

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

June 26, 2025

Minutes of the City Planning Commission meeting held June 27, 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 1:30 p.m. by Allen Smith.

ROLL CALL

MEMBERS PRESENT

Ron Jarvis
Deborah Jones
Allen Smith
Darren Medders
Michael Logan

MEMBERS ABSENT:

David Denham	(excused)
Melissa Busse	(excused)
Joan Jester	(excused)

ALSO PRESENT:

Christine James, Planning Director
Kameron Good, Senior Planner
Christina Ryans-Huffer, Recording Secretary
Robert Burns, Planner I
Wesley Simmons, Assistant City Attorney
Mark Gibson

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 June 12, 2025.**

Motion by Medders. Second by Logan to approve the minutes from the regular scheduled meeting for June 12, 2025 as written **Aye:** Jarvis, Jones, Smith, Medders, Logan **Nay:** None **Motion Passed 5-0**

2. **Consider approving the construction plat for Eastlake Addition, Part 3D, subject to conditions.**

Good stated good afternoon Kameron Good with the Planning Department. This has been brought to you before, the City Planning Commission, the September 16, 2021 and to Council approved it October 12, 2021 subject to conditions. The construction plat was not finished within the required 2 years so it has been resubmitted by the developer. It has been taken through the review process. All the conditions still stand besides they do have an active Earth Change Permit. This is Eastlake Addition Part 3D, which located east of Flower Mound, north of Cache Road which includes 34 Single-Family lots. Here is an aerial that represents where the area is that we are talking about. This area is all East Lake and this area is the 3D portion and here is the plat that represents that. I would be happy to answer any questions.

Smith stated I know we did turn this in, I think 2 years ago. T & G was just so busy nobody could get to it and that's why there was a delay on it. Anybody got any questions?

Jones responded I assume this is just bringing it up to the current standards and God bless you, you put every standard in here, which probably I wouldn't have done.

Good stated this is being brought back to you just because Code specifically says a construction plat has to be done in 2 years.

Jones responded and it has to come today if it lapses.

Good responded yes.

Jones stated thank you very much.

Motion by Logan. Second by Medders to recommend the City Council approves the construction plat for Eastlake Addition, Part 3D subject to conditions **Aye:** Jarvis, Jones, Smith, Medders, Logan **Nay:** None **Motion Passed 5-0**

Commissioner's Reports or Comments

Denham welcomed the new Commissioner, Dwain Baxter.

Jones stated I like to say for the record, my source of information on the Industrial Development is the newspaper. I am not in the loop of that kind of planning. I just want to say on behalf of the Community, I think that the Industrial Development team has done an outstanding job and continues to do it and I don't think we appreciate until we finally see a ribbon cutting or a job announcement or job fair, how important that work is and a lot of it is volunteer. I mean it's their time, their money. So, I want to say thank you very much.

Secretary's Report

James reported that the Waterline Improvements for the new Airport's Tower went to Council and approved and also the Willow Springs Improvement District. You will get to know a little more about that but the 1st Resolution went on Tuesday. That was basically because we received a petition that met the criteria to bring to Council and Council decide if an Improvement District is something that we wanted to offer these households. The Council did say yes and now we are in the process of putting together preliminary numbers, preliminary plans and it will come back to Council, there is actually 5 Resolutions that are required and a couple of different ordinances. So, it will be coming back several times. You'll hear about it. It hasn't made it here to this body yet but I believe it does maybe eventually but just so you are aware that what it is. It's the condos and townhouses just west of 67th Street, just south of the creek, south of Cache Road. There is 65 property owners in there. Their infrastructure has been private since about, it was installed in the 80's. They have tried to repair their waterlines, different segments. It's just getting to a point that it's old and outdated. They can't pay for it as an Association so they reached out to us in early Spring about some options. They had exhausted all their options like looking for loans and things like that. They came to us and we told them about the Improvement District. It took them a while to get the petition signed and turned in. So that's where we are at on this. They do have street issues also but they decided that was way to big of a price tag. On an Improvement District basically the City pays for the improvements upfront with the OWRB, Oklahoma Resources Board State Revolving Fund and then the total cost get to be divided up by all the number of property owners and that assessment gets added to their property taxes every year. We can control the standards and how long we can stretch that out. We trying to keep it not more than about a thousand dollars a year. We looking at 10 to 15 years by the 65 property owners and again that is just for the water lines. The streets are just too big of a price tag. So hopefully they will address the waterlines first and then plan for the future for the streets. The sewer lines are real small segments so that is something they think they could increase their fees of the Association and cover. This is not an isolated incident they are all over town. I can see this situation coming up again in the future depending on how this one goes.

