

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

MEMBERS PRESENT: Ron Crouch, Acting Chair
Kent Lynn
Steve Marx
Robert Helton
Trent Reid

MEMBERS ABSENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
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, July 11, 2024, at 11:00 a.m.

Ron Crouch called the meeting to order and gave the invocation. Motion was made by Kent Lynn, seconded by Trent Reid to nominate Ron Crouch as Acting Chair. The motion carried unanimously 5 - 0. Motion was made by Kent Lynn, seconded by Steve Marx to approve the June 20, 2024 Planning and Zoning Commission minutes. The votes are as follows: AYE- Kent Lynn, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- Robert Helton, Trent Reid. The motion was 3-0-2. Ray Jones, City Attorney noted the minutes will have to be passed to the next meeting.

ITEM 1: **PC 24-13**
Consider a request by Golam Sarker, applicant and property owner, to amend the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. (Item to be heard by the Bethany City Council on the 6th of August 2024 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

LEGAL DESCRIPTION: Unplatted SE Qtr of Section 20 T12N-R4W I.M., Point of Beginning 989.12FT S of NE/C W/2 SE4 TH S850.77FT W165FT S95FT W492.39FT N334.26FT E136.21FT N610.91FT E527.38FT to the Point of Beginning, containing 12.07 Acres more or less.

Brendan Summerville, Comm. Dev. Associate presented the staff report to consider amending the Planned Unit Development and accept a preliminary plat for S 1/2 of NW 27th and N. Wilburn Avenue. Property was zoned as a PUD in April of 2022. It is not the entire twenty-four acres, but just the twelve-acre section which does not go north beyond NW 28th St. The main entrance will be on the east side of property on NW 27th St. The applicant's intent is to construct ten buildings across the property with 116 total units. Mr. Summerville stated the City Engineers have already

confirmed that the requested preliminary plat that follows the proposed PUD request, does meet the standards of the City of Bethany which includes public improvements, egress, and ingress as well as storm water management.

Ross Morris of Morris Engineering and engineer for the applicant was present.

Commissioner Lynn asked if this was the project that was originally for people fifty-five and older? Is that staying the same?

Ross Morris of Morris Engineering and engineer for the applicant said yes.

After some discussion of entrances, Brendan Summerville, Comm. Dev. Associate explained there will be one public entrance on N. Wilburn Avenue, and an additional emergency service entrance to the North of the primary entrance. This change was made at the request of the Bethany Fire and Police Departments so it would provide greater access to first responders.

Ms. Edmondson, resident on NW 26th between N. Alexander and N. Glade spoke to the Planning and Zoning Commission. She mentioned on one map there is an area marked "detention pond" and another map "common area". What will this area be? Also, is this going to be a Section 8 development?

Brendan Summerville, Comm. Dev. Associate said that area will be a detention pond.

Ross Morris of Morris Engineering explained on the plat it will show as a common area because it will have to be maintained by Mr. Sarker or the Homeowner Association. For maintenance purposes it has to be set aside as a common area, and there will be a detention pond in the common area.

Mr. Oglesbee, resident of 3101 N. Wilburn Avenue stated the County Assessor does not show Mr. Sarker as property owner. He asked if units will be rented or for sale.

Ray Jones, City Attorney stated that is at the discretion of the property owner. This item tonight is just a zoning issue.

Mr. Oglesbee, resident of 3101 N. Wilburn Avenue asked the applicant if he intends to make this a Section 8 property. He expressed concerns about only one exit.

Mr. Sarker, Applicant stated right now it is 55+ people. I do not have any intention to change it to anything else.

Mr. Billy Gill, resident of 2810 N. Wilburn said NW 27th is a narrow street. Need to widen NW 27th & N. Wilburn Ave.

Mr. Ward, resident of 1716 N. Oakhill asked if this development will be Section 8.

Mr. Sarker, Applicant stated he has no intention of making this development a Section 8.

Mr. Ward, resident of 1716 N. Oakhill spoke about the 2022 meeting when that PUD was presented. He said more units will create more traffic in this area. Drainage has not been corrected in this area for about 50 years. More than seventy-eight units will be too much.

Ms. Brown, resident of 2901 N. Alexander spoke about the current drainage problem in the area. Do not add more people to the area.

Mr. Bass stated he had the original PUD brought to the city in 2022. He spoke about the comments made by the audience on drainage in the area. Improvement on that land is not going to make the water/drainage problem worse.

Motion was made by Kent Lynn, seconded by Robert Helton to table this item, and get more information on existing drainage problem that has not been solved, and City's plans to improve the road.

Amanda McCellon, Comm. Dev. Director stated we have spent significant time with the Engineer's on these plans. We could bring someone in that knows about the streets and street projects.

Motion was made by Kent Lynn, seconded by Robert Helton to table this item, and get more information on traffic, the existing drainage problem that has not been solved, and the City's plans to improve the road. The votes are as follows: AYE- Kent Lynn, Robert Helton, Trent Reid. NAY- Steve Marx, Ron Crouch. ABSTAIN- None. The motion passed 3-2-0.

Ray Jones, City Attorney said since this item has been tabled, it will probably be placed on the next scheduled Planning and Zoning Commission meeting. He said if we know a certain meeting date, you just schedule the meeting 30 days from now. That way everyone present is aware. (August 15, 2024).

Motion was made by Ron Crouch, seconded by Kent Lynn to adjourn. The motion carried 5 -0 -0.