

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

MAY 28, 2026

Minutes of the City Planning Commission meeting held May 28, 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
Darren Medders
Michael Logan
Dwain Baxter

MEMBERS ABSENT:

None

ALSO PRESENT:

Christine James, Planning Director
Kameron Good, Senior Planner
Christy Ryans-Huffer, Planner I
Garrett Lam, Assistant City Attorney
Jennifer Wynne, Recording Secretary
Robert Burns, Housing & Community Development Administrator
David Locke
Delmar Bloom
Cecil Cummings

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 May 14, 2026.**

Motion by Logan, Second by Baxter to approve the minutes from the regular scheduled meeting on April 30, 2026, as written. **Aye:** Busse, Jarvis, Jester, Williams, Tanner, Medders, Logan, Baxter, Smith **Nay:** None **Motion Passed 9-0**

2. **Consider holding a public hearing, accepting the Lawton One Comprehensive Plan, approving a resolution adopting the 2050 Land Use Plan, which is part of the One Lawton Comprehensive Plan, and recommending to the City Council that they also take such action.**

Good stated good afternoon, Kameron Good with the Planning Department. This is the formal acceptance recommendation to the Council. You've been presented the draft we've been working on this for a long time with Garver. The draft was presented to you on March 26th they received no additional comments or recommendations to change anything, so this is the finalized draft for acceptance and be happy to answer any questions you might have on.

Smith asked anybody have any questions for Kameron? That being said so what say the Commission?

Motion by Logan, Second by Busse to recommend to the City Council to accept the Lawton One Comprehensive Plan, approving a resolution adopting the 2050 Land Use Plan, which is part of the One Lawton Comprehensive Plan, and recommending to the City Council that they also take such action. **Aye:** Jarvis, Jester, Williams, Tanner, Medders, Logan, Baxter, Smith, Busse **Nay:** None **Motion Passed 9-0**

James stated Chairman before we move forward that last item required a public hearing so we need to make sure we open the public hearing ask for comments and then close it if they're when we're completed then we can move on.

Smith stated Ok, so we will open the Public hearing now.

James stated we need to go back to item 2 and we need to open the public hearing regarding the Lawton One Comprehensive Plan.

Smith stated Item #2 we will open the Public hearing now. Anyone willing to speak on number 2 that I missed if not we will close the Public hearing on back to number 3.

- 3. Consider holding a public hearing and consider a request from Lester Seiger C/O Carriage Hills Christian Church for an amendment to the 2030 Land Use Plan from Residential/High Density to Public Facility and a change of zoning from R-3, Multi-Family Dwelling District to P-F, Public Facilities District zoning classification. The requested area is a parcel located at 3211 E Gore Blvd, Lawton, OK 73501 and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. As you stated, this is a request for a change of zoning and amendment to the Land Use Plan. This is for Carriage Hills Christian Church located on 3211 East Gore Boulevard. Here's the current aerial and the current zoning for that district and the surrounding districts so you have R-3 to the east R-1, to the South R-4 to the west and C-4 to the north. This request came in because an electronic message center is being donated to the church, that being said the current zoning does not allow for electronic message centers the P-F zoning would so that's the request is to change the churches zoning to P-F Public Facility. Churches are allowed across all zoning districts. The zone is conforming but to do the electronic message center is why they are requesting the change in zoning.

Smith asked what is an electronic messaging center?

Good replied So it's your typical messaging board like you're building mount or you're a monument sign that has the electronic.

Smith stated I got you I was thinking of building a messaging board.

Good replied you're typical curbside, you know like the monument sign that would have an electronic message center. That is what I mean by electronic message center. But one was donated to the church. They applied for a building permit it was denied due to the zoning so that's why they've requested to change the zoning to then move forward with the electronic message center. So right now, this is just to handle the amendment to the Land Use Plan nothing to do with the sign but a little background story for you guys that's why the request is coming in. This was noticed to 26 property owners on May 5th and posted in the Lawton Constitution on May 10th. We received no phone calls for or against this. Lester Seiger is here to answer any additional questions that you may have.

Smith stated OK anyone got any questions for Kameron if not I will open this Public hearing seeing no one come forward I will close this hearing. What say so this committee.

