

## CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

December 04, 2025

Minutes of the City Planning Commission meeting held December 04, 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 1:31 P.M. by David Denham.

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### ROLL CALL

MEMBERS PRESENT      David Denham  
                                 Melissa Busse  
                                 Ron Jarvis  
                                 Joan Jester  
                                 Darren Medders  
                                 Michael Logan  
                                 Dwain Baxter

MEMBERS ABSENT:      Deborah Jones      (excused)  
                                 Allen Smith

ALSO PRESENT:      Kameron Good, Senior Planner  
                                 Jennifer Wynne, Recording Secretary  
                                 Robert Burns, Housing Administration – Housing Development  
                                 Administrator  
                                 Charlotte Brown, Community Enrichment – Deputy Director  
                                 Larry Parks, Community Enrichment – Director  
                                 Kelvin Ingram, Parks & Recreation – Deputy Director  
                                 Dewayne Burk, Deputy City Manager

**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 09, 2025.**

**Motion by Denham, Second by Logan** to approve the minutes from the regular scheduled meeting from October 09, 2025, as written. **Aye:** Busse, Jarvis, Jester, Medders, Logan, Baxter, Denham **Nay:** None **Motion Passed 7-0**

2. **Consider holding a public hearing and recommending approval of an ordinance modifying Section 18-8-1-804, adding that the erection of an accessory building that is used for storage only associated with a commercial or industrial use does not require additional parking spaces, allowing for floor amendments.**

David Denham: Unanimous seven to zero. Item 2 consider holding a public hearing and recommending approval of an ordinance modifying Section 18-8-1-804, adding that the erection of an accessory building that is used for storage only associated with a commercial or industrial use does not require additional parking spaces. Kameron are you handling this one?

Kameron Good: Yes, sir. Kameron Good with the Planning Department. This item was brought to you by staff on the November 6<sup>th</sup> meeting where CPC recommended to move forward with this code change. And this, is as you said in the title, would require for accessory structures that deals with the parking. This would allow for businesses to build additional buildings. That's what it was brought up with, was a building that was being erected just for storage and was going to kick in a bunch of parking requirements. And so that is what this modification was brought to you for. I'd be happy to answer any questions you have.

David Denham: And this also must comply — no metal buildings. That's building code though, right?

Kameron Good: Correct. The architectural standards still apply.

David Denham: Any questions for Kameron? Hearing none, I'll go ahead and declare the public hearing open. Anybody would like to come speak for, or against, this recommended ordinance modification please approach the podium, give us your name. So, no one approached. I'll close the public hearing. Members of the Commission what's your pleasure?

**Motion by Logan, Second by Jarvis** to recommend to the City Council to approve the of an ordinance modifying Section 18-8-1-804, adding that the erection of an accessory building that is used for storage only associated with a commercial or industrial use does

not require additional parking spaces. **Aye:** Jarvis, Jester, Medders, Logan, Baxter, Denham, Busse. **Nay:** None **Motion Passed 7-0**

3. **Consider holding a public hearing and recommending approval of an ordinance modifying Section 18-1-1-114, by amending when a site plan and/or detailed site plan is required as part of a rezoning application, allowing for floor amendments.**

David Denham: Won seven to zero. Item 3 consider holding a public hearing and recommending approval of an ordinance modifying Section 18-1-1-114, by amending when a site plan and/or detailed site plan is required as part of a rezoning application. We're going to have Kameron handle this one?

Kameron Good: Yep, we'll handle this one as well. So, there was an administrative rezoning discussion for several lots in the Lawton View area in an effort to promote the residential development within that neighborhood. Reading code further on it would require a binding site plan be placed, even though it's going to an R-2 zoning. Which would save the developer no time, because you just have a blank site plan, and you have to go back through the entire process that we're trying to save from doing so. This was brought to you on November 6th as well and you guys recommended to move forward with this code change. So, this would just get rid of that amending the site plan process and the detailed site plan requirements on the rezonings when you're rezoning to an R-1, R-E, or R-2.

David Denham: You're just adding R-E too, to the existing exception.

Kameron Good: Yes.

