

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Wednesday May 28, 2025 at 4:30 p.m. Amended 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 Thursday, May 29, 2025 at 9:50 a.m. (Item 1)

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

**THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008**

**AGENDA**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**JUNE 5 , 2025**  
**6:30 P.M.**

**CALL TO ORDER**  
**INVOCATION**  
**PLEDGE OF ALLEGIANCE**  
**APPROVAL OF MINUTES OF MAY 15, 2025**  
**EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING**  
**COMMISSION BUSINESS**

**ITEM 1:**        **PC 25-11**  
Southern Nazarene University Comp/Master Plan presentation.

**ITEM 2:**        **PC 25-12**  
Comprehensive Plan Review.

**NEW BUSINESS**  
**ADJOURNMENT UNTIL JUNE 19, 2025**

**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 36<sup>th</sup> 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 36<sup>th</sup> 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.

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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.

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Chair

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Date