Motion by Medders. Second by Logan to recommend to the City Council to approve a request from Lester Seiger C/O Carriage Hills Christian Church for an amendment to the 2030 Land Use Plan from Residential/High Density to Public Facility and a change of zoning from R-3, Multi-Family Dwelling District to P-F, Public Facilities District zoning classification. The requested area is a parcel located at 3211 E Gore Blvd, Lawton, OK 73501 and take appropriate action as deemed necessary. **Aye:** Williams, Tanner, Medders, Logan, Baxter, Smith, Busse, Jarvis **Nay:** None **Abstain:** Jester **Motion Passed 8-0-1**

*Jester abstained due to she is with the sign company that is proposing the sign.

- 4. Consider holding a public hearing and consider a request from Deborah Bell on behalf of Win-Wal Properties LLC for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multiple-Family District zoning classification for an assisted living home to be located at 801-809 NW Pershing Dr, Lawton, OK, 73507 and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. Again, as you can see on the location map this is the little triangle shaped piece of property between Pershing Avenue and Ash. This is 0.35 acres and you can see the current aerial of this showing the building and the parking to east. This building has been used as a commercial building since before 1964 the existing building has been legal nonconforming due to the current zoning being R-1 Residential. The new proposed use would require the R-3 Multi-family District. This may look familiar to some this was back in July of 2024 it came through this same zoning request City Planning Commission held a Public hearing on July 25, 2024, and sent it forward to the City Council with no recommendation. On August 27, 2024, the City Council voted to send it back to the City Planning Commission for their recommendation. The item was brought back to the city Planning Commission on September 26, 2024, where the item was recommended for approval with a vote of six to one. The City Council held the Public hearing on the request on October 8, 2024, and denied the request for rezoning. Code does state that a request for the same change of zoning can't come back for 6 months so that's why they had the pause and now they're coming back through the process and requesting for the same use and the same zoning change. This was noticed to 50 property owners within 300 feet. A petition has been presented to the City Planning or City Clerk 's office an example, a little depiction of that has been provided to you showing the property owners within 300 feet and the renters within 300 feet. There was a total of 67 signatures one of the signatures was illegible we couldn't really depict who it was but of those 67 owners 15 property owners and 11 renters were within 300 feet, 12 owners and 8 renters were outside the 300 feet. And so why that 300 feet matters when this petition is presented moving forward if there is no additional signatures Code states that 50% of the owners within 300 feet would require a supermajority vote of the Council so they have not met that threshold yet but I just want to give you that information. 50 notices were sent out so right now there are about 30% of owners and 22% of renters. There were 9 signatures on there of the same property, so a

spouse or somebody else living at the same address and then 3 of those same things were renters with duplicate properties. So right now, we have 15 owners and 11 renters within 300 feet that have signed that petition. The Public notice was sent out with a administrative error and re-noticed to the 50 property owners on April 24th and posted in the Lawton Constitutional on April 26th. The current zoning is R-1 with the surrounding zoning is R-1. The proposed zoning would be R-3 with also the amendment to the Land Use Plan changing this from low density residential to high density residential. Here is the site plan that was presented so there's no additions being added onto the building and no proposed changes to the parking lot.

Smith stated so it is going back to an assisted living center again.

Good replied correct. That is the request, yes.

Smith stated OK. Do you have in front of you or remember how many beds it has?

Good replied I don't have that number on the top of my head.

Smith asked anybody got any questions for Kameron?

Busse asked Kameron what was the reason for Council denying this?

Good replied that would be speculation on my part, there was a lot of citizens that came and spoke against it so just their constituents showing up and speaking against it was my understanding on why they went ahead and move to deny it.

James stated yes, that's what I would say too. We weren't given a specific reason at City Council but there were neighbors.

Busse stated thank you.

Smith asked anybody else have questions for Kameron? If not, I will open the public hearing?

James stated Mr. Chairman I do have a letter from the applicant that I'd like to read into record please this is from Michael Fulda. He is the applicant or representing the applicant.

- **A copy of this letter is attached and on file with these minutes at the City Clerk's Office.**

Smith stated So I guess my deal is, hearing that we don't know if it's going to be an assisted living or a day use. We don't know how many beds.

James stated the applicant was made aware of this Public hearing and they did receive the notice.

Smith replied me personally I would like some more information before we go forward.

Good stated the Public hearing is open so anyone else can come speak.

Smith stated anybody want to come speak on this, yes Sir.

