

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

May 15, 2025

Minutes of the City Planning Commission meeting held May 15, 2025, in the Wayne Gilley 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 1:32 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Joan Jester
Deborah Jones
Allen Smith
Darren Medders

MEMBERS ABSENT:

Michael Logan (excused)

ALSO PRESENT:

Christine James, Planning Director
Christina Ryans-Huffer, Recording Secretary
Kameron Good, Senior Planner
Robert Burns, Planner I
Kim McConnell, Lawton Constitution
Teresa Ingle
Max Sasseen
Mary Patricia Beller Cupit
Allecia Athens
Jennifer Honeyager
Matina Davis

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

1. **Consider approving the minutes from the regular scheduled meeting from March 27, 2025.**

Motion by Medders. Second by Smith to approve the minutes from the regular scheduled meeting from March 27, 2025 **Aye:** Busse, Jarvis, Jester, Jones, Smith, Medders, Denham **Nay:** None **Motion Passed 7-0**

2. **Hold a public hearing and consider an ordinance and resolution request from Arkeketa Enterprises, Inc for an amendment to the 2030 Land Use Plan from Residential/High Density to Commercial, and a change of zoning from the R-4 High-Density Apartment District to C-2 Planned Neighborhood Shopping Center District zoning classification for the properties located at 2102 SW A Avenue & 2101 SW B Avenue, Lawton, OK, 73501 and take appropriate action as deemed necessary.**

Good stated good afternoon Kameron good with the Planning Department. This is a request to amend the land use plan and a change in zoning as you can see this is for lots 1 and 2 And 15 and 16 for Block 8 off of 21st and A and B Avenue. The aerial shows that this piece of property is currently vacant. The proposed use for this is a flex office space. As you can see with the renderings and the site plan on the visual aid. The current zoning is R-4 and the proposed zoning is C-2 planned neighborhood shopping center district which flex office space would be an acceptable use for that zoning and would be the lowest use necessary for that proposed use this was previously brought to the Planning Commission on March 14th 2024 with a request to go to C-5 commercial zoning. I want to make a correction to the background of the AIC it was recommended for denial by the City Planning Commission 8 to 0 based on that had a blank site plan and they requested us to go to C-5 Commercial. This item was pulled prior to going to the City Council and is now being brought back with the actual site plan being proposed and the request going from C-2 down to where I'm sorry from C-5 down to C-2 the surrounding zonings you have C-4 to the north R-4 to the West and east and C-5 to the South. This was noticed to 27 property owners within 300 feet on April 23, 2025 and posting in the Lawton Constitution on April 27, 2025 and we received no phone calls for or against this request. I'll be happy to answer any questions.

Denham asked any questions for Kameron before I open the Public hearing?

Jones asked is there a definition for flex office in the Zoning Code?

Good responded no ma'am. It would be more like just office spaces.

Jones stated OK so the parking is 1 to 300 and that type thing OK.

Good responded yes right.

Jones asked why would we would the minimum be C-2 Zoning District?

James responded C-1 is usually for what's considered a neighborhood and since this was probably based off the square footage more of a strip center and so that's probably why Kameron stated is probably C-2. C-1 is usually reserved for neighborhood type smaller footprint.

Jones stated am I correct that officers are permitted use in C-1

James responded small offices yes. I don't know if there's a potential square footage but this would be basically the whole length of 21st street 2 different buildings but.

Jones asked my next question is there an acreage requirement for C-2?

James responded I don't know if anything I can look that up and let you know.

Jones stated I think we need to know.

James responded OK yes let me look.

Jones asked OK and if there is an acreage requirement Kameron are these 2 parcels tied together? With a deed restriction or anything or proposed to be tied together with the deed restriction?

Good stated these are currently are not required to be tied together. There's no building crossing. The Lot 1 and 2 would be tied together and the Lot 15 and 16 would be required to be tied together but with no building crossing that alleyway or anything.

Jones responded well it depends on. Excuse me but if you look at C-2 I'd like to know the definition of C-2 and any acreage requirement please.

Good responded yes ma'am.

Jones stated because that could affect whether they're tied together.

Denham stated Kameron in the meantime just out of curiosity what are the markings that are kind of being into the alley off of each building.

Smith responded that is a dumpster enclosure.

Good stated proposed dumpster enclosures the dotted line would be I assume their pavement for the dumpster enclosure.

