

MINUTES
DOWNTOWN LAWTON ARCHITECTURAL REVIEW COMMITTEE

Minutes of the Downtown Lawton Architectural Review Committee meeting held February 15, 2022 in the 2nd Floor Conference Room, City Hall, 212 SW 9th Street, Lawton, Oklahoma.

The meeting was called to order at 1:45 p.m. by Chairman Ernest Sheppard.

Notice of the meeting and agenda were posted on the City Hall bulletin board as required by State law.

ROLL CALL

MEMBERS PRESENT: Joe Abshere
Jacob Brox
Jesse Cross
John Purcell, Jr.
Ernest Sheppard

MEMBERS ABSENT: None

OTHERS PRESENT: Richard Rogalski, Assistant City Manager
Janet Smith, Planning Director
Gregory Gibson, Assistant City Attorney
Cindy Augustine, City Attorney Office
Denise Ezell, Recording Secretary

4. Approval of Minutes.

Action: Motion to approve minutes from the December 15, 2020, meeting.

Motion by Abshere, **Second** by Cross, to approve the minutes of December 15, 2020 as written.

Aye: Brox, Cross, Purcell, Sheppard, Abshere. **Nay:** None. **Motion Passed.**

BUSINESS

5. Consider approving a Certificate of Architectural Conformance for two new signs and the addition of red LED neon lights to the existing awning for The Boom-a-rang Diner located at 331 SW C Ave, Lawton, OK 73501.

Recommended Action: Approve a Certificate of Architectural Conformance for sign design and the addition of red LED neon lights to the existing awning.

Good stated my name is Kameron Good and I'm the Planner I in Planning. Boom-a-rang Dinner is wanting to update their sign. They were here before with this request, and it was approved. What wasn't approved was the red LED neon in the awning. This request includes the red LED. This is why we couldn't approve it administratively.

DLARC Minutes
February 15, 2022

Abshire asked are you saying it is already there.

Good stated yes, it is a non-conforming sign. We pulled the minutes from the meeting this was originally approved, and the red LED wasn't a part of the approval.

Purcell stated I don't remember approving that.

Good stated the sign is there and they are wanting approval. It is an LED rope light and not a neon light. They are replacing the sign due to aging.

Sheppard asked what does our regulations say concerning this light.

Good stated that it must have approval from this board.

Sheppard asked is it allowed.

Good stated yes.

Sheppard asked do you know the limitation of a neon sign within the district.

Good stated any adjusting of lights must be approved.

Sheppard asked is there a size or anything like that.

Good asked of the signs.

Sheppard stated yes, do you know what those are.

Good stated no.

Abshire stated I have never even noticed it.

Rogalski stated I believe this is a building element that requires this body's approval. I don't believe the neon is a sign. It doesn't communicate anything.

Sheppard stated if I recall correctly, we didn't approve the facade on the outside of this building.

Good stated not on the westside but you did the frontage.

Abshire stated the way I remember it there was some type of metal there and if we didn't approve their proposal they were going to paint the old metal. We felt replacing it would look better than painting the old. That is why we approved it.

Rogalski stated you discussed it quit a bit and it wasn't an easy decision.

Good stated the original request was to go all the way down the westside of the building but it wasn't approved.

DLARC Minutes

February 15, 2022

Purcell stated there was nothing in there about lights.

Good stated there was not. The red LED lights and the awning were not mentioned in that meeting.

Smith stated according to the minutes.

Sheppard stated I just recall we didn't approve all of the request.

Abshire asked you are saying that it is already there.

Rogalski stated the lights are already there.

Abshire stated I'm going to be honest I have never noticed it.

Purcell stated you would have to be down there at night I guess to see it.

Smith stated I don't think it is substantially brighter it is just newer. It is the rope lights between the metal.

Abshire stated it is not the actual light that is exposed. It has a cover on it. At Wayne's we don't have the cover. Our is clear and that is why it is a little brighter. It looks like with the "rope look" it has a piece that mutes it a little.

Good stated it is like a background lighting for that red area.

