

**MINUTES**  
**CITY OF BETHANY**  
**PLANNING AND ZONING COMMISSION**  
**MAY 7, 2026**

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

MEMBERS ABSENT: Justin Peck, Chair  
Ron Crouch

STAFF PRESENT: 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 36<sup>th</sup> St., Bethany, OK 73008 on Fri., May 1, 2026 on or before 4:30 p.m.

James Clemmer, Vice-Chair called the meeting to order. Steve Marx gave the invocation. Motion was made by Sam Thurman, seconded by Robert Helton to approve the April 16, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Steve Marx, Robert Helton, Sam Thurman, Jennifer Edmonson. NAY - None. ABSTAIN- James Clemmer, Arvil Williams. The motion carried 4-0-2.

**ITEM 1:**     **PC 26-13**

Consider a request by Conor Regan, Applicant and Stonetown Bethany, LLC, Property Owner, to rezone the property located at 5200 N Peniel Ave from R-M (Residential-Multi Family) to MHP (Mobile/ Manufactured Home Park).

**Legal Description:** The Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Nine (9), Township Twelve (12) North, Range Four (4) West of the Indian Meridan, Oklahoma County, Oklahoma, according to the U.S Government survey thereof.

**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider rezoning the property located at 5200 N Peniel Ave from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). If request is approved all site plans and home placements will be required to be reviewed and approved by the city.

Conor Reagan with Stonetown Capital, Applicant spoke to the Planning and Zoning Commission and gave a presentation of several developments they have done within Oklahoma. We are owner/operator of manufactured housing communities, and have twenty six communities across Oklahoma. We have been active in this market since 2011. I want it to be known we are long term owners and not flippers of real estate. He presented photos of how the property at 5200 N. Peniel Ave. looked when they purchased property and how it looks now with the improvements they have been making. The homes will be about 1200 square feet with two to three parking pads and an eight by eight storage shed. Also, because we don't have a ton of space we are proposing to make a contribution to the city. A playground for smaller kids next to the existing playground in Macrory Park across the street for our residents and other residents in the area can use. Lastly we will be providing an above ground tornado shelter which the existing community does not have. We will have an active management office on site.

Vice-Chair Clemmer asked if there was an easy access from the south end to where the tornado shelter was going to be.

Conor Reagan with Stonetown Capital, Applicant stated yes it is all pretty close. So the tornado shelter will be in the northeast corner of the community which is pretty accessible from the existing community.

Commissioner Marx thanked the applicant for coming to Bethany and revitalizing that area.

Commissioner Helton stated he believes the limit on cul-de-sacs is fourteen lots. He spoke about changing plans and make a more u-shape in the road.

Conor Reagan, with Stonetown Capital, Applicant stated that is something we can explore with the city.

Brett Crecelius, Comm. Dev. Director stated the preliminary site plan is just that, so any subdivision or replating or construction needs to get permitting and proper approval. So that was just an example site plan that can be adjusted to meet code.

Commissioner Clemmer asked if the Fire Marshall will approve the circle for the turn-around of fire trucks.

Brett Crecelius, Comm. Dev. Director explained during construction and permitting that will be run by the Fire Marshall to make sure there is proper turning radius. Right now we are strictly on the rezoning request.

Mr. Coleman, resident of 6300 NW 54<sup>th</sup> spoke the Planning and Zoning Commission. He expressed concerns about parking, traffic, property values, buffer between the mobile home park and

surrounding residential lots, and what will the mobile home park look like long term. He asked about the proposed entrance and what will happen to the old homes on the lot.

Mr. Patrick, resident of 6301 NW 54<sup>th</sup> asked where the entrance and exit for this property will be located. He feels this development will just add congestion to the neighborhood. He spoke against the rezoning request.

Ms. Enright, resident of 6300 NW 54<sup>th</sup> (corner of NW 54<sup>th</sup> and Redmond) expressed concerns about the entrance to park, traffic, noise, and the need for a fence to buffer mobile home park from residential area. I do not want the corner of NW 54<sup>th</sup> and N. Redmond to be an entrance to the mobile home park.

Mr. Watts, resident of 6030 NW 54<sup>th</sup> Pl. expressed concerns with construction noise and the population density. He mentioned he has gone by some of the other mobile home parks owned by Stonetown Capital and said you are doing a great job. The location in Bethany looks better now than it ever has in the past. He asked if the applicant is renting out spaces or do you own the homes and rent the homes out. Are you going to let people bring in their old worn out trailers? Is there going to be an active property manager on site?

