

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**FEBRUARY 15, 2024**

MEMBERS PRESENT: Justin Peck, Vice-Chair  
Robert Helton  
Steve Marx  
Kent Lynn  
James Clemmer  
Trent Reid

MEMBERS ABSENT: Charles Snyder, Chair  
Ron Crouch

STAFF PRESENT: Lauren Harris (Attorney setting in  
for 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 36<sup>th</sup> St., Bethany, OK 73008 on Thursday, February 8, 2024 at 11:00 a.m.

Justin Peck, Vice-Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Trent Reid to approve the January 28, 2024 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Justin Peck, Kent Lynn, Robert Helton, Steve Marx, James Clemmer, Trent Reid. NAY- None. ABSTAIN- None. The motion carried 6 - 0.

**ITEM 1:**     **PC 24-01**  
Consider a request by Erick Silva, applicant, and Mike Bass, property owner, to rezone tract 3 of 2601 N Rockwell Ave from I-L (Industrial Light) to R-2 (Two-Family Residential). *Item to be heard by the Bethany City Council on March 5, 2024.*

**LEGAL DESCRIPTION:**  
Tract 3: A part of the SE/4 Sec. 20-T12N-R4W I.M., Oklahoma County, Oklahoma, more particularly described as follows:  
COMMENCING at the Southeast corner of said Southeast Quarter (SE/4);  
THENCE North 00°03'20" East along the East line of said SE/4 a distance of 620/00 feet;  
THENCE South 89°29'48" West a distance of 345.00 feet to the POINT OF BEGINNING;  
THENCE continuing South 89°29'48" West a distance of 565.20 feet;  
THENCE North 00°06'31" West a distance of 702.90 feet;  
THENCE North 89°27'47" East a distance of 462.22 feet;  
THENCE South 00°03'20" East a distance of 250.00 feet;  
THENCE North 89°27'48" East (North 89°14'40" measured) a distance of 105.00 feet;

THENCE South 00°03'20" West a distance of 454.00 feet (453.65 feet measured) to the POINT OF BEGINNING

Said tract of land has an area of 371,845 square feet or 8.5364 acres, more or less.

**ACTION:** Brendan Summerville, Comm. Dev. Associate presented the staff report to consider rezoning tract 3 of 2601 N. Rockwell Ave. from I-L Industrial Light) to R-2 (Two-Family Residential). Summerville summarized the zoning of tract 3 of 2601 N. Rockwell Ave. showing the differences between I-L and R-2, and the surrounding properties. Water service is provided along the North side of the property and sanitary sewer access is provided under N. Rockwell Ave. with a utility easement granting access to Tract 3. This property as two family residential would be subject to our density cap of twelve dwelling units per acre.

After some discussion by the Planning and Zoning Commission about drainage, streets, etc., Amanda McCellon, Comm. Dev. Director spoke up and said this is a good time to remind the Planning and Zoning Commission that we are here to talk about the rezoning of this property from I-L to R-2. We are not here to discuss what we want it to look like, whether we like the project or not, and we are not here to discuss what we would rather see. We are here to hear the applicant's request to rezone the property. All the things you have mentioned will be covered when they start the building process and engineer(s) will be involved.

Erick Silva, Applicant spoke to the Planning and Zoning Commission. We felt industrial was not the best use for property, and that is why we are asking for R-2 zoning for duplexes.

Motion was made by Kent Lynn, seconded by Steve Marx to recommend approving the rezoning of tract 3 of 2601 N Rockwell Ave. from I-L (Industrial Light) to R-2 (Two-Family Residential). The votes are as follows: AYE- Kent Lynn, Steve Marx, Justin Peck. NAY- Robert Helton, James Clemmer, Trent Reid. NAY- None. The motion did not pass 3-3-0.

**ITEM 2:** Review and possible modification of ordinance 153.19 regarding prohibited signs and any other ordinances regarding wind signs.

**ACTION:** Since all Planning and Zoning Commission members are not present, motion was made by James Clemmer, seconded by Trent Reid to table this item until we have a full attendance by all Commissioner's. The votes are as follows: Justin Peck, Kent Lynn, Robert Helton, Steve Marx, James Clemmer, Trent Reid. The motion carried unanimously 6 - 0.

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**NEW BUSINESS**

Amanda McCellon, Comm. Dev. Director stated at the last council meeting, the City Council repealed the rezoning on N. Redmond from single family to duplexes. A neighbor came and complained, so they repealed the entire ordinance, and property is back to single-family residential.

Brendan Summerville, Comm. Dev. Associate spoke about an upcoming rezoning request for property at the SW corner of NW 30<sup>th</sup> and N. Council Rd. on March 7, 2024.  
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Motion was made by Trent Reid, seconded by Robert Helton to adjourn. The motion carried unanimously 6 - 0.