

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
MARCH 19, 2026

MEMBERS PRESENT: Justin Peck, Chair
Jame Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Jennifer Edmonson

MEMBERS ABSENT: Arvel Williams
Ron Crouch

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, March 12, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by James Clemmer, seconded by Sam Thurman to approve the March 5, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

ITEM 1: PC 26-08
Consider a request by Jessica Garcia, Applicant and Property Owner, to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

LEGAL DESCRIPTION: Woods Garden Terrace 2nd Block 005 Lot 039.

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a request to rezone a property located on the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential).

Ms. Garcia, Applicant and Aidia Garcia (daughter) spoke to the Planning and Zoning Commission. We are interested in building a new home. This would allow another family to come into the City of Bethany.

Commissioner Thurman asked if the applicant plans to live in the new home or rent the new home.

Aida Garcia explained we have looked at it both ways. If the time comes when the construction is over, and I am ready to live on my own, I would like to take the opportunity to move into the house. But if not in the picture, we would just let another family take the opportunity for themselves.

Commissioner Peck asked if the driveway would come in off N. College.

Aida Garcia said yes.

Commissioner Marx asked staff if the lot north of tonight's request would be large enough for a commercial business.

Brett Crecelius, Comm. Dev. Director said yes, it would depend on the type of commercial to fit the lot.

Commissioner Thurman asked if we allow the home to be built would it have any impact on future commercial construction on the property to the north.

Brett Crecelius, Comm. Dev. Director said it would depend on the business coming in, and the commercial property would be required to meet all the noise and screening requirements.

Ms. Mauer, resident of 2212 N. Gleason spoke to the Planning and Zoning Commission. The lot at NW 23rd and N. College has been empty since 1979 and there has been no activity on this corner. She asked if there was any interest for this corner.

Brett Crecelius, Comm. Dev. Director said since he has been with Bethany, there has not been any interest.

Ms. Mauer, resident of 2212 N. Gleason said she has no objection to the rezoning request.

Motion was made by Steve Marx, seconded by James Clemmer to recommend approving the rezoning request for the SW Corner of NW 23rd and N College Ave. from C-G (Commercial General) to R-1 (Single-Family Residential). The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director did not have any new business.

Ray Jones, City Attorney stated there will be an item on the next City Council agenda recommending a referral to a possible PUD moratorium. There will have to be a hearing on whether to put a temporary hold on PUD type projects.

Motion was made by Robert Helton, seconded by Sam Thurman to adjourn. The motion carried unanimously 6 - 0.