

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 17, 2025

MEMBERS PRESENT: Justin Peck, Chair
Robert Helton
Steve Marx
Ron Crouch
Arvel Williams

MEMBERS ABSENT: James Clemmer, Vice-Chair
Jennifer Edmonson
Trent Reid
Keith Wright

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynne Diaz, 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 or before Friday, July 11, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation . Motion was made by Robert Helton, seconded by Arvel Williams to approve the July 3, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Robert Helton, Arvel Williams, Steve Marx. NAY- None. ABSTAIN- Justin Peck, Ron Crouch. The motion carried 3-0-2

CONSENT: Acknowledgement of correspondence from the Oklahoma Housing Finance Agency (OHFA) regarding the West Oak Village Development application to be heard by the OHFA Board on November 19, 2025 (a. The notification letter is attached).

ACTION: Motion was made by Ron Crouch, seconded by Steve Marx to acknowledge the letter from the Oklahoma Housing Finance Agency regarding the West Oak Village Development application to be heard by OHFA Board on November 19, 2025. The votes are as follows: AYE – Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 1: **PC 25-13**
Consider a request by applicant, Loyd Spaugy, E.I. Crafton Tull for Pelham Partners LLC, Agent for Owner, and developer to rezone NW 36th and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development.

LEGAL DESCRIPTION: A tract of land situated within the Southeast Quarter (SE/4) of Section

Seventeen (17), Township Twelve North (T12N), Range Four West (R4W) of the Indian Meridian (I.M.), City of Bethany, Oklahoma County, Oklahoma (Item to be heard by City Council on the 5th of August, 2025 at 6:30 p.m. in the City Council Chambers at Bethany City Hall.)

ACTION: Raquelynn Diaz, Comm. Dev. Associate presented the staff report to consider the rezoning of NW 36th and N. Rockwell Ave. from R-1, Residential Single Family and R-M, Residential Multi-Family to PUD, Planned Unit Development. Diaz reviewed the zoning of the surrounding properties; and presented a graph showing the differences between R-1, R-M and PUD zonings. Water and sewer lines are available. Diaz spoke about the PUD Ordinance.

Mr. Spaugy w/ Crafton Tull was present. We are proposing twenty-five lots with fifty units. The lot sizes will be 7,200 square feet. He requested approval of the PUD rezoning request.

Ms. Young, resident of 3706 N. Divis Ave spoke against the PUD rezoning request. Ms. Young is concerned with increase in traffic and value of her property.

Commissioner Williams asked if these duplexes will be rented or owned.

Mr. Spaugy w/ Crafton Tull stated he was not the builder, but it is a possibility of renting or selling.

Commissioner Helton asked if the PUD request would be a good fit.

Mr. Spaugy w/ Crafton Tull stated he feels the request will be a good fit with the apartments and other duplexes in the area.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the PUD rezoning request. The votes are as follows: AYE- Justin Peck, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 4 - 1 - 0.

ITEM 2: **PC 25-12**
Comprehensive Plan Review. (tabled from the June 5, 2025 meeting)

ACTION: Brett Crecelius, Comm. Dev. Director stated this item was tabled from the June 5, 2025 meeting. So, we are going to go ahead and go through our Comp. Plan and take it in little sections at a time. The area we are going to look at is along N. Rockwell Avenue and NW 50th St. area.

Commissioner Helton asked how much industrial do we have now.

Brett Crecelis, Comm. Dev. Director explained you can see on the map, it is the old Gulf Stream building, east side of Rockwell (about two parcels), and small area by Public Works Department (NW 50th and N. College). We need to think about ideas on the possibility of how to amend the comp. plan as it relates to industrial use.

After some good discussion, it was the general consensus of the Planning and Zoning Commission to have staff research and come back to another meeting with some projections and data information on industrial areas, and what types of commercial uses could go into the industrial use areas.

Motion was made by Robert Helton, seconded by Steve Marx to continue this discussion to two meetings from now for further discussion. The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

ITEM 3: **PC 25-14**

Discussion and possible action on city ordinance 158.021.03, Commercial District Design Standards and city ordinance 158.022.03, Industrial District Design Standards.

ACTION: Brett Crecelius, Comm. Dev. Director stated this is a continuation from last meeting. Staff was asked to produce a couple of examples of what newer vinyl and metal siding materials are available now. If the Planning Commission would like, Staff could come up with a draft ordinance with some language that is more material specific so that it opens up the ordinance on design capabilities but also allows some esthetically pleasing options.

After some discussion, motion was made by Ron Crouch, seconded by Arvel Williams to have staff come up with a new draft ordinance for Section 158.021.03, Commercial District Design Standards and 158.022.03, Industrial District Design Standards. The votes are as follows: AYE- Justin Peck, Robert Helton, Steve Marx, Ron Crouch, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned The Children's Center will be coming before the Planning Commission to present their Master Plan on August 7, 2025.

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

Chair

Date