

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE
CITY HALL 3rd FLOOR CONFERENCE ROOM
April 16, 2024

Minutes of the Downtown Lawton Architectural Review Committee meeting held April 16, 2024, in the City Hall 3rd Floor Conference Room, 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 Dr. Ernest Sheppard.

ROLL CALL

MEMBERS PRESENT: Darren Medders
 John Purcell Jr
 Dr. Ernest Sheppard
 Evan Watson

MEMBERS ABSENT: Jesse Cross

ALSO PRESENT: Christina Ryans-Huffer, Recording Secretary
 Christy James, Planning Director/City Internal Auditor
 Gregory Gibson, Assistant City Attorney
 Dewayne Burk, Assistant City Manager
 Richard Alt
 Christy Alt

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

OLD BUSINESS

None.

NEW BUSINESS

2. **Consider approving the minutes from March 19, 2024, special scheduled meeting.**

Motion by Medders. **Second** by Purcell to approve the minutes from the March 19, 2024, special scheduled meeting as written **Aye:** Medders, Purcell, Sheppard, Watson **Nay:** None.
Motion Passed.

3. **Consider approving a Certificate of Architectural Conformance for signage to be located at 421 NW 2nd Street Lawton, OK 73507.**

James stated if you will remember this sign looks pretty familiar. It came to this Board on November 21st, of last year and the Committee did approve the Pop Shelf sign at that time. At that time, it did have the words Pop Shelf and the proposal was colorful bubbles off to the right hand side. They've modified that slightly, they've taken away the bubbles and just adding some wording underneath the sign, fun finds for less. Still in the same color scheme, just modifying the sign just slightly.

Sheppard asked same size and everything?

James stated yes. It appears that way. Overall sign would be the same size. I believe the wording Pop Shelf will be a little bit bigger because of the bubbles but the overall sign I believe it the same.

Purcell asked and the thing we approved about the brick that had to go up on the side, that all stays the same?

James responded that's still a condition, correct. Yes.

Motion by Purcell. **Second** by Medders to approve a Certificate of Architectural Conformance for signage located at 421 NW 2nd Street, Lawton, OK 73507 **Aye:** Purcell, Sheppard, Watson, Medders **Nay:** None. **Motion Passed.**

4. **Consider approving a Certificate of Architectural Conformance for additional outdoor retail space to be located at 101-105 SW 2nd Street Lawton, OK 73501.**

James stated we received an application for a fence with a cover. This is just south of their existing business right there at the corner of 2nd and I believe it's A. They are proposing to add, like I said, a fence with a covered roof to fence in for their goods there. The description says the fence is described as an 11 (eleven) foot high, tall cattle fence and the roof material is listed as tin. They are here today to answer your questions. The Downtown Overlay District

notes that fencing shall be permissible as approved by DLARC, "security fencing shall not exceed the height of 6 (six) foot and the location of the property across the street from Residential, Office with a Commercial zoning of 5 (five) foot wide landscaping buffer". There's not 5 (five) foot of earth between them and The Lawton Constitution to the east. So, there is a strip of grass between the building here and their parking lot is about a 3 (three) foot strip so there would need to be some accommodations or a ruling from DLARC on landscaping whether we do that in you know like planters, pottery or something like that but the 5 (five) foot buffer per Code, it's really not feasible. I'm here to answer any questions and like I said the applicants are here to answer any questions you may have. I think maybe the first question they have is, is the proposed fence going to be like or similar to the existing fence to the north?

R. Alt responded yes.

Purcell asked it's not going to like this? Because this does not look like this. This looks pretty good, compared this.

R. Alt stated well that's my, that's the existing building.

Purcell stated right.

R. Alt stated so, but that's going to be new.

C. Alt responded it's the same materials.

R. Alt stated the same materials but we're going to put trim around the edges just to make it look a little better for Downtown.

Sheppard asked is this fence permanent or is it just sitting on top of the concrete?

C. Alt responded it's sitting on top of the concrete.

Sheppard asked so it could be moved at a later date?

R. Alt stated yes.

Sheppard asked so what's the purpose of the fence?

C. Alt responded when I put my material, my product out to sell it, whether it be pottery or metal art, I can't leave it out there with the, everybody that walks through. I don't want someone to steal things. SO, we've designed things, the structure we have now, that we're using has camera systems and it keeps someone just walking away with anything. That's why if I have this area I don't have to carry things in and out inside the garage every day. I could leave out. People can look at it and then when we're open they can purchase.

Sheppard asked so this isa result in an expansion of your floor space, is that correct?

