

MINUTES
BOARD OF ADJUSTMENT
WAYNE GILLEY AUDITORIUM
MAY 2, 2025

Minutes of the Board Of Adjustment Special Meeting held May 2, 2025 in the Wayne Gilley Auditorium, 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 9:00 am by Jesse Cross.

ROLL CALL

MEMBERS PRESENT: Jesse Cross
 Shane Lupi
 Johnny Owens

MEMBERS ABSENT: Tony Layton (excused)

ALSO PRESENT: Christine James, Planning Director
 Kameron Good, Senior Planner
 Christina Ryans-Huffer, Recording Secretary
 Tim Wilson, Acting City Attorney
 Robert Burns, Planner I
 Mayoan Santana, IPES Ministry
 Delores Gann

The meeting has established a quorum and was posted according to the Oklahoma Open Meeting Act, 25 O.S. 301-314.

NEW BUSINESS

1. **Consider approving the minutes from the regular scheduled meeting from April 11, 2025.**

Motion by Lupi. Second by Owens to approve the minutes from the regular scheduled meeting from April 11, 2025 as written **Aye:** Lupi, Owens, Cross **Nay:** None
Motion Passed 3-0

2. **Hold a public hearing and consider a variance request related to off-street parking to reduce the required number of off-street parking spaces from 32 to 24 for the proposed church to be located at 1431 NW 23rd Street, Lawton, OK 73505.**

Good stated good morning, Kameron Good with the Planning Department. This is located on the southeast corner of 23rd Street and Baltimore in the old Swinney School. The Building Division received a Building Permit request to remodel the existing gymnasium to utilize it for a church. Based on the sanctuary size is how the parking spaces is calculated and that comes to 32 parking spaces. Here is an aerial for that location. As you can see the gymnasium is in the northeast corner and the rest of the school is planned for future phases and is not utilized at this time. As you can see on this aerial shot of the gymnasium and the existing parking spaces that will be utilized. The request is to lower from 32 to 24. Here is the site plan showing the 24 spaces, with the ADA spaces having access to the gymnasium by a ADA sidewalk. This was noticed to 73 property owners within 300 feet on April 17, 2025 and posted in the Lawton Constitution on April 20, 2025. We received no phone calls or letters for or against this item. We do have the applicant here to present their case.

Cross stated we will open the Public hearing.

Santana stated good morning, my name is Mayoan Santana. I am the Pastor of the church also along with my wife. I'm happy to be here with you guys. Thank you so much for being here early to help us. We are more than a church. We have a plan to turn the building into a community center, a community outreach. The reason why we are moving into the gym because the actual school needs a lot of work. So, we are going by phases as he mentioned. It's going to be 6 phases and right now for the gym is enough space for us, the parking lot. But at this time, we are planning to transition our service from the school to the school gym to the theater in the near future. We recognize that this move would require additional parking capacity. With that in mind we intend to revamp the entire front parking area as far as the future transition. Therefore, making an adjustment now just to meet the 32 parking requirement would not be a wise investment for us, seeing as our entire lay out the front of the school, we are going to turn it into a parking lot. Our goal is to avoid any unnecessary expenses by implementing a comprehensive parking

solution at the appropriate time rather than making temporary changes that would soon be replaced. So, basically what we are asking is for patience and time. One we start, we move our church to the gym, our next phase is to start working in the theater. Once in the theater we will start working on the inside of the building, the outside of the building and that's not going to be enough parking space. We are going to need, based on the Code, a lot of parking and we're planning to move to that area by the 23rd, most likely it's going to be turned to a parking lot. So that's what we are asking patience and if you guys support this, you guys are not only supporting this church, it's going to be a community center that's going to be very valuable to the community. Thank you.

Cross responded thank you very much. Is there anyone else that needs to respond or do we have any questions from the audience?

Gann stated I live at 1427 NW 23rd. I am 1 house away from the school. So, I came because I didn't understand the letter. I didn't know why they wanted to downgrade the parking because we already have a lot of issues with Chick-fil-A down there and the traffic and road blocks where the delivery people are blocking one thing and you can't get out on Cache Road for about 4 hours during the daytime because that road is blocked and it's a 2 lane road and 1 big 18 wheeler there unloading supplies cuts us off. So, I have no complaints with what they're going to do. So that was my only complaint, the reason why I came was to see about the parking because why downgrade it eventually you'll have to upgrade it any way as the church grows.

Cross asked is there anyone else that would like to make comments? If not this Public hearing is closed.

Wilson stated:

Question 1: Does the application of the ordinance to the particular piece of property create an unnecessary hardship? **Aye:** Lupi, Cross, Owens **Nay:** None

Question 2: Are such conditions peculiar to this particular piece of property? **Aye:** Lupi, Cross, Owens **Nay:** None

Question 3: Would the granting of the variance not cause substantial detriment to the public good or impair the purpose and intent of the Lawton City Code or comprehensive plan? **Aye:** Lupi, Cross, Owens **Nay:** None

Question 4: If granted is the variance the minimum necessary to alleviate the unnecessary hardship? **Aye:** Lupi, Cross, Owens **Nay:** None

James stated just to remind the church that passing of the variance still does not allow you to park in the street right-of-way right there along Baltimore so it would be to use your parking lot. And they will get a Revocable Permit for their parking along 23rd Street that would be a part of the Building Permit application, it's existing parking, so it's just an Administrative Revocable Permit but we'll go ahead and do that too as part of the Building Permit.

Commissioner's Reports or Comments

None

Secretary's Report

James

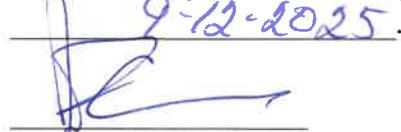
Comments from the Public

Adjournment

Motion by Owens. Second by Layton to adjourn the meeting **Aye:** Owens, Cross, Layton **Nay:** None **Motion Passed 3-0**

With no further business the meeting was adjourned at 9:11 am.

These meeting minutes were approved by the Board of Adjustment members at their meeting on

9-12-2025.


Jesse Cross
Chairman