

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 1, 2025

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Keith Wright
Robert Helton
Steve Marx
Ron Crouch
Jennifer Edmonson
Trent Reid
Arvel Williams

MEMBERS ABSENT: None

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 Tuesday, April 22, 2025 at 11:58 a.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Keith Wright to approve the March 20, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- None. ABSTAIN-None. The motion carried unanimously 9 – 0. Motion was made by Robert Helton, seconded by Arvel Williams to approve the April 3, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Ron Crouch, Jennifer Edmonson, James Clemmer. The motion carried 6 – 0 – 3.

ITEM 1: **PC 25-06**

Consider a rezoning request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to rezone 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two Family Residential. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two-Family Residential. This lot currently has a building on property. He reviewed the zoning of the surrounding properties, and the lot characteristics for 6304 NW 32nd St. The proposed request does align with the goals of the comprehensive plan.

Avihay Eliav, Property Owner was present.

Commissioner Wright asked applicant if he was adding onto the existing house on property.

Avihay Eliav, Property Owner said no. I will be building on the second lot (if the minor subdivision is approved in Item 2).

Commissioner Clemmer asked if the size of the lots and proposed structure will meet the city standards.

Avihay Eliav, Property Owner said yes.

Motion was made by Steve Marx, seconded by Trent Reid to recommend approving the rezoning of 6304 NW 32nd St. from R-1, Single Family Residential to R-2, Two-Family Residential. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Keith Wright. The motion carried 8-0-1.

ITEM 2: PC 25-07

Consider a minor subdivision request from MVP Flip LLC, Applicant and Avihay Eliav, Property Owner property owner to subdivide 6304 NW 32nd St. into two lots.

LEGAL DESCRIPTION: The North 135 feet of the West 130 feet in Block Eighteen (18), of Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a minor subdivision request to subdivide 6304 NW 32nd St. into two lots. This request does meet the 4,500 square feet lot area and does not exceed the maximum lot coverage with the one dwelling per lot with the lot split. The request does align with the goals of the comprehensive plan.

Avihay Eliav, Property Owner said there will be a fence in between the existing house and the new duplex. The existing house and the new duplex will not be connected.

Ray Jones, City Attorney explained if the minor subdivision is approved, the R-2, Two-Family Residential zoning request from Item 1 is for the newly created lot only. It will still be R-1, Single Family Residential where the existing single-family home is now.

Brett Crecelius, Comm. Dev. Director stated the rezoning request was to rezone the new lot to R-2, Two-Family Residential, which will be duplex density.

Commissioner Helton asked if the newly created lot will be 9,000 for a duplex.

Ray Jones, City Attorney suggested an adjustment can be made to the minor subdivision that does not interfere. The fence just needs to be moved over two feet. There needs to be a new survey for legal description.

After some discussion on how to word the motion, Ray Jones, City Attorney suggested the Commission could make a motion to approve the lot split with the provision that the lot line needs to be adjusted to the east in order to comply with our ordinances of the 9,000 square feet minimum lot area for R-2, Two-Family Residential.

Motion was made by Trent Reid, seconded by James Clemmer to recommend approving the lot split with the provision that the lot line split be moved to accommodate the City's ordinances of 9,000 square feet for R-2, Two-Family Residential. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch, Jennifer Edmonson, Trent Reid, Arvel Williams. NAY- Robert Helton, Keith Wright. ABSTAIN- None. The motion carried 7-2-0.

ITEM 3: **PC 25-08**

Consider a special use permit request from Humberto Macias, Applicant and Property Owner property owner to build an 822 sq. ft. carport/storage structure at 7704 NW 36th St.

LEGAL DESCRIPTION: Unpltd. Pt. NW4, SEC. 20, 12N, 4W, Beg. 1632 Ft. E. of NW/C, NW4, Th.

S. 323 Ft., W. 101 Ft., N. 323 Ft., E. 101 Ft. to Beg. less N. 33 Ft. *Item to be heard by the Bethany City Council on the 20th of May, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider a special use to build an 822 square foot car/storage structure with a matching height of the roof pitch, so it does not exceed the roof height of the primary dwelling at 7704 NW 36th St. The roof material and the side

walls are metal, whereas the primary dwelling is roof shingle and brick. He summarized the zoning of the surrounding properties. The proposed structure does exceed the 240 square foot limit, but it does meet the 10 percent of property and the 50 percent of the dwelling space clauses in ordinance.

Commissioner Clemmer mentioned the dimensions on drawing is for only 800. (Staff Report notes 822 square feet).

Mr. Macias, Resident and Applicant of 7704 NW 36th was present. He said the dimensions of the proposed accessory building is 25' x 32'. Then applicant told interpreter, the building will be 820 square feet in size.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the accessory structure at 7704 NW 36th St. The votes are as follows: AYE- Justin Peck, James Clemmer, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid, Arvel Williams. NAY- None. ABSTAIN- Jennifer Edmonson. The motion carried 8-0-1.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director stated there will be two zoning items on the May 15, 2025 Planning and Zoning Commission agenda.

Ray Jones, City Attorney said he has not received any information from the Commissioner's for the traffic study ordinance, so he will draft an ordinance for the Planning and Zoning Commission to review.

Motion was made by Trent Reid, seconded by Robert Helton to adjourn. The motion carried unanimously 9 - 0.