Jones stated yes it has to be reinforced.

James stated DJ under 18-5-9-595 and area and height restrictions the minimum size for a designated to be designated as a planned neighborhood shopping center shall be 2 and 1/2 acres.

Jones responded That's what I thought of it.

James continued the maximum height of the building will be 35 feet or 2 stories whichever is greater.

Jones responded well. These are two 50s by what are they one 150s. That would be 14,000 square feet no. I don't know the plat north and south.

Smith stated I think it's 280 by 100.

James stated there is no there is no area requirement for C-1 it looks like, permitted uses in C-1 would be any permitted uses in R-4 or P-F which would basically be your you know public facilities types things, archery range, bakery, barber shop, beauty shop, business offices limited but not included to real estate brokers and insurance agency stockbrokers, management consultants and will not displaying or hanging merchandise you know on the premise outside pretty much, daycares, dress shops, drug store, pharmacy, florist, funeral home, grocery.

Jones responded plus any permitted use in R 4.

James yes.

Jones responded I have no, the parcel uses I have no issue. My problem is if they want to go C-2 they're going to have to tie these tracks together to get the minimum acreage requirement.

James stated yes I'm not sure they can still reach the 2 and 1/2 acres.

Jones responded it kind of limits their flexibility because I think this alley has utilities in it and so probably for flexibility purposes they'd be better off with C-2 free standing, C-1 tracks.

Good asked so you are you saying you'd rather see this as a C-1 zoning rather than the.

Denham stated I think that's what it sounds like it's the only thing that qualifies for.

Janes responded the problem is the size requirements on C-2s and C-3s. They used to be and I think they still are 2 ½ and like 7 acres or something for.

Denham stated so you're saying each building or each of those double lots would have to be 2 and ½ acres and they're not there.

Jones responded yes I'm saying if they're combined they could be 2 they'll be that starts to limit their flexibility.

Denham stated they would make it but unfortunately with the alley they couldn't tie it together.

Good stated I don't think tied together they would make the 2 1/2 acres.

Jones responded well I I'm putting that out there you know there's always a way to do something from an engineering standpoint you can you can close and vacate that alley and relocate a big fat sewer problem that didn't seem like a good option for them. I'm just saying there's an option available and your notice would cover it .Christy because you advertised for C-2 so you could go down in district notice and they could do C-1 and C-1 and not have anything tied with anything and if they want sell later or mortgage that or whatever they have more flexibility.

James stated and just for just. For quick math for 2 ½ you'd have to have 108,900 square feet.

Good responded it would not meet the requirements for that.

Denham stated OK so that takes care of that issue right there so we need to open the public hearing and again our options are that we can still approve the request for rezoning but to drop it to or upgrade it to C-1 not to C-2. Assuming that the owner or developer doesn't have a tenant that wouldn't fit in C-1 so. Alright at this time I'll go ahead and declare the Public hearing open anybody would like to speak for or against this item please approach the podium. We need to have your name and then you'll need to sign in as well so. And if you speak into the microphone please get close to it so we can hear you for the recorder.

Ingle stated my name is Teresa Ingle. I live right on 21st Street there right across from the property that he's talking about. I have animals I have dogs and I have grandchildren and I see a lot of people come up down my area where I live with children and babies and animals so I don't want any kind of businesses across the street. It's too dangerous in my opinion that's my opinion. Because I don't want anybody to get hurt and I don't want any animals to get hurt because if there's a business there that's very busy that's a priority to me that I don't want. I want safety and if there's a very busy area there then there's a

prospect that something could happen and I don't want that. That's just me and thank you for hearing me and I definitely don't want anything to happen to my animals because they're family they're not just they're not just dogs they're family and I like I said I have grandchildren too and I don't want anything to happen to them if they come to visit. I mean they're out you know because they're all going to be 12 this year and they're old enough they can go out you know play in the street you know do whatever as long as they watch traffic I do that I let them do that sometimes but I watch them. But still you know if you know how it gets how busy things get when there's a lot of businesses around depending on what type of businesses they are and I don't think this kind of this area is good for our business district. So that's my opinion and thank you for listening to me.

Denham stated thank you very much. Anybody else like to speak for against this project?

