

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

October 9, 2025

Minutes of the City Planning Commission meeting held October 9, 2025, 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 1:35 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Ron Jarvis
Joan Jester
Deborah Jones
Allan Smith
Darren Medders
Michael Logan
Dwain Baxter

MEMBERS ABSENT:

Melissa Busse (excused)

ALSO PRESENT:

Christine James, Planning Director
Kameron Good, Senior Planner
Christina Ryans-Huffer, Recording Secretary
Cindy Augustine, Real Property Coordinator

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 from September 11, 2025.**

Motion by Logan, Second by Medders to approve the minutes from the regular scheduled meeting from September 11, 2025 as written **Aye:** Jarvis, Jester, Jones, Smith, Medders, Logan, Baxter, Denham **Nay:** None **Motion Passed 8-0**

2. **Consider discussing a petition filed for a code change regarding I-4 Heavy Industrial Districts and direct Staff as deemed necessary.**

James stated this petition we received with the Firehawk petitions on the Monday before the last meeting. This petition is about a Code change so we didn't here it with the re-zoning for Firehawk. We are bringing this back, it's a requirement that we need to entertain any petition, so that's why we are bringing it forth to you today. The only request in the petition is a ½ a mile buffer between Industrial Districts and Residential Uses. That's pretty much all of that. There was a lot of signatures, the one thing that they did ask was the ½ a mile buffer. But the handout they we gave you, we did receive a while back from Mr. Gibson and he also recommended a few potential changes to the I-4 zoning, just to go over those real quick, he suggests a 2000 foot buffer between Residential and I-4 and then on the 2nd page he listed 4 different proposals and again the 2000 foot between properties zoned Residential and again properties outside City Limits does not have a zone, #2 using the I-1 and I-2 buffers between Residential zones, again outside Residential is not zoned. So, if that is something you would like to put in there, we would have to change that to use or zoning again there is a difference. #3 he's requesting a comprehensive Environmental Impact and Public Safety Assessment and then #4 would be the minimum acreage requirement for such use, that would we kind of did for the Firehawk, instead of the whole 320 acres to I-4, we minimized it to just the areas they are going to be using and the other area was left as the I-3 and the I-1. We have done, some of those were taking into effect when we did the re-zoning for Firehawk but this is just for a discussion item to get the Commission's feeling on what or if this is something you want to direct Staff to bring back a proposed Ordinance, if it's good how it is and go from there. It's just a discussion item today. I'd be happy to answer any questions.

Denham asked any questions for Christine? Now we have seemed to have said that some king of precedence with our actions already similar to what their requests were. I don't think, the thought of us conducting an Environmental Public Safety Assessment seems a

little outrageous so I can't support something like that and frankly are we even able to act on petitions submitted from people that aren't even residents of the City.

James responded the Legal Department has said we can entertain them. Even the notice area when we notice for re-zoning, it just says property owners within 300 feet, it does not give a caveat whether they're inside or outside of City Limits. That was discussed with Legal before sending out the notification for Firehawk and so since they are within that area, they got the Public Notice and again with this petition whether we accept it or not, we have accepted it. We are bringing it to you today for consideration, whether we do anything or not we have done our due diligence to say we have discussed it and brought to our attention.

Denham stated very good. So, we have accepted this thing.

Jones stated some of this stuff I think we can kind of hit the middle, on Environmental and Safety Assessments, I think that is up to the State and the Feds to set the requirements because some industries have fall zones like towers, smoke stacks and they're not collapsable, they have obnoxious products and they are regulated by the State, some have blast zones. We are not ever going to be an expert in that area but I do think we could put in there that the Staff would consult with the State and Federal authorities to make sure whatever requirements that applicant is proposing in use that they meet that and show that they have obtained the proper paperwork, will that satisfy the people probably not. On the buffer zones, it is a tradition in Planning to have intensities of use. In other words, what's going on in the zone be a buffer toward the most intense being the farthest away, simple deal. In other words, I-1, I-2, I-3 I-4, being the farthest away from Residential or sensitive areas. In sensitive areas it can mean a lot of things, there are a lot of industries that for high security reasons so not want to have a short distance between Residential. So, each will be different and each will have anomalies and we could put in there I think David the analysis will be conducted by the Staff and the applicant for the minimum intensities of use next to Residential after they talk to the applicant and find out what do they need and I think Firehawk is a good example. They needed a certain place for that blast testing and then to that they had some out buildings and they didn't fight the buffer zone. So, I think you could put some wording in there but there will always be and that wording probably needs to be a Use Permitted on Review because there is always an anomaly and what we don't want to do is we got a whole group of people out here doing Industrial recruitment and we don't want to put language in here whether its next to the outside of the City or next to inside the City that ties their hands with so many approvals and things that they can't negotiate. Christ it is going to be a fine line there. The last one was limited re-zoning scope, I don't support that. I think we're just going to have to look at the facts on that. Now the distance requirement I think should be by analysis to where the zones are. I'm not sure that 2000 feet is any better than 1500 feet, I don't think we have a feel for that. I think the applicant has to provide information that says this is what we need to do this specific use and at that point when you start to talk about concept I want to recommend without disclosing the name of the Industrial recruitment that whoever is dealing with this, economic development, get over here in private with the Staff and start talking at the very initial discussion. The discussion might lead to a change in Code, maybe that would push the thing over and you can do that without divulging

much information on the one you are recruiting. So, those are my comments. I think we can address some of their concerns but we have to have some flexibility too and it don't have anything to do with them being outside the City or inside the City. We faced the same protest in Wyatt Acres Village, when the City bought Buddy Green's land and they wanted to zone it I-4. We got the same reaction from in City residents as we did from Pecan Valley. I don't feel the application is any different from in City residents to out City residents of an Ordinance like this.

