



*ROBINS PLANNING AND ZONING COMMISSION
Minutes of the December 12th, 2018 Meeting*

Chairperson Ed Rathgeber called the meeting to order at 5:30 p.m. in the Robins City Hall on December 12th, 2018. Roll call was taken with Commission Members Ed Rathgeber, Dennis Trachta, Dan Ries, Bob Huffman, Todd Roberts and Tim O'Hara present along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart, City Engineer Dax Suntken and 4 guests. Absent was AJ Hester.

There were no additions to staff reports. Huffman moved to approve the agenda, O'Hara seconded and all voted aye. Ries moved to approve the Minutes of the November 14th meeting, Trachta seconded and all voted aye.

Rezoning Request. Rathgeber opened the public hearing to hear comments and concerns relating to the rezoning request to rezone 3.73 acres from I-1 Light Industrial to C-2 Highway Commercial located at 3214 County Home Road at 5:32 p.m. Engineer Doug Brain explained the property owner wants to construct a small 8,000 s/f event center on a portion of the property. He noted there are 80 parking spaces and the structure will be on a well and septic as neither utility is near. Rathgeber asked if the city needs more right-of-way on Quass Road should it need to be widened in the future. Engineer Suntken noted he and Helander will look into it and add it to the Developer's Agreement. There were no comments received, the public hearing closed at 5:40 p.m. O'Hara moved to recommend approval of proposed Ordinance No. 1901 to the City Council, Roberts seconded, on the vote, all voted aye.

Sandridge Preliminary Plat. Engineer Lisa Burch explained the proposed layout of the property indicating the stormwater detention basin is located between lots 3 and 4 on the south part of the property which is the low spot. Helander noted this is a major concern for properties to the south and wants to make sure the city is not creating a problem for the future. Engineer Burch assured him the basin would be designed so the maximum outflow would not be more than the natural flow. She noted there will be a berm constructed with an outlet which will have erosion stone and riprap. She added there is also a 20' drainage easement running along the south border of the property. When asked, the developer noted he has not yet decided if there will be a homeowners association. Pickart noted the city does not want to maintain the detention area. Helander once again reiterated the developer needs to stay focused on the drainage of the property. Suntken noted the developer would like to look at options relating to the required parkland dedication which calculates to ¼ acre. Huffman moved to approve Resolution No. 2018-10, recommending approval of the proposed Sandridge First Addition to the City Council, O'Hara seconded and all voted aye with a roll call vote.

O'Hara moved to adjourn at 5:59 p.m., Huffman seconded and all voted aye.

Ed Rathgeber, Chairperson

Dean Helander
Planning and Zoning Administrator