

Gary Secor: Yes. Good afternoon, Mr. Jarvis. All righty. Right where the trees are those crape myrtles, what they're actually all are miniature crape myrtles. So, they're not the full crape myrtles tree as we are accustomed to.

Allen Smith: OK.

Gary Secor: They're going on the berms that surround the memorial area which already has sprinkler systems installed because of the grass that's up on top of these berms. So, the sprinkler system is already there.

Allen Smith: OK, when I drove by and looked at it, I thought it was...

Gary Secor: It really doesn't depict well there but that's what will be going on. The drainage is already there. Where the little flowers are going to be going is also going in the grass area that already has a sprinkler system. As far as where the monument is going to be everything's going to be crushed, or not crushed, but there's a little gravel.

Allen Smith: The crushed granite, maybe?

Gary Secor: The pea gravel rock that some people call river rock. Some people call it, you know, ornamental rocks. But it's a little tiny stuff that you pay \$5.49 at Home Depot for, so.

Allen Smith: OK.

Gary Secor: Any other further questions I'll be glad to help. Ms. Leday is here. She works at the Lawton VA clinic. So, it was hard for her to come, but yes, she finally made it and I'm glad to see her boss was able to let her go.

Allen Smith: OK I think my only question was about the sprinkler system being able to get to those crape myrtles, or trees, or whatever we do plant there.

Gary Secor: Be right on top and there's just, again, they're miniature crape myrtles. Which are spread out about 24 inches, come up about 24 inches. So, they're the miniature style. And that way it doesn't stop the view from the fire trucks coming in and out, people trying to get in and out of the parking lot.

Allen Smith: Got you.

Gary Secor Instead of trees.

Allen Smith: Yes, sir.

Kelvin Ingram: I'm sorry. I'll also add one more thing. There's more. Sorry chairman, and also committee. Again, if not also mentioned as well, you know we concentrate on the pentagon and the two towers. Seven benches will also be placed in here. Right along the walkway going in. Seven benches I say again.

Allen Smith: OK, any questions? If not, what say so this council?

Motion by Logan, Second by Baxter to recommend to City Council to approve of a 9/11 Memorial on the west side of the Public Safety Building located at 100 S Railroad Street in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks. **Aye:** Williams, Tanner, Logan, Baxter, Smith, Busse, Jarvis, Jester **Nay:** None **Motion Passed 8-0**

5. This item was stricken.

Commissioner's Reports or Comments

None.

Secretary's Report

Christine James: For council there was the O'Reilly's rezoning, that's the new O'Reilly's on East Gore, and we have the Willow Ridge construction plans were approved by Council that's up there at Northeast Cache Road and Flower Mound Road. They also approved the public improvements for these new Sports Complex. And, as a reminder, week of May 4th through 8th is Air Quality Week. So, we ask everyone to pay particular care to report our air. The only other thing is we are needing a special meeting next week sometime if everyone wants to look at their calendars.

Special meeting is scheduled for Thursday, May 7, 2026 at 1:30 P.M.

Allen Smith: OK, well I'm glad the council followed us on those above-mentioned things.

Christine James: Yes, sir.

Kameron Good: Also, between now and our next meeting, unless we have a special meeting, is Mother's Day. So, Happy Mother's Day to everyone out there that is a mother.

Audience Participation

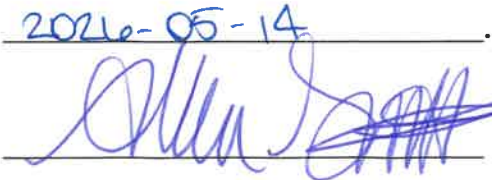
None.

Adjournment

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

With no further business the meeting was adjourned at 1:49 P.M.

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

2026-05-14


Allen Smith

Chairman City

Planning Commission