

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
AUGUST 1, 2024

MEMBERS PRESENT: Charles Snyder, Chair
Kent Lynn
Robert Helton
James Clemmer
Trent Reid

MEMBERS ABSENT: Justin Peck, Vice-Chair
Steve Marx
Ron Crouch

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, July 25, 2024, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Trent Reid gave the invocation. Motion was made by James Clemmer, seconded by Kent Lynn to approve the June 20, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- James Clemmer, Charles Snyder, Kent Lynn. NAY- None. ABSTAIN- Robert Helton, Trent Reid. The motion carried 3-0-2. Motion was made by Robert Helton, seconded by Kent Lynn to approve the July 18, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Kent Lynn, Robert Helton, Trent Reid. NAY- None. ABSTAIN- James Clemmer, Charles Snyder. The motion carried 3-0-2.

ITEM 1: **PC 24-14**

Consider a request by Chris Chamberlain, applicant, and Chamberlain Properties, LLC., property owner, to rezone 3700 N Redmond Avenue from Single-Family Residential (R-1) to Two-Family Residential (R-2). *Item to be heard by the Bethany City Council on the 20th of August 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: SE Qtr of Section 16 T12N-R4W I.M., West Park Addition Block 008 Lot 000, W127FT of Lot 5.

ACTION: Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning 3700 N Redmond Avenue from Single-Family Residential (R-1) to Two-Family Residential (R-2). There was a home to the north of this property, but it is no longer there. The house on the lot

already meets the setback regulations. The applicant has applied for a minor subdivision for this property, and the lot requirement would still be met.

Chris Chamberlain, Applicant and Property Owner spoke to the Planning and Zoning Commission. He mentioned several surrounding neighbors are happy with what I have been doing to the property (cleaning up property and house); and I have statements from these neighbors to that effect.

Charles Snyder, Chair asked applicant if he plans to build on the open lot to the north.

Chris Chamberlain, Applicant and Property Owner said no. He stated he is not a builder and the cost of construction for him these days does not make sense. My plan is to request a lot split and sell the other lot.

Charles Snyder, Chair asked if the city received any complaints.

Brendan Summerville, Comm. Dev. Associate said no.

Chris Chamberlain, Applicant and Property owner said he has emails from surrounding property owners expressing how happy they are with the improvements that the Chamberlain's have made to the property. Their names are Amber Green at 3706 N. Redmond Ave., Leslie Howard at 3709 N. Redmond Ave., and Ernest Thompson at 3701 N. Redmond Ave.

Charles Snyder, Chair suggested the applicant get the statements from neighbors in writing and/or have them appear at the City Council meeting on August 20, 2024.

Motion was made by Trent Reid, seconded by James Clemmer to recommend approving the rezoning of 3700 N Redmond Avenue from Single-Family Residential (R-1) to Two-Family Residential (R-2). The votes are as follows: AYE- Charles Snyder, Kent Lynn, Robert Helton, James Clemmer, Trent Reid. NAY- None. ABSTAIN - None. The motion carried 5 - 0.

NEW BUSINESS

Brendan Summerville, Comm. Dev., Associate stated we will have two items on the August 15, 2024 Planning and Zoning Commission agenda.

Amanda McCellon, Comm. Dev. Director informed the Planning Commission they will be starting the updates on the pavilions and restrooms in Eldon Lyon Park on Monday. Then after Eldon Lyon Park, they will be doing the same thing at Ripper Park and Garrison Park. Also, there is street work/re-doing of intersections going on along NW 39th Expy. in front of Southern Nazarene University. The site plan for the new Twister's Coffee on NW 23rd was approved today, so they will be applying for their building permit. A new chiropractor has applied for a business license.

Motion was made by James Clemmer, seconded by Robert Helton to adjourn. The votes are as follows: AYE- Charles Snyder, Kent Lynn, Robert Helton, Trent Reid. NAY- None. ABSTAIN- None. Motion carried 5 – 0.