



Planning Commission Regular Meeting Agenda

Date: Monday, January 12, 2026

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>.

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 - December 8, 2025

IV. Public Input

V. Unfinished Business

VI. New Business

VII. Committee Reports

VIII. Open Discussion

A. 2025 Report and 2026 Projects: Director Robertson

IX. Announcements

A. The City Council Work Session will be Tuesday, January 20, 2026 at 5:30 pm.

B. The City Council Regular Meeting will be on Monday, January 26, 2026 at 6:00 pm.

C. The Planning Commission Work Session will be Thursday, January 29, 2026 at 4:30

pm.

D. The Board of Zoning Adjustment meeting will be on Monday, February 9, 2026 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment



**Planning Commission
Regular Meeting Minutes**

December 8, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:58 PM

II. ROLL CALL

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

Member(s) Absent: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – November 10, 2025*

On a motion by Mr. Farner and a second by Mr. Sedberry, the November 10, 2025 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-2025-61920: A proposed lot split creating two separate lots for a proposed VA Clinic near Forest Hills Blvd. & Rogers Road; Parcel 16-70311-001; Applicant Swope Consulting; Presented by Senior Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Dirk Thibodaux with Swope Consulting and David Irvine was present to answer questions.
4. A motion to approve the lot split was made by Mr. Farner and a second was made by Ms. Portillo.

Gail Klesen – Y
Clayton Sedberry – Y
Doug Farner – y
JB Portillo - Y
Jack Wagnon – Y
Linda Lloyd – Y

Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

B. LSD-2025-61919: A proposed large-scale development for Veteran's Affair Medical Clinic near Forest Hills Blvd. & Rogers Road; Parcel 16-70311-001; Applicant Swope Consulting; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Dirk Thibodaux, representing Swope Consulting was present to answer questions.
4. An additional discussion was held regarding the request.
5. A motion to approve the large-scale development with outstanding staff comments and corrections from the Board of Zoning Adjustments was made by Mr. Sedberry and a second was made by Ms. Klesen

Clayton Sedberry – Y

Doug Farner – Y

JB Portillo - Y

Jack Wagnon - Y

Linda Lloyd – Y

Gail Klesen - Y

Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

- A. Director Robertson presented the 2026 Development Calendar that included a work session on December 31, 2026. A motion to cancel the session was made by Ms. Klesen and a second was made by Ms. Portillo. A voice vote followed with all commissioners voting in favor of cancelling the work session.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

X. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:08 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 12TH DAY OF JANUARY 2026:

Daniel Ellis, P.E., Chairman

Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission