

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
NOVEMBER 20, 2025

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

MEMBERS ABSENT: 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 Friday, November 14, 2025 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by James Clemmer to approve the October 2, 2025 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried 7 - 0.

ITEM 1: PC 25-21

Consider a Special Use Request from Michael McGarry, Applicant and Property Owner to build a 1,536 square foot accessory structure at 7905 NW 39th St.

LEGAL DESCRIPTION: The West 132 feet of the East 195 feet of Block Four (4) of Schafer's Suburbs Addition, except the South 15 feet thereof deeded to the public for road purposes, being a subdivision of a part of the Southwest Quarter (SW/4) and the North Half (N/2) of Section Seventeen (17), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, accordian to the recorded plat thereof.
(Item to be heard by the Bethany City Council on the 2nd of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a special use request to build a 1,536 square foot accessory structure at 7905 NW 39th St. The square footage of proposed accessory building on the agenda is different than what is written in the staff report. The applicant had to reduce the size of the proposed accessory building to 1,472 sq. ft. because they already have a 144 sq. ft. mower

shed on the property. She reviewed the characteristics of proposed accessory building and house, zoning of the area, and a site plan of the property. The applicant has gone before the Board of Adjustment for approval of building structure within the 20' rear yard setback.

Mr. McGarry, Property Owner was present.

Commissioner Williams asked if staff received any feedback from surrounding residents.

Raquelynne Diaz, Comm. Dev. Associate said no there was not.

Jim Falkner, resident of 7830 NW 39th St. spoke to the Planning and Zoning Commission.

Motion was made by James Clemmer, seconded by Arvel Williams to recommend approving the special use permit to build a 1,472 sq. ft. accessory building at 7905 NW 39th St. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

ITEM 2: **PC 25-22**

Consider a preliminary plat request from Loyd Spaugy, E.I., Crafton Tull & Associates and Agent of Owner, Michael Love at NW of the intersection at N. Rockwell Ave. & NW 36th Street and East of N. Divis Ave.

LEGAL DESCRIPTION: A tract of land situated wholly within Lots 2,3, and 4 of Forest Highlands, according to the plat filed of record in book 16, page 91 and being more particularly described as follows: Commencing at the Northeast Corner of said Lot 4; Thence S. 00°18'37" E. along the east line of said Lot 4, a distance of 250.00 feet; Thence S. 89°25'12" W, a distance of 300.07 feet to the point of beginning of the herein described tract; Thence S. 89°25'12" W, a distance of 80.66 Feet; Thence S. 00°18'37" E, a distance of 302.11 feet; Thence N. 89°25'12" E, a distance of 57.51 feet; Thence S. 79°29'25" E, a distance of 116.16 feet; Thence S. 03°10'39" E, a distance of 54.41 feet; Thence S. 08°27'40" E, a distance of 46.85 feet; Thence S. 12°26'58" E, a distance of 93.46 feet; Thence S. 59°50'32" E, a distance of 55.41 feet; Thence N. 89°25'12" E, a distance of 115.28 feet; Thence S. 00°18'37" E, a distance of 165.00 feet to the south line of said Lot 2; Thence S. 89°25'12" W, along said south line, a distance of 578.32 feet to the Southwest Corner thereof; Thence N. 00°18'37" W, along the west line of said Lots 2,3, an 4, a distance of 960 feet to the Northwest Corner of said Lot 4; Thence with said lot 4, the following two (2) courses; N. 89°25'12" E, a distance of 295.32 feet; Thence S. 00°18'37" E, a distance of 250.00 feet to the point of beginning and containing 330,253 square feet or 7.58 acres, within the metes recited hereon. *(Item to be heard by the Bethany City Council on the 2nd of December, 2025 at 6:30 p.m. in the Council Chambers at Bethany City Hall.)*

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a preliminary plat request for 7.58 acres located at NW of the intersection at N. Rockwell Ave. & NW 36th Street and East of N. Divis Ave. The request is to subdivide the property into twenty-five duplexes. Aerial photos were presented. The property has been rezoned to PUD. The surrounding area consists of mixed zoning

classifications (PUD, R-M, R-2, and C-G). Raquelynne Diaz, Comm. Dev. Associate noted the Bethany Fire Chief has signed off on the cul-de-sac.

Mr. Spaugy with E.I., Crafton Tull & Associates and Agent of Owner was present. He stated the preliminary plat does conform to current zoning and regulations of the subdivision. The plat provides housing needs for Bethany. Mr. Spaugy requested approval.

Commissioner Helton stated this request does not go along with the comprehensive plan. He asked the applicant if they had considered anything else besides duplexes. The two proposed duplexes along N. Rockwell will be taking away from potential commercial space.

Mr. Spaugy with E.I., Crafton Tull & Associates and Agent of Owner said no.

Commissioner Marx asked about landscaping for the proposed development.

Brett Crecelius, Comm. Dev. Director said we do have a landscaping ordinance the applicant will have to adhere to.

Motion was made by James Clemmer, seconded by Steve Marx to recommend approving the preliminary plat request at NW of the intersection at N. Rockwell Ave. & NW 36th Street and East of N. Divis Ave. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried unanimously 5 - 2 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned Keith Wright has submitted a resignation letter. So he will no longer be on the Planning and Zoning Commission.

Commissioner Williams asked if the industrial review is still moving forward.

Brett Crecelius, Comm. Dev. Director said it is. We received some language from Ray Jones, City Attorney, and staff feels we have not had a comprehensive look at it yet. So, we did not want to bring something forward without having good recommendations of where to move forward.

Motion was made by Robert Helton, seconded by Ron Crouch to adjourn. The motion carried unanimously 7 - 0.

Chair

Date