C. Alt stated yes. The area that I am proposing to do this in is basically an empty parking lot right now. So, I wanted to add this structure so I can keep more product out and I don't have to carry it back and forth every day. Like I said people can come look and just bring more business to Downtown.

James asked and it would be in addition to the existing?

C. Alt responded in addition to what I already have.

James stated okay.

C. Alt stated yes, yes.

R. Alt stated the sales have blown up. It's unreal how much people come and buy every day.

Sheppard asked but it doesn't justify building a building?

R. Alt responded no, I don't think so. We looked at before we ever decided to this, we went around to different towns that were doing something similar to. Comanche has one and they've got their metal stuff outside caged in. Then we went to Dallas and it's right smack right in the middle of Downtown Dallas and it's huge and theirs is pretty much the same as what we are trying to do. But they got beautiful apartments, you know patio apartments all around it now and it's gorgeous.

Purcell stated I guess I just don't understand. I don't know how to word this; I'm not trying to be negative but. The fence that's there now, it looks like something that would be out on a ranch or something.

R. Alt responded it is.

Purcell responded okay.

R. Alt stated it's a cattle fence.

Purcell stated a cattle fence. Okay. Where is this, to me, you say it's going to be the same but it looks completely different. The nice bars that look closer together. I don't know what the difference is but that's why I'm asking.

R. Alt stated you can get the cattle fence in different ranges, from bigger squares to thinner squares. I like the bigger squares. You can see it better.

Sheppard responded it comes in a 16 (sixteen) by 4 (four) or 6 (sixteen) by 5 (five) foot lengths and it's just welded wire that is about a ¼ of an inch in diameter and they welded the pieces across each other. It could be welded to a framework which is what I assume that is what you're going to do.

C. Alt yes Sir.

Sheppard stated the problem I have is, we make 2 (two) exceptions for your particular application, the landscaping and the height. Then that puts us at a precarious position in the future and so I'm asking is, can we do something temporarily for a period of time?

James responded I would have to look at Code but I don't know why there wouldn't be a reason to do a temporary Certificate. Like I said I don't have the Code right in front of me.

Sheppard stated you know they got a business going but it doesn't justify a building at this point, it may in the future.

R. alt responded well I've been in that building for 25 (twenty- five) years.

C. Alt stated we have the Automotive store, Pro-Tech.

R. Alt stated that's all connected.

Sheppard asked I'm trying to envision where it is?

R. Alt stated Charley Wade's old building.

Sheppard asked who's?

C. Alt responded Charley Wade.

Purcell responded the car dealership.

C. Alt stated we're on the corner of 2nd and A.

R. Alt stated we've had that building for 25 (twenty-Five) years.

Sheppard stated alright, so.

C. Alt so I added the boutique section to an empty area of the building that we weren't utilizing.

Sheppard stated okay.

C. Alt stated so part of the boutique is on the inside. The metal art is on the outside. And the metal art seems to be the draw to have people come around.

Sheppard asked and this is on the south side of that building?

C. Alt responded yes Sir.

Sheppard asked where you're thinking about?

C. Alt responded yes. In that parking lot.

Sheppard asked it use to be covered parking there?

R. Alt stated had a bunch of old cars that they had there, forever and I took and got rid of all the old cars.

C. Alt responded the parking lot you're talking about there's not been anything in there for years.

R. Alt stated there use to be a car dealership there at one time.

Conversations of the location of the proposed property by R. Alt and Purcell

James stated there is the Insurica Building on that side.

Sheppard stated right.

James stated and then this would be the front of the building.

R. Alt stated it was many years ago.

James stated and they're down on the other side of this building. This is their Automotive building.

Sheppard asked this is looking north? Correct?

James responded this is looking south. That's the mall.

Sheppard asked this is looking south?

James responded that's the mall in the background.

Sheppard yes this is the north side of the building.

James stated yes.

Sheppard stated okay.

James stated so this would be.

Sheppard stated this is where it's going to be.

James stated that is this right here and you have an alley way and this is the vacant lot right here.

Sheppard asked it's across this alley?

James responded yes across the alley and they're wanting to build along that.

Sheppard asked is there space to the west of that covered parking? Is that yours? Is there space back there?

C. Alt responded yes between the covered area that I have now existing on the building to the west there's garage areas that back up to The Constitution.

Sheppard asked and you don't want to use that space?

C. Alt responded we still pull cars in and out for the automotive part.

Sheppard stated oh okay I see.

C. Alt stated yes. So, I don't want to take away from the automotive side and the appearance center. I just wanted to add basically like a garden type center to add more metal art and pottery.

