



ROBINS PLANNING AND ZONING COMMISSION Minutes of the March 13th, 2018 Meeting

Chairperson Ed Rathgeber called the meeting to order at 5:30 p.m. in the Robins City Hall on Tuesday, March 13th, 2018. Roll call was taken with Commission Members AJ Hester, Dennis Trachta, Tim O'Hara, Bob Huffman, and Ed Rathgeber present along with Planning and Zoning Administrator Dean Helander, Public Works Official Vince Bading, City Clerk/Treasurer Lori Pickart and around 15 guests. Absent were Commission Members Dan Ries and Todd Roberts.

There were no Chairperson's or Zoning Administrator's reports. O'Hara moved to approve the agenda, Hester seconded and all voted aye. Huffman moved to approve the Minutes of the February 14th, 2018 meeting, O'Hara seconded and all voted aye.

The Commission reviewed the request of Eric Kankelfitz to be allowed to construct a 34' x 32' (1,088 s/f) accessory building at 3321 Windhaven Lane. He noted the building would be sided with white vinyl siding with a red roof to match the house. He noted it would be three stalls to house his vehicles, mowers, toys, etc. He noted he would provide a gravel access from the back of the house to the garage. Pickart read the conditions listed on Resolution No. 2018-2, Trachta moved to approve said resolution, Hester seconded and all voted aye.

Rathgeber opened the public hearing to hear comments and concerns relating to the proposed future land use map amendment and proposed zoning request of Ricklef's Excavating to rezone the Barnhart property along North Center Point Road from agricultural to Highway Commercial at 5:37 p.m. Mr. Ricklef's noted he would like to build a satellite office and storage office for his excavating business. He added he is planning a large berm with plantings on top of the berm to hide the equipment and trailers. He noted his business is a growing business with currently 65 employees. He added he doesn't want an eyesore and wants to keep it clean and a professional business location. Pickart noted two written letters were provided to the Commission. Comments received were:

- Barb Klawiter, 3301 Wubbens Road noted she has major concerns relating to flooding. She asked if Mr. Ricklef's would have to build detention ponds to hold the water. It was explained by Susan Fornash of Hall and Hall Engineering he would be required to provide a detention basin adding he cannot increase the water flow coming off the property onto the neighboring properties.
- Larry Germain of 3329 North Center Point Road noted there is a peat bog just northwest of the property which feeds into the Barnhart property. He asked about the additional traffic this would bring and asked if a traffic study would be required. Mr. Ricklef's noted he has 6 dump trucks which will be in the area with 10 to 15 people in the office. He noted he doesn't want equipment in the yard as they should be out on the job site. He noted people speed through there adding it would be very dangerous. He noted he was against Miene developing his property but noted Miene does a great job of keeping it up. He added Mr. Ricklef's would have to keep it looking nice and must protect the area.

- Greg Smith, 3265 North Center Point Road voiced his concern relating to the devaluation of his property. He noted Rick Miene has done a nice job on his property keeping it looking nice and tidy. He noted he too has big concerns relating to water, especially in the southwest part of the property.
- Sean McDonald, farm manager of the Ambinder-Lyness properties noted several tiles have been installed in the area and asked if a tile were damaged it would be repaired as the peat bog is classified as a wetland with the DNR.
- Commission Member Tim O'Hara noted he wants to make sure the property is bermed properly.
- Cathy Docterman of 3367 Midway Road noted she doesn't want to look at the development adding she moved to the county to be in the country. She noted she is opposed to the development and wants the land to stay as it is, noting they should take businesses to the interstate area. She noted Rick Miene has 2-3 vehicles coming and going per day and he keeps everything stored in the buildings. She said this area should be residential.
- Rick Miene asked how tall the berm would be in relationship to the floor of the building. Mr. Ricklef's noted the berm would be 8'-10' tall with trees/hedges on top. He noted the berm would stay nice and be mowed.

The public hearing closed at 6:12 p.m. O'Hara moved to recommend the passage of proposed Ordinance No. 1802 to the City Council, there was no second so the motion failed. Trachta moved to recommend denial of the proposed Ordinance No. 1802 to the City Council, there was no second and the motion failed. O'Hara noted he feels this property should be rezoned to Commercial as the land is not much good as farmland, adding this makes it good use of bad land. Huffman noted it looks like a good spot for a commercial development but he is hesitant to change the zoning due to the neighbors as the neighbors were there first. Rathgeber noted Mr. Ricklef's would be required to make sure the water flow cannot change adding he cannot increase the flow. He would also be required to make sure the berms are adequate. If this is done then he feels it fits the zoning. Trachta noted the Commission should listen to the neighbors. He asked how the city ensures the property would be kept up. He added if it turned out like Miene's it would be okay but if it fails then he feels bad for the residents. O'Hara noted the neighbors may not even be able to see it. Rathgeber noted he needed a motion as Trachta's motion to recommend disapproval failed. Huffman moved to recommend approval of Ordinance No. 1802 to the City Council, O'Hara seconded. All voted aye except Trachta who voted nay.

O'Hara moved to adjourn at 6:38 p.m., Huffman seconded and all voted aye.

Dean Helander, Planning and Zoning Administrator

Ed Rathgeber, Chairperson