

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MARCH 20, 2025**

**MEMBERS PRESENT:**

James Clemmer, Vice-Chair  
Keith Wright  
Steve Marx  
Jennifer Edmonson  
Arvel Williams

**MEMBERS ABSENT:**

Justin Peck, Chair  
Ron Crouch  
Robert Helton  
Trent Reid

**STAFF PRESENT:**

Elizabeth Gray, City Manager  
Brett Crecelius, Comm. Dev. Director  
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 February 24, 2025 at 3:00 p.m.

James Clemmer, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Arvel Williams, seconded by Steve Marx to approve the March 6, 2025 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

**ITEM 1:** PC 25-03

Consider a Special Use Request from Vitalii Sorochnynskyi, applicant and property owner to build a 742 square foot accessory structure at 3116 N. Eagle Ln. *Item to be heard by the Bethany City Council on the 1<sup>st</sup> of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

**LEGAL DESCRIPTION:** Unpltd PT Sec 19 12N 4W 000 000 PT NE4 SEC 19 12N 4W BEG 142.08FT S of NW/C N/2 SW4 SW4 NE4 TH E283.20FT S3FT E379.82FT S184.91FT W662.54FT N187.91FT TO BEG.

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the staff report to consider a Special Use Request from Vitalii Sorochnynskyi, applicant and property owner to build a 742 square foot accessory structure at 3116 N. Eagle Ln. He reviewed the building characteristics and property lot size at 3116 N. Eagle Ln., and zoning of surrounding properties. The applicant originally applied for and received a carport permit. There is a copy of application in the packet that was submitted to staff,

and it is in our handwriting saying that this is a carport application not an accessory structure. That is a mistake that Matt Biswell, Deputy Fire Chief will expand on in a little bit. After receiving the carport application, the applicant began construction of the project. After noticing the wrong permit was issued, we issued a "stop work order." So now we are here applying for the proper accessory special use permit. The structure will require proper building permits and inspections before continuing and upon completion.

Matt Biswell, Deputy Fire Chief spoke to the Planning and Zoning Commission. I became involved after the City had issued a stop work order for a structure that is 50 to 75 percent constructed on the lot. Mr. Sorochnynskyi submitted an application for an accessory structure to the two previous Community Development staff. They corrected applicant, and said no you need a carport permit, to which applicant turned around and submitted a carport permit application. A building permit was issued. Applicant started construction, and city stopped by and said this is not a carport, and a stop work order was issued. It turns out Mr. Sorochnynskyi had submitted the plans for exactly what he was going to build. The city redirected him and said you do not need an accessory building permit, but you do need a carport permit; and that the applicant does not have to bring request to the Planning and Zoning Commission. The city got with Mr. Sorochnynskyi and worked everything out, and that is why we are here tonight. Also, that is why you see a structure that does not meet our zoning requirements. The applicant thought he had a valid building permit and began construction.

Commissioner Marx asked if the structure has been inspected.

Matt Biswell, Deputy Fire Chief explained the city has not been called out to perform any inspections.

Elizabeth Gray, City Manager stated the applicant is asking permission for the Planning and Zoning Commission to recommend to the City Council that the special use request be approved. Also, if request is approved Matt Biswell, Deputy Fire Chief will be working with the applicant to do proper inspections to make sure structure is built soundly.

Matt Biswell, Deputy Fire Chief stated no structural inspections have been done at this time. Stop Work Order was issued and the applicant agreed to comply with the stop work order until Planning and Zoning Commission hears the special use request. If special use request is approved by the Planning and Zoning Commission and City Council, then we would tackle the building inspections and make sure structure meets the building code. He mentioned on things staff cannot see (as it pertains to inspections) we usually request the applicant have a certified civil engineer to do their test and analysis and we will require a stamped letter from the engineer saying structure will work (if we cannot get to the footings, etc.).

After some discussion about footing(s), Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. spoke about the footings. There was a garage sitting on the existing concrete pad. None of the proposed structure is sitting on the concrete slab. The concrete slab is merely serving as a slab for parking the cars. All the actual weight of the structure is reinforced by nine steel posts.

Commissioner Clemmer asked applicant how deep are the footings for the nine steel posts.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. mentioned the footings for posts are three feet deep into the ground.

Commissioner Marx asked if the footings on post have concrete around each post down three feet.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. said yes.

Commissioner Marx asked what are the plan dimensions on footing around post.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. stated three by three square feet.

Mr. Kevin Carpenter, resident of 3212 N. Eagle Ln. asked about the upstairs of the structure.

Matt Biswell, Deputy Fire Chief stated it is our understanding upstairs will be outdoor living space.

Commissioner Wright asked if there will be any plumbing added.

Vitalii Sorochnynskyi, Applicant and Property Owner of 3116 N. Eagle Ln. stated there will only be enough electricity for a couple of lights but no plumbing or HVAC. There will be only the three walls with an open area on the east side.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the special use request at 3116 N. Eagle Ln. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

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## NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned Ms. Hisle's rezoning application was denied at the March 18, 2025 City Council meeting. The applicant will be going to the Board of Adjustment for a special exception request approval.

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Motion was made by Steve Marx, seconded by Arvel Williams to adjourn. The votes are as follows: AYE- James Clemmer, Keith Wright, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion passed unanimously 5 - 0.