



*PLANNING AND ZONING COMMISSION
MINUTES OF THE APRIL 19TH, 2022 MEETING*

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in the Hoppe Safety Center on April 19th, 2022. Roll call was taken with Commission Members Tim O'Hara, Dan Ries, Ed Rathgeber, and AJ Hester present along with Planning and Zoning Administrator Dean Helander, Engineer Kelli Scott, City Clerk/Treasurer Lori Pickart and around 6 guests. Absent were Todd Roberts and Dennis Trachta. There remains to be a vacancy on the Commission.

Rathgeber moved to approve the Agenda, Ries seconded; all ayes. Rathgeber moved to approve the Minutes of the February 25, 2022 meeting, Ries seconded; all ayes.

- ✓ **Accessory Building @ 400 Northhaven Drive.** Property owner Chuck Gardner noted the building will have both water and sewer. He noted the older shed would remain where it is. He added he has talked with the neighbors who have no concerns with the location, and added it would be sided horizontally to match the existing home. The Board reviewed the conditions noted on Resolution No. 2022-3. Ries moved to approve said Resolution, Hester seconded and all voted aye.
- ✓ **Public Hearing, Zoning Changes.** O'Hara opened the public hearing to hear comments and concerns relating to amending Chapter 165 (Zoning Ordinance) of the Robins Municipal Code 5:40 p.m. Engineer Scott noted a copy of new zonings were added and amended to, along with a few new definitions and addition of a Flood Plain Overlay District. The public hearing closed at 5:54 p.m. Ries moved to recommend approval of Ordinance No. 2202 to the City Council, Hester seconded and all voted aye.
- ✓ **Public Hearing, Amending Future Land Use Map.** O'Hara opened the public hearing relating to amending the Future Land Use Map at 5:56 p.m. The Commission reviewed the proposed changes provided by the FLUM committee which consisted of several volunteers from Robins Economic Development Board Members, P&Z Commission members, two council members, engineers, and city staff who met for 20 meetings to decide where the city might want specific zonings to assure planned growth for the city. The P&Z discussed PUD zoning (Planned Use Development) and the proposed multi-family zonings. It was noted the PUD requested in Robins Landing would consist of 4-plex town homes which are owner occupied and are good options for people who don't want to have to shovel snow or mow their yard; perhaps people who are downsizing, or for persons who are not interested in having a large mortgage. It was noted the town homes would sell for \$225 - \$250K. The public hearing closed at 6:49 p.m. Rathgeber moved to recommend approval of Ordinance # 2205 amending the Future Land Use Map to the Robins City Council, Ries seconded. On the vote, all voted aye except Hester who voted nay.
- ✓ **Public Hearing; Rezoning request Robins Landing, LLC.** O'Hara opened the public hearing relating to the rezoning request of Robins Landing LLC to rezone property from A-1 Agricultural to R-3, PUD, C-1A, PL-I and P-1 zonings at 6:51. There were no comments received, the public hearing closed at 6:52. Rathgeber moved to recommend approval of Ordinance No. 2206 rezoning the property as requested to the City Council, Hester seconded and all voted aye.
- ✓ **Preliminary Plat; Robins Landing LLC First Addition to Robins.** Engineer Scott noted the plat will have two (2) detention basins, adding the developer will be submitting a drainage report for review and approval. She added a draft Development Agreement is being created which outlines the Planned Unit Development (PUD) requirements such as common space, ownership of the detention basins, etc. She added the Developer is hoping to have fall construction available, noting they are planning on starting on both the north side accessed by Robins Road and the south side accessed by Tower Terrace, then working towards the middle. Ries moved to approve Resolution No. 2022-4, recommending approval to the City Council, Rathgeber seconded and all voted aye.

Ries moved to adjourn at 7:04 p.m., Rathgeber seconded and all voted aye.

Dean Helander, Planning and Zoning Administrator

Tim O'Hara, Chairperson