

MINUTES CITY PLANNING COMMISSION

Minutes of the City Planning Commission meeting held October 27, 2022, 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 David Denham.

MEMBERS PRESENT: David Denham
 Ron Jarvis
 Deborah Jones
 Dave Davison
 Darren Medders
 Michael Logan*
 Neil Springborn*

MEMBERS ABSENT: John Jones
 Shelli Fox

ALSO PRESENT: Charlotte Brown, Interim Director of Planning
 Kameron Good, Planner II
 Cindy Augustine, Legal
 Denise Ezell, Recording Secretary

*Entered Late

Denham asked have we heard from those that are absent.

Ezell stated I have heard from Pastor Logan and John Jones. Springborn called and stated he would be here.

Denham stated let the record reflect Logan and Jones are excused.

2. Verify posting of meeting.

Recommend Action: Verification of posting time and date

Meeting posted on October 25, 2022 at 11:45 a.m. by Tammy Branstetter.

3. Establish Quorum.

Recommend Action: Establish that a quorum is present

Five (5) of the nine (9) members were present at the time of roll call with two (2) members entering late.

4. Approval of Minutes.

Recommend Action: Motion to approve minutes from the September 15, 2022, meeting.

Motion by Medders, **Second** by D Jones, to approve the minutes of September 15, 2022 as written. **Aye:** Jarvis, Jones, D., Davison, Medders, Denham. **Nay:** None. **Motion Passed.**

BUSINESS

5. Consider approving the record plat for Sheridan Commerce Addition.

Recommend Action: Approve the record plat for Sheridan Commerce Addition.

Good stated this is to consider the record plat of Sheridan Commerce Addition. This will be located between NW Smith Avenue and NW Lincoln Avenue off NW Sheridan Road. It will subdivide the area into two (2) lots. PSO and Public Utilities requested additional easement to make a total easement of 25' for public access and public utilities. Staff and Public Utilities have reviewed the plat and recommends approval.

Denham asked are there any questions for Kameron.

Jones D asked is this vacant.

Good stated yes ma'am.

Jones D stated thank you.

Denham asked wasn't this the old Christmas tree lot.

Brown stated yes.

Good stated there is representation if you have any questions.

Denham asked what is the pleasure of the Commission.

Motion by Medders, **Second** by Jarvis, to approve the record plat for Sheridan Commerce Addition. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan. **Nay:** None. **Motion Passed.**

6. Consider approving the construction plat for Lawton Marketplace – Phase II subject to the condition listed.

Recommend Action: Approve the construction plat for Lawton Marketplace – Phase II subject to the condition listed.

Good stated this is for consideration to approve the construction plat for Lawton Marketplace Phase II subject to the condition of obtaining an ODEQ permit for the sanitary sewer line that will be installed. They will be subdividing this into two (2) lots. This is off 82nd Street just north of Cache Road. They will install roughly 687 linear feet of sanitary sewer. It has been reviewed and approved by the Public Utilities department.

Jones D asked did the plat go to the traffic engineer.

Good stated yes ma'am and they did recommend approval.

Jones D stated okay, thank you. I can't read the plat.

Denham stated it is pretty small. Is there any further discussion? If not, I'll entertain a motion.

Motion by Logan, **Second** by Medders, to approve the construction plat for Lawton Marketplace – Phase II subject to the condition listed. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan. **Nay:** None. **Motion Passed.**

7. Hold a public hearing to consider a change of zoning from the A-1 General Agricultural District to the R-1 Single-Family Dwelling District zoning classification for the property located at 3510 NE Cache Road, Lawton, OK 73505.

Recommended Action: Hold a public hearing and recommend approval to the City Council of the rezoning from A-1 General Agricultural District to the R-1 Single-Family Dwelling District zoning classification for the property located at 3510 NE Cache Road, Lawton, OK 73505.

Good stated this is a rezoning for roughly 137 acres off Flowermound Road south of Cache Road. The request is to go from A-1 General Agricultural to R-1 Single Family Dwelling. The current Land Use is residential low density and will not have to be amended. The zoning surrounding this area is R-1 and R-4 to the north, R-5 and PF to the south, A-1 to the east and C-3 and A-1 to the west. The surrounding Land Use is residential low and high to the north, residential high to the south, residential low to the east and commercial and residential low to the west. Most of this land is vacant except for one (1) single family dwelling. The intended use is a residential neighborhood. This was mailed to thirty-seven (37) property owners within 300' on October 4 and published in the Lawton Constitution on October 9th. Staff recommends approval of this request.

