

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MAY 15, 2025

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

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

STAFF PRESENT: Elizabeth Gray, City Manager
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, 73008 on Tuesday, May 6, 2025 at 9:05 a.m. Amended agenda posted in lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Wednesday, May 7, 2025 (Item 3 added).

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Ron Crouch, seconded by Robert Helton to approve the May 1, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 1: **PC 25-09**
Consider a request from Southern Nazarene University, applicant and property owner to rezone 4105 N. Redmond Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. *Item to be heard by the Bethany City Council on the 3rd of June, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: Cockrell Place Add 011 000 Pt. of Blk. 11, Beg. 10 Ft. W. & 113 ½ Ft. N. of SE/C Blk. 11 Th. W. 158 Ft., N. 50 Ft., E. 158 Ft., S. 50 Ft. to Beg.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 4105 N. Redmond Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. He reviewed the zoning of the surrounding properties, and the zoning and lot characteristics of 4105 N. Redmond Ave.

Brianna Tipton, Representative of SNU was present and spoke to the Planning and Zoning Commission. We do not have the master plan for the University tonight. We have discussed putting that on a meeting agenda.

Motion was made by Trent Reid, seconded by Ron Crouch to recommend approving the rezoning of 4105 N. Redmond Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 2: PC 25-10

Consider a request from Southern Nazarene University, applicant and property owner to rezone 4207 N. Donald Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. *Item to be heard by the Bethany City Council on the 3rd of June, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.*

LEGAL DESCRIPTION: All of Lot One (1) in Block Three (3) in East Side Addition to Bethany, Oklahoma County, Oklahoma, as shown by the recorded plat.

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to consider rezoning 4207 N. Donald Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. He reviewed the zoning of the surrounding properties, and the zoning and lot characteristics for 4207 N. Donald Ave.

Brianna Tipton, Representative of SNU was present.

Motion was made by Ron Crouch, seconded Trent Reid to recommend approving the rezoning of 4207 N. Donald Ave. from R-1, Single Family Residential to E-I, Educational-Institutional. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 3: PC 25-11

Presentation by Brett Crecelius on Planning and Zoning Commission practices.

ACTION: Brett Crecelius, Comm. Dev. Director gave a brief overview of the Planning and Zoning Commissions duties and comprehensive plan. He gave a book to the Planning and Zoning Commissioners covering these issues. A draft of the traffic impact ordinance from Ray Jones, City Attorney was given to the Planning and Zoning Commissioner's to review and give comments to the City Attorney.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director stated we do not have any new business. He asked the Commissioner's if they want a meeting just for the comprehensive plan or put the comprehensive plan review on the next agenda when we have an item. Robert Helton would like to have a meeting just for the comprehensive plan review (next meeting is June 5, 2025).

Motion was made by Trent Reid, seconded by Ron Crouch to adjourn. The votes are as follows: AYE- Justin Peck, Keith Wright, Robert Helton, Steve Marx, Ron Crouch, Trent Reid. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

Chair

Date