Conor Reagan with Stonetown Capital, Applicant addressed the questions from the people in the audience. In reference to the entrance, our site plan is not final, and we are going to work with the City of Bethany to figure everything out. But as far as Mr. Reagan knows the entrance will not go through Warr Acres, it will come through the existing south side of the park. As far as the field area, permission was not give to any children to do whatever they were doing in the field. In terms of the older homes in community, so we do not kick anybody out of the community. If people are following rules and regulations and paying their rent, and not doing anything dangerous or violent and keep their home in relatively good condition, we are not in the business of kicking people out. But we have taken a lot of the abandon homes out and cleaned up the lots. Over time as people move out, the homes will become newer and newer. There will be active management on site. Also, we will explore the fencing idea with the City of Bethany.

Motion was made by Steve Marx, seconded by Arvel Williams to recommend approving the rezoning of the property located at 5200 N. Peniel Ave. from R-M (Residential- Multi Family) to MHP (Mobile/ Manufactured Home Park). The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

**ITEM 2: PC 26-16**

Consider a final plat request from West Oak Bethany, LP, Applicant and Property Owner, Carlson Ventures LLC, to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave.

**Legal Description:** A Subdivision of the Southeast Quarter (SE/4), Section Twenty (20), Township Twelve (12) North Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma  
**(ITEM TO BE HEARD BY CITY COUNCIL ON MAY 19, 2026.)**

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider a final plat request from West Oak Bethany, LP, Applicant and Carlson Ventures LLC, Property Owner to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The current zoning of this area is PUD, Planned Unit Development. Teim Engineering (City's Engineer) has approved all plans. Sidewalks will be installed along NW 27<sup>th</sup> St. The preliminary plat and rezoning has already be approved by the City Council, and now the applicant is here for final plat approval.

Erick Silva, Representing West Oak Village stated we are the developers that are proposing the final plat to be approved. We have been working with the City's engineer and are here to answer any questions. We have addressed all the concerns the Planning Commission had and should be in compliance with Fire Department and all the departments. My engineer is here and can answer all the technical questions the Planning Commission may have tonight.

After some discussion on drainage and streets, Jon Doyle Engineer for applicant stated the streets and drainage will meet city codes.

Commissioner Helton mentioned this request is circumventing our ordinances for duplexes.

Brett Crecelius, Comm. Dev. Director asked if there were any other questions from the Planning Commission on the final plat.

Motion was made by Arvel Williams, seconded by Sam Thurman to recommend approving the final plat to subdivide 8.62 acres into 22 lots located approximately along NW 27th & N Divis Ave. The votes are as follows: AYE- James Clemmer, Sam Thurman, Steve Marx, Arvel Williams. NAY- Robert Helton, Jennifer Edmonson. ABSTAIN- None. The motion carried 4-2-0.

**ITEM 3:**      **PC 26-10**

Request by Stonetown Capital, Applicant for house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.)

**Legal Description:** Unpltd. Pt. Sec 9, 12N, 4W, NW4, SW4, SE4.

**ACTION:** Raquelynne Diaz, Comm. Dev. Associate presented the staff report to consider house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.) The homes will be from 1,056 to 1,216 square feet in size.

Commissioner Edmonson asked if these manufactured homes are used and how old are the homes. What are their wind ratings?

Brett Crecelius, Comm. Dev. Director explained all the homes that are brought in with foundation plan that has to be approved by our department and IBC 2018. Each home that comes in must have up to date HUD tag which is the federal standard of manufactured homes. In speaking with the developer in the past, they are bringing in all new homes. These are all going to be certified by HUD and inspected foundation by our city inspector.

Commissioner Edmonson explained once home is installed you have a small time frame when it can be moved. Even if it has the highest wind rating once it is installed and moved, they consider that to disqualify the wind rating. So it no longer has the stability as it did when it was originally installed. So that would be my concern.

Brett Crecelius, Comm. Dev. Director stated with discussions with developer, their manufacturer is Texas, so any of these homes brought in from Texas, they are new and straight from the manufacturer.

Motion was made by Arvel Williams, seconded by Sam Thurman to approve the house moving permits for the purpose of moving five manufactured homes from the Texas State line to the 5200 N. Peniel Ave. (Lots 15, 16, 30, 31, 36.) The votes are as follows: AYE- James Clemmer, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 6 - 0.

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## NEW BUSINESS

Brett Crecelius, Comm. Dev. Director mentioned as of Monday, May 4, 2026 we switched to a new permitting system. It is all online. Contractors and citizens alike can create their account and log in and see where their permits are in the process.

Commissioner Marx asked if we are on hold for the comprehensive plan in regard to the light industrial.

Brett Crecelius, Comm. Dev. Director stated that was tabled to May 21, 2026 Planning and Zoning Commission meeting.

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Motion was made by Jennifer Edmonson, seconded by James Clemmer to adjourn. The motion carried unanimously 6 - 0.