David Locke stated I live at 806 NW Pershing Drive. I've only lived there since 2019 Pershing Drive itself which just passes right by this property it's pretty much just use, it's not the City 's fault, it's just pretty much used as a drag strip to start with between Ferris to Cache Road so people don't go down Sheridan. And I feel all of us in the neighborhood feel that the increased traffic is going to be totally unnecessary and unwanted. It's a bedroom community. If you look at the shape of the building and all the houses around it they in fact do have neighbors look at every house around that piece of property is the neighbor to the property in question if they want to charge for parking at their little private parking spot put up sign. If they want to reuse the building for an R-1 business fine. But to increase the traffic, utility strain that we already have in the neighborhood. Nobody within the 300 or 600 1000 feet that I could find around the property agrees that this is a good idea for the neighborhood, there's not anybody in the area that is supporting this project. What these people want I understand what they want and I fully believe and I agree with him if it gets turned down, they need to go somewhere else. They need to go somewhere else for this type of business to start with because it doesn't belong in a bedroom community. There's property up and down Ferris. There's property all over this town where they can put something like this together and do what they want to do. To help the people they want to help nobody's disputing that this is just the wrong place to do this kind of thing and that's you know, I mean each and every one of you sitting there would you want this 40 feet right out your front door. We don't know if it's a 12-hour day 24-hour day well with what is proposed is 24-hour operation. You know non-stop. And I don't want that out my front door and I went around the neighborhood in a lot larger area than 300 feet and could not find anybody that wants it in the neighborhood. Liberty Heights, Pershing Drive, in that area people don't want it and whether that means anything you know it's just that for what they want to do there's other places in town better suited for it to not be right out dozens and dozens of people's front door and I feel that it greatly interferes with the neighborhood. Something else needs to be done with the building if they just don't tear it down and sell it and let them build some houses on it that's fine. But it doesn't need to be a 24-hour day 7 day a week operation which is what it would turn into be if it's going to be an assisted living slash nursing home. They've always been very unclear on their plans last time we were here they wanted 17 beds I don't know if you all ever seen the property unless every room 's a bunk bed there's no square footage, doesn't allow them to do what they want to do there it just doesn't.

Smith replied well I think that's all handled by City Code, but I guess I mean I've got 2 questions: what if it turned into a day use area.

Locke stated You're talking about a day use and I've I'm somewhat familiar with the day use for elderly or even children and if that's the case does that still have to go to R-3.

Smith stated To accomplish that well that's what I don't know how, I'll have to ask staff about that.

Lock replied Yeah, I'm stepping on the same boat with you there's questions I have now that there isn't no information for if it's a day use. I mean like when it was a doctor's office and don't laugh but I went to that office when I was a little kid. It was a computer store and stuff like that, you know Monday through Friday stuff. You know Monday

through Saturday that's fine you know if it's an 8 to 5 or 9 to 5 fine but what they're proposing 24 hours a day 7 days a week. You know employees coming and going, food services, ambulances, if need be, big bright lights which you know everybody needs security but you're shining right and for everybody's windows and doors I mean that that faces right out of bedroom window and right out my front door of my house and I'm just speaking for me. I've got people lined up to tell you about their experience something needs to be done with it but.

Smith stated Well and that's my question too, something that was my other question you know we we've got to do something with this building.

Locke stated I think to me it should have been torn down years ago, but I don't know how all that works, you know if they want to tear it down let's and sell them for you know you could probably build 2 houses on there comfortably and that's fine. You know that more blends with the neighborhood if you want to tie it in. So, what goes with the neighborhood. What they're proposing does not go with the neighborhood in any way shape or form, it just doesn't. There's not one of you sitting there that I believe not that I don't you know we've ever met would want this right out your front door and all that comes with it. I'm not discounting what they want to do there. That you know that's a justifiable need, but this is the wrong place.

Smith replied I don't think there's any more that came with it than came with the doctor's office that was there, I don't in my opinion I don't think there's a lot more that comes with what they're wanting to put here than what comes having a doctor's office.

Locke stated With/ that it goes back to what you and I both were tripping over was this a day use right and that's OK because wish wasn't specified in their letter. What they specified in their letter was a assisted living nursing home well that's 24/7/365 OK and then all holidays and the mass the crap the river that flows with that? OK So what they want to do with it is in accordance to their letter wrong place wrong place.

James stated And I will state that this is required to be a binding site plan. Their binding site plan does say assisted living they have not officially modified or revised their application. The first time we heard about other possible uses was in there was in their e-mail so they have not officially amended their application the binding site plan would say assisted living.