Denham asked were there any responses to the notice.

Good stated no sir.

Denham stated thank you. Are there any questions for Kameron?

Jones D stated we talked about enacting a larger than 300' radius for the notice when we don't have any property owners. Did we go to 400'.

Good stated no ma'am.

Denham asked are there any other questions.

Davison asked the corner that was left out, is that going to be agricultural.

Good stated it is zoned C-3 and is not included in this rezoning.

Denham asked is that the C-3 to the west.

Good stated as you can see the corner of Flowermound and Cache is zoned C-3.

Davison asked if in the future they plan on doing anything do they have to submit plans.

Good asked in the commercial zoned property.

Davison stated yes.

Good stated yes, this would be reviewed by License and Permits. If they wanted to rezone to a higher zoning it would come back to the Planning Commission. If it is a permitted use or a lower classification, it would not come back through this body. It would just be reviewed by License and Permit.

Jones D asked is C-3 not a planned shopping center.

Good stated yes ma'am.

Jones D asked do you have a site plan. That is a requirement.

Good stated that commercial zoning has nothing to do with this proposed rezoning.

Jones D stated if it happens, I recommend you talk to the attorneys. That is a requirement.

Brown stated we will have to see when it was rezoned to see if they submitted a site plan. It has been C-3 for as long as I can remember. I'm not sure when they rezoned.

Jones D stated I'm not either. We had a site plan requirement when I worked here.

Denham stated we are going to declare the public hearing opened. Anyone wishing to speak for or against this item please come to the podium and state your name and address.

Public Hearing Opened

Denham stated seeing no one approach we will close the public hearing.

Public Hearing Closed

Denham stated I'll entertain a motion.

Motion by Medders, **Second** by Davison, to approve a change of zoning from the A-1 General Agricultural District to the R-1 Single-Family Dwelling District zoning classification for the property located at 3510 NE Cache Road, Lawton, OK 73505. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan, Springborn. **Nay:** None. **Motion Passed.**

8. Hold a public hearing to consider a change of zoning from the R-1 Single-Family Dwelling District to the C-1 Local Commercial District zoning classification and a change to the 2030 Land Use Plan from Professional Office/Transition to Commercial for the property located at 3315-3321 NW Cache Road, Lawton, OK 73505.

Recommended Action: Hold a public hearing and recommend approval to the City Council of the rezoning from R-1 Single-Family Dwelling District to the C-1 Local Commercial District zoning classification and a change to the 2030 Land Use Plan from Professional Office/Transition to Commercial for the property located at 3315-3321 NW Cache Road, Lawton, OK 73505.

Good stated this a rezoning request and an amendment to the Land Use plan. Current zoning is R-1. The property is located off Cache Road to the north and east of 34th Street. This will be directly east of HTO. The request is to go to C-1 with the intended use as a dental office and light retail strip center. The current Land Use is professional office. The surrounding zoning is R-1 to the north, commercial to the west and south, and professional office to the east. This is in line with what is happening on Cache Road as with Fire House Subs and the Five Guys strip center.

Denham asked did you say the HTO has been updated to commercial in the Land Use.

Good stated yes. Notice was mailed to twenty-three (23) property owners within 300' on October 4th and published in the Lawton Constitution on October 9th. We did not receive any calls for or against the rezoning. Staff recommends approval of the request subject to the conditions of a tree buffer on the north and east property lines and an opaque screening on the east property line.

Denham asked are there any questions for Kameron. Seeing none I will open the public hearing. Anyone wishing to speak for or against this item please come forward and state your name and address.

Public Hearing Open

Sheppard stated my name is Scott Sheppard and I live at 2509 SW B Avenue. I'm the landowner and the one requesting this rezoning. I was aware of an opaque screening on the north side and the tree/shrubbery on the east but was not aware of the opaque screening on the east side.

Denham stated the requirement is due to the property being adjacent to a residential area.

Sheppard stated okay, so the opaque screening is required boarding a residential area.

Denham stated correct.

Sheppard asked is that at the time of construction or do I need to do that now.

Brown stated at the time of construction.

Sheppard stated okay, that was the only question that I had.

Denham asked are there any questions for Mr. Sheppard.

