

**MINUTES**  
**BUILDING MATERIALS REVIEW COMMITTEE**

Minutes of the Building Materials Review Committee meeting held April 21, 2022, in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 2:06 p.m. by Chairman Jay Burk.

Notice of the meeting and agenda were posted on the City Hall bulletin board on April 6, 2022 at 9:30 A.M. by Tammy Anderson, as required by State law.

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**ROLL CALL**

**MEMBERS PRESENT:** Chris Boyd  
Jay Burk  
Darrin Medders

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Charlotte Brown, Code Plans Supervisor  
Kameron Good, Planner

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**1. Meeting called to order.**

Action: Roll Call

**2. Verify posting of meeting.**

Action: Verification of posting time and date

Posting was on April 6, 2022 at 9:30 a.m. by Tammy Anderson.

**3. Establish Quorum.**

Action: Establish that a quorum is present

All members present.

**4. Approve the Meeting Minutes from March 3, 2013 and March 27, 2013.**

Action: Motion to approve minutes from the March 3, 2013 and March 27, 2013, meeting.

Motion by Medders, Second by Boyd, to approve the minutes of March 3, 2013 and March 27, 2013 as written. **Aye:** Burk, Medders, Boyd. **Nay:** None. **Motion Passed.**

**NEW BUSINESS**

**5. Hear the appeal of Saint James Baptist Church to use 12 Gage metal on their new structure.**

Recommended Action: Deny the request per Section 18-4-1-406 and 18-4-1-407 and require wainscoting of acceptable material.

Taylor stated good afternoon. My name is James Taylor and I'm the Pastor of St. James Baptist

Building Materials Review Committee

April 21, 2022

Church. I have notice there are two (2) types of people. Those who play by the rules and those who don't. We play by the rules. About eight (8) months ago we had our vehicles vandalized and it cost us about a \$1,000 to fix them. We also have a lawnmower that cost \$5,000 that needs to be covered. So, we need a way to secure those vehicles. We are a congregation of maybe twenty (20) people. After talking it over we found a company out of North Carolina who sent us plans of a building. It is twelve (12) and sixteen (16) gauge metal. We submitted our plans in November and then received a letter that stated it had to be built of stone, brick, or blocks. I see a lot of building going up in Lawton that is sixteen (16) gauge metal. This project is about \$7,000 and we have put down \$1,000 as a deposit. The \$1,000 also gave us a set of plans. This is what the building will look like. We are trying to add value to our community. It will have two (2) garages to protect our vehicles as well as our mower. It will be done professionally and here are all the details. It will withstand one hundred fifty (150) mile an hour winds and will set behind the church. Coming down 45<sup>th</sup> Street there is no way you will see the building. The footprint is 24 x 20. If we are denied, we will be out \$1,000 and will have to find another way to protect our equipment. We have been broken into twice and they stole tv's and vandalized the building. Every year we do a feeding program at St. James, Spread the Word, Boys and Girls Club, and one on the eastside. They are professionals that will install the building and we have been waiting six (6) months to do so.

Burk asked will it go on a concrete pad.

Taylor stated yes and bolted to the slab.

Burk asked is there existing slab.

Taylor stated yes.

Burk asked where will be building set.

Taylor stated in the very back of the building.

Burk stated right here. That is the old gym.

Taylor stated yes.

Burk stated so it is going to go back here.

Taylor stated right there. We fenced the gym in for the daycare.

Burk stated I see.

Boyd stated so it will be fenced in.

Taylor stated yes.

Boyd asked did you pour the slab.

Taylor stated we poured for the slab for a play area but decided to do this instead.

Boyd asked is it good enough for a building.

Taylor stated yes.

Boyd asked did you get a permit for the slab.

Taylor stated yes.

Burk asked do we show the slab had a permit.

Brown stated I'll have to check. I assumed the slab would be approved when we did this.

Taylor stated it was done by our contractor.

Burk asked do you know the depth of the concrete.

Taylor stated eight (8) inches.

Brown stated the requirement for a regular building is sixteen (16) inches below grade with four (4) inches of rock and four (4) inches of concrete on top.

Taylor stated there is four (4) inches of rock and six (6) inches of concrete.

Brown asked does it go sixteen (16) inches below the ground.

Taylor stated yes.

Burk asked did you get a permit.

Taylor stated we got it through our contractor Nieto.

Brown stated okay.