Locke stated I don't mean to be wrong here but there's I've several of us I went around and did the petition and there were several people that signed and some people that didn't want to sign because they felt that if they sign the way they felt they did because they didn't want it there that the city was you know they'd suffer some form of retribution. I know that I mean we're dealing with older folks and just you know calm timid people it's very quiet very secluded neighborhood and that's why some of them didn't want to show up and I was trying to assure him that wasn't the case but it's just a very established neighborhood. This is the wrong project this is the wrong goal in my opinion for this neighborhood. Now when you're talking day use and yeah, we I feel that you would have a different conversation. But the 24/7/365 thing doesn't fly into this particular airport it just doesn't really do that I appreciate you thank.

Tanner replied I have one question Mr. Chairman so you're OK potentially if it was designated as the use only as day use you wouldn't have much objection to that.

Locke stated I'd be. I'd be greatly more inclined to approve something that's daily. This, you know, is not like it's going to be just a day use Walmart, but you know. I've been to day use assisted care living where people are dropped off in the morning picked up in the evening or have they.

Tanner replied So you're OK with that possibly yeah.

Locke stated I'm a lot more inclined, yes?

Tanner stated it's not part of the binding site plan. So, I don't think we I'm just speaking to you Mr. Chairman. I don't think we should approve this, I think we should deny it, send it back to the Council and then if this company, this real estate company wants to change they're binding site plan to day use then the City Council could make their decision at that point those are just my thoughts Mr. Chairman.

Smith replied Well and I think you're right on that so we would have to go back and then it comes back through us and then goes back and then it goes to City Council. I mean that sounds like something to do.

Busse asked Do we have any plans or conceptional drawings of what they're proposing?

Locke stated they did last time we were here and that's where they came up with the 17 rooms and even, I believe it was a City Council meeting when they showed up with those numerous people on the Council looked at the plans and said there's no physical way you can do what you want in the limited square foot that you have. You know I don't, there again, I'm falling back on if they get approved to the upgrade on the rezoning in my mind, they're just going to tear it down and build skyscrapers here because that's what's going to be giving them permission to do so.

Smith replied it has to be on their site plan

Locke stated I know that I know. And what they're building now I'm just counting on you to reassure me you know I live right across the street that little curved sidewalk goes right into my front yard and we look at all the time there's not a person that lives in a neighborhood that wants the building rehabbed or gone. I'm surprised I hadn't been torn down, and the City hadn't sold the lots off to let people build houses on it or

Smith replied Well the City don't own it.

Locke stated It well I know that I know I'm just going back to you know it should have been should have could have would have you know 3 friends you wish you never had.

Smith stated but I mean if you're talking about demoing that building and demoing the parking lot and building 2 houses you're gonna have 100,000 dollars in 2 blocks so.

Locke replied Oh I understand that can.

Smith stated so you would go buy somewhere else so that's probably not going to happen.

Locke replied right. Well, I'm shooting for the stars.

Smith stated I got you I'm with you.

Lam stated just so we don't get too far off the beaten path here a Public hearing is actually mostly for Public comment, once that Public hearing is closed then the Committee or Council can further discuss so just so we're not. You know too far off the path.

Locke replied so long story short they have a wonderful idea to help people they want to do I understand that wrong place it what they want to do in accordance to what they said they want to do nobody within visual range wants it in that neighborhood thank you I appreciate y'all.

Smith asked anybody else in the Public hearing. Keep everyone to about 3 minutes if that's possible.

Bloom stated My name is Delmar Bloom. I know a little bit about real estate I've been in the real estate business a little over 30 years I got some houses here. They got a great idea up there, you know doing that taking care of the old folks. I'm getting there myself now I'm starting to see that but it's not in our neighborhood we got the small streets people used to speed up there but now since people are parking their cars.

Thank you and I hope that you do the right thing and come to the right conclusion.

Mr. Bloom concurred with all prior statements of the rejection of this project.

Smith stated thank you and anyone else like to speak?

Cummings stated my name is Cecil Cummings I live across the street on the second house. Their driveway and my driveway meet head on. At night there is a lot of traffic across there I even got to vehicle parked across there it's just convenient to get it out of the street when the people from the other side there's a bunch of renters like 7 or 8 cars when they all leave they go out that driveway if they go straight, they hit my house. I see every light from everybody from dark till 12:12 o'clock in the morning and like they said the streets are small over there so if you get a food truck. Down or anything like that we're going to have issues with it and they did say last time this was going to be a 15 to 18 bed nursing home which I don't see that either my mother just passed 2 months ago I had her at Snyder nursing home it's a 19 to 20 bed nursing home I'd go there Saturdays you didn't get there early you didn't find your parking spot traffic up and down I have grandkids at play they'll come with me on the weekends that's what it's going to be the worst I mean it's a great idea I do I would like some rest of.