David Denham: So good, any discussion or questions? OK, I'll go ahead and declare the public hearing open. Anybody like to speak for, or against, this ordinance please approach. Seeing no one approach we'll close the public hearing. Entertain a motion.

**Motion by Medders, Second by Logan** to recommend to the City Council to approve of an ordinance modifying Section 18-1-1-114, by amending when a site plan and/or detailed site plan is required as part of a rezoning application. **Aye:** Jester, Medders, Logan, Baxter, Denham, Busse, Jarvis. **Nay:** None **Motion Passed 7-0**

4. **Consider holding a public hearing and recommending approval of an ordinance modifying Section 18-6-14-646, by adding data center as a permitted use within an I-1 Restricted Manufacturing and Warehouse District, allowing for floor amendments.**

David Denham: Seven-Zero. Item 4 consider holding a public hearing and recommending approval of an ordinance modifying Section 18-6-14-646, by adding data center as a permitted use within an I-1 Restricted Manufacturing and Warehouse District. Kameron.

Kameron Good: Yes, sir. So, code changes brought back in August of 2024 for digital asset mining which was allowed in the I-1 zoning. We feel that the data center, and with the

discussion of the City Planning Commission, that data center was similar in use to that. And so, the recommendation is to allow this used in the same I-1 zoning. And that was discussed on November 6th as well. So, this would be allowing data centers as a permitted use in the I-1 Manufacturing and Warehouse District.

David Denham: Any questions for Kameron? Hearing none, I'll go ahead and declare the public hearing open. Anybody like to speak for, or against, this item please approach. No one approaches, will close the public hearing. Entertain a motion.

**Motion by Jarvis, Second by Logan** to recommend to the City Council to approve of an ordinance modifying Section 18-6-14-646, by adding data center as a permitted use within an I-1 Restricted Manufacturing and Warehouse District. **Aye:** Medders, Logan, Baxter, Denham, Busse, Jarvis, Jester. **Nay:** None **Motion Passed 7-0**

- 5. Consider holding a public hearing and recommending approval of an ordinance modifying Sections 18-6-12-623 and 18-6-12-624, by adding cigar bar and hookah lounge as a permitted use within an C-5 General Commercial District as long as it's located on an arterial road and adding cigar bar and hookah lounge as a use permitted on review within an C-5 General Commercial District when not located on an arterial road, allowing for floor amendments.**

David Denham: Again, seven zero approval. We'll get most of — all— these items we've already previously discussed, so I'm familiar with them. Item 5 consider holding a public hearing and recommending approval of an ordinance modifying Sections 18-6-12-623 and 18-6-12-624, by adding cigar bar and hookah lounge as a permitted use within an C-5 General Commercial District as long as it's located on an arterial road and adding cigar bar and hookah lounge as a use permitted on review within an C-5 General Commercial District when not located on an arterial road. Kameron.

Kameron Good: Yes, sir. So, this one was discussed on November 6th as well. This would be allowing the use, strictly the use, of the cigar bar and hookah lounge in the C-5 zoning as a permitted use and then a Use Permit on Review when it's not located on an arterial street. And this is —they still have to comply with all building regulations— this is strictly due to cover the zoning and where they're permitted in zoning.

David Denham: As I recall on our previous discussion, they would still be eligible for alcohol licensing as well.

Kameron Good: They'd have to meet all their able to and get all their licenses..

David Denham: Right, it not a restriction to the zoning?

Kameron Good: It's not a restriction to the zoning, no.

David Denham: Thank you. Any other questions for Kameron? Let's try it again. Open the public hearing, anybody like to speak for, or against, please approach. No one approaches. I'll entertain a motion.