James replied yes I will just mention for the record, any re-zoning, as we are aware has to go through 2 Public hearings, one in front of CPC and one in front of Council. So, anything new is subject to review by those 2 Committees, Boards already, any Use Permitted on Review is required a binding site plan just like Firehawk and so they are limited because of the binding site plan on what they can and cannot do. So, there are already some things in Code that would cause us to have to look at it on a case by case basis. I just wanted to make sure that that's on the record that is already in Code and the State Statute that we have to go through.

Jones responded but what I suggested could be handled easily in that review process. It is easy to call and ask the applicant do you have your permits from the State and Federal Government for what you propose or do you have an application pending, you know that kind of stuff. I'm just suggesting that we could add a little tweak here or there. It still goes through the exact process. The people who live in the 300 feet or if you want to extend it to 400 feet or something more intense, I believe it's already in Code.

James stated the more intense would have to do with rehabilitation, drug and alcohol rehabilitation that is per State Statute that is now a ½ of a mile verses the State Statute of 300 feet.

Jones replies I would leave it up to the Council, if they want to go 400 on something that goes like a Goodyear for example that has a big impact a big foot print and so I think it would have been a good idea to go 400 feet. There wasn't anybody within 400 feet other than Rita Hill, you know it was beyond the call. I leave it up to you but I think we at least respond David to, we have seen the petition, we think there is some little tweaks.

Denham stated well that would be my question to the Staff is, with these proposals where would they fit in existing Code if we were going to implement some of these ideas. Back to kind of what you're getting at DJ on working with the applicant in advance or what have you, I mean it's like anything else comes in here whether it's a plant or nursing home type facility, assisted living facility in a neighborhood, these people but the property and get it before they start talking about what they want to do with it. Everybody says you ought to put it here, you ought to put it there well no they bought this property. So, it is awful hard for them to come up and do all these other things and then say oh well we're not going to approve it but they have already bought the property and then they come into the City and seek approval in advance, investing the money and okay we find a way to make it work. They go back to the seller and all of sudden their price has gone up because they have gotten word that something is interested in to the property.

Jones responded this is an Industrial Park for that purpose and to my knowledge most of the land is owned by some industrial trust.

Denham stated typically.

Jones replied so they know they have the land, someone contacts them. They are out there recruiting and spreading the news. I think perhaps the Council and the Industrial Group could work closer, in private, before they sell the land and say this is what they want to do with it. That is not saying that can't do it, it just says this is what they want. It allows the Staff to start planning for the industry.

Denham responded I mean it sounds like a perfect world situation, I just don't know that we have too many of those ideas that work that way.

Jones stated yes and if the Council doesn't want it, you know it doesn't bother me. They are the ones putting the money up.

James responded Richard does call and we do have some discussions on potential things coming up. A lot of those things are the hurry up and wait type of things. Some of it we kind of can prepare for but some things we can't.

Jones stated I understand that but that is part of the development game and it won't change

Denham replied I just find it hard to put something like that in Code.

Jones stated it is just a suggestion.

Denham responded this thing here is more of a proposal to update or change our Code and I just don't see where any of these suggestions really apply, unless that's my opinion, but will leave it up to the Commission with their ideas. The recommended action is to discuss the petition filed for a Code change regarding I-4 Heavy Industrial Districts and direct Staff as deemed necessary. So, do we have a motion?

Motion by Smith. Second by Medders to maintain Code as is **Aye:** Jarvis, Jester, Jones, Smith, Medders, Logan, Baxter, Denham **Nay:** None **Motion Passed 8-0**

Commissioner's Reports or Comments

None

Secretary's Report

James reported that Firehawk goes on the 28th and on the 14th we have 3 re-zonings, Block 7, Block 62 in Lawton View and 67th Street and along with 2 Revocable Permits.

Denham asked as it stands now our Regular meeting is still on, we have an agenda. It sounds like everything else is for Council?

James replied CPC's next meeting, we are trying to bring together all the information for the rest of Lawton View. We are seeing if we have the time to get that together. We are hoping to have all the information to look at for a deeper dive into the Lawton View Administrative re-zoning.

Denham stated please send our congratulations to Kameron and Family.

Audience Participation

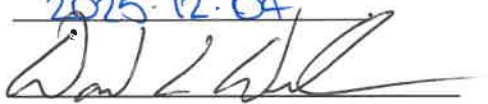
None

Adjournment

Motion by Logan, Second by Smith to adjourn the meeting **Aye:** Jester, Jones, Smith, Medders, Logan, Baxter, Denham, Jarvis **Nay:** None **Motion Passed 8-0**

With no further business the meeting was adjourned at 1:58 pm.

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

2025.12.04


David Denham

Chairman

City Planning Commission