Jones D asked wouldn't he have to screen if it were a parking lot. I mean he needs to work with you based upon the use. I don't want to say never because it depends on the use.

Good stated this area is slowly going to commercial to the east. If the property is rezoned to commercial before he is finished with construction, there would be no screening requirements. As of right now there is residential use so the requirements will be intact until otherwise rezoned.

Jones D stated I'm just trying to let you know it depends on the use. I'm not trying to require it.

Sheppard asked wouldn't I have to come back to this Commission if I change the zoning.

Jones D stated yes.

Sheppard stated and at that time we would talk about other screening requirements.

Denham stated the screening requirement is due to the fact that you are located next to a residential zoning. If it stays residential you will have to have an opaque screening.

Sheppard stated right, but if it goes commercial it goes away.

Denham stated yes.

Brown stated you have a binding site plan. If you were to change the use or the layout you would come back before this Commission.

Sheppard stated perfect.

Denham asked are there any other questions. Thank you, Scott. Is there anyone else that would like to speak for or against this item. Seeing none we will close the public hearing.

Public Hearing Closed

Denham asked what is the pleasure of the Commission.

Motion by Springborn, Second by Logan, to approve a change of zoning from the R-1 Single-Family Dwelling District to the C-1 Local Commercial District zoning classification and a change to the 2030 Land Use Plan from Professional Office/Transition to Commercial for the property located at 3315-3321 NW Cache Road, Lawton, OK 73505. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan, Springborn. **Nay:** None. **Motion Passed.**

9. Consider approving the location for the all-inclusive playground to be located in Elmer Thomas Park, and making a recommendation to the City Council.

Recommended Action: Approve the location for the all-inclusive playground to be located in Elmer Thomas Park and make a recommendation to City Council.

James stated this dream started in 2018. They have acquired enough sponsorship and donations to move forward. The location is still up in the air. If you are familiar with the area, it is not flat. Children United has worked with some engineers to figure out the exact location. We are here today to propose the site plan for an all-inclusive park. It will be attached to the existing playground. Ms. Jeanette Klein is here if anyone has any questions.

Springborn asked is this the playground for the handicap children.

James stated yes, it is all inclusive.

Springborn stated the Military World War donated \$7000 and have heard nothing.

Klein stated you are concerned about your donation and not hearing from us.

Springborn stated we were concerned about what was going on. We haven't heard anything until now. I assume there has been progress.

Klein stated there is significant progress. I'm sorry you didn't receive the letter I sent. Periodically I send a letter to the address on the check. I've been doing my best to keep everyone informed of what is going on. We certainly acknowledge your very generous donation, and it will be used for an incredible purpose. Did you have any other questions?

Denham stated this has been a long time coming. The labor of love by Mr. Chesko and you taking over on his behalf. We are all excited. There are a lot of community members that have made donations and unfortunately the cost of the equipment has more than doubled or quadrupled over time. When you mentioned the unlevel part I assume there will be a lot of dirt work to be done.

Klein stated I'm not the expert in that area. Max Sasseen has agreed to take on that responsibility. I took over after Mr. Checko's death. He was the visionary, creator and had the concept. We picked up the baton and started moving forward. We are proud to say that we have raised \$500,000 to date. We don't have that amount because a huge amount was spent on the mainframe. A couple of years ago the mainframe was on sale for half off. We were about \$44,000 short and LETA stepped up to the plate and loaned us the funds so we could take advantage of the discount. Where we are now is getting the foundation built and the ADA approved surface put down. I believe that is what is on the floor today so we can apply for the permit and start getting bids on the dirt work.

Denham stated awesome. Thank you, Jeanette. Are there any other questions? Good luck.

James stated I want to clarify they will be required to get a permit and go through the permitting process and the engineering process just like anyone else.

Denham asked if we approve this it will go to Council and then the permitting process begins.

James stated correct.

Denham stated okay, what is the pleasure of the Commission.

Motion by Pastor Logan, **Second** by Medders, to approve the location for the all-inclusive playground to be located in Elmer Thomas Park, and make a recommendation to the City Council. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan, Springborn. **Nay:** None. **Motion Passed.**

- 10. Consider recommending approval of a resolution by Lawton City Officials to designate the original Lawton High School building as "Lawton City Hall", and designate the Lawton City Council Chambers/Auditorium within Lawton City Hall**

as “Wayne Gilley Auditorium”, in honor of long-time City of Lawton Mayor and community ambassador William Wayne Gilley.