R. Alt stated if she had her way she's take the whole building away from me.

Sheppard asked how about some other thoughts, Gentlemen?

Medders stated well, it's just an addition to what they're already doing. They are expanding. And we want expansion and you know it's outside art. I mean I don't see a problem with it.

C. Alt asked can I say one more thing? Just since we've been doing this, about a year now, the comment I hear from a lot of customers, they don't even come to Downtown Lawton anymore because there's nothing at the Mall. And I post on my social medias all the time about all the things that are Downtown Lawton to do. Like this Saturday, I posted we're going to be open for the Open Streets that's happening as well as Past Perfect Two is going to be open and Country Lace is going to be open and just all the things that are down there. It's just very disappointing because like we've said, we've been there for 25 (twenty-five) years.

We've noticed the foot traffic, the lack of traffic because the Mall has changed, which was a huge part and now we are trying to bring a lot of that back and a lot of people have said thank you so much, I don't have to drive to Comanche to go get my metal art or I don't have to drive to Wichita Falls. Which is what we were doing before I decided that hey I want to do this. We were driving all over Oklahoma just trying to find the metal art pieces that I wanted for ourselves, our house.

Sheppard responded I understand that and like Darren I would love to see more business, more expansion down there. I'm just trying to figure out how we don't foster this same thing.

C. Alt stated right.

Sheppard responded so everybody's putting up 11 (eleven) foot fence in Downtown Lawton. You see what I'm trying to do. So that's why I was thinking if we issued something temporarily and you had to come back in 2 (two) years or 3 (three) years. You know I might be.

C. Alt stated I don't understand the landscaping clause because there's not, like you said, there's not that easement for the landscaping but when my pottery and the things that I put out, it's going to, I'm going to decorate in such a way that it's not just going to be metal art thrown in a cage. I try to group things.

James stated It's just the existing Landscaping Code.

C. Alt responded okay.

James stated that's what's currently there and like all over town, we're just trying to encourage landscaping. We get it in the Downtown area you're going to have to do pottery and stuff like that. Just like up and down 2nd Street we have pots and stuff like that and the existing Landscape Code, I'm not sure about Downtown but there is a couple points you can get for having statue type things but we're really predominately trying to get the green in.

C. Alt responded so I would have my vision was to have my big, huge pottery on either side of the cage, outside with plants in them.

R. Alt stated they're massive.

James stated it would be up to this Board to basically, if they approve it, they'll give you the parameters.

C. Alt stated okay.

James stated that they're expecting from you for that.

C. Alt responded okay.

James stated and then on the compliance, once the Building Permit is issued then we would come back and make sure you're in compliance for that before we would sign off on it for the project to be complete. So, it's up to this Board. They're the Downtown approval Authority and so it's whatever stipulations they put on you, is what there is. This is just the existing guidelines.

C. Alt responded okay. I totally understand.

Watson stated I don't have a problem with the way that the current structure looks, really at all. I take my kid to Scissortail 3 times a week and I'm always kind of poking my head to see what you got in there. It kind of reminds me, there's a place in Sante Fe called the Jackalope, that it kind of reminds me of. My only concern is the point that Dr. Sheppard brought up, which is if we make 2 (two) exceptions, what kind of doors does that open up. I mean, I don't know, I'm also with Mr. Medders in the sense that expansion is a good thing so I'm that's kind of where I'm at with this.

Medders responded so she's willing to do the landscaping with her pots. Would that not appease?

Sheppard asked the landscaping side of the deal? Decoration?

Medders asked us?

R. Alt stated we're looking at lots of pots. Five to six hundred pots.

C. Alt stated well I would want to decorate with those just to show people how they can.

R. Alt responded what they can do with them.

C. Alt stated yes what they can do with them at home which is what I am kind of doing now in the little section we have now.

Sheppard asked so your thoughts though are to, there's no roof on this deal?

R. Alt stated a little tin roof on top, to keep the water, if its raining. People come in there all the time.

Medders stated if you look at the old one.

James stated if you look at the very last sheet, it will tell you right here, it's a pitched tin roof.

Sheppard stated yes, right.

James responded that would cover the entire area.

C. Alt stated yes.

Sheppard responded yes.

James asked and I am assuming that will be slopping to the east?

R. Alt. responded yes it's slopped backwards. Yes to Code.

Sheppard asked how does this fit in with City Codes, the pitched roof and all?

James stated well the closest thing I can think of are carports and if you had a gabled roof, you're suppose to carry that gable out to cover the carport and I believe if you have a hip roof, you can have a flat roof. You just have colors to harmonize with the existing house.

Sheppard stated and there's no adjacent roof to this at all.