Audience Participation

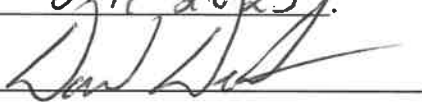
Gibson stated that he has a proposal concerning the rezoning and development of the 320 acre parcel near residential communities. Mr. Gibson gave several suggestions and his full proposal is included with these minutes. See attachment.

Adjournment

Motion by Logan. Second by Medders to adjourn the meeting **Aye:** Jones, Smith, Medders, Logan, Jarvis **Nay:** None **Motion Passed 5-0**

With no further business the meeting was adjourned at 1:45 pm.

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

8-18-2025.


David Denham

Chairman

City Planning Commission

Proposal for Buffer Zone and Zoning Enforcement for Industrial Development Near Residential Areas

Dear Members of the Lawton City Council,

I respectfully submit this proposal concerning the rezoning and development of the 320-acre parcel near residential communities. In March 2024, the Council rightly recognized the communities' concerns and voted yes to Mrs. Hankins-Booker's motion to rezone the area to I-2, supporting a balanced approach to growth while safeguarding quality of life for nearby residents.

Reinforcing the Need for a 2,000-Foot Buffer Zone

While we welcome the economic opportunities Firehawk Aerospace may bring, the nature of industry allowed within Heavy Industrial I-4 zoning demands thoughtful planning and appropriate safeguards. I propose a mandatory minimum buffer of 2,000 feet between heavy industrial operations and residential properties, schools, or churches.

This buffer is based on national planning precedents:

- Seattle Municipal Code: Requires 2,000 ft buffer for heavy industrial near residential areas
- Washington State MRSC: Advises up to 2,640 ft for hazardous waste sites
- Bay Area Air Districts: Recommend a 1,500 ft buffer (1,000 ft base + 500 ft zone)
- Oil & Gas (CO/PA): Proposed setbacks of 2,000–2,500 ft for health safety

Zoning Alignment and Community Protections

The 2024 City Council decision to designate the area as I-2 was a meaningful step to align with resident input. I urge the Council to reaffirm its commitment to residents and adopt changes to Chapter 18 of the City of Lawton Oklahoma Code of Ordinance zoning designations:

- Restrict I-4 zoning to only the acreage essential for operations, if deemed safe
- Require 2,000-foot minimum distance to residential zones
- Mandate landscaped buffers, noise/light/emissions controls
- Enforce I-1/I-2 transitional zones bordering residential neighborhoods
- Trigger third-party environmental/safety assessments
- Require comprehensive environmental and public safety assessments prior to any further rezoning

Maintaining a 2,000-foot buffer and enforcing a I-1/ I-2 transitional zone bordering residential neighborhoods reflects Lawton's commitment to responsible development, public safety, and long-term community health.

Addendum A – Proposed Amendments to Division 18-6-17 (I-4 Heavy Industrial District)

To further ensure community safety and responsible industrial development, the following amendments are proposed to the Lawton City Code, Division 18-6-17 – I-4 Heavy Industrial District:

1. Buffer Zone Requirement

Add Section 18-6-17.E.1:

No development or use classified as I-4 Heavy Industrial shall be located within two thousand (2,000) feet of any property zoned for residential use, school, or place of worship. This provision shall apply to all new zoning applications and industrial site development plans.

2. Transitional Zoning Overlay

Add Section 18-6-17.E.2:

Where an I-4 Heavy Industrial District directly abuts a residential zoning district, an intermediate buffer zone of I-1 or I-2 zoning shall be established for a minimum depth of five hundred (500) feet to provide a transitional use and mitigate impacts.

3. Environmental and Public Safety Assessment

Add Section 18-6-17.F.1:

Prior to the approval of any rezoning or development application for property designated or proposed as I-4 within two thousand (2,000) feet of residential zoning, the applicant shall provide a comprehensive Environmental Impact and Public Safety Assessment conducted by an independent third-party entity approved by the City Council. This report shall be made available to the public and used to guide final zoning determinations.

– Limited Rezoning Scope

Add Section 18-6-17.F.2:

Rezoning applications for I-4 classification shall be limited to the minimum acreage reasonably required to support the proposed industrial activity. Remaining acreage, particularly land bordering residential zones, shall remain designated as agricultural or be zoned to a less intensive industrial classification (I-1 or I-2), unless specifically justified and approved by Council through a public hearing process.

Sincerely,

Mark Gibson

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