



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE OCTOBER 10TH, 2018 MEETING

Chairperson Ed Rathgeber called the meeting to order at 5:30 p.m. in the Robins City Hall on Wednesday, October 10th, 2018. Roll call was taken with Commission members Ed Rathgeber, Bob Huffman, AJ Hester, Tim O'Hara, Dennis Trachta and Dan Ries present along with Planning and Zoning Administrator Dean Helander, Engineers Kelli Scott and Dax Suntken, City Clerk/Treasurer Lori Pickart and around 20 guests. Absent was commissioner Todd Roberts.

There was no Chairperson's report and nothing to add to the Planning and Zoning Administrator's report. Huffman moved to approve the Agenda, Hester seconded and all voted aye. Ries moved to approve the Minutes of the September 12, 2018 meeting, Trachta seconded and all voted aye.

- **Carstensen Garage Request.** Pickart explained the desire of Laverne Carstensen to construct a 22' x 40' addition to his existing garage at 10 Quass Road. Huffman noted there is a large garage to the south so it would not be seen by the neighbors. Don Wood, 600 Woodland Drive stated the P&Z don't know what they are doing; adding this area is a sandy area and the former farmer could not farm the area as it is wet. O'Hara moved to approve Resolution No. 2018-5 approving the request of Laverne Carstensen, Ries seconded and all voted ayes.
- **Diaz Garage Request.** Mr. Diaz's contractor John Kraus, advised the Commission of the hopes to be able to construct a 30' x 40' garage at 795 Leslie Court. He noted it would be sided to look like the house, adding the property is an acre in size. Engineer Scott noted an additional driveway could not be located on Leslie Court at it needs to be located 145' from the intersection. Mr. Kraus asked if there could be a driveway to access the property from Quass Road, as the lot is 175' x 250' in depth. Pickart noted Streets Supervisor Vince Bading would need to give the approval for an additional driveway. Bruce Kruse, 790 Woodland Drive noted there are a lot of tiles in the back yard and hopes he doesn't mash them as the area is very wet. Mary Kruse of same address asked what it building would be used for. Mr. Diaz noted he likes to collect cars. She stated this would devalue her property. They noted they were sure he was in a year ago to ask for the same size building and the commission turned him down. What is the difference now? Pickart noted the last request was for a larger building. The Commission tabled the item until next month when things could be sorted out.
- **Darland Plat.** Helander noted this is located north of Midway Road but within 2 miles of Robins. O'Hara moved to approve Resolution No. 2018-5 approving the Darland First Addition to Linn County, Ries seconded and all voted aye.
- **POS 2300.** Pickart noted this plat of survey will allow the Zieser's to parcel off and sell 50 acres of property.
- **Resolution No. 2018-4.** Huffman moved to approve Resolution No. 2018-4 recommending approval of Plat of Survey No. 2300 to the City Council, O'Hara seconded and all voted aye.
- **Public Hearing.** Rathgeber opened the public hearing to hear comments and concerns relating updating the Future Land Use Map from Single-Family Residential to Multiple-Family Residential at 5:56 p.m. Developer Al Frey of 3305 Wild Rose Road and developer of the proposed area provided information to the Commission relating to the proposed structures of condominiums, townhouses, and villas. He noted he has retired from building but has certain builders in mind to build the area. He noted the area will have a homeowners association with common care and covenants. Rathgeber asked how you force the builders to build what we want. Helander noted conditions have been added to the rezoning ordinance. He added a development agreement will also be established. Frey noted the city needs diversified dwelling areas for millennials, retirees and everyone in between. He noted he feels this would be a nice addition to the City. O'Hara asked if the city was having issues with the lack of building homes in Robins, and asked why going to R-4 versus R-3. Frey noted R-4 has flexibility in setbacks,

side yards and lot width. He noted the area will average R-2 zoning and R-3 zoning. He added the north side is abutting future commercial development adding this will be a great buffer zone. He noted this is something the city has never done so there are a lot of questions. He noted this would be similar to what the city is doing on the south side of town. Mark Wood of Wood Construction feels this would be the right thing to do for the city. Wood noted he feels the city needs to deal with Quass Road, adding it needs to be upgraded. Wood noted the city is planning on a regional detention basin versus having each developer create their own detention basin. Helander noted the city has not made a decision relating to a regional detention basin, nor have they discussed the costs associated with constructing Kings Way. Frey noted he is planning on retaining the water on the development. Engineer Scott noted the city's Comprehensive Plan recommends multi-family as a buffer between single family residential and commercial developments. When asked if the structures would be owner occupied, Frey noted you cannot take the right of someone to rent their property away from them. O'Hara noted he feels the city doesn't need high-density zoning. Frey noted he is not proposing high density, just other options. The public hearing closed at 6:32 p.m.

- **Recommendation to City Council.** Huffman moved to recommend passage of Ordinance No. 1812, amending the Future Land Use Map for Plat of Survey No. 2300 from single family residential to multiple family residential to the City Council, Trachta seconded, on the vote Huffman, Trachta, Ries and Rathgeber ayes, Hester and O'Hara nays.
- **Public Hearing-Rezoning** Rathgeber opened the public hearing to hear comments and concerns relating to the Rezoning of Plat of Survey No. 2300 from A-1 Agricultural to R-4, High-Density, Multiple Family Residential at 6:35 p.m. Rebecca Gosnell, 750 Woodland Drive noted she is very concerned with drainage runoff in the area. She added they have a creek in their backyard when it rains and it seems to continue to get larger and runs faster. She also noted Quass Road is a very busy road and feels it cannot handle more traffic. The public hearing closed at 6:37 p.m. Ries moved to recommend Ordinance No. 1813 approving the re-zoning request to the City Council, Huffman seconded. On the vote, Huffman, Trachta, Ries and Rathgeber ayes, Hester and O'Hara voted nay.
- **Tradesman's Square.** Alex Frey of FC Land noted they wish to split the parcel into three lots and expects to start construction of lot 1 first. He noted the area would be used for businesses such as Heating/Cooling, Electrical, Mechanical, Plumbing contractors. O'Hara moved to approve Resolution No. 2016-5 recommending approval to the City Council, Huffman seconded and all voted aye.

O'Hara moved to adjourn at 6:50 p.m., Trachta seconded and all voted aye.

Dean Helander,
Planning and Zoning Chairperson

Ed Rathgeber, Chairperson