And like Alan said I don't it's got to you got to do something with it I just don't know what to do with it and for 16 years I've lived there there's been a business there hasn't been nothing there, probably 10 or 12 years. I mow over there sometimes because it looks bad. The building looks bad, you can look in it there's mold, there's mildew, every animal in Lawton has been in it. I just don't see it's worth the money to put in. So besides the traffic and everything and the lights in the parking lot no I didn't move over there for that when I moved over there, I knew that was vacant and I didn't figure nothing else would ever go back there and the value of that neighborhood has gone up like Delmar said it's gone up quite a bit. I bought that house for 39,000 and I was offered 125,000 for it and if there's a nursing home across from it there won't be 125,000 offered to me. And in my honest opinion if y'all lived on Ash, you would not want this across the street either whether y'all want to admit it or not. But I just know something needs to be done and I don't have the solution for that, so I don't want if there.

Smith asked anyone else? That being said I will close the Public hearing. What say so this Commission?

Logan stated Chairman I recommend denial and to be sent back to the Council. The petitioner can reapply for a day care. That would be my recommendation, that's my motion.

Tanner stated I'll second that.

Smith stated Got a motion and a second.

Good stated just for clarification that this is going to be moved forward with a recommendation to the Council to deny. They can still take action either direction and then if they were to ultimately deny the request rezoning the applicant could only come back with a lesser zoning clarification within 6 months. So just for clarification.

Smith asked so as the day use area lesser zoning.

Good stated I'd have to look into it but I don't believe so this would a day facility would be a professional office use or even potentially a C-1 use but I would have to look into it there I was just looking through all the residential zoning. Homes for the aged and nursing homes are specifically listed in R-3 and a day facility is not listed anywhere in the residential stuff so it may even be a higher zoning than an R-3.

James responded I mean what it is right now is R-1, which is you know single family. Almost anything would require a re-zoning, for a business would be higher, higher than the R-3. That would be the determination, but Code does say like Kameron stated if they wanted to come back with a less intense zoning so only going up to R-2 then that could come back within 6 months but anything else other than greater than the R-3 would have to wait the 6-month waiting period again.

Good stated I just wanted to clarify that it's not going back to the applicant and coming back to you guys it's going to move forward with the recommendation to deny to the City Council. They can take action either direction and if they were to, they could still even approve it with your recommendation to deny. I just wanted to make that clear that it's moving forward with this recommendation.

Smith stated right because we're just recommending board. With that being said is or is everyone good with the motion and the second that's on the floor. Well, we got a motion and a second, so I guess we're calling the roll regardless.

Motion by Logan. Second by Tanner to recommend the City Council to deny the request from Deborah Bell on behalf of Win-Wal Properties LLC for an amendment to the 2030 Land Use Plan from Residential/Low Density to Residential/High Density and a change of zoning from the R-1 Single-Family Dwelling District to the R-3 Multiple-Family District zoning classification for an assisted living home to be located at 801-809 NW Pershing Dr, Lawton, OK, 73507 and recommend the applicant to re-submit as a day center only. **Aye:** Williams, Tanner, Medders, Logan, Baxter, Smith, Busse, Jarvis, Jester **Nay:** None **Motion passed 9-0**

- 5. Consider accepting the record drawings (as-built plans) and maintenance bond for the offsite water line improvements serving a Dollar General located at 9508 NW Cache Road, Lawton, Oklahoma, and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. Alright so you guys have seen this before, the construction plans were previously approved by the City Planning Commission January 15th and subsequently approved by City Council January 27th. This was for 605 linear feet of 8-inch water line, which they would be connecting to the 24-inch line adjacent to the site. This is out off of Cache Road almost to Goodyear Boulevard. This is where the water lines being extended their site is just to the west of the cemetery as you can see on the as-built plan there is the water line extension on the south side of the road and tapped to the water line that jots across the street. So, I'd be happy to answer any questions. The business is already open and CO'd, so this is just a condition listed on their Certificate or Occupancy that this needs to be accepted.

Smith asked what say so this Council?

