

CITY PLANNING COMMISSION

CITY HALL AUDITORIUM

June 27, 2024

Minutes of the City Planning Commission meeting held June 27, 2024, 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 1:31 p.m. by Allen Smith.

ROLL CALL

MEMBERS PRESENT

Melissa Busse
Joan Jester
Deborah Jones
Allan Smith
Darren Medders
Michael Logan
Neil Springborn

MEMBERS ABSENT:

David Denham (excused)
Ron Jarvis (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Christine James, Planning Director
Kameron Good, Senior Planner
John Andrews, City Attorney
Kim McConnell, The Lawton Constitution

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

CONSENT AGENDA

The following items are considered to be routine by the City Planning Commission and will be enacted with one motion. Should discussion be desired on an item, that item will be removed from the Consent Agenda prior to action and considered separately.

2. **Consider approving the minutes from the regular scheduled meeting from June 13, 2024.**

Motion by Medders. Second by Springborn to approved the minutes from the regular scheduled meeting from June 13, 2024 as written **Aye:** Busse, Jester, Jones, Smith, Medders, Logan, Springborn **Nay:** None **Motion Passed 7-0**

OLD BUSINESS

3. **Receive an update on Prairie Acres Addition and take appropriate action as deemed necessary.**

Good stated good afternoon Chair, Commission. Kameron Good Senior Planner with the Planning Department. This is being brought back to you with an update. This was brought to you last CPC meeting. DJ made a motion and it was passed to table this item to be brought back to this next meeting with Staff working out some of its issues. So we are still working out some of the issues. There is a meeting scheduled next week with the Fire Marshalls and the Developers. Potentially looking at a re-design and looking at all their options moving forward and it's really going to be up to them to the path. We have given them several paths forward. It's going to be up to them what they decide what they want to do but we do have a meeting scheduled to go over those options with them and the Fire Marshalls, Public Utilities and ourselves will be there. Right now there is no action necessary on this.

Smith asked any questions?

Jones asked what is this? Is this a proposed Record Plat, a Development Sketch?

Good responded the item that was brought to us last time was a Record Plat but we are looking potentially re-designing that.

Jones stated so you are looking in going back to the Sub-Division process of a Construction plat where you show the water and all those things.

Good stated yes ma'am this wasn't proposing any public improvements but after the review comments we received late from Public Utilities we do need public improvements with this and we let them know that and that's why we are looking at the potential re-design of the plat or bring back a Construction Plat with public improvements, installing the fire line, maybe a fire loop but it's rally up to them what path they want to move forward.

Smith asked anybody else?

NEW BUSINESS

4. **Consider approving the construction plat for West Hills Part 2, subject to conditions and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is going to be located just north of the existing West Hills at SW 82nd and SW Lee. This is going to be an extension north of the existing sub-division. This is going to be roughly 2,979 linear feet of 8" water lines, 3,668 linear feet of 8" sanitary sewer line and the roads to serve all this. This is the proposed design for that extension. It will have 2 (two) knuckles and 3 (three) dead-end streets. There are roads to be built, sewer and water to be built to serve all these lots and to be dedicated to the City. This is the Construction Plat, there is 1 (one) condition, to get their ODEQ permits. They do have that submitted. We do have the Mayor's signature on that and it will be submitted off to ODEQ. This is for your consideration and after this process just FYI, they will go out and construct it, we'll get the maintenance bonds, we'll get the dedication, we'll file the record plat and it will get brought back for your consideration as well.

Smith asked any questions?

Motion by Jones, Second by Springborn to recommend to the City Council to approve the construction plat for West Hills Part 2 **Aye:** Jester, Jones, Smith, Medders, Logan, Springborn, Busse **Nay:** None **Motion Passed 7-0**

5. **Consider approving construction plans for an offsite improvement modifying the traffic control system to serve property located at 151 NW Sheridan and take appropriate action as deemed necessary.**

Good stated Kameron Good with the Planning Department. This is going to be an off-site improvement for a traffic control system to be modified located on Sheridan between Lake and Arlington for a new construction proposed for Braum's. The green square you can see on the visual aids is where the Braum's is going to be located. The intersection is in the red square. This is the proposed site plan for the property. As you can see one curb cut on to Sheridan. The traffic signal located there. They will be demoing the existing island a little bit to install their turn lane and they will be modifying the turn signals. This is the off-site improvement for that project and it will be dedicated to the City. The hand-out in front of you represent what is on the visual aids.

Smith stated now I am assuming; I drove by this yesterday there's already an opening that goes in, like where they're proposing their opening, there's already a curb cut opening just to the south of that.

