

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held February 25, 2021 in the City Council 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 Chairman David Denham.

MEMBERS PRESENT: David Denham
Ron Jarvis
Neil Springborn
Darren Medders
Shelli Fox
Deborah Jones

MEMBERS ABSENT: John Jones (excused)
Paula Bowen (excused)
Dave Davison (excused)

ALSO PRESENT: Charlotte Brown, Planning and Subdivision Administrator
Michael Cleghorn, City Manager
Christine James, Deputy Community Services Director
Greg Gibson, Assistant City Attorney
Tammy Anderson, Recording Secretary

CONSIDER APPROVING THE MINUTES OF THE FEBRUARY 11, 2021, MEETING.

MOTION by Springborn, SECOND by Medders, to approve the minutes of the February 11, 2021 meeting. AYES: Jarvis, Denham, Fox, D. Jones, Medders, Springborn. NAYS: None. MOTION CARRIED 6 - 0.

CONSIDER APPROVING THE RECORD PLAT FOR THE SEELEY SKYLINE.

The Seeley Skyline is located south of SE Lee Boulevard and east of SE Skyline Drive. This plat contains 2 lots which are currently zoned A-2 Suburban District. The developer is Keith Jackson and the consulting engineer is Landmark Engineering.

The purpose of this plat is to create 2 lots containing approximately 2.30 acres each from the existing 5-acre parcel.

There are no public improvements to be constructed with this plat. Each parcel has access to the public water main along SE Skyline Drive and meet the Lawton City Code requirements and ODEQ requirements for a private sewer septic system.

Staff has reviewed the record plat and recommends approval.

Commissioner D. Jones asked if the purpose of this plat is residential.

Brown said yes. She said there's an existing house on lot 2, but it must be platted before it can be sold. Brown said it's her understanding that there's no plan to build on lot 1.

Commissioner D. Jones asked if this is the first residential plat to allow septic.

Brown said she's not sure. She said septic is in existence right now.

Commissioner D. Jones asked how far they are from public sewer.

Brown said they must be at least 200 feet away to qualify for septic.

Chairman Denham noted that septic has been done with previous commercial plats.

Commissioner D. Jones said she will support approval of this plat because septic is existing, but she has concerns with residential areas moving to septic. She said City policy is that residential areas be connected to public sewer. Commissioner D. Jones suggested staff discuss how to handle these situations moving forward.

Chairman Denham asked how far south the City limits go.

Brown said she believes City limits extended south to Coombs Road.

MOTION by Medders, SECOND by D. Jones, to recommend to the City Council approval of the record plat for The Seeley Skyline. AYES: Jarvis, Medders, Springborn, Denham, Fox, D. Jones. NAYS: None.
MOTION CARRIED 6 – 0.

CONSIDER APPROVING THE RECORD PLAT FOR SCISSORTAIL DEVELOPMENT, PART 2.

Scissortail Development, Part 2, is located west of NE Flower Mound Road, approximately ½ mile north of East Gore Boulevard and consists of 26 single-family residential lots on approximately 9.94 acres. The developer is Scissortail Real Estate, LLC, and the consulting engineer is Landmark Engineering.

On April 28, 2009, City Council approved the construction plat for Scissortail Development, Part 2, for the original developer of this project, Scissortail Gated

Community, LLC, and then on April 14, 2011, City Planning Commission granted a two year extension on the plat. Construction had begun on the water and sewer improvements but was not completed.

The unplatted development was conveyed to Montgomery Square Properties, LLC in 2014. City Planning Commission re-approved the construction plat on September 15, 2016 and City Council re-approved the construction plat on September 27, 2016.

Montgomery Square Properties, LLC did not move forward with construction and sold the unplatted development to Scissortail Real Estate, LLC. City Planning Commission re-approved the construction plat on August 29, 2019 and City Council re-approved the construction plat on September 24, 2019.

Scissortail Real Estate, LLC has now completed the construction of the private street and the water and sewer improvements in Scissortail, Part 2. An inspection has been performed and found no deficiencies. The developer has submitted a escrow in the amount of \$20,059.50 for the water and sewer improvements and has provided the utility easements located outside of the platted area.

Staff has reviewed the record plat and recommends approval.

Commissioner D. Jones asked if any homes have been built in Part 2.

Brown said no homes have been built in Part 2. However, there are homes still being built in Part 1.

Fox asked if there is a Homeowner's Association for this area.

Brown said yes.

MOTION by Medders, SECOND by D. Jones, to recommend to the City Council approval of the record plat for Scissortail Development, Part 2. AYES: Jarvis, Springborn, Denham, Medders, Fox, D. Jones. NAYS: None.
MOTION CARRIED 6 – 0.

COMMISSIONERS' REPORTS OR COMMENTS

Commissioner D. Jones said she read an article about malls with vacancy problems leasing portions of their parking lot to drive-in theaters. She said food vendors from inside the mall used a phone app to sell food to customers during these drive-in showings.

Chairman Denham said City Code would now allow for this.

SECRETARY'S REPORT

Brown said City Council approved the Use Permitted on Review for 417 SW 11th Street.

Brown said the City Council tabled the application for a UPOR at 2617 NW Cache Road because the lessee and property owner have yet to reach an agreement. Once they do come to an agreement, the public hearing will be noticed again and Council will revisit the item.

Brown said the drive-in movie theater Ordinance will go to City Council on March 23rd.

Commissioner Medders said state legislation has introduced a bill to put a moratorium on medical marijuana dispensaries.

Commissioner D. Jones said there's a second bill that allows these dispensaries to transfer to out-of-state ownership.

Commissioner Medders said these out-of-state owners would still have to go through an approval process with the City.

Commissioner D. Jones said she thinks the City needs to consider writing a letter to the licensing authority expressing some of the concerns regarding medical marijuana dispensaries and grow facilities.

Brown said she has received another application for a UPOR for a medical marijuana processing facility in conjunction with a dispensary. However, there were some issues with the application that must be addressed before the request is brought before the Commission and City Council.

Chairman Denham asked that staff research the number of medical marijuana facilities that are currently operating in Lawton.

AUDIENCE PARTICIPATION

James said the Community Needs Survey will be accessible on the City's website until March 15th. Individuals who do not wish to fill the survey out online can call the Housing and Community Development Division and make an appointment to fill out a survey in person at City Hall the week of March 8th-12th. James said the findings from this survey will be the basis of the Housing and Community Development's 5-year plan, which will be drafted this spring or summer.

Commissioner D. Jones asked if the survey has been sent to the church community or any public services agencies.

James said she has sent the survey to the public service organizations that are currently funded. James said Tiffany Vrska has been handling most of the community outreach.

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James said she will get with Vrska about sending the survey to churches within the community.

Cleghorn thanked the Commissioners for their service. He also reminded everyone that all meetings held in the auditorium are being recorded, and they can be viewed on the City's website.

ADJOURNMENT

Meeting adjourned at 1:55 p.m.

David Denham, Chairman
City Planning Commission