

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JUNE 4, 2026

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Ron Crouch
Arvel Williams

MEMBERS ABSENT: Jennifer Edmonson

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 Fri., May 30, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order. James Clemmer gave the invocation. Motion was made by James Clemmer, seconded by Arvel Williams to approve the May 7, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Sam Thurman, Robert Helton, Steve Marx, James Clemmer, Arvel Williams. NAY- None. ABSTAIN- Justin Peck, Ron Crouch. The motion carried 5 - 0 - 2.

ITEM 1: PC 26-07

Hold a discussion in accordance with the City of Bethany's Comprehensive Plan, regarding the potential rezoning of the North Rockwell corridor to Industrial.
(THIS ITEM WILL BE HEARD BY CITY COUNCIL ON JUNE 16, 2026.)

ACTION: Brett Crecelius, Comm. Dev. Director presented the staff report to discuss the City of Bethany's comprehensive plan as it relates to the North Rockwell Corridor between NW 50 and NW 63rd. He summarized discussions from the previous hearings, and the cost-benefit analysis on 60.29 acres and a cost-benefit analysis 28.35 acres to evaluate the potential impacts of the proposed rezoning on the City of Bethany and the residents. He spoke about the possibility of creating an industrial district overlay which would go along the lines of PUD's. The option would be to create a district that would keep the underlying zoning but have development standards for if and when

industrial companies want to come in with certain lot standards and certain design standards. It would be specific to this area but keep the underlying zoning option.

Ray Jones, City Attorney elaborated on the industrial overlay possibility. He said we could create a planned industrial district overlay. Requirements can be imposed such as lot sizes, larger zones required, and tailor the area to service the airport. All the current existing zoning would stay the same. People could sell their properties to whomever. They could make their application for commercial or industrial and go through all the normal processes. But because we would have a PID, Planned Industrial Development overlay, a developer could come in and say this is an area you have designated for industrial development to support the airport, we want to acquire twelve of the twenty-three acres (for example) and put in an aircraft mechanic shop. Any future Planned Industrial Development applications would come before the Planning and Zoning Commission and City Council just like PUD request(s).

Brett Crecelius, Comm. Dev. Director explained the PID, Planned Industrial Development overlay would be structured similar to the PUD, Planned Unit Development, and we would restrict overlay to the area we are talking about (N. Rockwell between NW 50th and NW 63rd).

Justin Peck, Chair said he wants to make sure we insure high standards (noise, etc.) to minimize effects on the surrounding residential properties.

Ms. Decamp, resident of 7009 N 59th St. spoke to the Planning Commission and had some questions about the two analysis.

Motion was made by Robert Helton, seconded by Sam Thurman to extend time for Ms. Decamp. The votes are as follows: AYE- Sam Thurman, Robert Helton, Steve Marx, Ron Crouch, Justin Peck, James Clemmer, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 7 - 0.

Ms. Decamp, resident of 7009 NW 59th St. continued her discussion about the two analysis reports. She expressed concerns with crime levels.

Brett Crecelius, Comm. Dev. Director noted there was someone else that could not be here tonight, but Ms. Springer's letter is in the packet.

Commissioner Helton read a statement he had prepared (see attached statement).

Ms. Lanelle Woods said she does not own property in the area but her father, George Woods owns property. She asked when you say developers are interested in this area, who are these developers. Where are these developers coming from? Are they Oklahoma developers or California developers?

Brett Crecelius, Comm. Dev. Director stated most of the inquiries we receive are regional or state developers.

Motion was made by Robert Helton that we do not move forward with declaring this industrial district. As it harms the people already living in this area. Making this industrial area will harm the health, property, property values, and peace of life of the residents. Furthermore, we must remove this industrial area from the comprehensive plan and create a new zoning vision for Bethany north of NW 50th Street. No second. Motion died.

George Wood, resident of 7014 NW 50th St. stated it looks like the city is basing everything on industry with Wiley Post. They have expanded like crazy, and I do not think they would look to Bethany for anything industrial. They have from NW 63rd to N. Wilshire with a half mile fronting N. Rockwell that they could expand to industrial if they wanted to.