Sasseen Hi, I'm Max Sasseen. I'm a RE/MAX agent at 1701 Cache Road. I'm working with the developers of this property and so we were here one time before but without a lot less detail on the plan so taking the advice of this body we went back and worked in conjunction with Kameron. That's where we came up with the you know the C-2 zoning that we thought that we were trying to get the lowest zoning that would apply for this purpose and C-2 was the what we came up with. The thing I don't think it matters whether it's C-1 or C-2, I think we're just trying to do this specific plan so if it works in C-1, well that would be great. The what drew us to the C-2 was the language in the Code talked a lot about low density that that if you're going to be across from a Residential area even though there's C-5 if you throw a rock this way and C-4 if you throw a rock that way that's still you know what you need is low density. That we're not going to have high impact if this plan becomes a reality. The spaces are such that they there is no there is no flex office in the Lawton City Code. This particular design is they're building tons and tons of these in Oklahoma City Metroplex area, Edmond. They're just everywhere and it's you know it's a small office you know with the requirement based on information from Kameron that the average office space in each one of these little spaces would be limited to 400 square feet average. Now what that does of course is that drives bad really operating under the minimum parking requirements. So, the minimum parking requirement explained to me by Kameron is that it was just be 2 spaces per unit. So, we don't have a lot of space for a lot of business and again these are low impact. In other towns the thing that you would find is sometimes you would find an architect in one of these offices you would have you know maybe a carpet cleaner or some type of service industries but again people needing a relatively affordable office space not big but then have the capacity for the overhead door and the storage and that's what I guess kind of makes it this flex space. It doesn't appear anywhere in the Code. I'll be happy to answer your questions.

Denham stated Thank you Max. Any questions for Mr. Sasseen?

Sasseen responded I will remind everyone that you know in conjunction with the City 's effort to tear down the dilapidated structures that this formally was R-4 type deal and well it was awful and it needed to be tore down and these fellows bought this, tore it down and worked with the City and got them all cleaned up. And it is no surprise to me that people are happy with the nice grass lot across the street because anyone would be happier than what was tore down but they was not bought and tore down with the with the we're not trying to turn it into a City Park. Lord knows we have enough of those and well they're hard enough to mow. Right?

Denham stated so I do remember I can't believe it's been over a year since we had this item come up and it was an eyesore for sure.

Sasseen responded I think this is a you know kind of a perfect thing and not a lot in Lawton I mean it's kind of a new thing but I think in in these in these situations where we need relatively low impact transitions between Residential neighborhoods and C-4 and C-5 zoning that this might be the kind of thing that becomes popular I hope it does.

Denham stated thank you very much anybody else like to come and speak forward against this item please approach.

James stated Chairman I would like to read what the general description of the C-1 area is, just so everyone is aware, C-1 Local Commercial district is for the conduct of retail trade and to provide personal services to meet the regular needs and for the convenience of the people of the adjacent residential area because these shops and stores may be integral part of the neighborhood closely associated with the residential religious, recreational or educational elements. More restrictive requirements for light air open space and off street parking are made and that are provided in other commercial districts. So again, this is for you know smaller type businesses to assist the neighborhood.

Denham responded thank you Christine.

Jones stated Christy and the way I understand C-1, and you tell me if I'm wrong, is you have a pharmacy but the clients of the pharmacy are not limited to the neighborhood and the same will be true of the barber shop, the same is true of the carpet cleaning company it's a personal service so although it's more massive right it's more restrictive. It's not a C-5 gymnasium you know with a lot of parking demand. I think still will allow for the flexibility they need and keep the development more flexible in the future.

James responded yes, the permitted uses in C-1 are quite vast again they do allow any of the P-F which would be Public type facilities, the barbershop, the baker shop all the way down to professional type offices like the architecture like Mr. Sasseen talked about and those are all permitted uses in the C-1 district so there's quite an extensive list there's actually 32 to be exact.

Denham asked was he correct and 2 parking spots per tenant?

James responded it's based off of square footage. In C-1 it just says that the parking shall comply with Chapter 18.

Good responded It's based on the total square footage.

Denham responded so there's a 400 square foot unit and a one.

Good stated it would be a one per 300 in which would require 2 but you would do the calculation based on the full facility. And if it's all the office space then you would do divided by 300 to get the total required spaces for that strip center.

Jones asked but you could use the matrix? Christy we still have the matrix and let's say that 30% is office and 70% is retail there's a matrix that lets you go to that nexus and give them a reduced parking requirement then all retail.

