

## CITY PLANNING COMMISSION

### WAYNE GILLEY AUDITORIUM

June 25, 2026

Minutes of the City Planning Commission meeting held June 25, 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.

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#### ROLL CALL

##### MEMBERS PRESENT

Allen Smith  
Melissa Busse  
Ron Jarvis  
Joan Jester  
Darren Medders  
Michael Logan

##### MEMBERS ABSENT:

|                 |           |
|-----------------|-----------|
| Taylor Williams | (excused) |
| Dwight Tanner   | (excused) |
| Michael Logan   | (excused) |
| Dwain Baxter    | (excused) |

##### ALSO PRESENT:

Christine James, Planning Director  
Kameron Good, Senior Planner  
Christy Ryans-Huffer, Planner I & Recording Secretary  
Garrett Lam, Assistant City Attorney

**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 28, 2026.**

**Motion by Medders, Second by Busse** to approve the minutes from the regular scheduled meeting on May 28, 2026, as written **Aye:** Busse, Jarvis, Jester, Medders, Smith **Nay:** None **Motion Passed 5-0**

2. **Consider holding a public hearing and consider a request to amend the binding site plan for property described as Lots 11-14, Block 6, Lee Addition, also known as 55 NW Sheridan Road, Lawton, OK 73505.**

Good stated good afternoon Chair, Commission Kameron Good with the Planning Department. As you stated, this is a request to amend the binding site plan. This is located roughly at 55 NW Sheridan, as you can see on this location map it's just north of Gore Boulevard, east of Sheridan just south of the new Braums that was constructed. As you can see on the aerial the property is currently vacant where single family residences used to reside but have been torn down. The re-zoning was actually to rezone the far 2 lots from a Residential zoning to the C-1 Commercial zoning back in 2023 with Ordinance 23-33. That being said that was a blank site plan provided this is the current binding site plan placed on that property showing the tree buffer and the opaque screening fence on the east side. The new applicant would like to construct this site plan which would be the proposed Schlotsky's and also another white box for a retail shop to come in. They would be required as a condition to have a tree buffer and an opaque screening on the east side. The most recent site plan that they've submitted didn't have that. The original site plan that they submitted had it. They made some modifications and they left off that tree buffer and opaque screening so that would be staff recommendation would be to add those conditions of the opaque fencing and tree buffer on the east property line. This was noticed to 15 property owners within 300 feet on May 27<sup>th</sup> and posted in the Lawton Constitution on May 31<sup>st</sup>. We received no phone calls for or against this item. The surrounding zoning so you have C-1 to the north with the Braums you have C-5 and R-3 to the south, and you have R-1 to the east which requires those additional screenings and C-1 to the west. Be happy to answer any questions you might have. We have representation here for the applicants if you have any questions for them.

Smith asked anybody got anything for Kameron?

James replied just for clarification that tree buffer and opaque screening fence is a Code requirement so even though we would like for you to put it as a condition it's not technically required because it is a Code condition, but it would make things easier if it if it was a condition.

Good responded it will be required on the building permit side, but we'd like it shown on the detailed site plan.

Smith stated got you, nobody else if not, I will open this Public hearing. Seeing no Public I will close the Public hearing. What say so this Committee?

**Motion by Medders. Second by Busse** to recommend to the City Council to approve a request to amend the binding site plan for property described as Lots 11-14, Block 6, Lee Addition, also known as 55 NW Sheridan Road, Lawton, OK 73505 with the condition of the opaque screening fence and tree buffer on the east property line **Aye:** Jarvis, Jester, Medders Smith, Busse **Nay: None Motion Passed 5-0**

### **ADDENDUM BUSINESS**

- 1. Consider recommending approval of the as-built drawings and maintenance bond for the public improvements associated with Oak Ridge Part 2A, located at the northeast corner of SW 67<sup>th</sup> Street and SW Bishop Road, and releasing the performance bond for said improvements, subject to conditions, and taking action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is Part 2A of Oak Ridge, you have seen this come through multiple times on different portions of the construction plat, off-site improvements on it that were finished but had some minor incomplete items and the record plat. So, the record plat needed wanted to be approved. They put up a performance bond for some minor incomplete items that being said by Code they had 180 days to complete those, that was 14 months ago. They are now wanting to come back and release that performance bond we required a new maintenance bond to be drafted, and the as-built drawings were not affected so this would be to reapprove the as-built drawings, except a new maintenance bond and release the performance bond for those minor incomplete items which have been reviewed and approved by Public Utilities. Be happy to answer any questions.