Motion by Logan. Second by Medders to recommend to the City Council to accept the record drawings (as-built plans) and maintenance bond for the offsite water line improvements serving a Dollar General located at 9508 NW Cache Road, Lawton, Oklahoma, and take appropriate action as deemed necessary. **Aye:** Tanner, Medders, Logan, Baxter, Smith, Busse, Jarvis, Jester, Williams **Nay:** None **Motion Passed 9-0**

Commissioner's Reports or Comments

None

Secretary's Report

James stated that we did not have anything that went to Council on Tuesday, but I do want to mention that on June 11th we will have to hear the Public hearing again for the CDBG Home and CDBG grants. The Public hearing notice was not posted and so that public hearing essentially did not count so it's back posted it is posted now and so we will have to rehear that so you will see that on the agenda coming up for the 11th.

Good stated I do also want to say a farewell this would be Jennie 's last City Planning Commission she is moving on to a new job and so if you guys would make sure to stop by and you know wish her luck.

Smith stated thank you Jennie for the time you spent here.

Audience Participation


None

Adjournment

Motion by Logan. Second by Baxter to adjourn the meeting **Aye:** Medders, Logan, Baxter, Smith, Busse, Jarvis, Jester, Williams, Tanner **Nay:** None **Motion passed 9-0**

With no further business the meeting was adjourned at 2:12 P.M.

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

6-25-2026


Allen Smith

Chairman City

Planning Commission



Re: **{**EXTERNAL**}**--Fwd: Sending to Lawton

From: Kameron Good <kameron.good@lawtonok.gov>
Date: Thu 4/23/2026 9:01 AM
To: Michael Fulda <michaelfulda@gmail.com>

This has been received and we will read it to the Planning Commission at the meeting.

-Kameron Good

From: Michael Fulda <michaelfulda@gmail.com>
Sent: Wednesday, April 22, 2026 8:50 PM
To: Kameron Good <kameron.good@lawtonok.gov>
Cc: Michael Fulda <michaelfulda@gmail.com>
Subject: **{**EXTERNAL**}**--Fwd: Sending to Lawton

WARNING: This email is from outside of the City of Lawton network.

****DO NOT CLICK**** on links or open attachments unless you know the content is safe.

Mr Good, thank you for offering to read my note at the meeting on April 30. Please send me your comments if you think I missed important points or if you think I should say things in a different way. I appreciate your help
Michael
410 935 7633

This petition to to grant a zoning variance was turned down the first time it was presented when a handful of people voted against it. Most of the folks involved were in favor, is my understanding.

We have applied once again/ This time we are asking either to make it Assisted Living facility where people will be 24 hours a day or to make it a day facility where seniors can come during the day and be taken care of so they will not be home alone and they will have activities to make sure that their minds remain fresh. And if the community prefers we can operate an assisted living facility with a day program so that neighborhood seniors can join the residents for fun and games and program and trips during the day.

It seems to be a concern that the free parking that people have used on the property would suddenly disappear. I do not believe we will be using all the spots and surely in the evenings many spaces will be open and we invite the local neighbourhood to use those parking spaces. We have not put up any signs that say no trespassing private property because we would like to be a part of the neighbourhood

There's a challenge with anyone who makes a request for change. This particularly property is an island by itself. It has no real next door neighbours and we are offering to put money into the property rather than having it be an eye sore, an empty property that will invite rats and perhaps illegal use. We are prepared to put substantial money into the property to make it a beautiful Assisted Living facility so that local people, when they are unable to live at home alone, can stay in their neighbourhood be close to their friends and live in an area that is familiar to them. This will enhance their quality of life .

The facility will be managed by licensed people and the care will ensure that the people who live there have a fun, wonderful and enjoyable day every day . It is our intent to be a major plus to the neighbourhood and it may even raise property values as the neighbourhood becomes even more desirable because it has a local Assisted Living giving local people a place to live in their neighbourhood while being taken care of at a time when they themselves are unable to live alone

We chose this neighbourhood because of its demographics and we felt that we would be invited and that would be an asset to a neighbourhood. If you turn it down again we will not come back. We will simply find another

neighbourhood that is more inviting to us and we will open the facilities there.

It's all up to you. You make the decision and we will follow it. You decide if you want a local facility for seniors to be able to live independently when they can't live independently at home you decide if you want to have a place where seniors can go and socialise with other seniors, play games have a good warm meal and turn a boring day into an enjoyable day. It's all up to you.

We are pretty sure that this time you will make the right decision. All we ask is that you seriously consider the Benefits that we are offering before you vote?