Recommended Action: Recommend approval of a resolution by Lawton City Officials to designate the original Lawton High School building as “Lawton City Hall”, and designate the Lawton City Council Chambers/Auditorium within Lawton City Hall as “Wayne Gilley Auditorium”, in honor of long-time City of Lawton Mayor and community ambassador William Wayne Gilley.

Hall stated my name is Chris Hall and I’m an assistant city attorney for the City of Lawton. It is my pleasure to stand before you today to discuss this item. This concerns the recommendation of a name change for clarity purposes. In 1986 the former Lawton City Council passed a resolution to recognize Mayor Wayne Gilley. If you have been around Lawton for any time, you have probably heard that name. He is Lawton’s longest serving Mayor. He served for twenty-four (24) years. This wasn’t in a row. There was a four (4) year break, but he is still the longest serving Mayor. There was a lot of contribution individually and in his official capacity. So, the Council at that time wanted to honor him by naming the then city hall building after him. They named it Wayne Gilley City Hall. The resolution said the name change was to be in perpetuity. The building has been demolished and we now have the Farmers Market. In 1997 this building was put on the National Historic Register of historic places under the name of Lawton High School. When staff saw this, they were afraid there might be a conflict and needed some clarity. The purpose of this resolution is to achieve both of those noble causes. To maintain the historical significant of this building and to not forget Mayor Wayne Gilley. To make those things harmonize the recommendation is to designate this building as Lawton City Hall and to designate Council chambers as Wayne Gilley Auditorium. We believe by doing this we can achieve both goals.

Denham asked does this affect the historic register.

Hall stated no, it is our understanding it will not cause any problems with the designation.

Denham stated very good. Are there any questions.

Davison asked will there be a cost for the branding or printing.

Hall stated no sir, the only place where Wayne Gilley Auditorium is listed is on the agenda packets. That is what this idea was born from. It was noticed on there and saw that it might be confusing. As far as I know it will not cost the city anything. We are working on a memorial of some type for Mayor Gilley but that is separate from this.

Denham stated thank you. Is there anything else. Seeing none I’ll entertain a motion.

Motion by Davison, Second by Logan, to approve a resolution by Lawton City Officials to designate the original Lawton High School building as “Lawton City Hall” and designate the Lawton City Council Chambers/Auditorium within Lawton City Hall as “Wayne Gilley Auditorium”, in honor of long-time City of Lawton Mayor and community ambassador William Wayne Gilley. **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan, Springborn. **Nay:** None. **Motion Passed.**

11. Commissioner’s Reports or Comments.

Denham stated I would like to thank Commissioner Deborah Jones for filling in for John and myself at the last meeting. Reading the minutes, it sounds like you did a great job. Thank you.

Jones D stated the Commission has reviewed four (4) or five (5) monuments in Elmer Thomas Park and other places. To my knowledge they were done by community effort. I would like to say how much I appreciate that. They are very tasteful and well represent the entity that put them in. Thank you for your efforts.

12. Secretary’s Report.

Brown stated Janet is no longer with the City of Lawton. At this time, I have been named the Interim Director. We will continue to move forward with everything we have at this time.

Denham stated best of luck to you and the staff. There is a lot of work going on right now. I hope that you complain about being very very busy. I’m sorry but this momentum must keep going. Keep up the good work.

Brown stated Kameron and Cindy gave a report at Cameron University last week and I’ll let Kameron give you an update.

Good stated the Cache Economic Development Authority held a seminar at Cameron. Cindy and I were invited to speak along with Mayor Fred Fitch, Brad Cooksey from Lawton Economic Development and Mark Scott from Arvest who is the former Chamber President. In attendance were people from the cities of Elgin, Medicine Park, and other small towns in the area. We talked about how we do things in our office and answered questions to help them progress. This allowed us to get together as a region to have a discussion.

Denham stated very good. Thanks for doing that for us.

13. Comments from the Public.

Denham stated I want to thank everyone for being here today. We appreciate your attendance. Does anyone have anything they would like to add.

14. Adjournment.

There being no further business the meeting adjourned at 2:05 p.m.

Motion by Medders, **Second** by Logan, to adjourn **Aye:** Denham, Jarvis, Jones D, Davison, Medders, Logan, Springborn. **Nay:** None. **Motion Passed.**