

MINUTES
CITY OF BETHANY
BOARD OF ADJUSTMENT
APRIL 9, 2026

MEMBERS PRESENT: Matt Goodwin, Chair
James Fenno, Vice-Chair
Wayne Clements
Curtis Yates

MEMBERS ABSENT: Keith Burlison

STAFF PRESENT: Ray Jones, City Attorney
Brett Crececius, Comm. Dev. Director
Raquelynne, Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK on Thursday, April 2, 2026 on or before 4:30 p.m.

James Fenno, Vice-Chair called the meeting to order and gave the invocation. Motion was made by Curtis Yates, seconded by Wayne Clements to approve the March 26, 2026 Special Board of Adjustment minutes as emailed. The votes are as follows: AYE- James Fenno, Wayne Clements, Curtis Yates. NAY- None. ABSTAIN - None. The motion carried unanimously 3 - 0.

ITEM 1: **BA 26-02**

Green Energy Solutions, LLC Applicant and Putnam City School Districts, Property Owner, for a variance to §150.008(A) and (B) of the Bethany Code of Ordinances, which stipulates that No tank or tanks for the storage and distribution of oil, gasoline, other inflammable, explosive liquids, and commodities shall ever be erected, built, rebuilt, constructed, maintained or enlarged in the city limits unless the tank or tanks be constructed and maintained at least three feet below the natural surface of the earth; and where such storage may not be located in a highly populated area and may not be closer than 100 feet, or the distance listed in this code, whichever is more restrictive, from any commercial or residential building. As well § 151.12, which stipulates that no storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. At the operating location of 7111 NW 42nd St and physical location of 4300 N Wilburn Ave.

LEGAL DESCRIPTION: Lots 4A and 3B, Block 1, Replat of Part of Lot 3&4 Block 1, Bethany Route 66 Business Park Phase II, An Addition To The City of Bethany, Oklahoma county, Oklahoma, According to The Plat Recorded I in Book 67 of Plats, Page 70

ACTION: Raquelynne Diaz, Comm. Dev. Associate presented the staff report for a variance to §150.008(A) and (B) of the Bethany Code of Ordinances, which stipulates that No tank or tanks for the storage and distribution of oil, gasoline, other inflammable, explosive liquids, and commodities shall ever be erected, built, rebuilt, constructed, maintained or enlarged in the city limits unless the tank or tanks be constructed and maintained at least three feet below the natural surface of the earth; and where such storage may not be located in a highly populated area and may not be closer than 100 feet, or the distance listed in this code, whichever is more restrictive, from any commercial or residential building. As well § 151.12, which stipulates that no storage tank shall be located closer than 300 feet to a house, dwelling, or business unless a location exception is granted by the Board of Adjustment. At the operating location of 7111 NW 42nd St and physical location of 4300 N Wilburn Ave. Raquelynne Diaz, Comm. Dev. Associate presented an aerial map of the location, and summarized the zoning of the surrounding properties.

Raquelynne Diaz, Comm. Dev. Associate explained the applicant is seeking a variance for the future compressed natural gas fueling station for the Putnam City Bus Station. The background on the case is work had started prior to the variance request. However, after notification of this they stopped the construction. They have been working with the city and have submitted all the materials to the city for the Board of Adjustment meeting tonight. The applicant's design has been reviewed by our City Engineers, and they have approved the proposed design of the CNG pit. However based on the site plan with the location of the pit would be closer than the one hundred feet from the abutting residential properties.

(Matt Goodwin, Chair arrived at 6:41 pm)

Raquelynne Diaz, Comm. Dev. Associate read the seven applications questions that the applicant must meet for a variance and applicant's answers.

Ray Jones, City Attorney asked if the applicant's had anything they would like to present to the Board of Adjustment.

Mr. Page, Director of Transportation for Putnam City spoke on behalf of the district. This is bringing an average savings of about a hundred plus thousand dollars just in fuel savings to the district by going with the compressed natural gas for our fleet.

Mr. Bolte with Small Arrow Engineering spoke about the compressed natural gas process, and the set up for the bus fleet. He presented a site plan with location of gas storage vessels on the site and spoke about all the safety measures they will have in place. Mr. Bolte asked for approval of the variance.

Ray Jones, City Attorney mentioned it complies with all NAFDA Standards and actual standards for construction. The only real issue here is our ordinances are more restrictive as far as the placement of the certain types of structures which encompasses this type of a storage tank.

Motion was made James Fenno, seconded by Wayne Clements to approve the variance request. The votes are as follows: AYE- Matt Goodwin, James Fenno, Curtis Yates, Wayne Clements. NAY- None. ABSTAIN- None. The motion carried unanimously 4 - 0.

Matt Goodwin, Chair adjourned the meeting at 7:05 p.m.