

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 6, 2023

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Ron Crouch
Robert Helton
James Clemmer
Steve Marx

MEMBERS ABSENT: Kent Lynn

STAFF PRESENT: Ray Jones, City Attorney
Amanda McCellon, Comm. Dev. Director
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, March 30, 2023 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Justin Peck gave the invocation. Motion was made by James Clemmer, seconded by Justin Peck to approve the January 19, 2023 Planning and Zoning Commission Minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Ron Crouch, Robert Helton, James Clemmer, Steve Marx. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 1: PC 23-01
Consider a request by Ron Duncan, applicant and property owner, to rezone 3900 & 3904 N Redmond Ave. from R-1 (Single Family Residential) to R-2 (Two-Family Residential).

LEGAL DESCRIPTION: 3900: Sect. 16-T12N-R4W SE Qtr. West Park Add. 002 005 S65Ft
3904: Sect. 16-T12N-R4W SE Qtr. West Park Add. 002 000 S50Ft of N150Ft of Lot 5
(Item to be heard by City Council on April 18, 2023)

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning 3900-3904 N. Redmond Ave. from R-1, Single Family Residential to R-2, Two-Family Residential. Summerville summarized the zoning of the surrounding properties. He noted about 1,000 feet west of this property is the central business district and about a quarter mile north is the expressway. The sewer line is running along the northern fence line of the property per the Bethany Water Department. Water line can be reached along N. Redmond or NW 38th St. Each duplex unit will be 2800 square feet leaving 1400 square feet per unit for dwelling space. The lots are substandard, however after speaking with the applicants, they have agreed to come in and do a lot

line adjustment after the zoning change has been confirmed. The lot line adjustment will be done administratively through Community Development.

Mr. Ron Duncan of Bob Duncan and Sons, Applicant spoke to the Planning and Zoning Commission. I have been in the construction business for 35 years, and build high-end homes. We have had people contact us already to move in.

Commissioner Clemmer asked if Mr. Duncan will own the duplexes.

Mr. Ron Duncan, Applicant said yes, we will own the property.

Charles Snyder, Chair asked if the city would require sidewalks.

Brendan Summerville, Comm. Dev. Associate stated no not at this time.

Charles Snyder, Chair asked the applicant if he would object to installing sidewalks along N. Redmond and NW 38th St.

Mr. Ron Duncan, Applicant said no he would not have a problem with installing sidewalks.

Mr. Gholson, resident of 3810 N. Redmond Ave., spoke against the R-2 rezoning request. The area is over saturated with rental properties; and single-family homes create more stability.

Mary McClure, resident of 3809 N. Redmond Ave. spoke in favor of the R-2 rezoning request. Mr. Duncan has built a house for me and showed the Planning Commissioner's a 10 second video of the house (across street from proposed development). Anything Mr. Duncan builds is beautiful, and hopefully my father will be one of the renters in one of the duplex units.

Amanda McCellon, Comm. Dev. Director noted the sidewalks will have to be no less than four feet in width.

Motion was made by Justin Peck, seconded by Steve Marx to recommend approving the R-2 zoning request, and require applicant to install sidewalks along N. Redmond Ave. and NW 38th St. The votes are as follows: AYE- Charles Snyder, Ron Crouch, Robert Helton, James Clemmer, Steve Marx, Justin Peck. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 2: PC 23-02

Consider a request by Coast to Coast Motors, LLC., to grant a special use permit for used motor car sales.

LEGAL DESCRIPTION: Sect 16-T12N-R4W Qtr SW Beavers Sub Blk 22 022 000 Lots 15 thru 19 Ex S28.5Ft of W/2 Blk 22 Subj. to ESMTS of Record
(Item to be heard by City Council on April 18, 2023)

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider a special use permit that would allow for the sale of used motor vehicles at 7017 NW 39th Expy. and summarized the zoning of the surrounding properties. This lot has been a used car lot since 1976,

and there are two structures on the property (primary building and a secondary building to the north of the primary building). When reviewing car lots and this specific property, we have to review the comprehensive plan strategy map. This area, as in the case before, is slated for CBD, Central Business District expansion; however, the area is marked as a prime area of development. This area being a high-flow area of N. Rockwell and NW 39th Expressway, the comprehensive plan uses a primary to develop something other than a car lot.

Charles Snyder, Chair mentioned one of the primary problems with car lots is they do not generate sales tax for the City of Bethany. Bethany is currently running a deficit of \$2 million annually in sales tax.

Chad Pennington, Representative for Coast-to-Coast spoke to the Planning and Zoning Commission and handed out a flyer with photos of other motor vehicle lots they own (see attached). I have lived here in the metro all my life; and my father started the business in 1989. We are family owned and operated. We keep everything clean and organized.

Charles Snyder, Chair explained the City of Bethany needs retail sales, and used cars do not generate sales tax for the benefit of the city. Part of our requirement is to try to adhere to the Comprehensive Plan as much as possible. NW 39th Expressway is one of two gateways into Bethany.

Mr. Norm Smith, current owner of 7017 NW 39th Expy. stated he has been operating a used car dealership for 60+ years at this location. Bethany has been good to me, and I have been good to Bethany. I pay sales tax to Auto World Express Tires and Rockwell Lube.

Motion was made by Justin Peck, seconded by James Clemmer to recommend denying the special use permit at 7017 NW 39th Expy. The votes are as follows: AYE- Charles Snyder, Ron Crouch, Robert Helton, James Clemmer, Steve Marx, Justin Peck. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Commissioner Helton suggested it is time we need to start reviewing the Comprehensive Plan.

Charles Snyder, Chair stated if we find something that needs to be addressed in the comprehensive plan, then let staff know and staff will prepare an agenda and set up a meeting. So, the planning commissioner's homework will be to see if anything needs to be addressed in the comprehensive plan.

Brendan Summerville, Comm. Dev. Associate informed the Planning Commissioner's there will be another special use application on the 5/4/23 agenda.

Amanda McCellon, Comm. Dev. Director stated the City Council approved the accessory building application for the property at 3704 N. Rockwell.

Motion was made by James Clemmer, seconded by Justin Peck to adjourn. The motion carried unanimously 6 - 0.