

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
JUNE 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, June 5, 2025**, at 6 pm at Trussville City Hall Annex.

Those members present: Kris Reeves
Brett Isom
Brian Jackson
Wayne Taylor

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

Those absent: Chairman Darrell Skipper
Vice Chair & City Engineer Jim Meads
Cameron Cohron
Ralph Robson
Councilor Ben Short
Police representative

Reeves brought the meeting to order. The members quickly reviewed the two subdivision and one rezoning proposals and mutually agreed they had enough information to make an informed decision. They then discussed who to elect or re-elect as their leaders. Reeves informed his peers that he would miss the regular meeting on Monday. He made it clear that he had absolutely no desire to serve in leadership, which is understandable, considering he also serves on Design Review and Active Transportation committees. He then led a discussion about city long-term planning. Isom announced that this month would be his last as a Commission member unless he got reappointed.

With nothing left to discuss, Reeves adjourned the workshop just after 6:30 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, June 9, 2025**, at 6 pm at the Trussville City Hall Annex.

Those members present: Vice Chairman Jim Meads
Cameron Cohron
Brett Isom
Brian Jackson
Ralph Robson
Councilor Ben Short
Wayne Taylor

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

Those absent: Chairman Darrell Skipper
Kris Reeves
Police representative
City Attorney Chesley Payne

Vice Chairman Meads introduced minutes from the May 2025 meetings. **Robson moved & Taylor seconded the motion to approve the drafted minutes, as submitted. UNANIMOUS**

The Commission then took up the proposed Honor Keith Addition plat. New property owner Barrett Milam appeared before the Commission. He intends to separate 2.45 acres from the remaining four acres, in order to build a single-family residence. The two lots would share the same driveway access on Honor Keith Road. The Commission had no questions. When Vice Chair Meads opened the public hearing, neighbor Kathy Starret asked Milam what his building intentions are. He answered that he wanted to build only one single-family residence, not multiple. She seemed satisfied. Since nobody else spoke up, Meads closed the public hearing. **Short moved & Isom seconded the motion to approve the proposed plat, with the stipulated prohibition on mobile or manufactured homes. UNANIMOUS**

The Commission then took the proposed Layfield Homestead plat. Jeff Layfield (6341 Advent Circle) appeared on behalf of his mother Elizabeth Layfield. She intends to separate two one-acre lots

from the remaining 14.25 acres. Residences already exist there. Malchus promised the Commission he would make sure the houses comply with current A-1 setbacks. Vice Chair Meads opened the public hearing; since nobody spoke up, Meads closed the public hearing. **Short moved & Taylor seconded the motion to approve the proposed plat, conditioned on compliant setbacks. UNANIMOUS**

The Commission then took up the prospective rezoning of the 20-acre property located at 3101 Mary Taylor Road. Matt Jones appeared on behalf of Ann Clark Investments LLC. Currently zoned R-6, which permits single-family residential or mobile home subdivision, the property had already been annexed into the city, with multiple stipulations. Fulfilling the most important stipulation, Jones submitted a rezoning application seeking A-1 (Agricultural). Jones' family business, MSE Building Company Inc. (Irondale), uses it to unearth and relocate dirt to their work sites MSE has an active non-ferrous ADEM permit & that they already have a pole-barn without running water.

Vice Chairman Meads then opened a public hearing. Queenstown area resident John McClellan (2900 Washington Street) spoke out in opposition, to the rezoning. When he finished, various commissioners asked him questions to understand better his reasons for opposing. McClellan did agree that he did not want the Birmingham landfill enlarged nor did he want to live next to a mobile home neighborhood. Meads & Taylor then explained the purposes behind annexation and rezoning to agriculture, which appeared to mollify him. Since nobody else spoke up, Meads closed the public hearing. **Robson moved & Taylor seconded the motion to recommend rezoning as A-1 (Agricultural) to the City Council. UNANIMOUS Ergo, the City Council will receive a favorable rezoning recommendation for consideration.**

Under Miscellaneous, the members briefly discussed who they wanted to lead their meetings. **Short moved & Taylor seconded the motion to re-elect Chairman Skipper & Vice Chair Meads. UNANIMOUS**

With nothing else to review, Vice Chairman Meads adjourned the meeting at 6:24 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk & Recording Secretary