Burk stated Council stopped metal buildings because they were going everywhere and were an eye sore. We make you use rock to a certain point for appearance. Dollar Generals were popping up everywhere and they just didn't look good. The key here is if the slab was inspected. I don't have an issue with it going behind the building. I think it is going to be a storage building. My concern to you is people cut holes in the metal.

Taylor stated it is fenced in.

Burk stated yes, but they jump the fence.

Taylor stated now that they know we feed and have a daycare there we have had zero intrusion.

Burk stated I know you changed the neighborhood when you moved there.

Boyd asked Kameron, does this meet our standards besides not being metal.

Good stated the only thing we are here to review is whether or not to allow the metal as the exterior finish or not. There is a list of allowed materials we use. We have approved wainscoting in the past. We have approved brick three (3) feet up the exterior but leaving it metal in a residential area is not acceptable.

Boyd asked where would the wainscoting go.

Good stated three (3) feet up the wall. You could brick three (3) feet up all the way around, you could do stone, EIFS, or rock.

Boyd stated EIFS would be very simple. You could attach that right to the metal.

Taylor asked is that a board.

Medders stated it is like stucco, but it is foam. You would attach it to the metal and then put a finish over it. Is your structure tilt up concrete.

Taylor stated yes.

Medders stated it will look like that.

Taylor asked do we have to mud it in.

Medders stated yes.

Taylor asked do you think we can find someone to do that.

Thomas stated if that is what we have to do.

Good stated as far as acceptable materials that is the least expensive. The Building Materials Review Committee has the right to say you can leave it as metal.

Burk stated Pastor I hate to change the rules because we have made everyone else follow them. The EFIS will work and be less expensive than rock or brick.

Taylor asked does it have to go on the sides.

Burk stated everywhere there is metal.

Good stated except where the doors are.

Medders stated the front of our store was standup concrete and we rocked it three (3) feet up and then EFIS above it to give a textured stucco look.

Taylor asked does there have to be a base to sit the rock on.

Medders stated if there is a slap you could use the brick edge.

Burk stated your issue will be if the slap was inspected.

Brown stated we have a permit from 2016, but it looks like it was for a driveway.

Boyd asked can he have the slab inspected now.

Brown stated there was a permit in 2021 for another driveway. There was a pre-pour inspection requested but was put on hold and never completed.

Taylor stated they finished that one.

Brown stated it was never finished on the inspection side of it.

Taylor stated there was a guy that came out. Another issue I have is consistency. When we poured our driveway, we were told we had to have a cutout that connected to the street. It had to be one (1) inch below the asphalt. Across the street theirs is right to the asphalt. There is no consistency. One inspector says this another says that. Be consistent. The city did that across the road from us.

Medders asked yours is an inch below.

Taylor stated yes, consistency.

Medders stated the other is the one the city replaced.

Taylor stated yes.

Burk stated I can't help all city issues and there are plenty. The committee cannot help you with the pad. That contractor needs to call the city and get it inspected.

Brown stated we will want someone to dig a couple of holes on the sides to the bottom of the footing. We want to make sure it meets the sixteen (16) inches.

Burk stated you don't want to put the structure there if it isn't thick enough. It could crack or break.

Medders stated if it doesn't meet standards your vehicles might break the slab.

Burk stated if you do that and do the three (3) feet of acceptable material I don't think the committee will have to do anything. This keeps others from saying we allowed the church to do something different.

Boyd asked if you put that into motion the building could be built and then a contractor could do the EFIS. That gives you some time and you could use the building while that is being done.

Brown stated correct. The permit is good for a year.

Burk stated make sure you get a completed inspection.

Taylor stated worse case is we have a large piece of concrete back there.

Burk stated I don't know what it would cost to put the EFIS on the building.

Boyd stated they have somewhere around one hundred eighty (180) square feet at \$7 or \$8 dollars a foot. It might be cheaper than that. There won't be many seems.

Taylor stated so roughly a \$1,000.

Boyd stated I would say that is what you could figure.

Burk stated there are several contractors that do that.

Taylor asked Kameron what did you say earlier about being here to say whether we can do this or not.

Good stated we are here to decide whether you can do this building as metal or if we must enforce our architectural standards.

Taylor asked do you have the authority to say it can be left as metal.

Good stated the committee does.

Taylor stated the chance that someone is going to go behind our building is one in a thousand.

Medders asked can we put in our recommendation it go to the committee and the worst-case scenario it is approved or no you have to do it.

