

MINUTES
BOARD OF ADJUSTMENT
3rd FLOOR CONFERENCE
MARCH 14, 2025

Minutes of the Board Of Adjustment meeting held March 14, 2025 in the 3rd Floor Conference Room, 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 9:19 am by Jesse Cross.

ROLL CALL

MEMBERS PRESENT: Jesse Cross
 Tony Layton
 Johnny Owens

MEMBERS ABSENT: Shane Lupi (excused)

ALSO PRESENT: Kameron Good, Senior Planner
 Christina Ryans-Huffer, Recording Secretary
 Robert Burns, Planner I
 Ronald Williams, Property Owner

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

NEW BUSINESS

- 1. Consider approving the minutes from the regular scheduled meeting from December 13, 2024.**

Motion by Owens. Second by Layton to approve the minutes from the regular scheduled meeting from December 13, 2024 as written **Aye:** Layton, Owens, Cross **Nay:** None **Motion Passed 3-0**

2. Hold a public hearing and consider a variance request related to off-street parking to reduce the required number of off-street parking spaces from 16 to 11 for the proposed donut shop to be located at 214 NW 2nd St, Lawton, OK 73507.

Good stated Kameron Good with the Planning Department. This is to be located off of the corner of 2nd Street and Columbia Avenue Lot 1, Block 42, North Addition. Here is an existing aerial of this space. As you can see it was an old filling station and they have proposed to remodel it into a donut shop. They are required 16 parking spaces. This is due to the size of the building. Here is the proposed site plan showing how they are going to accomplish getting 11 parking spaces, 2 of those 11 will be on the adjacent property as you can see which is on Columbia. Realistically they will have 9 parking spaces on property, with the Van Accessible Handicapped parking space and so the variance requested today is to lower their spaces from 16 to 11. This was notices to 20 property owners within 300 feet on February 26, 2025 and posted in the Lawton Constitution on March 2, 2025. There were no phone calls or letters for or against this item. The Board of Adjustment does have the authority to grant a variance related to off-street parking according to 18-2-1-212. Any questions, I'd be happy to answer. We do have the applicant here if you have any questions for them as well.

Cross stated we will open the Public hearing now. Any comments, from anybody?

Williams stated I would like to comment. This lady has paid me rent from last June, 2024 till the first of this month. Every month on time, the first of the month. She has invested a lot of money in that building in rent to me. She wanted the building. We signed a lease. We are trying to enhance what we can on 2nd Street. She has a franchise with Southern Maid Donuts. She will have to have different types of signage and painting. I don't know what all that's going to entail, it's up to her. That is her obligation, not mine. She understands that. But it will enhance the 2nd Street giving another place where people can buy donuts, pastries, coffee. There is a lot of vacant land down there on 2nd Street as you all well know. The land where the old Coca-Cola building was, vacant, behind Bricktown Brewery, vacant. My only comment is whatever you all decide, we'll abide by that but you know to enhance 2nd Street a little bit more, she's trying to so that. I just want to say a few words to enhance her application.

Cross asked any comment, concerns? The Public hearing is now closed.

Question 1: Does the application of the ordinance to the particular piece of property create an unnecessary hardship? **Aye:** Owens, Cross, Layton **Nay:** None

Question 2: Are such conditions peculiar to this particular piece of property? **Aye:** Owens, Cross, Layton **Nay:** None

Question 3: Would the granting of the variance not cause substantial detriment to the public good or impair the purpose and intent of the Lawton City Code or comprehensive plan? **Aye:** Cross, Layton, Owens **Nay:** None

Question 4: Would the variance the minimum necessary to alleviate the unnecessary hardship? **Aye:** Cross, Layton, Owens **Nay:** None

Motion by Layton. Second by Owens to approve variance request related to off-street parking to reduce the required number of off-street parking spaces from 16 to 11 for the proposed donut shop to be located at 214 NW 2nd St, Lawton, OK 73507 **Aye:** Layton, Owens, Cross **Nay:** None **Motion Passed 3-0**

Commissioner's Reports or Comments

None

Secretary's Report

Good stated Mr. Springborn is no longer sitting on the City Planning Commission so they need to appoint another Member to the Board of Adjustment as soon as they fill his chair on the Planning Commission. We did honor him and presented him a Certificate. You may reach out to him and thank him for his service and for his time on the Board of Adjustment.

Comments from the Public

None

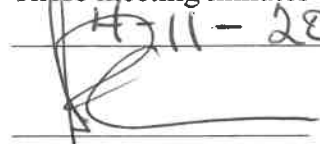
Adjournment

Motion by Owens. Second by Layton to adjourn the meeting **Aye:** Owens, Cross, Layton **Nay:** None **Motion Passed 3-0**

With no further business the meeting was adjourned at 9:28 am.

These meeting minutes were approved by the Board of Adjustment members at their meeting on

4-11-2025


Jesse Cross
Chairman