

MINUTES
CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held November 11, 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: Dave Davison
 Ron Jarvis
 Paula Bowen
 John Jones
 David Denham
 Deborah Jones
 Neil Springborn

MEMBERS ABSENT: Darren Medders (excused)
 Shelli Fox (excused)

ALSO PRESENT: Richard Rogalski, Deputy City Manager
 Kameron Good, Planner
 Greg Gibson, Assistant City Attorney
 Tammy Anderson, Recording Secretary

CONSIDER APPROVING THE MINUTES OF THE OCTOBER 14, 2021 MEETING.

MOTION by Springborn, SECOND by Davison, to approve the minutes of the October 14, 2021 meeting.

AYES: Jarvis, J. Jones, D. Jones, Davison, Denham, Bowen, Springborn

NAYS: None. MOTION CARRIED 7 - 0.

CONSIDER APPROVING THE 2022 CITY PLANNING COMMISSION ANNUAL MEETING NOTICE.

MOTION by Jarvis, SECOND by J. Jones, to approve the 2022 City Planning Commission Annual Meeting Notice.

AYES: Jarvis, J. Jones, D. Jones, Davison, Denham, Bowen, Springborn

NAYS: None. MOTION CARRIED 7 - 0.

HOLD A PUBLIC HEARING AND CONSIDER AN AMENDMENT TO THE 2030 LAND USE PLAN FROM COMMERCIAL TO INDUSTRIAL AND A CHANGE OF ZONING FROM THE C-5 GENERAL COMMERCIAL DISTRICT TO THE I-1 RESTRICTED MANUFACTURING AND WAREHOUSE DISTRICT ZONING CLASSIFICATION. THE PROPERTY IS LOCATED AT 1120 SW 38TH STREET, LAWTON, OK, 73505.

1. This request is for Lots 2, Block 1, Lee Commercial Plaza, located at 1120 SW 38th Street Lawton, OK 73505. The proposed use is a gun range. The property owner is Larry Adair
2. The zoning of the surrounding area is:
 - North - C-5 & R-1
 - South - C-5
 - East - R-3, P-O, I-1 & C-5
 - West - F & P-F
3. The land use of the surrounding area is:
 - North - Professional Office/Transition & Residential High Density
 - South - Commercial
 - East - Professional Office/Transition, Residential High Density & Industrial
 - West - Public Facility
4. As shown on the site plan submitted with the application, the applicant proposes to build a new facility with later plans to expand.
5. Notice of public hearing was mailed to 11 owners of property within 300 feet of the requested area on October 19, 2021 and proper notice was published in *The Lawton Constitution* on October 27, 2021. No calls for or against have been received.
6. Staff has reviewed the request and recommends approval. The analysis is attached.

Good said the Fire Department will be adding an additional fire hydrant on the southeast side of the building.

Chairman Denham asked if the main access point is coming off of 38th street.

Good stated yes.

Chairman Denham asked if there would be access from Lee.

Rogalski stated the site plan doesn't show it right now because most of that area is currently drainage.

Commissioner D. Jones recommended to change the analysis to state that there will be an additional opening on Fort Sill Blvd.

Good stated that it is in the memorandum and mentioned that it is a typo.

Commissioner Jarvis asked if it was a requirement by the fire department to have 2 accesses to the property.

Good stated that the Fire Marshall approved it because he has access to all sides to the building and with the movability of his truck, he would be able to access all parts of the building.

Commissioner D. Jones asked if there will be an additional plug.

Good stated there will be an additional fire hydrant added.

Commissioner D. Jones stated she would like to enter on record that Larry Adair called her. At the time she didn't have the application and did not discuss the application in any detail.

Rogalski stated that Article 7-29 discusses all indoor shooting range requirements. He said the first step in any development project is to obtain the proper zoning. The second step is going through the permitting process, and all requirements must be met to obtain a permit.

Chairman Denham declared the public hearing open.

Larry Adair, property owner, stated that he thinks it's a great idea to rezone the to an I-1 zoning district. He stated that the range will be put up with professional types of equipment and not thrown up with sheet iron and 2x4s. Once the zoning issue is resolved, they are ready to move to the design stage with a professional architectural engineer.

Commissioner D. Jones asked Richard if North R-1 is a platted lot, a residual lot, or something else. She also asked where the access point to it is.

Rogalski stated it may be platted, not developed, and there is no house on the lot. He stated that access to it is off J Ave.

Commissioner D. Jones asked to make sure there is public access to the residual R-1 tract.

Rogalski stated that they will do that and that this action will not change it one way or the other because they are not subdividing or cutting anybody off.

Joshua Powers, owner of Ares State Armory LLC, stated their business is overgrown at current location, and they're needing more parking and more retail space. They hope to be permitted to do a larger retail facility along with an indoor shooting range, with high end equipment, and there won't be lack of training.

Chairman Denham asked if the closest range to Lawton is currently located in Burkburnett.

Joshua Powers stated the range in Burkburnett is the currently the closest range, but theirs is just a big metal building. He said they're not looking for a basic requirement on the outside of the look of the building. They want to take it a step higher, and the outside of their building will likely adhere to C-5 requirements.