James responded correct; this would be a free standing type thing.

D. Burk stated along the lines of a shed. Like a shed.

R. Alt stated like a carport what I always called it.

D. Burk asked what will you have like a 1-12, 2-12 pitch?

R. Alt stated yes, I think it was eleven on the front and ten on the back slope.

James stated which is over 25 (twenty).

R. Alt stated which is what City Code called for.

Purcell asked this doesn't interfere with the Code that says that you can't have metal buildings, does it? I know theirs is metal roof but I know we did away with metal buildings down there.

James responded well that's really kind of up to you guys I think. I'm not sure that the roofs these days come in almost any color.

R. Alt stated they do.

Purcell stated I know that wasn't the issue, we had problems with metal buildings. This isn't a metal building, it's a roof.

Sheppard stated it's a carport.

Medders stated even if you did a building you can still have a metal roof even, your building right now probably has a metal roof on it.

Purcell responded so I was just asking that's not going to be an exception to the metal building thing. I understand you can have metal roofs and sometimes they make them look like metal. We had problems in the past with metal when they tried to put up metal buildings in Downtown. So that is not an exception is what I'm trying to get at, am I right in assuming that's the case. We're not making an exception for the metal roof.

James stated I don't have the Downtown; I didn't pull that whole Code so I would just have to verify that but DLARC being the Architectural Review Committee for Downtown.

Burk responded it's more of an awning.

C. Alt stated but basically I wanted a cover on it so when people are shopping, in the summertime or like now they shop when it rains, anytime. It just gives a little bit of cover so they're not getting all the weather on them. They're not getting all the sun on them. I just wanted a cover of some sort.

Sheppard responded and security too, so people can't climb over your fence.

C. Alt stated and security yes.

R. Alt stated we've already had that problem.

James stated and I guess that would also be the reason for the eleven foot.

R. Alt stated well you know what we already have that and they still climbed it. I left a gap on the top and they climbed over.

Sheppard stated well I would be inclined to approve this if in the motion we had noted that this was an exception on 2 (two) counts, that being the height of the fence and landscaping

and by doing so I would hope that if we ever had another request we could refer back to this and say we made an exception at that time.

Medders stated so basically we're adding another garden center downtown. It's not .

Purcell responded it's just an extension, it's not something new. It's an extension of what's already there.

Sheppard stated it's not, with the note of the exception in the motion, then it's noted that we are not changing our existing rules. That we are making an exception. Which I would like to see. See what I am saying?

James responded yes; we can put that on the Certificate.

Sheppard stated one of you three Gentlemen, do what you want to do.

Medders stated I'll make that motion. That we pass it with the condition of landscaping and fence height to be noted as more of a garden center than a building.

Watson stated I'll second that motion.

Gibson asked in the motion did you want the word exception?

Sheppard asked will you help them write that?

Gibson stated yes I heard everything that what you wanted but exception in general but I do want to explicably say here for future reference perhaps.

Medders responded yes Sir.

Gibson stated that's what we want to do here.

Sheppard asked for the minutes here Greg can you?

Gibson responded yes we can do that.

Sheppard asked message that a little bit please?

Gibson stated yes we can do that. Okay?

Motion by Medders. Second by Watson to approve a Certificate of Architectural Conformance for additional outdoor retail space to be located at 101-105 SW 2nd Street Lawton, OK 73501 and allowing these 2 (two) exceptions, landscaping buffer and fencing height, but not changing existing Architectural Conformance rules **Aye:** Sheppard, Watson, Medders, Purcell **Nay:** None. **Motion Passed.**

Medders stated thank you all. Good Luck with your endeavors.

C. Alt stated thank you.

R. Alt stated thank you all for your time.

Medders stated goof luck guys.

5. Committee Member's Reports or Comments.

None.

6. Secretary's Report.

None.

7. Audience Participation.

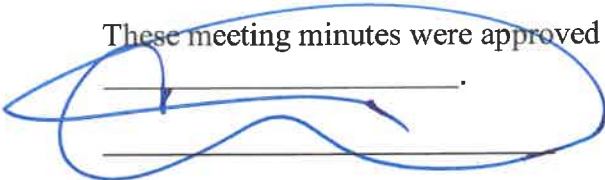
None.

8. Adjournment.

Motion by Watson, **Second** by Medders to adjourn the meeting **Aye:** Watson, Medders, Purcell, Sheppard **Nay:** None. **Motion Passed.**

With no further business meeting was adjourned at 1:57 pm.

These meeting minutes were approved by the DLARC members at their meeting on



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Evan Watson

Chairman

Downtown Lawton Architectural Review Committee