Good stated it's based on the use proposed uses of the space. And right now, we're talking office spaces.

Jones responded but bear with me.

James stated commercial and retail service staff those establishments not otherwise classified which would be you know one of the ones listed above and to improve commercial developments and shopping centers, the first 20,000 square foot of gross floor area is one to 250 and so it's based off the specific use except if it's not otherwise listed. It's 1 to 250. General office space is the first 20,000 square foot gross floor area is 1 to 300 and but that's just as office building not a not a shopping center.

Jones responded is there I'm trying to give this developer more flexibility, Allen makes a good point, you don't know who your tenants are. I don't know how it works now I'm not suggesting I do that it used to work let's say I came in and got a building permit for the northern end and it's 20 by 20 and it's for personal services. We don't know what the rest of the building is yet but you're going to you can give them or you used to be able to give them based on their estimate how much of the building was going to be retailed how much was going to be the office. And when you when you looked at the matrix it gave them Christy, a bonus if you will. It lowered from 1 to 150 it went up to 200 or 250 or something like that so that they weren't the whole building wasn't retail now I don't know whether that's true or not but. We have we have all over the place buildings changing occupancy left and right and it's is it still up based upon the intensity use.

James stated yes, it does say if it's a shopping center though it's that that 1 to 250. So that would be your pretty much your catch all and that would be more restrictive than let's say

a business office which will be 1 to 300 so I think if we went with the strips in our office space with the 1 to 250 anything other than that would be more and not less restrictive.

Jones responded thank you.

Denham stated the site plan does seem to have plenty of parking on this thing anyway.

Good stated there's also options for reduction of parking spaces by adding motorcycle parking adding additional landscaping points adding bicycle racks.

Jones stated they can also lease within 300 feet as long as that parking meets the Code so if they have a use to the east or west of them that doesn't use their parking all the time or their maximum parking they can get at least exactly still on OK thank you.

Good responded yes ma'am up to 40% of their required parking spaces.

Jones asked does that have to be handicapped? I'm trying to get the best information to Max.

James responded 25 or less parking spots is just 1 ADA parking spot and that would have to be van accessible.

Jones replies OK thank you.

Denham asked anybody else like to speak for against this item so you know one approach I'm going to close the Public hearing members of the Commission, what's your pleasure?

Jones stated I will make a motion to recommend to the City Council an ordinance and resolution based on the request from Arkeketa enterprises incorporated for an amendment to the land use plan of 2030 and from Residential High-Density to Commercial and a change of zoning from R-4 High Density Apartment district to C-1, that's Local Commercial District zoning classification for the properties located at 2102 SW A Avenue and 2101 SW B Avenue.

Denham stated we have a motion by DJ second by Smith. Further discussion. Ma'am I will also note that you can if traffic becomes an issue you can always speak with your Council person to see about getting those speed tables placed in the that avenue there to slow any traffic down so. And then this is just a recommending body that it will ultimately be up to the City Council for the final decision. Any other comments?

Motion by Jones, Second by Smith to recommend to the City Council an ordinance and resolution based on the request from Arkeketa Enterprises Inc. for an amendment to the Land Use Plan of 2030 and from Residential High-Density to Commercial and a change of zoning from R-4 High Density Apartment district to C-1, that's Local Commercial District zoning classification for the properties located at 2102 SW A Avenue and 2101 SW B Avenue **Aye:** Busse, Jarvis, Jester, Jones, Smith, Medders, Denham **Nay:** None **Motion Passed 7-0**

3. **Consider Hold a public hearing and consider an ordinance request from Tooth Turf, LLC for a change of zoning from the R-1, Single-Family Dwelling District to P-O, Professional and Office District zoning classification for property located at 311 NW Sheridan Road, Lawton, OK 73505 and take appropriate action as deemed**

Good stated good afternoon Kameron Good with the Planning Department. This is a request to change the Land Use Plan and the change of zoning from R-1 to P-O. This is located north of Gore Boulevard east of Sheridan Road. This is for a portion of Lot 12 and Lot 11 Block 17 of the Morford Addition. As you can see on this aerial this is an existing dentist office and parking lot and they have purchased the house to the north with the intention to tear down that house and expand their parking lot to the north and along with that they are expanding their dentist office on the south side of the building. The current zoning for their property is PO the residential house that they have purchased is R-1 and that is the requested rezoning is that where the existing house was. As you can see this is the existing site plan with the house shown and this is the proposed site plan with the addition to the parking lot this will be no more additional curb cuts on to Sheridan road you will access the new parking lot through the existing parking lot. As you can see on the site plan there is proposed addition to the building on the South side of 1200 and roughly 1200 square feet.