Chairman Denham we currently have nothing close to this type of this facility in Lawton.

Powers stated that is correct, and they're hoping the size of their new facility will be in the ballpark of 20,000 square feet.

Commissioner Davison asked if the facility will be a pistol only range.

Joshua stated no, He said City Code states the facility must be one big concrete box so bullets can't escape. He said they will be buying the best equipment to put in the range, and this will include small rifles and pistols with 25-yard lanes.

Commissioner Davison asked if they will be firing downhill.

Joshua stated it is going to be a big concrete box so it will be level and most likely have different bullet traps.

Rogalski stated that the applicant mentioned wanting to do architectural standards that were more like C-5 commercial zoning requirements. Industrial and agricultural districts are excluded from that code. He said if the desire is for this building to look like a regular commercial building, the Commission may want to include that as a condition of the rezoning.

Commissioner Davison asked how close the range would be to the Archery building.

Good presented a map showing that the Archery building is south of Lee.

Powers stated that the range company will be laying ballistic dividers between each lane, there will be wall insulation for sound proofing, and there are baffles on the ceiling to dampen the sound, He said they'll be going with a rubber trap design to help mitigate a lot of the noise.

Rogalski stated that the code does require that they keep good records, and that the facility would be open to the Police Chief or designee at all times during operation for inspection, which protects the surrounding area.

Powers stated that he agrees - good record keeping is an absolute must. He stated these are requirements they already meet at their current retail facility – they'll just be adding a range.

Powers stated the Ares State Armory retail business will be inside of the facility along with the range, classroom, gun range, storage, and a snack service.

MOTION by D. Jones, SECOND by Davison, to approve an ordinance to amend the 2030 Land Use Plan from Commercial to Industrial and a change of zoning from the C-5 General Commercial District to the I-1 Restricted Manufacturing and Warehouse District zoning classification for property located at 1120 SW 38th Street, Lawton, OK, 73505, subject to meeting architectural requirements of C-5 zoning on the exterior of the building.

**AYES: Jarvis, J. Jones, D. Jones, Davison, Denham, Bowen, Springborn.
NAYS: None. MOTION CARRIED 7-0.**

CONSIDER A REQUEST FOR THE ACCEPTANCE AND PLACEMENT OF A MEMORIAL BENCH INSTALLATION AT ELMER THOMAS PARK.

According to the Oklahoma State Statute listed below, the location and design of a memorial shall be submitted to the planning commission for their investigation and report.

Oklahoma State Statute 11-46-104

Public improvements and plats of land- Regional planning commission review- Rural land not served by municipal water and sewer facilities- Punishment for violation.

- A. Before final action shall be taken by any municipal or county government or department thereof on the location and design of any public buildings, statue, memorial, park, parkway, boulevard, playground, public grounds, or bridge, within such regional district, the question shall be submitted to the regional planning commission for investigation and report.

Chairman Denham asked where Ferris is in relation to where the bench would be placed.

Rogalski showed where Ferris is on a map he presented.

James mentioned that we have multiple benches already throughout the trail way and parks - the only thing that has changed is that is staff discovered a State Statue that says these sorts of additions should be brought before the Commission and Council.

Rogalski stated the language used in the State Statute states investigation and reporting, but he's not sure there's any action that must be taken by the Commission.

D. Jones recommends changing citation to title 11-45-104.

Rogalski agreed.

Chairman Denham asked if the family is paying for this.

James stated yes, but the City will incur the cost of installation.

Commissioner Davison asked if this location is near the Christmas decorations.

James stated that there are Christmas decorations everywhere, but the bench will be out of the way from future development of the Park Master Plan.

Chairman Denham asked if the City will face any issues if the park is reviewed for child handicap accessibility,

Rogalski stated they will sort it out and come back with a more formalized policy.

Michael Cleghorn mentioned CPC may need to address if we are following the state statute of approving installation of various types of apparatuses in the park.

MOTION by J. Jones, SECOND by Springborn, to approve the placement of a memorial bench installation at Elmer Thomas Park.

AYES: Jarvis, J. Jones D. Jones, Davidson, Denham, Bowen, Springborn

NAYS: None. MOTION CARRIED 7 - 0.

COMMISSIONERS' REPORTS OR COMMENTS

Commissioner D. Jones said she would like to take a moment to acknowledge Veterans Day and all the men and women in the service currently and who have served in the past. She said she is the daughter of a D-Day veteran and proud of it.

SECRETARY'S REPORT

Rogalski agreed with D. Jones acknowledging Veterans Day. He said we can forget sometimes because we get caught up in business, but our jobs wouldn't be possible if it weren't for our Veterans.

Rogalski introduced Janet Smith as the new Planning and Community Services who will be taking his place.

AUDIENCE PARTICIPATION

None.

ADJOURNMENT

CPC Minutes
November 11, 2021

Meeting adjourned at 2:13 p.m.

David Denham, Chairman
City Planning Commission