

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 3, 2025

MEMBERS PRESENT: Justin Peck, Chair
Keith Wright
Robert Helton
Steve Marx
Trent Reid

MEMBERS ABSENT: James Clemmer, Vice-Chair
Ron Crouch
Jennifer Edmonson
Arvel Williams

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted on the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on March 25, 2025 at 2:30 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Since there were not enough members present from the March 20, 2025 Planning and Zoning Commission meeting, Justin Peck, Chair moved the March 20, 2025 minutes be approved at the May 1, 2025 Planning and Zoning Commission meeting.

ITEM 1: **PC 25-04**

Consider a Special Use Request from Josh Haines, applicant and property owner to build a 1,200 square-foot accessory structure at 3200 N. Alexander Ln. *Item to be heard by the Bethany City Council on the 15th of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: UNPLTD PT SEC 20 12N 4W 000 000 PT OF NE4 SEC 20 12N 4W BEG 20FT E & 661.44FT S OF NW/C OF NE4 OF SW4 OF NE4 TH E303.77FT S110FT W303.77 FT N110FT TO BEG OR N ½ TR 25

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use request from Josh Haines, Applicant and Property Owner to build a 1,200 square foot accessory structure at 3200 N. Alexander Ln.

Josh Haines, Applicant and Property Owner was present.

Justin Peck, Chair asked if there are any drainage concerns.

Brett Crecelius, Comm. Dev. Director said no.

Motion was made by Steve Marx, seconded by Trent Reid to recommend approval of the 1,200 square foot accessory structure at 3200 N. Alexander Ln. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

ITEM 2: **PC 25-05**

Consider a Special Use Request from Ryan Marshall, Applicant and Lindsey Bluethman Zack, Property Owner property owner to build a 960 square-foot accessory structure at 8014 NW 36th. *Item to be heard by the Bethany City Council on the 15th of April, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: All of Lot Five (5) in Baumeister Acres, to Oklahoma County, Oklahoma, according to the recorded plat thereof, being more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said Lot 5: Thence North 89°05'53" East along the North line of said Lot 5 a distance of 171.06 feet to the Northeast corner thereof. Thence South 00°03'12" East along the East line of said Lot 5 a distance of 628.12 feet to the Southeast corner thereof. Thence South 89°05'53" West along the South line of said Lot 5 a distance of 171.06 feet to the Southwest corner thereof. Thence North 00°03'12" West along the West line of said Lot 5 a distance of 628.12 feet to the point of beginning. Said tract containing 107,446 square feet, or 2,467 acres, more or less.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use request from Ryan Marshall, Applicant and Lindsey Bluethman Zack, Property Owner to build a 960 square foot accessory structure at 8014 NW 36th. Brett Crecelius, Comm. Dev. Director mentioned there is currently a building in back on the left side that is going to be demolished; and the proposed structure will be built close to the same location.

Ryan Marshall, Applicant and Representative for Lindsey Bluethman Zack, Property Owner was present.

Motion was made by Trent Reid, seconded by Keith Wright to recommend approval of the 960 square foot accessory structure at 8014 NW 36th. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Justin Peck, Chair asked if there was any new business.

Brett Crecelius, Comm. Dev. Director said there is no new business, but our next Planning and Zoning Commission meeting will be on May 1, 2025.

Ray Jones, City Attorney said he is still needing input from the Planning and Zoning Commissioner's for the Traffic Impact Study ordinance. He asked the Planning and Zoning Commissioner's to review the sample ordinances from the other cities that was in the packet from the last meeting; and call him with some suggestions.

Motion was made by Robert Helton, seconded by Trent Reid to adjourn. The motion carried unanimously 5 - 0.