Denham asked can you go back to the aerial? So, they're just taking their parking area expanding the OK.

Good responded yes you can see on this site plan where there the house sits and then now where the new proposed parking lot will sit. This is the proposed elevation to show the extension on the south side of the building to match the existing build. But the proposed rezoning is for the lot to the north where the proposed parking lot will be extended this was noticed the 22 property owners within 300 feet on April 23rd and posted in the Lawton Constitution on April 27th and we received no phone calls for or against this item. The surrounding zonings for this property are C-5 to the west, R-1 to the north and east and then P-O to the south.

Denham stated very good. Any questions for Kameron? Seeing none, I'll go ahead and declare the Public hearing open anybody would like to speak for or against this item please approach the podium give us your name and then we'll ask you to sign in as well.

James stated there's a correction we did have one call for the proposal.

Beller-Cupit stated I'm Mary Patricia Beller-Cupit we bought the house in 1964 my parents did and they both passed away and it's in an estate that I'm in charge of I'm the personal representative I've just got a couple of questions. The first one they took the fence down I think they bought it in 22 and they had a guy that cut the trees down in the backyard and they got a dumpster and they filled it up and then he took the fence down halfway between our house and their house and we had paid for half the fence when James and Beverly Brock were there and but anyhow they never put the fence back they tore down now there's still half the fence left so my question is if they tear the fence down that we paid half don't they have to put the fence back it was a 6 foot wooden fence.

James responded that would be a private matter between the 2 property owners that's a shared property line OK.

Beller-Cupit asked and you say there's going to be just one entrance going on to Sheridan road for coming in and going out?

Denham responded yes ma'am.

Beller-Cupit stated OK they had the I think it was the dentist that built the place it was the dentist before them he had a personal access to the back of the lot where he'd take his car in and out it was a Jeep or something fancy like that something fancy Land Cruiser and then some of the office staff also would use the alley to come and go. So, are they going to continue to have that access in the alley from their lot?

James responded there would be a there is a screening fence that will be required between the dentist office and the R-1 zoning that's a requirement on the dentist office to have a screening fence.

Denham asked would that be also on the Northside?

James responded yes they would be required with the landscape buffer as well.

Jones stated they could not though block the garage there's a garage back there owned by the dentist that he parks is I mean the only way to access that.

James stated the alley the alley is the public access is the public access point so.

Jones stated it's a public access.

Beller-Cupit asked for traffic? For cars coming and going?

James responded an alley is open for Public access. I mean if it was their primary access they'd have to pave the alley but the alley is for access.

Beller- Cupit stated that was my other question and then they get like food deliveries that come down the alley to the back door in the past straight up at noon. They can still do that? Just have all sorts of traffic coming to the back door? Deliveries?

James responded an alley is open for act public access yes.

Beller-Cupit responded OK well that was my I think that was all my questions.

James stated the new proposed, if you just look at the site plan, there's no access point from the new parking lot to the alley. They propose a fence right there so there wouldn't be any additional access points to the patients coming and going no additional spots.

Beller-Cupit asked no patients coming and going?

James responded no additional spots.

Denham stated again to reiterate you're saying you are north of the.

Beller-Cupit stated Lot 10 directly north, our property joins their property.

Denham stated so they will have to have a screening fence on the north side of that parking lot so I don't think.

Beller-Cupit responded so they will have a fence. good yeah they took it down they didn't put it back so that was my question and the police always say if you have break ins, you got to have a fence and it alarm system with a camera. That's the only thing they can recommend. OK I think that's all of my questions. Put the fence back how many front entrances so just one just like it is now cause they kind of get a bottleneck there right now they bought this house and somebody in the office 2 or 3 cars will park over. OK well that this is all my questions thank you but we've had the property since 1964 and the Brocks moved in probably 67 they said it was part of their family property so. Thank you and then I think they bought it from a man named Mr. Sweat. Thank you very much.

