



Planning Commission Regular Meeting Agenda

Date: Monday, January 13, 2025

Location: Bella Vista District Court
2483 Forest Hills Blvd

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment meeting at 4:30 PM.

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - 12-09-2024

IV. Public Input

V. Unfinished Business

VI. New Business

VII. Committee Reports

VIII. Open Discussion

- A. 2024 Planning and Development Highlights; Presented by Director Robertson
- B. Now accepting applications for a Planning Commission vacancy; Applications due January 29th, 2025.

IX. Announcements

- A. The City Council Work Session will be Tuesday, January 21, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, January 27, 2025 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, January 30, 2025 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, February 10, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

December 9, 2024
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:34 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Susan Duell, and Linda Lloyd.

Member Absent: none.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – November 12, 2024*

On a motion by Mr. Farner and a second by Ms. Portillo, the November 12, 2024 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

A. LSP-2024-56090: A right-of-way dedication of an existing portion of Oniell Drive located along Parcel 16-23479-000 and 18-10187-000; Applicant Jody Latham; Presented by Planner Hyatt.

1. Planner Hyatt presented the staff report included in the packet.
2. The applicant, Jody Latham with Cooper Communities was present to answer questions.
3. A motion to approve the right-of-way dedication was made by Ms. Portillo and a second was made by Mr. Sedberry.
Clayton Sedberry – Y
Gail Klesen - Y
Linda Lloyd - Y
Susan Duell - Y
JB Portillo - Y
Doug Farner - Y
Daniel Ellis - Y
Motion Approved 7 - 0

B. Approving the 2025 Development Calendar for Planning Commission Dates; Presented by Director Robertson.

1. Director Robertson presented the calendar for 2025.
2. Cancelled work sessions due to holidays were pointed out for approval.
3. A motion to approve the calendar was made by Ms. Klesen and a second was made by Mr. Farner.
4. The 2025 Development Calendar was approved by a voice vote with no objections.

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

1. Statement of Financial Interest is due to Sarah Costa or Wanda Krug by January 31, 2025.
2. Director Robertson gave a code reform update; chapter 107 is currently being reviewed and the zoning map is being edited by staff.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:41 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 13TH DAY OF JANUARY, 2025:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission