



## Planning Commission Regular Meeting Agenda

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**Date:** Monday, September 8, 2025

**Location:** Bella Vista District Court

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

2483 Forest Hills Blvd

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>.

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### I. Call to Order

### II. Roll Call

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

### III. Consideration of Minutes

A. Regular Meeting Minutes - August 11, 2025

### IV. Public Input

### V. Unfinished Business

- A. **WVR-2025-59726(A):** A waiver request on required right-of-way dedication associated with PLA 59124 near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Grady
- B. **PLA-2025-59124:** A property line adjustment proposal located near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Grady
- C. **WVR-2025-59726(B):** A waiver request of retaining wall setback requirements for a proposed retaining wall located near 411 Town Center (East); Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Hyatt

## **VI. New Business**

- A. **LSD-2025-57468:** a request to extend the approved development permit for the Republic Services Transfer Station for an additional six months at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Dan Koziatek; Presented by Planner Hyatt
- B. **Public Hearing RZN-2025-59940:** A request to rezone the subject property from R-E Residential Estate to C-2 Light/Local Commercial near Lancashire Blvd and Oakhill Drive; Parcel 16-43269-000; Applicant Jack Kehoe; Presented by Planner Grady
- C. **WVR-2025-60189:** A waiver request of retaining wall setback requirements for an existing retaining wall located at 3 Buckingham Drive; Parcel 16-05904-000; Applicant Zachariah Smith; Presented by Planner Hyatt
- D. **MSD-2025-60193:** a proposed minor subdivision creating four new lots near Copinsay Drive and Kirkwall Drive; Parcel 16-72577-012; Applicant Cooper Communities; Presented by Planner LaRue

## **VII. Committee Reports**

## **VIII. Open Discussion**

## **IX. Announcements**

- A. The City Council Work Session will be Monday, September 15, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, September 22, 2025 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, October 2, 2025 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Monday, October 13, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

## **X. Adjournment**