Denham stated Thank you changed a little bit since 1964 it's very good. Come on in.

Athens stated hello my name is Allecia. I am the facilities manager for the company the dental office and we bought that house originally because it's a distance to actually we

wanted turn it into an Airbnb and have doctors that we're visiting or things like that you know team that was visiting anything like that be able to use the space but we've had so many problems with break ins, vandalism, vagrants we've kind of given up like we're just like OK this is not working. I did get a contractor to clean up the property he abandoned up halfway through his fence was terrible continues to fall down so I've now removed that in preparation for the house demolition. So the end goal I think you guys got a good idea about the end goal is to expand that fully fence it, a couple of lights on the interior of the parking area to hopefully reduce that the loitering and so it would be fully fenced. The existing garage is gone so there would no longer be alley access at all. Like there'll be a building there. So, you can't get to the alley so that's kind of a new point too. Do you guys have any questions for me?

Denham responded thanks for the clarifications.

Athens stated OK wonderful thank you.

Honeyager stated I'm Jennifer Honeyager, 2114 NW Columbia Avenue. Just have a few concerns not against the parking lot but I just want to start off by saying I've been here before for my property on 5th and Arlington for this exact same reason, a parking lot. So I've now got a parking lot on that property and one of the concessions was supposed to be an 8 foot fence did not get that. That was approved and they were supposed to do it I ended up with a 6 foot fence. I just kind of let it go you know I kind of keep letting these things go however when I bought this house in 2008 I mean I had the knowledge that those homes were there on Sheridan Road that is a huge buffer. As you can imagine you know because my house it's. If I'm if I'm standing in my backyard the house that they're about to tear down sorry the house they're about to tear down that is, that'll be gone. I will be looking at Sheridan Road now that is it. I will have Sheridan Road in my backyard and I already have the noise from the car wash which is bad enough. So, I'm just when I heard I had kind of heard about a year ago that they were maybe thinking about doing this I think my hope was that they were going to expand the office where that house is so the expansion would be there and maybe they'd expand the parking lot the other way but now it looks like a parking lot is going to be in another one of my homes you know backyard. I know this is kind of a done deal I've been here before like I said. I think there's not much I'm going to say that's going to change anyone 's minds but I'm effectively going to have a house now on Sheridan Road. So, what I would like to ask for if there's no way the plans can be reversed so basically North and South kind of flip-flopped and I think that would probably be a lot of work. I hear about the fence so I know what that means I have a wooden fence that does that does nothing for noise reduction. When I say nothing I mean next to nothing and it might as well not be there I also have concerns about the lighting and I think you mentioned what kind of lighting.

Conversations was being had with a member in the audience. (inaudible).

Denham stated I'm sorry I'm sorry we can't have the conversation between well no we can't get the we can't get that conversation in the recording so we can't for our minute purposes so we can have her come up and join you and go back and forth so.

Honeyager stated I'm sorry I heard her say something about lighting but I didn't really catch it. I didn't want to you know stick my foot in my mouth and.

Denham stated I think what the requirements for Code it can't be, will be the lights will be where it goes down on their property so it's not a glaring light source for the neighbors behind it so they have a way of directing the light down.

Honeyager stated Yeah because I know some of that lighting like even that's pointed down it's a spotlight. Anyhow I mean y'all I think you'll understand where I'm at I'm very concerned about the noise however and what I would like to ask is a concession for maybe an 8 foot noise barrier type fence and I'm not sure what that looks like I'm not an engineer I know there's different types of fences but I don't really know what that would look like if anybody.

Denham stated well I do remember your situation on Arlington it was for across the street from The Bethlehem Baptist Church correct and I do believe that that because there was a tree right on the line and everything else so and the fact that they did not put an 8 foot fence if that was a requirement that needs to be part of the Code and during the permitting process.

James responded yes I would have to go back and see what the motion was. An opaque screen fence per code is anywhere from 6 to 8 feet so if that wasn't specifically in the motion for it to be an 8 foot fence then it wasn't in the motion it goes back to Code of the screen being opaque 6 to 8 feet.

Denham stated gotcha so OK so yeah we can look into that that's you know the yeah it's done but what we can do is going forward make it a part of this motion and go from that. I understand.

