

MINUTES  
CITY OF BETHANY  
PLANNING AND ZONING COMMISSION  
OCTOBER 2, 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 36<sup>th</sup> St., Bethany, OK 73008 on or before Friday, September 26, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. James Clemmer, Vice-Chair said he made some comments and sent them to staff; and corrections have been made. Motion was made by James Clemmer, seconded by Ron Crouch to approve the September 18, 2025 Planning and Zoning Commission minutes with changes. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- Jennifer Edmonson, Arvel Williams. The motion carried 5 - 0 - 2.

**ITEM 1:**      **PC 25-20**  
Consider a preliminary plat request by Mark Grubbs of Grubbs Consulting LLC, applicant for Natalie Hisle, Property Owner at the SW Corner of NW 30<sup>th</sup> and N. Wilburn Ave.

**LEGAL DESCRIPTION:**      A tract of land located in the West Half of the Southeast Quarter ((W/2 SE/4) of Section Twenty (20), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter (SE/4); thence South 89°25'47" West on the North line of said Southeast Quarter (SE/4) a distance of 1310.14 feet to the point of beginning, being the Northeast corner of the West Half of the Southeast Quarter (W/2 SE/4); thence South 00°06'31" East a distance of 989.12 feet; thence South 89°25'47" West a distance of 527.38 feet; thence North 00°34'13" West a distance of 88.95 feet; thence South 89°25'47" West a distance of 10.95 feet; thence North 00°34'13" West a distance of 25 feet; Thence South 89°25'47" West a distance of 11.53 feet; thence North 00°34'13" West a distance of 25 feet; thence North 89°25'47" East a distance of 22.48 feet; thence North 00°34'13" West a distance of 850 feet to a point on the

North line of said Southeast Quarter (SE/4); thence North 89°25'47" East on the North line of said Southeast Quarter (SE/4) a distance of 535.38 feet to the point of beginning. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 21, 2025.)**

**ACTION:** Brett Crecelius, Comm. Dev. Director presented the staff report to consider a preliminary plat at the SW corner of NW 30<sup>th</sup> and N. Wilburn Ave. The applicant is requesting approval of a preliminary plat to subdivide the property into twelve residential lots. Each lot will be approximately one acre. Water and sewer lines are available. The surrounding lots are zoned R-1, Single Family Residential with a PUD, Planned Unit Development to the south. An aerial photo of property was presented to the Planning Commission. Brett Crecelius, Comm. Dev. Director presented a letter from Teim Design, City's Engineer Firm that states they have reviewed preliminary plat and approved preliminary plat in its form. The nearest sanitary sewer line is on the west side of the property. Our ordinances state that if you are within three hundred feet of a sanitary sewer line you need to connect. All but the top three parcels where they will be building exceed that three hundred feet, so the plan is for septic to go into the top three single family lots noted on preliminary plat. The top three lots will need to seek a variance from the Board of Adjustment in order to adjust that rule. But due to depth of the sanitary sewer and how the lines lie, and the distance the line would have to cover to connect, it would be difficult if not impossible.

Brett Crecelius, Comm. Dev. Director noted the building line and the private easement are there to protect the land on the west half of the lots prohibiting any improvement or fill or building on that half.

Commissioner Williams asked if a perk test has been performed?

Mark Grubbs of Grubbs Consulting LLC, Applicant stated no perk test has been run yet.

Commissioner Helton asked if there will be any modifications to N. Wilburn Ave.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated they will not be making any modifications to N. Wilburn Ave.

Justin Peck, Chair asked about fire hydrants.

Mark Grubbs of Grubbs Consulting LLC, Applicant stated there is a fire hydrant at NW 27<sup>th</sup>, and at the corner of NW 30<sup>th</sup> and N. Alexander Ln.

Raquelynne Diaz, Comm. Dev. Associate informed the Planning Commission we received one call, and concern was with the wildlife in the area.

Commissioner Edmonson spoke about the comment on wildlife in the area. She lives to the west of the proposed development. There has been a considerable amount of modification done with the project to the south. With regard to any disruption of wildlife, that has already occurred. Most of the wildlife has already cleared out.

Motion was made by Robert Helton, seconded by James Clemmer to recommend approving the preliminary plat request at the SW Corner of NW 30<sup>th</sup> and N. Wilburn Ave. 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 25-12**

Comprehensive Plan Review – Rockwell zoning discussion.

**ACTION:**      Brett Crecelius, Comm. Dev. Director stated this item is a continuation of our comprehensive plan review. At a previous meeting, we had left off looking at the NW 50<sup>th</sup> and Rockwell Ave. to NW 63<sup>rd</sup> and Rockwell Ave. corridor. At the last meeting there was some discussion about buffer zones by residents. Staff needs some direction from Planning Commission whether this is a corridor we want to continue to look at or do we want to leave it alone for now and look at a different corridor.

Commissioner Clemmer stated there were people concerned about the noise from wrecker trucks. What would be the possibility of barring the other wrecker services from using N. Rockwell Ave.? That might alleviate the noise problem.

Brett Crecelius, Comm. Dev. Director stated the design standard we have only provides screening design standards for industrial areas that are next to residential.

After some discussion about industrial inquiries, Brett Crecelius, Comm. Dev. Director told the Planning Commission he receives at about one industrial inquiry a week.

Commissioner Helton stated commercial zoning would be better than industrial for sales tax purposes. He was not in favor of industrial properties abutting residential properties.

Ray Jones, City Attorney explained City of Bethany ordinances use to say that uses permitted in commercial zones could also be permitted in industrial zones; and uses permitted in residential zones could be permitted in commercial zones. All that language was removed in the 1980's. By removing that language you created a lot of problems. For example, we cannot have restaurants in industrial areas. One possible way of addressing these concerns would be to make modifications to our ordinance.

Ray Jones, City Attorney said Commissioner Helton is right about industrial zoning being too close to residential. But at the same time those residences are right next to an airport. I like the idea of commercial being merged in the area. I think a better way to approach the problem is to change the uses.

Commissioner Helton asked why are people interested in Bethany for industrial property?

Brett Crecelius, Comm. Dev. Director replied Bethany is a great community.

Ray Jones, City Attorney explained that not allowing industrial development in the city is violating the constitutional rights of the property owners.

Commissioner Williams expressed concerns with roads and nearby residences if we allowed industrial zone.

Ray Jones, City Attorney said if commercial uses are allowed on industrial properties, that would alleviate some of the road and residential concerns.

Commissioner Helton asked if an industrial use would use so much water that it would take away from everyone else.

Brett Crecelius, Comm. Dev. Director explained that would be in the calculations when we get their business license and permitting and see their designs.

Commissioner Crouch stated he would like to see other uses we had in our ordinances before and allow commercial uses in industrial areas.

The general consensus of the Planning Commission was to have Ray Jones, City Attorney and Staff go back and check the language in the 1985 ordinances that permitted commercial uses in industrial areas; and bring information back to the Planning Commission for review and discussion.

Commissioner Helton stated he wants it on the record that he does not want industrial.

-----

NEW BUSINESS

No new business to announce.

-----

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