

MINUTES
BOARD OF ADJUSTMENT
WAYNE GILLEY AUDITORIUM
APRIL 11, 2025

Minutes of the Board Of Adjustment meeting held April 11, 2025 in the Wayne Gilley Auditorium, 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 9:00 am by Jesse Cross.

ROLL CALL

MEMBERS PRESENT: Jesse Cross
 Tony Layton
 Shane Lupi
 Johnny Owens

MEMBERS ABSENT: None

ALSO PRESENT: Christine James, Planning Director
 Kameron Good, Senior Planner
 Christina Ryans-Huffer, Recording Secretary
 Wesley Simmons, Assistant City Attorney
 Robert Burns, Planner I

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 March 14, 2025.**

Motion by Layton. Second by Lupi to approve the minutes from the regular scheduled meeting from March 14, 2025 as written **Aye:** Layton, Lupi, Owens, Cross **Nay:** None **Motion Passed 4-0**

- 2. Hold a public hearing and consider a special exception request to reduce the required number of off-street parking spaces from 43 to 35 for the proposed Dollar General to be located at 3608 E Gore Blvd, Lawton, OK 73501.**

Good stated good morning, Kameron Good with the Planning Department. This is a proposed new location for a Dollar General that's going just north of Gore Boulevard, east of 34th Street. This is right in front of the MacArthur Apartment Complex that's already existing. Here is an aerial shot of that land. There is a Family Dollar just to the east of this. Here is a street view of that location and the proposed site plan showing the proposed 35 parking spaces. This is a special exception because it's a new construction and if it was already existing then it would be a variance request but this one is a special exception. This was noticed to 9 property owners within 300 feet on March 27, 2025 and posted in the Lawton Constitution on March 28, 2025. We received no phone calls for or against this item. The request is to lower from 43 required spaces to 35. Dollar General has done this across the board several times across the City. They have done a lot of research on how many spaces they need to provide for their store and this is the number they believe they need for this site. We do have representation from AAB Engineering if you have any questions for them.

Cross stated we need to open the Public hearing, anyone that would like speak for or against this item please approach the podium. Seeing no one the Public hearing is closed.

Motion by Layton. Second by Lupi to approve the special exception request to reduce the required number of off-street parking spaces from 43 to 35 for the proposed Dollar General to be located at 3608 E Gore Blvd, Lawton, OK 73501 **Aye:** Lupi, Cross, Layton **Nay:** None **Abstain:** Owens **Motion Passed 3-0**

*Johnny Owens abstained due to conflict of interest. My Company is the one selling the property.

Commissioner's Reports or Comments

None

Secretary's Report

Good stated we are still waiting on the CPC position to be filled before we have Neil Springborn' s position is filled.

Comments from the Public

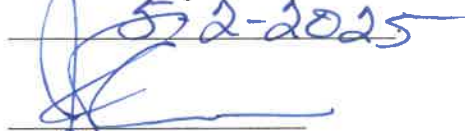
None

Adjournment

Motion by Layton. Second by Lupi to adjourn the meeting **Aye:** Owens, Cross, Layton, Lupi **Nay:** None **Motion Passed 4-0**

With no further business the meeting was adjourned at 9:05 am.

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



Jesse Cross
Chairman