

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 18, 2024

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Kent Lynn
Robert Helton
Steve Marx
Ron Crouch
Trent Reid

MEMBERS ABSENT: James Clemmer

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, April 11, 2024 at 11:00 a.m.

Charles Snyder, Chair called the meeting to order and gave the invocation. Motion was made by Trent Reid, seconded by Justin Peck to approve the March 7, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

ITEM 1: **PC 24-04**
Consider a request by Cristal Escobar, applicant, and Wish Homes LLC., property owner, to rezone 3409 N Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G).

Legal Description: Unpltd PT NE/4 SEC 20-T12N-R4W Beg 660FT S of NE/C NE4 TH W
164FT S80.15FT E164FT N80.15FT to BEG.
(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 7, 2024.)

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning 3409 N. Rockwell Ave. from I-L, Industrial Light to C-G, Commercial General. Summerville reviewed the zoning of the surrounding properties; and zoning characteristics for I-L, Industrial Light and C-G, Commercial General. The applicant plans to operate a real estate brokerage at this location.

Cristal Escobar, Applicant said she grew up in Bethany, and would like to have her business in Bethany as well.

Guy Kargl w/ SSS Fence at 3407 N. Rockwell Ave. was concerned with the legal description in the notice sent to surrounding property owners but understands the legal description has been corrected.

Motion was made by Trent Reid, seconded by Justin Peck to approve rezoning 3409 N. Rockwell Avenue from Industrial Light (I-L) to Commercial General (C-G). The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

ITEM 2: **PC 24-05**

Discussion of Missing Middle Housing as it pertains to the Bethany 2030 Comprehensive Plan.

ACTION: Brendan Summerville, Comm. Dev. Associate explained this item has come before the Planning and Zoning Commission at the request of Commissioner Robert Helton. He explained missing middle housing is the block of housing types within the urban transect which has all but disappeared since the 1940's. The 2030 Comprehensive Plan described it as middle scale housing like duplexes, townhomes, garden apartments, and condominiums. The density ratings are 16 to 50 dwelling units per acre which promotes a livelier connected walkable neighborhood environment.

Brendan Summerville, Comm. Dev. Associate says you ask why missing middle housing? Bethany has a scarcity of one major resource and that is land. Bethany is completely landlocked. Missing middle housing allows population to grow in an efficient use of the land.

After some discussion, Charles Snyder, Chair suggested if what we have is working for staff, then we should leave the 2030 Comprehensive Plan alone.

NEW BUSINESS

Brendan Summerville, Comm. Dev. Associate stated there will be seven subdivision applications coming before the Planning and Zoning Commission within the next few months. On May 2, 2024 there will be a rezoning case for NW 30th & N. Council Rd.; and May 16, 2024 we will have a duplex request.

Amanda, McCellon, Comm. Dev. Director informed the Planning and Zoning Commission that Councilmember Plank has asked the Planning Commission to discuss the possibility of using shipping containers as accessory structures.

Motion was made by Trent Reid, seconded by Justin Peck to adjourn. The motion carried unanimously 7 - 0.