

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
SEPTEMBER 2023 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, September 7, 2023**, at 6 pm at Trussville City Hall Annex.

Those members present: Chairman Darrell Skipper
 Brett Isom
 Wayne Sullivan – City Engineer & Board member
 Ryan Dawkins
 Kris Reeves
 Cameron (Cam) Cohron

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

Those absent: Vice Chair Jim Meads
 Ralph Robson
 Councilor Ben Short

Chairman Skipper convened the workshop. The Commission reviewed and decided to keep the proposed rezoning of 6919 Roper Road property on the agenda. The owners were present. They understood & agreed that the Commission would recommend a stipulation prohibiting mobile or manufactured homes on their property. With no further business to review, Chairman Skipper ended the meeting at 6:05 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, September 11, 2023** at 6 pm at Trussville City Hall Annex.

Those members present: Brett Isom
 Wayne Sullivan – City Engineer & Commission member
 Kris Reeves
 Ryan Dawkins
 Cameron (Cam) Cohron

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

Those absent: Chairman Darrell Skipper
 Vice Chairman Jim Meads
 Councilor Ben Short
 Ralph Robson
 Police Representative

Since neither the chairman or vice chairman was present, member Ryan Dawkins convened the meeting. The Commission reviewed the drafted August 2023 minutes. Reeves moved and Sullivan seconded the motion to accept the minutes as submitted. **UNANIMOUS**

The only item up for consideration was the proposed rezoning of the property located at 6919 Roper Road. It was zoned A-1 Agricultural until 2007, when a previous owner successfully rezoned it to R-1 Single Family. The current owners Joseph & Arlene Hulwi were now seeking A-1, in order to construct a pole barn on the front part of their property, as allowed with A-1 zoning. She was there to represent herself and her husband. After Malchus summarized their application, Dawkins convened a public hearing.

Felix and Alice Rouse (3726 Sample Drive) wanted to know the purpose for the pole barn, Hulwi stated it was to store their tractor and other personal items. They would not conduct any commercial or retail activity there.

Pat Sims (3417 Sample Drive) asked how big the barn would be. Answer: 40 feet x 80 feet

Leslie Duldt (3720 Sample Drive) wanted to know where they would locate the barn and where the road access would be. Answer: access from & to Roper Road, near Sample Drive. The barn would be somewhere between Roper Road and their private lake.

Alice Rouse spoke up again, concerned about the Hulwis possibly raising chickens. Hulwi answered they have never had any chickens nor do they plan to. Both Malchus and Sullivan pointed out that raising poultry is permitted under A-1.

Since nobody else spoke up, Dawkins closed the public hearing. When asked, Hulwi readily agreed to the Commission's desire to bar mobile or manufactured homes. With Dawkins prompt, Reeves moved and Isom seconded the motion to give a favorable zoning recommendation, for A-1, with the stipulation prohibiting mobile or manufactured homes. **UNANIMOUS**

With no further business to discuss, Dawkins adjourned the meeting at 6:10 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk