

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
SEPTEMBER 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Thursday, September 4, 2025**, at 6 pm at Trussville City Hall Annex. Longtime member Ralph Robson resigned three weeks before. He had served for 29 years. Members ruefully noted his absence. The city clerk sat in Robson's normal spot, but no one can really take his place.

Those members present:	Chairman Darrell Skipper Vice Chair & City Engineer Jim Meads Cameron Cohron Brett Isom Brian Jackson Kris Reeves Councilor Ben Short
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Also present:	City Clerk Dan Weinrib Fire Marshal Jesse Clifton Senior Planner Scott Mann City Attorney Chesley Payne
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Those absent:	Wayne Taylor Police representative
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The members quickly reviewed a proposed resurvey of the Gilmer family's industrial property on Gadsden Highway and found they had enough information to make an informed decision. They then reviewed Jason Kessler's preliminary 15-lot residential plat at the former antique mall location. Most of the discussion centered on the drafted sidewalk & related right of way connecting the small neighborhood to North Chalkville Road. They agreed to keep it on the agenda but noted that there must be a designated sidewalk.

Under Miscellaneous, the members took back up the prospective annexation of Aaron & Michelle Davis' home on Trussville-Clay Road. Because their home is over 1000 feet from the nearest fire hydrant and part of their driveway is too steep for a fire truck, Fire Marshal Jesse Clifton stated he could not recommend annexation under present conditions. Davis appreciated the feedback, even though it was not what he had hoped for.

Councilor (& Mayor-Elect) Ben Short announced to the Commission that he was retaining the recording secretary as city clerk. There was much rejoicing. He also announced he was keeping the Massey Stotser firm as city's law firm. Again, there was rejoicing.

Member (& Councilor-Elect) Brian Jackson then presented his updated findings and recommendations for updating the City's subdivision regulations, which have remained unchanged since 1978. The bulk of his presentation & discussion revolved around requirements for completing a subdivision application & the subsequent review process. After 90 minutes, there was general consensus that (a) we can implement some changes in our business practices now, (b) the city attorney had tasks to do, (c) Jackson would make additional changes based on colleagues' feedback, & (d) the Commission would review again in October for possible recommendations to the incoming City Council to consider in November.

Chairman Skipper quickly updated the Commission on his work with the city attorney regarding the Cahaba Project district zone. He hopes to submit a proposal for public input as well as Commission consideration. The overall goal is to convert the R-CP district into an overlay district.

With nothing left to discuss, Chairman Skipper adjourned the workshop at 8:03 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, September 8, 2025**, at 6 pm at the Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Cameron Cohron Brett Isom Brian Jackson Kris Reeves Councilor Ben Short
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Wayne Taylor

Also present: Senior Planner Scott Mann
Fire Marshal Jesse Clifton
City Clerk Dan Weinrib

Those absent: Vice Chairman Jim Meads
Police representative
City Attorney Chesley Payne

Chairman Skipper introduced minutes from the August 2025 meetings. He solicited edits & corrections but heard nothing. **Short moved & Reeves seconded the motion to approve the minutes, as submitted. UNANIMOUS**

The Commission then took up the proposed Gilmer's Resurvey, which would merge two lots at the intersection of Commerce Drive & Gadsden Highway into one. One detention pond would serve the entire subject property. After construction is done, all commercial traffic could only exit on to Commerce Drive. Nobody representing the applicant was present. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Taylor seconded the motion for final plat approval. UNANIMOUS**

The Commission then took up the proposed preliminary 15-lot plat for the property located at 147 North Chalkville Road. Applicant Jason Kessler of KADCO represented himself & his residential developmental company. He had already obtained rezoning to PUD earlier this year. By the time of this meeting, a contractor had already razed most of the old antique mall. During question time, Chairman Skipper asked Kessler about his progress in obtaining a neighboring commercial owner's permission for a sidewalk. Kessler indicated he had not yet had any conversation or agreement with either property owner. Because the sidewalk is a required part of his own PUD, the chairman carried over Kessler's proposal to a subsequent month. There was no need for discussion or public hearing.

Under Miscellaneous, Chairman Skipper warmly congratulated Councilor Short on his successful mayoral campaign, as well as Mr. Jackson on his easy election to Council Place No. 2. He expressed his own & Commission's happiness for them, and looks forward to working with them in their respective capacities.

With nothing left to review, Chairman Skipper adjourned the meeting at 6:05 pm.

Respectfully submitted,



Dan Weinrib CMC
City Clerk & Recording Secretary