Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, November 3, 2025 at 6:00 PM in the Council Chambers of City Hall.

Members Present:
Board Chair: Bruce Absher, Board Members: Pamela Gladney, Constantine Tsambouniery, Charlene Hill and Linda Willis. City Staff Present: City Planner & Stormwater Administrator, Jamie Watkins and City Clerk, Hydeia Hayes

Call to Order and Determination of a Quorum
Acting Chairperson, Linda Willis called the meeting to order and confirmed that a quorum was present with four of six members in attendance (5/6).

Adoption of the Agenda
By motion of Linda Willis and unanimous vote, the agenda was adopted.

Planning Board Action Item
The following items were presented for discussion and recommendation:

1. **Approval of Minutes – October 6, 2025**
   By motion of Linda Willis and unanimous vote, the October 6, 2025, meeting minutes were adopted with no revisions.

Conditional Rezoning Requests
Discussion focused on enhancing residential aesthetics and incorporating green space. Questions arose about the definition of green space (e.g., park, walkway, benches). Jamie clarified that developers are required to provide common open space per code.

Consideration was given to the Meritage project, including tree planting and maintenance concerns. Street trees were deemed acceptable if not oversized, while open space trees will require developer consideration.

Options for developers contributing to city growth in lieu of certain green space requirements were discussed.

Stormwater Control Ordinance Update
Two areas of flooding—Wolverine and flash flooding zones—were reviewed.

The board emphasized strategic planning and enforcement to prevent future flooding incidents.

Backup flow issues from city roads were noted, with specific discussion on sewer elevation issues at 8th Street and Virginia Avenue.

Old/New Business

Discussion of the proposed new fire department and identification of homes owned by the city. Review of current subdivisions and upcoming zoning metrics.

The Board discussed the upcoming interview process for new members. Interviews are scheduled to be held on **Monday, December 1, 2025, at 5:30 PM.** City Clerk, Hydeia will send board applications, interview questions, and interview guidelines to the board before the meeting.

Adjourn

By motion of Constantine Tsambouniery and unanimous vote, the meeting adjourned at 7:19 PM.

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Bruce Absher, Chairperson Hydeia Hayes, City Clerk