

MINUTES
BUILDING MATERIALS REVIEW COMMITTEE
CITY HALL 2nd FLOOR CONFERENCE ROOM
AUGUST 2, 2023

Minutes of the Building Materials Review Committee Special Meeting August 2, 2023, in the 2nd Floor Conference Room , 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 10:30 am by Darren Medders.

ROLL CALL

MEMBERS PRESENT: Darren Medders
 Chris Boyd

MEMBERS ABSENT: George Gill (excused)

ALSO PRESENT: Madison Aust, Recording Secretary
 Kameron Good, Senior Planner
 Christina Ryans-Huffer, Planning Administrative Assistant II
 Jon Jernigan, Supervisor Neighborhood Services

2. Establish Quorum.

2 (two) of 3 (three).

Business.

3. Consider a request to leave the building material of the accessory structure as metal for the property located at 27 SW 49th Street, Lawton, OK 73505 and take appropriate action as deemed necessary.

Good stated Carl T. Kyle is the property owner at 27 SW 49th Street, Lawton, OK 73505. He submitted to build the accessory structure, got a permit for it. The third page in your packet is the application for to leave the building as completely metal. The fifth page is the site plan showing where his house is, how big the structure is. It's 20 x 25, not a small structure. The next page is what was submitted with the permit, and you can see Rowan Dunnaway's notes on

there, lower 3' feet of all 4 (four) sides to match the main structure of the house. Two pages after that is the aerial shot showing the house and the old structure that was there, kind of hidden back in the trees. You can see that the fence is on all 3 (three) sides of the back yard are chain link. The houses behind it after the alleyway do have an opaque wood fence. There is a street view of the main structure that's brick with some vinyl siding and then a picture of what the structure is as built with the metal panels that run sideways. Our requirement would be to do at least a 3 foot wainscoting of material brick that matches the house is what code requires.

Boyd stated does code require that it be brick to match the house or just any of the approved materials.

Good stated it says to match the main structure. Code actually requires all 4 (four) walls to be completely done but previous Building Materials Review meetings have established that the 3 (three) foot wainscoting has been acceptable. In the past we have, I do know that, when somebody brought a metal building to us, we did approve 1 (one) in somebodies backyard to stay as metal because they had an opaque screening, 6 (six) foot opaque screen wood fence all around the back yard. So, you wouldn't be able to see the 3 (three) foot wainscoting. Now this one the properties to the sides would be able to see straight into the back yard due to the chain link fence.

Medders stated from the onset they knew the requirements.

Good stated the story that we have been told is the gentlemen that owns this house, Carl T. Kyle, is an elder gentlemen. He has always wanted a new shop in his back yard. He is terminal ill. They finally received this and able to build this for him and now they're financially stuck at this point where they don't have the money to do that portion of it is what we've been told. I gave them the route of they're either going to have to do that or come to the Building Material Review Committee and get the approval. Staff recommendation is to deny the appeal required the brick veneer that match the house to be placed on all 4 (four) sides, 3 (three) feet up or install a 6 (six) foot opaque screening along the side yards.

Boyd stated who provided the rendering. Did they provide that.

Good stated yes.

Boyd stated do they intend on trying to put the panels on horizontally. On this rendering, they show it horizontally. I mean you can't put a metal building skin on horizontally unless you go and frame out the whole inside of the building. So, if their intention is to do this, they can put it vertically like they're supposed to and not frame it and they would have money left over to put brick on it.

Good stated the building is currently built that way already.

Boyd stated this is the building.

Good stated yes. This is the existing building.

Boyd stated that's not just metal panels, it's siding.

Good stated when we went out to do our final inspection, Robert, he is our Building Inspector he went out to do his final inspection and they didn't have the finish on it.

Boyd stated okay I got it.

Medders stated so other than that it all meets code.

Good stated other than that , they built a foundation, this is what their foundation beams were, and it was inspected and everything else has been up to code. The only thing now that they are waiting on now is the exterior finish for us to be able to sign off on it. The main structure does have some vertical siding on the front, where they looked to fill in the garage and up top. There is some vertical siding on it and with the metal panels running horizontally. I believe Rowan, it stems back from one of the Building Material Review Committee's decision is when there is vertical siding on the house that the metal panels look like real siding and that's been what's accepted. With this one the main material is brick for their house, so that's why that would be required. It's a very nice building.

Boyd stated we're confident that is metal panels on the walls.

Good stated yes.

Boyd stated okay.

Good stated as you can see their side yard, their neighbor to the right has a metal building that is completely rusted.

Boyd stated it's a little shack.

Medders stated have we had complaints on it.

Good stated no this didn't stem from a complaint. This stemmed from they built a new structure, and we went out for our final inspection. Like I said I don't think the neighbors would be complaining to the right of them, their shed is rusted and metal.

Medders stated probably need to replace it too. I mean they've known since day one so, it's pretty easy but just morally I have a problem. Just knowing the circumstance. That's my, give the guy a break.

Good stated the inspector did go out and take pictures from the street. I didn't attach them to the packet because you can't, from the street view, you can barely see a sliver of the building. On the right side of the house there's a big tree that blocks the view and on the left side of the house you have to look through a little tiny gap from the street to see into the backyard. From the street view you can barely see the structure so; the only concern would be from the back yard of those neighbors.

Boyd stated I don't know are we setting because they went and put them on horizontally it matches the siding on the house. I know it's not siding, it kind of looks like siding in the picture.

Good stated there is some siding, vertical siding on the house.

Boyd stated if we approve it are we setting a precedent.

Good stated you would have to I would state that. Like in the past when you were okay with the wainscoting that we're okay with this or this would be a case by case right now unless you said if you said if the house has any siding whatsoever, then we'll accept the vertical siding on the accessory structures, and I don't think that's what you're saying right now. I think what you're saying is this one works. It's a very nice structure.

Fire Alarm going off. Conversation on fire alarm procedures. (inaudible).

Medders stated do we need to take.

Boyd stated we can make one.

Medders stated you want to make a motion.

Boyd stated I make a motion to approve this structure as it is.

Medders stated second.

Motion by Boyd. Second by Medders. to approve request to leave the building material of the accessory structure as metal for the property located at 27 SW 49th Street, Lawton, Ok 73505 as is. **Aye:** Boyd, Medders **Nay:** None **Motion Passed.**

4. Reports or Comments.

None.

5. Comments from the Public

None.

6. Adjournment.

Motion by Medders. Second by Boyd. to adjourn the meeting. **Aye:** Medders, Boyd **Nay:** None **Motion Passed.**

With no further business the meeting was adjourned.

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

9-17-2025.

A handwritten signature in blue ink, appearing to read 'Darren Medders', is written over a horizontal line.

Darren Medders

Chairman

Building Materials Review Committee