

MINUTES  
CITY OF BETHANY  
PLANNING AND ZONING COMMISSION  
JANUARY 17, 2019

MEMBERS PRESENT: Charles Snyder, Chair  
Gilbert Carlson, Vice-Chair  
Don Hardin  
Stephanie Bernethy  
James Clemmer

MEMBERS ABSENT: Ron Crouch  
Ken Holman  
Justin Peck

OTHERS PRESENT: David Davis, City Attorney  
Amanda McCellon, Comm. Dev. Director  
Danielle Barker, Asst. Comm. Dev. Director  
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 Friday, January 11, 2019 at 11:30 a.m.

Charles Snyder, Chair called the meeting to order. Stephanie Bernethy gave the invocation. Motion was made by Gilbert Carlson, seconded by Stephanie Bernethy to approve the December 20, 2018 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE- Charles Snyder, Gilbert Carlson, Don Hardin, Stephanie Bernethy. NAY- None. ABSTAIN- James Clemmer. The motion carried 4-0-1.

**ITEM 1:**     **PC 18-22**  
Consider a request by Gibbs Properties LLC, Applicant and Property Owner to rezone 6001 NW 32<sup>nd</sup> St. from R-1, Single Family Residential to C-G, Commercial General.

**LEGAL DESCRIPTION:** The East 110.01 feet of the West 274.01 feet of Block Thirteen (13), in Fruitland Gardens Addition, to Bethany, Oklahoma County, Oklahoma, according to the recorded plat thereof.  
**(ITEM TO BE HEARD BY CITY COUNCIL ON FEBRUARY 5, 2019.)**

**ACTION:** Danielle Barker, Asst. Comm. Dev. Director presented the staff report to consider rezoning 6001 NW 32<sup>nd</sup> St. from R-1, Single Family Residential to C-G, Commercial General; and amend the comprehensive plan. Barker summarized the lot characteristics of 6001 NW 32<sup>nd</sup> St., and the zoning of the surrounding properties.

Commissioner Clemmer asked about fencing requirements for commercial properties that abut residential.

Danielle Barker, Asst. Comm. Dev. Director stated there will be an 8' site proof fence required between the residential and commercial properties.

Kyle Gibbs, Representing Gibbs Property LLC was present.

Commissioner Carlson asked about the current employees parking on grass and not a hard surface.

Kyle Gibbs, Representing Gibbs Property LLC stated they will have a hard surface area for parking in the future.

Ms. Buehler, resident of 6005 NW 31<sup>st</sup> St. stated she does not have a problem with Topco but was concerned with commercial moving into residential areas.

Kyle Gibbs, Representing Gibbs Property LLC stated originally we purchased the property at 6001 NW 32<sup>nd</sup> St. because my father was tired of looking at the dilapidated house; and the undesirables that were in and out of the dilapidated house.

After some discussion, motion was made by Commissioner Carlson, seconded by Commissioner Clemmer to recommend approving the rezoning of 6001 NW 32<sup>nd</sup> St. from R-1, Single Family Residential to C-G, Commercial General; and to modify the comprehensive plan. The votes are as follows: AYE- Charles Snyder, Gilbert Carlson, Don Hardin, Stephanie Bernethy, James Clemmer. NAY- None. ABSTAIN- None. The motion carried unanimously 5 - 0.

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## NEW BUSINESS

Commissioner Carlson asked staff to look into how other cities handle notification of zoning cases, and report back to the Planning and Zoning Commission. Carlson mentioned some cities post zoning signs in the yards where there is a zoning request.

Commissioner Carlson asked for an update on the December 20, 2018 Planning and Zoning Commission meeting cases.

Danielle Barker, Asst. Comm. Dev. Director stated the applicant for the rezoning of 4008 N. Council Rd. asked for their item to be pulled from the January 3, 2019 City Council agenda. The PUD rezoning case for 3411 N. Rockwell was approved by City Council on January 3, 2019.

Stephanie Bernethy, Chair of the Cemetery Task Force stated there have been some changes to the cemetery improvements, and asked if the proposed changes will have to come back before the Planning and Zoning Commission and City Council.

Amanda McCellon, Comm. Dev. Director stated the cemetery improvement changes will have to come back before the Planning and Zoning Commission and City Council.

Amanda McCellon, Comm. Dev. Director gave an update on the Title 15 Revision. McCellon stated we are no longer working with IBTS for the update of Title 15 Revision. McCellon stated staff will be finishing the Title 15 Revisions. If Planning and Zoning Commissioner's want a workshop on the Title 15 Revision, please let staff know.

Charles Snyder, Chair stated he would like to have a workshop at the next to last draft of the Title 15 Revision for any cleanup that may be needed.

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Motion was made by Commissioner Clemmer, seconded by Commissioner Bernethy to adjourn. The motion carried unanimously 5 - 0.