Abshire stated yes.

Good stated the sign they are proposing is a little smaller than the existing one. If the request had just been for the sign we would have done this administratively.

Sheppard asked is the sign back lite.

Good stated yes, internally.

Sheppard asked is the current sign internally.

Good stated yes.

Cross asked is it controlled by a computer.

Rogalski stated probably not. This is a dumb sign. You have plastic on the outside with white lights behind it. It can't change. It is what it is. It is just a light.

Purcell stated I don't have a problem with this either way but this is another example of us doing something, they don't like what we did, they do something different and then come back and want our approval after we told them they couldn't do it. In this case we didn't tell them they couldn't do it but in other we do and they do it anyway. Then we don't make them take it down. I have a problem with that.

Sheppard stated or City Council gives approval for something we denied.

Purcell stated my pet peeve is that stupid fence. That is not what they took before the Board of Adjustment, who approved it and they still didn't do what the Board said.

Rogalski stated we need to check on that. It is the daycare at 1st and C Avenue.

Motion by Brox, Second by Abshire, to Approve a Certificate of Architectural Conformance for sign design and the addition of red LED neon lights to the existing awning.

Sheppard stated we have two (2) choices. We can approve the sign, or they can appeal to the next level. Who do they appeal too.

Rogalski stated CPC. It has never been tested but CPC is a tougher group. You never know what will happen with them. You could take no action on the LED's but take action on the sign.

Brox stated the reason for my motion is I would have approved this originally.

Sheppard asked is there any further discussion.

Purcell stated this will be the same as last time. If we don't approve it nothing will get done. The city isn't going to enforce it. Even if it goes to CPC and they uphold our decision the city won't do anything.

Rogalski stated we will do something.

Purcell asked you will issue a citation.

Rogalski stated we will do something.

Purcell stated then they will go to Council and it will be a different issue.

Rogalski stated if you don't approve it, we will press for them to take it down.

Abshire stated my son and I drive by there once a week and I have never noticed the red lights.

Sheppard stated I go back to what our original concept was with the whole architectural review area. I go back to builds like Liberty National Bank and what it looks like. That is why I have a problem with this. It looks like cheap steel and not stone, brick and nice windows. Any further discussion. Call the roll please.

Aye: Cross, Purcell, Sheppard, Abshire, Brox. **Nay:** None. **Motion Passed.**

6. Reports or Comments.

On January 27, 2022, The Planning Director administratively approved a Certificate of Architectural Conformance for a new sign for Rusty England State Farm Insurance located at 619 SW C Ave, Lawton, OK 73501.

Rogalski asked which sign did you approve.

Good stated Exhibit 1. They gave us three (3) options and Janet decided to use the third one. We have to bring that decision to you because you have the right to revoke her decision.

Smith stated I hope you don't. They have already paid for it. I felt it complied with what we were trying to accomplish in that area.

Good stated we were on a time crunch because they wanted to have their opening on the 1st of February.

Sheppard asked was there an existing sign there.

Good stated yes.

Sheppard asked and the size of it in relation to this.

Smith stated it is comparable.

Motion by Abshire, **Second** by Cross, to accept an administratively approved Certificate of Architectural Conformance for a new sign for Rusty England State Farm Insurance located at 619 SW C Ave, Lawton, OK 73501. **Aye:** Purcell, Sheppard, Abshire, Brox, Cross. **Nay:** None. **Motion Passed.**

Sheppard asked if anyone had any comments. We look forward to working with you guys. If you have questions please ask. We have been at this for twenty (20) years. The original intent for the architectural design downtown was to make it look substantial. If you will review some of the prerequisites, rules and regulations you will see what we were after.

7. Adjournment.

There being no further business the meeting was adjourned at 2:00 p.m.

Motion by Brox, **Second** by Purcell, to adjourn. **Aye:** Sheppard, Abshire, Brox, Cross, Purcell. **Nay:** None. **Motion Passed.**

Ernest Sheppard, Chairman

Jacob Brox, Secretary