

**MINUTES
BUILDING MATERIALS REVIEW COMMITTEE**

Minutes of the Building Materials Review Committee meeting held May 13, 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 May 11, 2022 at 4:55 P.M. by Tammy Anderson, as required by State law.

ROLL CALL

MEMBERS PRESENT: Chris Boyd
Jay Burk
Darrin Medders

MEMBERS ABSENT: None

OTHERS PRESENT: Janet Smith, Director Planning and Community Services
Charlotte Brown, Code Plans Supervisor
Kameron Good, Planner

- 2. Verify posting of meeting.**
Action: Verification of posting time and date

May 11, 2022 at 4:55 p.m. by Tammy Anderson

- 3. Establish Quorum.**
Action: Establish that a quorum is present

All members present

- 4. Approve the Meeting Minutes from April 21, 2022.**
Action: Motion to approve minutes from the April 21, 2022, meeting.

Motion by Medders, Second by Boyd, to approve the minutes of April 21, 2022 as written.
Aye: Burk, Medders, Boyd. **Nay:** None. **Motion Passed.**

NEW BUSINESS

- 5. Hear the appeal of Marci Vanover architectural review for a proposed garage in backyard located at 1709 NW Lake Avenue.**
Recommended Action: Deny the request per Section 18-4-1-406 and 18-4-1-407 and require one of the architectural materials.

Brown stated we are waiting on Kameron to hear the appeal.

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Boyd stated Kameron and I talked about this appeal yesterday and I'm sure the owners could discuss it as well. When their plans were reviewed the plans, it was stated that they had to put on wainscot or flagstone three (3) feet up to match the house. They were also told the metal panels had to run horizontally. You can't put metal panels horizontally because there is no structure to hold it up. I don't know why that would be a requirement.

Brown stated this is something that was required by the Board in the past. It is to make it look more like siding. We did one like this on Columbia and we also required them to have windows to match the residential neighborhood.

Burk stated it was a big building.

Brown stated I believe this one is nine hundred (900) square feet. It is 20 x 45.

Vanover stated yes.

Boyd asked what is the different in this building and the one we discussed last month. We didn't discuss putting panels horizontally on that building.

Burk stated I don't know. Was it because of the square footage?

Brown stated I don't think so. I didn't realize Rowan made that a requirement. The other one had the brick facade that needed to match and this one is flagstone. I would think the flagstone/wainscoting would be the better than trying to run those horizontally.

Boyd stated he says do both.

Brown stated I see that.

Good stated the last one was my commercial plan review because it was for the church. I didn't know about the previous conditions required by BMRC that Rowan is talking about. He is basing his horizontally panels off a previous BMRC requirement and not a section of code. In his plan examination for this one is where he caught that BMRC finding. On the previous building that we met on last month I didn't have that requirement listed. It is not in code it is just a previous requirement of BMRC.

Brown stated is the flagstone/wainscoting the only thing you are having trouble with.

Mrs. Vanover stated and everything else.

Mr. Vanover stated Rowan told us to get a set of stamped drawings. We did and brought it back to him. Then he said the panel had to lay down and that was when we called the engineer. She said we can't do that. I have never seen panels that run horizontal. That is our biggest issue.

Brown asked would you be willing to do the three (3) feet wainscoting around the bottom with rock.

Mrs. Vanover stated no, that would be expensive. We just had to fix some flagstone where it was cracked and that cost an arm and a leg.

Mr. Vanover stated here are some pictures of the existing. You see the backyard is completely enclosed with a privacy fence.

Mrs. Vanover stated nobody will see it. It is just replacing the existing structure.

Mr. Vanover stated we don't mind doing something, but we didn't want to have to try and match the flagstone.

Mrs. Vanover stated there isn't a lot of people that do that either.

Brown stated no, that is a unique area.

Mr. Vanover asked do we have to do wainscot or one of these other options.

Boyd stated yes, it is basically everything but metal.

Mr. Vanover stated I noticed you could use EFIS or panels that looks like rock or brick.

Brown stated yes.

Burk stated I'm fine with that.

Mrs. Vanover asked even if nobody is going to see it. It can't be seen from the street or the alley. You have to be in our backyard to see it.

Good stated the only part that will be seen is the roof or maybe the top part and it is the lower half that is required to be another material. The three (3) feet will not be seen.

Mr. Vanover stated unless you walk into the backyard you will never see it.

Mrs. Vanover stated we have to come three (3) foot off the property line so that is an expense to put up the fence for the empty house.

Good stated code does allow the BMRC to approve metal panels as an exterior finish. In the past they have accepted the three (3) feet wainscoting. It was stated in the last meeting if they would put up opaque screening, we wouldn't require the wainscoting. That was a bigger building.

Medders stated and it was more visible.

Good stated correct. This one will be completely enclosed within an opaque screening.

Brown stated code requires "Any building to be located within a residential district or an

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established residential neighborhood with a gross floor area in excess of four hundred square feet (400 sf) shall have all four exterior finished walls constructed of approved materials.”

Good stated and then in the approved materials section it says metal panels are accepted if BMRC approves them.

Brown stated with a durable finish. Architectural metal panels with a durable finish is the way code reads.

Burk stated I don't have a problem with it.

Medders stated I don't either.

Motion by Burk, Second by Medders, to approve the appeal of Marci Vanover and allow the building to be built with the metal panels. **Aye:** Medders, Boyd, Burk. **Nay:** None. **Motion Passed.**

6. Commissioner's Reports or Comments

None

7. Secretary's Report.

None

8. Comments from the Public

None

9. Adjournment.

There being no further business the meeting adjourned at 2:15 p.m.

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