**Motion by Medders, Second by Logan** to recommend to the City Council to approve of an ordinance modifying Sections 18-6-12-623 and 18-6-12-624, by adding cigar bar and hookah lounge as a permitted use within an C-5 General Commercial District as long as it's located on an arterial road and adding cigar bar and hookah lounge as a use permitted on review within an C-5 General Commercial District when not located on an arterial road. **Aye:** Medders, Logan, Baxter, Denham, Busse, Jarvis, Jester. **Nay:** None **Motion Passed 7-0**

6. **Consider holding a public hearing and recommend approval of the Environmental Review Record (ERR) for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs' proposed projects and activities for Federal Fiscal Year 2025.**

David Denham: Unanimous seven to zero. Item 6 consider holding a public hearing and recommend approval of the Environmental Review Record for the Community Development Block Grant and HOME Investment Partnerships Programs' proposed projects and activities for Federal Fiscal Year 2025. Robert, welcome back.

Robert Burns: Hello, Robert Burns with the Housing and Community Development Office for the City of Lawton. As you stated, I'm here to present the federal fiscal year 2025 and that is correct. It was 2025, we operate a year ahead. So, HUD requires this as a part of our receiving of grants and assess the letters for environmental agencies across the state has been sent out. And we only received one response, and that was from ODEQ. And they anticipated no adverse environmental impact. In accordance with the citizen participation, in the environmental went out to all recognized public spaces, for public participation, on the on the 12th of October and was retrieved on the 17th of November. Meaning the 30-day posting requirement with zero input from the public. And as such, we're asking the CPC to hold a hearing and recommend approval to the City Council.

David Denham: Indeed, any questions? Any questions for Robert? So, we're hearing none. I'll go and declare the public hearing open. Anybody like to speak for, or against, this item please approach the podium. Nobody approaches. I'll close the public hearing. Let's entertain a motion.

**Motion by Logan, Second by Medders** to recommend to the City Council to approve of the Environmental Review Record (ERR) for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs' proposed projects and activities for Federal Fiscal Year 2025. **Aye:** Medders, Logan, Baxter, Denham, Busse, Jarvis, Jester. **Nay:** None **Motion Passed 7-0**

- 7. Consider recommending approval of the memorial bench in honor of Emalyn Kelly Johnson-Stewart along Memorial Lane in Elmer Thomas Park, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks.**

David Denham: Seven-zero. Item 7 consider recommending approval of the memorial bench in honor of Emalyn Kelly Johnson-Stewart along Memorial Lane in Elmer Thomas Park, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks. Mister Parks, welcome.

Larry Parks: Good afternoon, sir and committee. I'm here again, as the chair stated, to recommend approval of this. I will tell you that, first of all, this approval will be for a great Lawtonian with fighting spirit that really embodies what it means to be a Lawtonian. Very honored to be here today, to be able to do this. Also, I will tell you that the donation is not costing the city anything OK. It will be placed within Elmer Thomas Park Memorial Lane, and we will take care of it there. So again, it meets all of the standards and admin policy 9-5 for memorials. Very excited to do this.

David Denham: Thank you, sir. Are there any questions for Mr. Parks? Take good care of this thing.

Larry Parks: We will.

David Denham: I will entertain a motion please.

**Motion by Medders. Second by Logan** to recommend to the City Council to approve of the memorial bench in honor of Emalyn Kelly Johnson-Stewart along Memorial Lane in Elmer Thomas Park, in accordance with Administrative Policy 9-5, Memorial and Tributes on City Property or in City Parks. **Aye:** Logan, Baxter, Denham, Busse, Jarvis, Jester, Medders. **Nay:** None **Motion Passed 7-0**

- 8. Consider discussing the administrative rezoning of properties from the R-1 Single Family Dwelling District to a higher zoning classification for the area south of SW Lee Blvd, north of the airport, east of SW Sheridan Rd and West of SW 11th St and direct staff as deemed necessary.**

David Denham: It's unanimous seven to zero. Thank you very much. Appreciate you folks. Item 8 consider discussing the administrative rezoning of properties from the R-1 Single Family Dwelling District to a higher zoning classification for the area south of SW Lee Blvd, north of the airport, east of SW Sheridan Rd and West of SW 11th St and direct staff as deemed necessary.

