

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
DECEMBER 2022 MINUTES

The Trussville Planning & Zoning Commission met for a **workshop** session on **Thursday, December 8, 2022** at 6 pm at Trussville City Hall Annex.

Those members present: Vice Chairman Jim Meads
Councilor Ben Short
Wayne Sullivan – City Engineer & board member
Ralph Robson
Steve Turner
Kris Reeves
Brett Isom

Also present: Fire Marshal Jesse Clifton
Director of Planning, Building & Sustainability J.R. Malchus
City Clerk Dan Weinrib

Those absent: Chairman Darrell Skipper
Ryan Dawkins
Police Representative

Vice Chairman Meads convened the workshop promptly at 6 pm. He and Commission members reviewed minutes, one proposed annexation and three proposed subdivisions. They mutually agreed to keep the annexation on the agenda but told the petitioner, Norman Nix, to obtain accurate legal descriptions for the unincorporated lots from his surveyor. They plan to stipulate a ban on mobile or manufactured homes. The Commission mutually agreed to keep Nix’s Survey on the agenda. They mutually agreed to keep Eastern Valley’s Longmeadow Phase C Sector 3 subdivision application on the agenda. They reviewed Little Goose Development’s Husky North subdivision application and preliminary plat. Because Little Goose submitted incomplete engineering plans, the Commission decided to move Husky North to the Miscellaneous part of the agenda in order to offer Nick Kennemur informal guidance.

The Commission then reviewed the proposed Trussville Springs Phase III subdivision. Barry Stalnaker and William Lewis represented applicant Trussville Springs LLC. Previously, they sought to amend its Trussville Springs PUD. They had obtained a favorable recommendation from the Commission in October 2022, then subsequently withdrew their rezoning application in November. After they had presented their proposal, Vice Chair Meads asked them why they withdrew their rezoning proposal. Lewis answered that they disagreed with the setbacks stipulation, which they had previously accepted. Member Sullivan told the applicants that they had to amend their PUD in order to get its subdivision approved because the location of the second entrance, currently under construction, does not match its location of the current PUD master plan. Discussions and arguments ensued. Upon getting recognized by Vice Chair Meads, city attorney Chesley Payne spelled out to the Commission its options, which included (among other choices) approval of its subdivision with conditions. By the end of the meeting, there was informal consensus among members that any approval of a Trussville Springs subdivision would come with stipulations. The meeting ended around 7:40 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, December 12, 2022** at 6 pm at Trussville City Hall Annex.

Those members present: Chairman Darrell Skipper
Vice Chairman Jim Meads
Councilor Ben Short
Wayne Sullivan – City Engineer & Board member
Steve Turner
Kris Reeves
Brett Isom
Ryan Dawkins

Also present: Fire Marshal Jesse Clifton
Director of Planning, Building & Sustainability J.R. Malchus
City Clerk Dan Weinrib

Those absent: Ralph Robson
Police Representative

The Commission reviewed the drafted November 2022 minutes, which included a memorandum from the City Fire Department and a legal opinion from city attorney Chesley Payne. After Meads had noted the need to correct the spelling of Sullivan's name on page 2, Meads moved and Reeves seconded the motion to accept the minutes as submitted. **UNANIMOUS**

Under Annexations, the Commission reviewed Norman Nix's annexation petition to annex his own undeveloped lot behind his home (Parcel 12.002) as well as part of his late mother's undeveloped lot (the northern 105.6' x 110' section of Parcel 12.001) The problem with his proposal was that his subsequent subdivision application included the entire Parcel 12.001. Planning & Zoning does not regulate properties outside of city limits. Norman Nix and his sister are heirs to their late mother's property. Faced with the choice of amending his annexation petition to include all of Parcel 12.001 or having his surveyor re-draft the proposed Nix Survey, Nix reluctantly agreed to seek annexation of the entire Parcel 12.001. Sullivan moved and Meads seconded the motion to recommend favorably annexation of both undeveloped parcels, associated with 5211 & 5219 Kirby Lane, to the City Council, with the stipulated prohibition on mobile or manufactured homes. **UNANIMOUS**

Under Subdivisions, the Commission then reviewed the proposed Nix's Survey. The Commission asked no questions. Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Turner moved and Sullivan seconded the motion to approve the proposed Nix's Survey, contingent upon successful annexation. **UNANIMOUS**

The Commission then reviewed the proposed Longmeadow Phase C Sector 3 subdivision proposal. Jerry Howard represented Harris Doyle, the developer of the Longmeadow PUD. Howard explained that the proposal follows the recently amended Longmeadow PUD master plan. As agreed upon with current homeowners, Harris Doyle plans to construct a pavilion and pool common area at this location. The Commission asked no questions. Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Turner moved and Dawkins seconded the motion for approval. **UNANIMOUS**

The Commission then reviewed the proposed 42-lot Trussville Springs Phase III subdivision proposal. Barry Stalnaker represented the applicants. Bill Lewis was also in attendance. Stalnaker explained that their proposal was part of its original PUD plan, to build townhouses on the rail line side of Spring Street and cottages on the opposite side. There would be a Fire Station garage for a reserve truck, in the event a train blocked E-911 access to the neighborhood. Chairman Skipper confirmed with Malchus that the subdivision complies with the current PUD and with Sullivan that the roads are compliant with city subdivision regulations. Skipper got Stalnaker to acknowledge that Trussville Springs LLC had made a series of minor changes to its PUD. With prompting from Skipper, Stalnaker agreed that Trussville Springs LLC would eventually submit its updated PUD master plan for Planning & Zoning and City Council consideration, showing all its accumulative minor changes. Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Turner moved and Isom seconded the motion for approval, contingent upon submission of all engineering drawings and the City Engineer's approval of those drawings. Upon roll call, the vote was **UNANIMOUS, with Meads abstaining due to a professional conflict of interest**

There were no zoning proposals.

Under Miscellaneous, the Commission reviewed the proposed 58-lot Husky North subdivision by Little Goose Development. Wade Lowery of Engineer Design Group represented his client, the developer. Nick Kennemur was also in attendance. When asked, the city clerk told Chairman Skipper that Little Goose had submitted its application on time along with some – not all – of its engineering plans, and that all owners of neighboring properties had been notified of this proposal. At the time of rezoning, Little Goose had conceived a 60-lot subdivision with just one dead end. The terrain forced Little Goose to re-draft a subdivision with two dead-ends and two fewer lots. Lowery had finally completed all engineering designs earlier that day, prompting his client Kennemur to forward to J.R. Malchus immediately. Neither Malchus nor Sullivan had an opportunity to review plans. Skipper admonished Lowery and Kennemur about last-minute submissions. Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. Skipper reminded the applicant about the required stipulations that came along with rezoning. Kennemur answered that he included those stipulations on his subdivision application. He and Lowery agreed with Skipper that those stipulations are part of and would remain part of their engineering design plans. Turner moved and Meads seconded the motion for approval, contingent upon submission of all engineering drawings and the City Engineer's approval of those drawings. **UNANIMOUS**

With no further business to discuss, Skipper adjourned the meeting at 7:38 pm.