

CITY OF TRUSSVILLE
PLANNING & ZONING COMMISSION
NOVEMBER 2025 MINUTES

The Trussville Planning & Zoning Commission met for an **agenda workshop** session on **Monday, November 17, 2025**, at 5:30 pm at Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chair & City Engineer Jim Meads Councilor Brian Jackson Kris Reeves Mayor Ben Short Wayne Taylor
Also present:	City Clerk Dan Weinrib Director of Planning, Building & Sustainability J. R. Malchus
Those absent:	Brett Isom Police representative

Both workshops & regular meetings were rescheduled because the Commission lacked an adequate number for quorum on November 10. The members quickly reviewed four subdivision plat proposals & an annexation petition. They mutually decided that they had enough information to keep all five on the agenda. Malchus withdrew an item concerning food truck regulations from Miscellaneous discussion. With nothing left to review, Chairman Skipper adjourned the workshop at 5:41 pm.

The Trussville Planning & Zoning Commission met in **regular session** on **Monday, November 20, 2025**, at 5:41 pm at the Trussville City Hall Annex.

Those members present:	Chairman Darrell Skipper Vice Chair & City Engineer Jim Meads Cameron Cohron Councilor Brian Jackson Kris Reeves Mayor Ben Short Wayne Taylor
Also present:	City Clerk Dan Weinrib Fire Marshal Jesse Clifton Director of Planning, Building & Sustainability J. R. Malchus
Those absent:	Brett Isom Police representative

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

The Commission then took up the Re-Plat of Lot 1-B, Trussville Industrial Park Subdivision, submitted by the IDA. Its purpose is to create an access from Haisten Drive for Julianne & William Fyfe III, who own Lot 12. Michael Thomas of Sain Associates represented the IDA. The Commissioners had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Taylor seconded the motion to approve the preliminary plat. UNANIMOUS except for Meads, who recused himself due to a professional conflict.**

The Commission then took up the preliminary Bitsy Addition to Tutwiler Farms, submitted by Sammy & Bonnie Dorsett. They want to separate their commercial building, which faces Vann Road, from their Vick Drive residential property. The Commission had no questions. Malchus noted for the record that the new commercial property would need rezoning or it will remain R-3 non-conforming. The Commissioners had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Taylor moved & Jackson seconded the motion to approve the preliminary plat. UNANIMOUS**

The Commission then took up the proposed Weems Addition to Trussville, on Happy Hollow Road. Realtor Wayne Taylor represented his client. He stepped down from the dais, at Chairman Skipper's prompt, to explain his client's intentions. Owner Albert Lee Weems Sr. created a one-acre lot for his current residence. He intends to move next door. Malchus & Taylor assured the Commission that

the shared driveway access complied with the subdivision regulations. The Commission had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Reeves seconded the motion to approve the plat as submitted. UNANIMOUS except for Taylor, who recused himself due to a professional conflict.**

The Commission then took up the preliminary 15-lot plat for 147 North Chalkville Road. Owner & residential developer Jason Kessler was available to answer questions. The property had already been rezoned PUD; Kessler had already razed the former antique mall. Mayor Short informed the Commission that the City & Kessler are working out a sidewalk arrangement since Kessler could not reach an agreement with either owner of adjoining commercial property. The Commission had no questions. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Meads moved & Taylor seconded the motion to approve the preliminary plat. UNANIMOUS**

The Commission then took up the proposed annexation of the property located at 4380 Valley Road. Trophy Powersports LLC is building a new retail store to sell ATVs and similar vehicles, just like they already do in west Homewood & Bessemer. The subject property is zoned I-1 (Light Industrial) Their general manager was available to answer questions, but the Commission did not ask any. Chairman Skipper opened the public hearing then promptly closed it since nobody in the audience spoke up. **Short moved & Taylor seconded the motion for refer to the City Council a positive recommendation for annexation. UNANIMOUS**

Under Miscellaneous, Chairman Skipper encouraged fellow members to give feedback on a proposed Cahaba Project overlay district. Similarly, Councilor Jackson Skipper encouraged fellow members to give feedback on updated subdivision regulations. Both want the Commission to hold public hearings on those topics sometime this winter – either January or February – before offering recommendations to the City Council. Chairman Skipper reviewed the proposed 2026 meetings schedule, prepared by the city clerk, which had 24 meeting dates – twelve agenda workshops & twelve regular sessions. The Chairman requested that, going forward, the Commission have just one meeting date per month. On the second Monday of each month, the Commission will have its workshop at 5:30 pm; at its conclusion, the Commission would immediately convene its regular session. When asked by the chairman, the city clerk confirmed that no city council action was necessary for changing the Commission's schedule. **Reeves moved & Short seconded the motion for the meetings change. UNANIMOUS** Chairman Skipper then reported that Clint Smith will join the Commission as a member, starting next month. He succeeds Brian Jackson, who took over Mayor Short's previous role as council liaison.

With nothing left to review, Chairman Skipper adjourned the meeting at 5:59 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D JW".

Dan Weinrib MMC/City Clerk & Recording Secretary