Justin Peck, Chair asked do we want to approve the 28 acres or the 60 acres.

James Clemmer, Vice-Chair opinion was the 28 acres and not the full 60 acres. The 60 acres is a bit overboard for now.

Commissioner Crouch asked what property size ranges are the people looking for.

Brett Crecelius, Comm. Dev. Director stated on the inquiries has received, typically is has been one to three acres depending on the business.

Ray Jones, City Attorney stated if there was to be a vote, we could adopt an overlay district, it could be simply that. And then if that ends up being approved by Council, then in forming the ordinance we can outline the boundaries, specifically in the ordinance.

Motion was made by James Clemmer, seconded by Ron Crouch to approve and develop an industrial overlay along N. Rockwell Ave. between NW 50th and NW 63rd with dimensions to be determined at a later date after further study. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Steve Marx, Ron Crouch, Arvel Williams. NAY- Robert Helton. ABSTAIN- None. The motion carried 6 - 1 - 0.

NEW BUSINESS

No new business at this time.

Motion was made by Ron Crouch, seconded by James Clemmer to adjourn. The motion carried unanimously 7 - 0.

Robert Helton's opinion on PC 26-07. Item 1 of the City of Bethany Planning and Zoning Commission on June 4th, 2026.

Bethany is decades past the option of creating an industrial district. This city is only around five square miles. We have already been surrounded by neighbors. What we have has already been filled in with homes. What our neighbors have surrounded us with is even more homes. What we are doing is playing a game of who to sacrifice.

Industry pollutes, it is loud, it smells, its expulsions spill over around it either by accident or by design. We have already had a major incident contaminating our water wells. Why are we seeking new possibilities of horrible things to happen to us?

This won't benefit us financially. Why would tax producing businesses move in to serve some hundreds of industrial workers at lunch or going home? When they don't move in for the thousands of people living here and around us? This industrial district will reduce the population of the area. It doesn't make sense. If it is an increase in utilities revenue we should not with the water situation we are in. A situation that is permanent as the population grows all around us.

The airport this will supposedly serve has not sent a representative to any of the prior meetings. I don't even see any evidence that they were involved with creating this section of the comprehensive plan. They are moving forward with an industrial district on their own property. Why is serving the airport a reason for this district? Bethany doesn't even own the airport. The airport isn't even in Bethany to begin with.

The future plan for this neighborhood should be for the people that live there. Not for potential out of town investors or the ones supposedly already interested that haven't been named or bother coming forward to the public.

My name is Katrina Springer. I am an SNU grad and teach at Western Oaks Middle School in Bethany. I attend church in Bethany. And, I have owned the house where I live, in Bethany, for 27 years. I believe rezoning industrial or naming the area as an industrial district will both have the same effect of lower property values for the houses in the rezoning area as well as the houses nearby like mine. For myself and my neighbors, the investments in our homes is a major, life time investment. To have that value cut in half because of a decision made by the city honestly does not seem fair to me.

The question I keep asking myself over and over is how does industrial help the city of Bethany? They would not get sales tax. Property tax is all they would get and most of that goes to the schools. I do not agree with the Cost Benefit Analysis report. Under the Taxable Sales from Employees it shows that each employee would spend \$800/month in Bethany? I am curious where they would spend \$800/month? I personally think they would go north to Sam's or Walmart.

If Bethany does a blanket rezone to industrial, do we have any control on what comes in? I personally don't think we need anymore marijuana grows. Seems like we have more control zoning industrial a bit at a time as the property is purchased and individual requests are made. We seem to have a fair amount of vacant commercial property available in Bethany. Maybe our focus should be on encouraging good businesses to come fill those spots where the city can get sales tax revenue.

I know this zoning is part of the comprehensive plan but I believe plans can and sometimes should change. This plan was made 10 years ago. A lot has changed over the last 10 years. I would urge the Bethany Planning & Zoning Commission to not make any changes to this area. If a business comes in and wants to buy property and get it zoned industrial that is one thing. To cut Bethany citizen's property value in half just so we can say we have an industrial district or designated area seems wrong to me.

Thank you for your time.

Katrina Springer
7007 NW 59th St