

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

MEMBERS PRESENT: James Clemmer, Vice-Chair
Robert Helton
Steve Marx
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT: Justin Peck, Chair
Ron Crouch
Keith Williams
Trent Reid

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 Street, Bethany, OK 73008 on Thursday, June 19, 2025 at 10:30 a.m.

James Clemmer, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Arvel Williams to approve the June 5, 2025 Planning and Zoning Commission minutes with the wording “table Item 2 – Comprehensive Plan Review to the next meeting” be added to minutes. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 1: **PC 25-13**
Discussion and possible action on a traffic impact study ordinance.

ACTION: Brett Crecelius, Comm. Dev. Director presented the draft ordinance for the traffic impact study.

Ray Jones, City Attorney spoke about some of the comments he received for the proposed traffic impact study ordinance.

After a healthy discussion, motion was made by Arvel Williams, seconded by Robert Helton to recommend approving and passing the traffic impact study ordinance on to the City Council for approval. The votes are as follows: AYE- James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 5 – 0.

ITEM 2: **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 presented Ord. 158.021.03, Commercial District Design Standards, and city ordinance 158.022.03, Industrial District Design Standards. Do we want to keep our current ordinances or change ordinances? They have produced new materials for exterior finishes and accents of buildings that face a street. C(3) in each ordinance has been brought to our attention because of a new facility that is being built for training airplane mechanics. The materials they would have to use (per ordinance) just added cost to the project.

After some discussion, Brett Crecelius, Comm. Dev. Director mentioned he would do some research on pre-designed embossed designs (get technical name), vinyl technologies, and decorated cement on building siding materials, and come back to the Planning and Zoning Commission for review and comment.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned the applicant for the rezoning item for 6601 NW 42nd that was denied, is coming to the Board of Adjustment on July 10, 2025 for a special exception request. On July 17, 2025 Planning and Zoning meeting, we will have a PUD rezoning item for a duplex development and research information on building materials. We will touch base on the Comprehensive Plan Review again.

Motion was made by Robert Helton, seconded by James Clemmer to adjourn. The motion carried unanimously 5 – 0.