Kameron Good: I'll be handling this on as well. I think you all are very familiar with this. Bringing this back for another discussion for the administrative rezoning. I'm looking for the Commission's direction on whether to proceed with the administrative rezoning for this area and whether the rezoning should be undertaken as one comprehensive action or

divided into smaller phase section based on ownership, development patterns, or you know any other logical boundaries. But, open for discussion and have any questions that I may answer for you guys. We're talking about the R-1 zoned areas north of the airport, kind of east of the airport, and the Lawton View area. This is to continue with the redevelopment that's already happening in that area. Many rezonings have been brought to you, and taken to council, and approved by council, to rezone some of the properties over here from R-1 to R-2. Many houses, duplexes, cottages have been constructed. Even a couple of shotgun style houses. So, this is an effort to work with the developer and promote additional housing in that area rather than limiting it only to single family dwellings. This is an effort to be True North, and open for business and look for that R-2 zoning to allow duplexes. So, be open for any questions or any discussion?

David Denham: When will that first item, or second item, that we— When does that go to council, and I assume, this would be brought back after that?

Kameron Good: Yeah, we have to get that approved by Council to get rid of the binding site plan requirements, but that's already in the works. And I'm not 100% sure, I don't want to misspeak.

David Denham: This would be January obviously at the earliest.

Kameron Good: We may have put it on for the 9th meeting, but I don't want to misspeak and tell you.

David Denham: So, this item bringing back this with the recommendation would be kind of contingent upon that other item passing council I would imagine.

Kameron Good: Yes, sir.

David Denham: Any other questions on this item for Kameron? We'll give some guidance or direction. Are we still doing the...

Kameron Good: I do want to do want to mention, just off of a personal counting of all the parcels, that's where I got the 750. And I went and counted all the parcels on the county. And so, there's going to be several duplicates in that, but that also does not include the 300-foot boundary that we would have to include. So, those were just the number of parcels that would be affected by the administrative rezoning.

David Denham: And just for the record anybody that's zoned R-1, or has a single-family house, that is in total compliance with the R-2 zoning.

Kameron Good: Yeah, then it builds on itself. So, everything in the R-1 zoning is permitted in the R-2 zoning as well. So, it's just going to allow for those two-family dwellings to be constructed.

David Denham: Which is worked out very well so far so.

Kameron Good: You'd still have to meet the minimum threshold as far as the lot size. Right now, a single-family dwelling has to have 6,000 square feet and a duplex would require 7,500 square feet unless those lots were already existing as a smaller size prior to 1964. Then you could construct a single family, so.

David Denham: OK.

Kameron Good: So, for the duplexes they're going to need the minimum 7,500 square foot buildable lot area.

David Denham: Guess I have somewhat given guidance. Is there anybody want to add to that. So, just for clarification I will go ahead and advise staff to consider to proceed with the administrative zoning contingent upon the binding site plan requirement for R-2 passing council. And there's no motion or anything needed on this item. I don't believe so.

Kameron Good: No, just the direction from you guys.

David Denham: Alrighty. Commissioners report or comments.

Kameron Good: Can we actually get that in the form of a motion please?

**Motion by Denham, Second by Medders** to recommend to the City Council to approve the administrative rezoning of properties from the R-1 Single Family Dwelling District to a higher zoning classification for the area south of SW Lee Blvd, north of the airport, east of SW Sheridan Rd and West of SW 11th St. **Aye:** Logan, Baxter, Denham, Busse, Jarvis, Jester, Medders. **Nay:** None **Motion Passed 7-0**

### **Commissioner's Reports or Comments**

David Denham: Theme for the day seven-zero. Commissioners reports and comments. I just want to take some time and thank all of you again for serving a very interesting year this year. And your dedication and attendance. I appreciate it. Welcome to the new member and have a Merry Christmas and happy safe new year. Thank you. Secretary 's report.

### **Secretary's Report**

Kameron Good: I just want to inform you we had the rezoning that went through, oh sorry, use permit on review for the attached housing townhouses over by Cameron University and that was approved by council on Tuesday. And wish you guys happy holidays.

David Denham: I'll say congratulations in the minutes, I know, so official congratulations as well.


### **Audience Participation**

### **Adjournment**

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

**With no further business the meeting was adjourned at 1:50 P.M.**

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

01-15-2024  


**David Denham**

**Chairman**

**City Planning Commission**