Burk stated that is this committee. We are to decide if we allow them to use metal and forego the rules or make them go by the rules.

Taylor stated I thought it said at the bottom it could be metal.

Good stated it can be metal if this committee says it can.

Taylor stated exactly. As I said earlier rule breakers to rule makers. I'm not asking you to break the rules. I'm asking for grace. I'm not asking you to do anything that isn't within your preview. You could tell anyone this was within your authority.

Burk asked what kind of fence do you have.

Taylor stated chain link.

Boyd asked and this will be confined within the fence.

Taylor stated yes.

Burk stated if it was opaque, I might agree.

Taylor asked what is opaque.

Burk stated it's where you can't see through.

Taylor stated we can do that. We will put a special fence around it. Out of sight out of mind.

Boyd stated it might be more expensive to do the fence.

Good stated EFIS is only about \$1,000 the fence right now is expensive.

Taylor asked chain link.

Medders stated you can't see through it. You would have to use those plastics in the chain link.

Taylor stated but with EFIS you have to have a contractor.

Boyd stated you have to have someone who knows how to do it.

Brown stated Lowe's sells the fake brick that people put up.

Burk stated it isn't a major deal.

Taylor stated I want a win win situation. Remember we have fifteen (15) members. When we bought the building, we had to install another fire hydrant. Fortunately, Fred Fitch, Stanley Haywood, the Fire Department, and Councilman Wells help to fund the hydrant. Once it was installed the city sent us a notice that said we had to put grass around the hydrant.

Boyd stated I have received that exact same notice.

Taylor stated a couple of weeks ago we receive notice the city was taking our building because we were delinquent on a grass cutting for a lot we owned. It wasn't our lot. It was a lot that belonged to St. James Missionary Baptist Church. Now we are trying to get that worked out.

Brown stated I thought they had that worked out.

Thomas stated basically it is.

Taylor stated do you see our frustration. If we can't do this than I'll just be out the \$1,000 and leave the slab there.

Burk stated Pastor you can do the EFIS. I think you can do it yourself. It doesn't have to be anything special it just has to go three (3) feet up the building.

Boyd asked if they agree to do the opaque fence would we be willing to do the metal or not.

Burk stated I would be more inclined to say yes. I think it will cost more to do the fence than it will EFIS.

Medders stated I don't know the price of the slats.

Taylor stated I can do the fence myself.

Medders stated if you get the plastic strips that you put in a chain link fence at a forty-five (45) degree angle it makes the fence opaque. If the fence is opaque and nobody can see the building, then you it doesn't necessarily matter that the building is metal. I think that would be less expensive.

Good stated those are about seventy (70) dollars a box.

Medders asked how many in a box.

Good stated eighty-two (82) slats. It would cover ten (10) lineal feet.

Medders asked do you remember how many feet of fence you put up.

Thomas asked what was the name of the other stuff.

Good stated EFIS.

Taylor stated it is just a foam that you screw into the building and then finish it.

Thomas stated if that is what we have to do we can do that.

Boyd stated we will approve the EFIS, and you will meet code. You will need to get the slab inspected.

Burk stated the committee will deny the request and you will resubmit the plans with the EFIS drawing. They will inspect once you are finished.

Boyd asked did you get this picture from the company.

Taylor stated yes.

Boyd stated they may be able to provide you with a picture with the three (3) feet of EFIS.

Burk stated you can take a pen and draw it. We will need a motion to deny.

**Motion** by Medders, **Second** by Boyd, to deny the appeal of Saint James Baptist Church to use 12 Gage metal on their new structure. **Aye:** Medders, Boyd, Burk. **Nay:** None. **Motion Passed.**

Burk stated first is the concrete pad. You need to dig a few holes to let them see if it meets code. Hopefully the contractor did this correctly. He needs to call for a permit and get an inspection.

Medders asked do you remember who inspected it.

Brown asked do you know a date. We pulled these by address.

Taylor stated I think his name was Bernie.

Boyd stated Bernie would inspect something like that.

Burk stated change your drawing and get with them to see where they want the holes dug. Once it is built you will get a final inspection.

**6. Commissioner's Reports or Comments**

**7. Secretary's Report.**

**8. Comments from the Public**

**9. Adjournment.**

There being nothing further the committee adjourned at 2:38 p.m.

**Motion** by Medders, **Second** by Boyd, to adjourn. **Aye:** Boyd, Burk, Medders. **Nay:** None. **Motion Passed.**