

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
APRIL 2, 2026

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

MEMBERS ABSENT: Ron Crouch
Sam Thurman

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
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, March 27, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by James Clemmer, seconded by Robert Helton to approve the March 19, 2026 Planning and Zoning Commission minutes. The votes are as follows: AYE - Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN - Arvel Williams. The motion carried 5 - 0 - 1.

ITEM 1: PC 26-07
Hold a discussion in accordance with the City of Bethany's Comprehensive Plan, regarding the rezoning of all parcels abutting the North Rockwell corridor, from NW 50th Street to NW 60th Street, to Industrial Mixed Use.
(THIS ITEM WILL BE HEARD BY CITY COUNCIL ON APRIL 21, 2026.)

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report regarding the rezoning of all parcels abutting the North Rockwell corridor from NW 50th St to NW 60th St to Industrial Mixed Use. This is the third public hearing on this item. It was mentioned in our last meeting that Wiley Post Airport is offering land for industrial use. The zoning of the surrounding properties was presented. We talked about some of the drawbacks and benefits financial for the City when it comes to the potential rezoning of this corridor. He presented land comparisons (land value). There is some decrease in property values.

Commissioner Helton mentioned we should have public comment first.

Ms. Decamp, resident of 7009 NW 59th St. expressed concerns with the industrial use proposal. She expressed concern about people living there not being able to afford to move if the industrial zoning surrounds everyone.

Ms. Springer, resident of 7007 NW 59th expressed concerns. She believes industrial will lower property values, and she would consider moving if this area is rezoned to industrial-light. Is there any control on what moves in? Please send no vote to the City Council.

Anthony Werner, resident of 7002 NW 57th expressed concerns with the value of his property.

Commissioner Helton asked if the city would owe residential property owners money if the industrial rezoning lowers property values.

Ray Jones, City Attorney said no.

Commissioner Helton asked if we approve this request and if people did go to court, would we have to pay.

Ray Jones, City Attorney said we do not pay anything. We are not taking their property. There is some flexibility on how the request is approved.

Commissioner Williams expressed concerns with the property owners investments in their homes if the industrial rezoning is approved.

Commissioner Helton stated he is not understanding why we need industrial zoning along the Rockwell corridor.

Commissioner Marx mentioned we have already passed one industrial zoning case on N. Rockwell.

Brett Crecelius, Comm. Dev. Director noted we have approved two industrial zoning cases.

Justin Peck, Chair read from a document he prepared as to why he believes the Rockwell corridor between NW 50th and NW 63rd would be a good area for light industrial. (see attached document).

Commissioner Helton noted there is plenty of industrial light across the street from Bethany in Oklahoma City (Wiley Post Airport).

Commissioner Clemmer read a story from the Tribune about developing the city. There are ways we can improve Bethany by considering this industrial zoning item tonight.

Motion was made by Robert Helton, seconded by Jennifer Edmonson to open up to public speaking. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

Anthony Werner, resident of 7002 NW 57th expressed additional concerns for the children in the area, his health, and being compensated so he could move.

Commissioner Clemmer asked how many calls does the city receive about industrial zoning.

Brett Crecelius, Comm. Dev. Director stated for the past year we were receiving one to two calls a week. Now we receive one a week.

After some discussion about industrial zoning along N. Rockwell between NW 50th and NW 63rd; and possibly creating an industrial district, Ray Jones, City Attorney said if the Planning Commission needs more discussion on the industrial zoning, and possibly creating an industrial district, he believes this would be a good thing to do.

Brett Crecelius, Comm. Dev. Director said we could table this item to the April 16, 2026 Planning Commission meeting.

Ray Jones, City Attorney suggested tabling this item to the next Planning Commission meeting thirty to forty-five days from now would be more appropriate time frame to get more information together on the different options and bring back to the Planning Commission.

Motion was made by James Clemmer, seconded by Jennifer Edmonson to table this item to the May 21, 2026 Planning and Zoning Commission meeting for further review. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Jennifer Edmonson, Arvel Williams. NAY- Steve Marx. ABSTAIN- None. The motion carried 5 - 1 - 0.

NEW BUSINESS

No new business.

Motion was made by Robert Helton, seconded by Jennifer Edmonson to adjourn. The votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.