

CITY PLANNING COMMISSION

WAYNE GILLEY AUDITORIUM

August 14, 2025

Minutes of the City Planning Commission meeting held August 14, 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.

ROLL CALL

MEMBERS PRESENT

David Denham
Melissa Busse
Ron Jarvis
Deborah Jones
Allen Smith
Michael Logan
Dwain Baxter

MEMBERS ABSENT:

Joan Jester	(excused)
Darren Medders	(excused)

ALSO PRESENT:

Christine James, Planning Director
Tammy Branstetter, Recording Secretary
Kameron Good, Senior Planner
Robert Burns, Planner I
Garrett Lam, Assistant City Attorney

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 26, 2025.**

Motion by Jarvis. Second by Smith to approve the minutes from the regular scheduled meeting from June 26, 2025 as written **Aye:** Jarvis, Jones, Smith, Logan, Baxter, Denham, Busse **Nay:** None **Motion Passed 7-0**

2. **Consider approving the minutes from the regular scheduled meeting from July 10, 2025.**

Motion by Smith. Second by Logan to approve the minutes from the regular scheduled meeting from July 10, 2025 as written **Aye:** Jones, Smith, Logan, Baxter, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

3. **Consider recommending approval to the City Council a Record Plat located off E Gore Blvd, for the Replat of Lot 2A, Block 1, of the Replat of Lot 2, Block 1, Independence Place subject to conditions and take appropriate action as deemed necessary.**

Good stated good afternoon, Kameron Good with the Planning Department. This is a replat of a replat. As you can see here is an aerial where this is going to be located. This will be right in from of the McArthur Flats Apartments on East Gore. This was the original plat of Independence Place. It was done at the time of the apartments being constructed, Lot 1 Block 1 is where the apartments are actually constructed. We are doing a replat of a replat for Lot 2. Here is the original replat that split Lot 2 into 2 pieces, 2A and 2B and this is the proposed replat to split that 2A into 2 pieces. This is to construct the Dollar General on the eastern most lot and provide access to the lot on the left side. There is a couple of conditions as you can see thee is some red-line comments on the visual aid and in your packet. They are minor conditions but will all have to corrected before we take this to Council.

(question asked is inaudible)

James responded the name change, the name change of the replat is one of the red-line comments. On their replat of the replat they don't list all of it and that is one of the red-line comments to get corrected, the name of the replat of the replat.

Good stated here is a visual aid to help represent of the plat. This was the original plat that split it into 3 pieces. The second one, the orange area is the one that split it into 2 pieces for the Family Dollar to go in and the new one will split this piece into 2 pieces.

Jones asked this is not for me to determine but is the former replat required to be vacated?

Jones responded that is a good question but wasn't the replat prior to this splitting it in to 2A and 2B and we're just doing half of that now. So that means 2B would go away and we don't want it to go away.

Good stated 2B would stay as 2B.

James responded because if we vacated the replat then that makes 2B go away and we are only re-platting one of the Lots of the replat. So, if we went back and vacated the original replat then we would lose Lot 2B which we don't want to do.

Jones stated but you could vacate a portion of the replat. I don't know the answer to this. You know this is when we need John Mackey. Just pass it along to Legal and let them determine it.

James responded sure, sounds good.

Denham stated we can make that note. We don't have Legal representation here today. Yes we do. Do you have an answer on that?

Garrett responded no.

Denham stated we will need to research it before it goes to Council then. Alright, any other questions for Kameron? I will entertain a motion.

Motion by Smith, Second by Logan to recommend the City Council approve Council a Record Plat located off E Gore Blvd, for the Replat of Lot 2A, Block 1, of the Replat of Lot 2, Block 1, Independence Place subject to conditions and subject to Legal research regarding if a portion of the original replat needs to be vacated (Lot 2A) **Aye:** Jones, Smith, Logan, Baxter, Denham, Busse, Jarvis **Nay:** None **Motion Passed 7-0**

Commissioner's Reports or Comments

Denham stated just want to state how happy it is to see DJ back.

Secretary's Report

James stated the only thing that I have is that the Amendment to the Binding Site Plan for the laundry mat at 1503 NW Sheridan Road was approved by Council on Tuesday.

Audience Participation

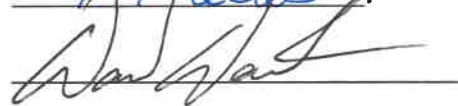
None

Adjournment

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

With no further business the meeting was adjourned at 1:39 pm.

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

9-9-2025.


David Denham

Chairman

City Planning Commission