

CITY OF TRUSSVILLE
PLANNING AND ZONING BOARD
MARCH 2021 MINUTES

The Planning and Zoning Board of the City of Trussville met for a **workshop** session on **Thursday, March 4, 2021 at 6 pm** at Trussville City Hall.

Those members present were as follows:

Vice Chairman Jim Meads
Mr. Brett Isom
Mr. Ralph Robson
Councilor Ben Short
Mr. Steve Turner
Mr. Wayne Sullivan
Mr. Ryan Dawkins
Mr. Dan Weinrib, City Clerk & Recording Secretary
Mr. J. R. Malchus – Inspection Services *Ex Officio*

Those absent: Chairman Darrell Skipper
Mr. Kris Reeves
Police & Fire representatives

The workshop was convened and the Board members received the drafted agenda and supporting documentation for the Planning and Zoning Board meeting to be held on Monday, March 8, 2021. The Board reviewed the agenda.

Afterwards, the Board entertained an informal discussion from resident Richard Akel (600 Mermont Drive. He sought its guidance because he owns industrial property (585 Simmons Drive), which is adjacent to his house. He desires to resurvey the industrial property into lots, then rezone the wooded lots as residential, in order to protect the value of his home. There being no further business, the workshop was adjourned at 6:25 pm.

The Planning and Zoning Board of the City of Trussville met in **regular** session on **Monday, March 8, 2021 at 6 pm** at Trussville City Hall, with Darrell Skipper's presiding.

The following members were present:

Chairman Darrell Skipper
Vice Chairman Jim Meads
Mr. Ryan Dawkins
Mr. Brett Isom
Mr. Ralph Robson
Councilor Ben Short
Mr. Wayne Sullivan (also serving in his role as city engineer & public works director)
Mr. Steve Turner
Mr. Kris Reeves

Also present were J.R. Malchus (Building Inspections) and Dan Weinrib (City Clerk)

Police & Fire representatives were absent.

The Board reviewed its drafted February 2021 minutes. Robson moved and Sullivan seconded the motion for approval. **UNANIMOUS**

Under subdivisions, the Board reviewed the final Cole's Resurvey #1 map, which involved the proposed merger of two lots at a dead-end residential street. Mr. Cole approached the podium to answer questions from the Board and gave a summary. Skipper opened a public hearing then closed it upon hearing no interest from the general public. Turner moved and Short seconded the motion to approve the final Cole's Resurvey #1 map. **UNANIMOUS**

There were no rezoning matters on the agenda.

Under annexations, the Board reviewed an application for annexation by Larry & Linda Bailey of their home located at 8761 Will Keith Road. It had been in Argo until Argo recorded its de-annexation in February. Mr. Bailey approached the podium to introduce himself and take questions from the Board. He and his wife intend to sell their property and determined it would be more attractive to potential buyers if it were in Trussville. The subject property received favorable reviews from department heads. Skipper opened a public hearing then closed it upon hearing no interest from the general public. Turner moved and Meads seconded the motion to recommend to the Council the annexation of the subject property, zoned as A-1, with the no manufactured or mobile home stipulation. **UNANIMOUS**

The Board also reviewed an application for annexation by Regina Smith of her home located at 317 Mobile Avenue. Mrs. Smith approached the podium to introduce herself and take questions from the Board. The subject property received favorable reviews from Fire and Police. Malchus informed her that there were potential municipal code violations on her property. When asked, she believed she could resolve those matters within 90 days, which Machus felt was reasonable. Reeves moved and Robson seconded the motion to recommend to the Council the annexation of the subject property, zoned as R-2, with property clean-up stipulation. **UNANIMOUS**

There were no reports on Council actions of Board or County Zoning or miscellaneous matters.

With no further business, Chairman Skipper adjourned the meeting at approximately 6:15 pm.