

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

October 24, 2024

Minutes of the City Planning Commission meeting held October 24, 2024, 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 1:30 p.m. by David Denham.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Deborah Jones
Darren Medders
Michael Logan
Neil Springborn

MEMBERS ABSENT:

Joan Jester (excused)
Allan Smith (excused)

ALSO PRESENT:

Christina Ryans-Huffer, Recording Secretary
Christine James, Planning Director
John Andrews, City Attorney
Michael Jones, City of Lawton Engineer ADA Coordinator
Dewayne Burk, Deputy City Manager
Robert Burns, Planner I
Kim McConnell, Lawton Constitution

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 October 10, 2024.**

Motion by Springborn. Second by Logan to approve the minutes from the regular scheduled meeting from September 26, 2024 as written **Aye:** Busse, Jarvis, Jones, Medders, Logan, Springborn, Denham **Nay:** None **Motion Passed 7-0**

*Please note a scrivener's error on the numbering of the Agenda Items. Item 2 was mislabeled as Item 3.

2. **Consider holding a public hearing and recommending approval of an ordinance modifying Sections 18-2-1-212, 18-4-1-413, 18-8-1-804 and 18-8-1-508, by changing the word handicap to ADA compliant and updating the ADA compliant parking space design requirements, Figure 13, allowing for two options and amending the associated code; and allowing for floor amendments if necessary.**

The City's ADA Coordinator, Mike Jones, requested that updates be made to Figure 13 which illustrates the design requirements for accessible parking spaces along with updates to the associated code. As part of this update, it was decided to review Chapter 18 in its entirety for needed revisions. It was determined that the word "handicap" needed to be updated to "ADA compliant" to reflect the industry standard terminology. This ordinance updates Chapter 18.

The Notice of Public Hearing was published in the Lawton Constitution on October 6, 2024.

M. Jones stated the packet you have before you brings about some changes to certain parts of Chapter 18, the intent of it to bring about some flexibility to design professional submitting plans to bring about some additional deterrents for people that park in these spaces, that shouldn't be parking in these spaces and also to strike the word handicap from the Code. Some background, Comanche County has about 13,000 people of various types of disabilities. Current data reflects that people are living longer these days so they're more likely to develop disabilities for some period of time. Unauthorized parking in ADA parking spaces is an universal problem. Part of what you see here is to provide a more visual deterrent to parking in these spaces. The lines surrounding these spaces are blue instead of the white. The cross hatchings in the access aisles are blue. The ADA emblem, the wheelchair emblem, will be blue. The ADA emblem in these spaces will be at the entrance of space so that it will be noticed more readily. The parking blocks will also be blue. The new children's disabilities playground in Elmer Thomas Park has been done with the new updates to the new ADA compliant parking space design. So, what we

have this year is to provide some flexibility. The current Figure 13 is actually in the ADA Code. It's their alternate. In Lawton the requirement is, if only 1 space is provided, that 1 space is required to be Van Accessible. Which means by ADA Code, it's 16 feet wide because that parking space has to include an access aisle or a maneuvering space for the unloading of somebody in a wheelchair. So, it's effectively a 16 foot wide space and the ADA has a couple of ways that you can provide that. You can provide an 11 foot wide space with a 5 foot access space next to it or as it's shown in our current figure, it's an 8½ foot space with an 8 foot access space next to it and that's the only thing we've provided for a number of years. What you are looking at today provides an alternate way of getting it done again by ADA Code which is their primary way to do it. It changes the space from 8 ½ foot to 9 and provides that little bit extra for maneuvering space. The other thing that this provision will do is striking the word "handicapped" from the Codes and add the wording ADA Compliant or Accessible.

Springborn asked how is this going to affect all the businesses in town that have handicapped spaces that don't meet these requirements? Are they going to have to paint all the handicapped spaces?

M. Jones responded no. The way that we would look at is kind of the same way Code looks at it, accessibility in existing businesses, if it was compliant at the time of the Codes that were in force at that time, then it will still be compliant. If they make any changes, then those changes or revisions would have to meet the current Code. It's grandfathered in, is what it's commonly referred to.

James stated Code changes very regularly so you're good at that time. Any time you pull an additional permit in the future then you would bring stuff up to Code. So slowly but surely we would get there.

Denham asked if a business does something on the inside of their property they would be required to update their parking lots.

James responded it's all based off the Code, there is an existing Building Code that says basically says 20 % of your project costs go towards ADA upgrades and it would kind of depend on that specific project. I think Mike would probably agree with me re-painting the parking lot wouldn't be as critical as an ADA improvement inside if that hasn't been done yet.

Denham stated I'm thinking like re-painting would be more feasible than adding extra width to a parking spot in a very limited parking lot.

James responded correct. We have been handing this out to some of our clients and so we have been able to use it already to make things work.

D. Jones stated when I was here generally, the width of the parking space, when you lay out the design was 9 feet. I don't think that would be an issue.

M. Jones responded I think that's a little clean up there, from 8 ½ to 9, 9 is just easier to factor across the board if your laying out a space.

Denham asked I'm just worried if it's a that one spot that had that didn't have the little island being van accessible the extra 8 feet or 5 feet island type deal?

James responded and also vehicles across the board is getting better and so the 8 foot to 9 foot parking spot, that's kind of a norm because the vehicles are all bigger these days.

Denham asked any additional questions for Mr. Jones? Seeing none I will go ahead and declare the Public Hearing open, anybody would like to come speak for or against this change in Code please come to the microphone. Seeing no one approach we'll close the Public hearing. Members of the Commission, what's your preference?

Motion by Jarvis. Second by Medders to recommend to the City Council to approve an ordinance modifying Sections 18-2-1-212, 18-4-1-413, 18-8-1-804 and 18-8-1-508, by changing the word handicap to ADA compliant and updating the ADA compliant parking space design requirements, Figure 13, allowing for two options and amending the associated code **Aye:** Jarvis, Jones, Medders, Logan, Springborn, Denham, Busse **Nay:** None **Motion Passed 7-0**

Commissioner's Reports or Comments

None

Secretary's Report

James stated at Tuesday's Council meeting the Annexation Code and the Detox Medical Facility Code both did pass Council.

Audience Participation

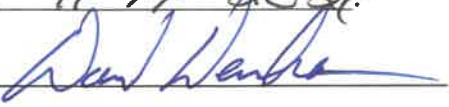
None

Adjournment

Motion by Medders. Second by Logan to adjourn the meeting all in favor **Aye:** Jones, Medders, Logan Springborn, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

With no further business meeting was adjourned at 1:40 pm.

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

11-14-2024


David Denham

Chairman

City Planning Commission