

## CITY PLANNING COMMISSION

### WAYNE GILLEY AUDITORIUM

July 10, 2025

Minutes of the City Planning Commission meeting held July 10, 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 David Denham.

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#### ROLL CALL

##### MEMBERS PRESENT

David Denham  
Melissa Busse  
Ron Jarvis  
Joan Jester  
Allen Smith  
Michael Logan  
Dwain Baxter

##### MEMBERS ABSENT:

Deborah Jones (excused)  
Darren Medders (excused)

##### ALSO PRESENT:

Christine James, Planning Director  
Christina Ryans-Huffer, Recording Secretary  
Kameron Good, Senior Planner  
Garrett Lam, Assistant City Attorney  
Kim McConnell  
Matina Davis

**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 holding a public hearing for a request to amend the binding site plan for property located at 1503 NW Sheridan Road, Lawton, OK 73505.**

Good stated good afternoon, Kameron Good with the Planning Department. This property is located just north of Lawton Avenue, east of Sheridan Road. This is located just north of the intersection of Cache and Sheridan Road. Here is an aerial of that property, it's currently vacant. There was a re-zoning that took place in 2022 with Ordinance # 22-29 that re-zoned the lots 13, 14, 15 and 16 of this Block and the binding site plan was put in place with this re-zoning. This was the site plan was with that Ordinance change and this was changed to a carwash, that was the proposed use at that time. They did not move forward with that project and now there is a new applicant for a laundry mat to go in and this is their proposed site plan. It won't encompass all the Lots 11 through 16 but their property ownership will include Lots 11, 12 and 13 so that is why we were going through the amendment to the binding site plan process because that carwash extended all the way over to Sheridan Road. This was noticed to property owners within 300 feet, which was 20 property owners on June 18, 2025 and posted in the Lawton Constitution on June 22, 2025. We received no phone calls for or against this item. The land is currently zoned C-5 Commercial. I'd be happy to answer any questions you might have.

Denham asked any questions for Kameron? Seeing none I will go ahead and declare the Public hearing open, anybody that would like to come speak for or against this item please approach the podium. Seeing no one approach, I'll close the Public hearing.

**Motion by Smith. Second by Logan** to recommend the City Council approve a request to amend the binding site plan for property located at 1503 NW Sheridan Road, Lawton, OK 73505 **Aye:** Busse, Jarvis, Jester, Smith, Logan, Baxter, Denham **Nay:** None **Motion Passed 7-0**

2. **Consider appointing a member to the Board of Adjustments to represent the City Planning Commission for a three-year term.**

James stated now that we have a full house with CPC, Code requires that the 5<sup>th</sup> seat at the BOA be appointed by this Commission from it's members and now we are here today to elect someone to the BOA.

Denham responded and the primary function of the BOA is.

James stated here variances, there is a short list in Code what is allowed to be varied and then special exceptions are also in Code.

Denham stated I will go ahead and ask for a volunteer first but could you guess how many meeting a year? They are scheduled for monthly but they don't meet that often.

James responded they are scheduled for once a month, I would say probably say 6 to 8.

Denham stated first off I would like to see if anyone would like to volunteer for the position.

Busse stated I will.

Denham stated Melissa Busse has volunteered. Very good.

**Motion by Smith. Second by Logan** to appoint Melissa Busse to the Board of Adjustment to represent the City Planning Commission for a three-year term **Aye:** Jarvis, Jester, Smith, Logan, Baxter, Denham, Busse **Nay:** None **Motion Passed 7-0**

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

Denham welcomed the new Commissioner, Dwain Baxter.

#### **Secretary's Report**

James stated that Eastlake Part 3-D Construction Plat did go to Council and was approved with conditions.

#### **Audience Participation**

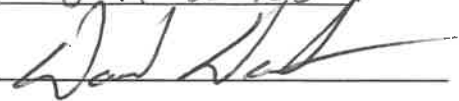
None

#### **Adjournment**

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

**With no further business the meeting was adjourned at 1:38 pm.**

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

8-14-2025  


**David Denham**

**Chairman**

**City Planning Commission**