

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
SEPTEMBER 18, 2025

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

MEMBERS ABSENT: Jennifer Edmonson
Keith Wright
Arvel 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 front door of Bethany City Hall, 6700 NW 36th St., 73008 on or by Friday, September 12, 2025 at 4:00 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Steve Marx, seconded by James Clemmer to approve the August 21, 2025 Planning and Zoning Commission as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx. NAY- None. ABSTAIN- Ron Crouch. The motion carried 4-0-1.

ITEM 1: **PC 25-19**
Consider a rezoning request from Mehdi Abesi, Applicant, and Persepolis LLC, Property Owner to rezone 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light.

LEGAL DESCRIPTION: Lot Five (5) and Six (6) Ripper Park Addition to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof. Said tract of land contains an area of 17,219 square feet or 0.3952 acres more or less. **(ITEM TO BE HEARD BY CITY COUNCIL ON OCTOBER 7, 2025.)**

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. An aerial view of 5310 N. Rockwell was presented. Raquelynne Diaz, Comm. Dev. Associate summarized the zoning of the

surrounding properties; and explained the differences between C-G Commercial General zoning and I-L, Industrial Light zoning.

Brett Crecelius, Comm. Dev. Director informed the Planning and Zoning Commission that he was handed a petition just prior to the meeting tonight that is specific to this case at 5310 N. Rockwell Ave. He handed the petition to the Planning and Zoning Commission for review. (see attached petition)

Mr. Abesi, Applicant was present.

Commissioner Clemmer asked for the name of the wrecker service.

Mr. Abesi, Applicant said the name of wrecker service is "Head 2 Tow".

Commissioner Peck asked if this location is for overflow.

Mr. Abesi, Applicant said yes. We currently have another wrecker service on NW 39th Expressway. Also, we want to join the Bethany Police Department rotation.

Ray Jones, City Attorney explained there will be certain requirements that will have to be followed with respect to having the auto storage for wrecker service here. It has to be gated and fenced off. That should be taken into consideration with the purposes of the use.

Mr. Abesi, Applicant stated we already have the DPS license, and the OHP came over and inspected the site. We have installed the fence required by OHP.

Commissioner Marx asked if the applicant has two businesses at this location.

Mr. Abesi, Applicant said yes, we will have an oriental rug cleaning business as well at this site.

Commissioner Marx asked how many cars does the applicant plan to have in the back.

Mr. Abesi, Applicant said approximately eight to ten cars for about 30 days because the cars come and go.

Ms. Green, resident of 6914 NW 53rd said this will make three wrecker services in the area; and does not appreciate the noise from the trucks going up and down the street day and night. She spoke against the rezoning request.

Commissioner Helton asked about buffering between residential and industrial.

Brett Crecelius, Comm. Dev. Director explained currently our regulations are that any commercial or industrial zone does have the eight-foot fence buffering between a residential zone and the commercial or industrial zone. There is additional buffer space of ten feet distance for every one story that the building is tall.

After some discussion about noise, Brett Crecelius, Comm. Dev. Director stated we do have a noise ordinance and explained how the noise factor is calculated.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning of 5310 N. Rockwell Ave. from C-G, Commercial General to I-L, Industrial Light. The votes are as follows: AYE- Justin Peck, James Clemmer, Steve Marx, Ron Crouch. NAY- Robert Helton. ABSTAIN- None. The motion carried 4-1-0.

ITEM 2: **PC 25-18**

Discussion and possible action for an ordinance on pressure release valves and back water prevention systems.

ACTION: Brett Crecelius, Comm. Dev. Director presented the proposed ordinance with the changes from the previous meeting.

After some discussion, motion was made by Ron Crouch, seconded by Steve Marx to approve the proposed ordinance on pressure release valves and back water prevention systems. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Ron Crouch. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

NEW BUSINESS

Brett, Crecelius, Comm. Dev. Director stated we will bring back the Rockwell item for discussion. Also, Raquelynne Diaz, Comm. Dev. Associate has updated our Zoning Map.

Motion was made by Robert Helton, seconded by Steve Marx to adjourn. The motion carried unanimously 5 - 0.

CHAIR

DATE