Smith asked so they completed some stuff but not all of it.

Good responded no they have completed it all now. They put up the performance bond for the minor incomplete items to get the record plat approved now all that's been handled and addressed so now this is to basically finish it out.

Smith replied OK I understand. Anybody have any questions, what say this council?

**Motion by Medders. Second by Jarvis** to recommend to the City Council to approve the as-built drawings and maintenance bond for the public improvements associated with Oak Ridge Part 2A, located at the northeast corner of SW 67<sup>th</sup> Street and SW Bishop Road, and releasing the performance bond for said improvements, subject to conditions **Aye:** Medders, Smith, Busse, Jarvis, Jester **Nay: None Motion Passed 5-0**

2. **Consider recommending approval of the as-built drawings and maintenance bond for the waterline associated with the new Marie Detty facility, located at 4521 SW Lee Blvd, Lawton, OK, subject to conditions, and taking action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is for the Marie Detty facility that's located at 4521 SW Lee. It's a new construction building. They have completed all construction. They have requested for their CO. This is the final item holding up their CO for the building. They are on a temporary CO with a couple of minor conditions those conditions have been met except for the as-built drawings on this off-site improvement. So, water line that goes to the west of their facility then ties into the addition to the north with 2 fire hydrants it's roughly 493 feet of 12-inch water line 644 of 8-inch water line and like I said 2 fire hydrants. This is Marie Detty Youth Shelter and Office. The general contractor was Joe D Hall GC LCC. The cost of those improvements were \$81,326.00 with the utility bond being \$12,198.90. I would be happy to answer any questions. Staff has reviewed all this. Public Utilities has reviewed the line and recommended approval.

Smith asked I'm just curious, was this on the original plans?

Good replied yes Sir and this was just an off-site that was required for fire protection and so this is just a line to be dedicated and it actually loops into that neighborhood behind and gives a lot more pressure for future development.

Smith responded anybody got any questions? What say this council?

**Motion by Jarvis, Second by Medders** to recommend to the City Council to approve the as-built drawings and maintenance bond for the waterline associated with the new Marie Detty facility, located at 4521 SW Lee Blvd, Lawton, OK, subject to conditions **Aye:** Medders, Smith, Busse, Jarvis, Jester **Nay:** None **Motion Passed 5-0**

### **Commissioner's Reports or Comments**

None

### **Secretary's Report**

James reported Just want to report that at Tuesday 's Council meeting, Council denied the request, so took CPC recommendation, on the Pershing rezoning. That was for the assisted living facility. They approved the Integrity plat which is down there by on 38th and Lee next to Taco Bell, the church rezoning out on E Gore for the electronic message center they approved that and they also approved the O'Reilly's replat out there on E Gore taking away that one foot screening easement. Also want to let you know that the City of Lawton did receive a HUD complaint from Miss Williams regarding the

transitional living facility that she had proposed at SW 70th and Forest Avenue and Garrett is working on a response to that complaint.

Smith responded all right, thank you.

**Audience Participation**

None

**Adjournment**

**Motion by Jester. Second by Medders** to adjourn the meeting **Aye:** Medders Smith, Busse, Jarvis, Jester **Nay:** None **Motion Passed 5-0**

**With no further business the meeting was adjourned at 1:41 P.M.**

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

7-30-2026  
Allen Smith

**Allen Smith**

**Chairman**

**City Planning Commission**