Good responded that was the existing alleyway that is closed. Many years ago they closed that alleyway and relocated the sewer line to go around this in preparation for Braum's to come here. So, that was already handled many years ago. They do their site prep way in advance. This has been ready for them to build for a while and now they're finally moving forward on it.

James stated and that curb cut Kameron correct me if I'm wrong will be closed up for this.

Good stated correct. On the site plan you can see the only curb cut proposed is the one at the intersection and then one on Lake and one on Arlington. There is where the existing sewer line was relocated there is existing utility easement and access easement for us to access that alleyway.

Motion by Medders. Second by Logan to recommend to the City Council to approve the construction plans for an offsite improvement modifying the traffic control system to serve property located at 151 NW Sheridan Aye: Jester, Jones, Smith, Medders, Logan, Springborn, Busse **Nay: None Motion Passed 7-0**

6. Commissioner's Reports or Comments.

None.

7. Secretary's Report.

James stated we would like to welcome John Andrews the new City Attorney. He will be with us for a while.

Good stated Kameron Good with the Planning Department. I'm going to give you an update on the things that just went to Council. We had the Code change for the Existing Non-Conforming lots that one did pass by Council. That will go into effect in 30 (thirty) days and we also had a Parking Code change to establish the parking space requirements for the Sports Fields, that one was pushed to the next Council meeting because it was a vote 4 (four) to 1 (one). It needs 5 (five) to pass the Ordinance so it's automatically pushed to the next agenda. We had the re-zoning for 31st Street, the R-1 to R-2 to allow the duplex, right there behind the hospital. That was approved by Council and they will be able to move on with their plans. I do have one other thing there was an item that did not make it onto this agenda because they had not paid their fees. They have requested because they are in a hurry, that we asked the Commission if they would want to do a Special meeting next week. Potentially next Wednesday, I know Thursday is a holiday. So we wanted to bring that to you guys and give them that opportunity. That would allow them to still make the July 9th Council meeting. If we don't do that, then it's going to be pushed to the next CPC meeting, July 11th and would be on the July 23rd Council meeting.

James responded Kameron can you please describe the project to them.

Good stated yes, this is the Record Plat for Lawton Market Place Phase 4 (four), which is out on Cache Road west of 82nd Street, that mostly encompasses Lawton Market Place Phase 2 (two) where the existing Braum's is and another lot, Lot 2 (two). They are just increasing the boundaries a little bit and splitting that Lot 2 (two) into 2 (two) lots. It will allow Hutch's Gas Station to be built on the southern portion. They are ready to move forward with that project. They have their Building Permit but the plat hasn't been finalized yet. We have been working on the plat to get finalized, it's ready to go they hadn't paid their fee and that's why it wasn't on this agenda.

Jones asked the plat isn't finished?

Good responded the Record Plat is finished. They didn't have the fee paid.

Jones asked is that not owned by a bank?

Good stated that is Lawton Market Place Phase 3 (three), the existing corner lot that is already there. This is the land north of that between Tropic Smoothie and that lot. Braum's is building just to the south of Tropic Smoothie and then there is going to be, what is Lot 2 (two) right now of Lawton Market Place Phase 2 (two) in between there, then they want to split that into 2 (two) lots. It's not necessarily a Re-Plat because it encompasses a little more land and it is going to get access to Cache Road as well. It's a Record Plat to include that already platted area.

Jones asked it's not a Re-plat?

James responded it's not a Re-plat because it's not the exact same boundary. They are taking in more property than what was already with the Plat.

Jones stated they're filing a new Record Plat.

James stated the new Record Plat is going to just overlap an existing Record Plat.

Smith stated so I guess I will put it out to everyone that's here a meeting Wednesday.

Good stated we can also have Christy reached out to you after you look at your calendars and see if 1:30 on Wednesday or sometime next week. We will propose some times.

James stated we do need to know asap in order to make the July 9th Council meeting, those agenda items are due tomorrow. So if we're going to have a meeting we need to have it scheduled so we can go ahead and put it on the Council agenda, then of course we'll have to meet and have a quorum. So, we will need to know asap. If you want to check in with Christy on your way out and let her know and then she'll reach out to the ones that are not here to see if we have a quorum.

Good stated this is just really showing that we are open for business and move this project along.

8. Audience Participation.

None

9. **Adjournment.**

Motion by Medders. Second by Medders to adjourn the meeting **Aye:** Jones, Smith, Medders, Logan, Springborn, Busse, Jester **Nay: None Motion Passed 7-0**

With no further business motion was adjourned.

A handwritten signature in black ink, appearing to read 'David Denham', written over a horizontal line.

David Denham, Chairman