Honeyager responded I'm not concerned about that I'm just bringing that up to just kind of illustrate you know maybe how I got here on this journey the frustration I might kind of have with this. Actually, it's worked out well it's a church that's not a really busy part of town to begin with so the 6 foot fence has worked out well I don't have any complaints about that. And I don't necessarily have any complaints about this I just any concessions for noise.

Denham responded and I believe the she did say that there would be the fence along the alleyway on their side as well so it would be double fences well your fence on the alley and their fence on the alley and as well as on the north side of the property too.

Honeyager asked is there fencing that's not just a wooden fence that does nothing for noise I mean nothing?

Smith asked well I mean what's the fence that's on that house doing for noise now?

Honeyager responded well there's a house there. So, the house mitigates the noise because you have that house in your backyard along you know on the other side of that alley so that's going to now be a parking lot so you're losing you know 12 to 15 feet of bricks and walls. Things that are you know keeping that sound from just coming right at you once that house is gone it's open space.

Denham responded right I get that. OK. Any questions of Ms. Honeyager?

Jones stated it might be well to point out though that this is a dental office so the hours are thank goodness are different from a drive through.

Denham responded Right I don't think she's concerned about the noise at the dental office I think it's the Sheridan Road traffic.

Honeyager stated yes they've been they've been great neighbors I mean that's never been an issue. It's more, we're losing the sound barrier of a home there now when that goes down for a parking lot. It's just space.

Denham stated and unfortunately that is one of our major arterials and that's, that noise is going to be there so.

Honeyager responded correct. But when I bought the house there was the buffer and that's going away and it you know the other neighbors and I'm sure they're not thrilled about it but it's hard to get anybody to show up to these meetings it's 1:30 in the afternoon yeah.

Denham stated well and again just like the prior item this is a recommending body to the Council and now they have these nice meetings at evening time so maybe you can get. Some more allies but it's I know what you're saying and valid concerns so I appreciate you coming and saying your views.

Honeyager stated OK. That's it? I'm done?.

Denham asked do you have any more questions?

Honeyager stated no

Denham stated well thank you very much. Anybody else like to speak for or against this item please approach seeing no one approach I'll go ahead and close the Public hearing. Members of the Commission what's your recommendation.

Smith stated motion to approve the change of zoning for the Tooth Turf LLC from R-1 Single Family Dwelling to PO Personal and Office District zoning classification for property at 311 NW Sheridan Road.

Jones asked would you consider before we second the motion an amendment to your motion to require an 8 foot opaque fence?

Smith responded I don't know that her requirement was so much that. It was she wanted the noise barrier fence the 6 or 8 really didn't bother her. I mean.

Denham stated I think the 8 would give a little bit more.

Smith stated I don't I mean I.

Jones stated I didn't get that. I don't think either would.

Smith responded I don't have a problem with that. I think hers was more for the noise but I mean if this Council agrees that an 8 foot would be better on that than a 6, I mean we can because it goes anywhere from 6 to 8. So, I don't have a problem making it that. So they've got to put it just on the alley side doing the 8 foot and then the other side just stays a 6 foot I don't have a problem with the motion for that.

James stated OK so just for clarification the motion is to approve as presented except for the screening fence along the east which would be the alley to require that at 8 foot opaque screening fence and the screening fence required along the northside could be the 6 to the.

Smith responded 6 to 8 correct.

James stated yes OK just for clarification thank you.

Jarvis stated second the motion.

Denham stated motion by Smith second by Jarvis is there further discussion.

Motion by Smith, Second by Jarvis to recommend the City Council to approve an ordinance request from Tooth Turf, LLC for a change of zoning from the R-1, Single-Family Dwelling District to P-O, Professional and Office District zoning classification with a condition that the required opaque screening fence on the east side along the alley be 8 feet tall for property located at 311 NW Sheridan Road, Lawton, OK 73505 **Aye:** Jester, Jones, Smith, Medders, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

Commissioner's Reports or Comments

None

Secretary's Report

None

Audience Participation

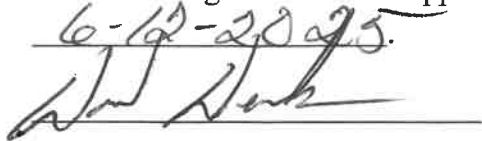
None

Adjournment

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

With no further business the meeting was adjourned at 2:23 pm.

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

6-19-2025.


David Denham

Chairman

City Planning Commission