



NOTICE OF MEETING

ROBINS PLANNING AND ZONING COMMISSION

TUESDAY, MARCH 28, 2023

5:30 P.M. @

ROBINS CITY HALL

AGENDA:

1. Call the Meeting to Order
2. Roll Call of Members
3. Chairperson and Planning and Zoning Administrator Reports
4. Approval of the Agenda
5. Minutes of the December 10th, 2022 Meeting.
6. Public Hearing relating to designating R-2 Single Family Residential to the recently annexed property located at 3164 Quass Road.
7. Review Ordinance No. 2301 and make recommendation to City Council.
8. Motion to adjourn.



ROBINS PLANNING AND ZONING COMMISSION
MINUTES OF THE DECEMBER 20TH, 2022 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in the Robins City Hall. Roll call was taken with Todd Roberts, Dennis Trachta, Jay Goodin, and Tim O'Hara present along with P&Z Administrator Dean Helander, City Clerk Lori Pickart and 3 guests. Absent were Ed Rathgeber, AJ Hester and Dan Ries. There was no Chairperson report; Planning and Zoning Administrator Dean Helander noted there has been 7 new homes year to date.

Roberts moved to approve the Agenda, Trachta seconded and all voted aye. Roberts moved to approve the minutes of the November 15th meeting, Trachta seconded and all voted aye.

Epic Event Center First Addition to Robins. The Commission members reviewed the final plat of the Epic Event Center First Addition to Robins. Engineer Scott noted the property owners would like to separate the event center from the rest of the property to allow it to be sold and leaving lot A as is. Trachta moved to recommend approval of Resolution No. 2022-10, Goodin seconded and all voted aye.

Woods Edge at Dry Creek Second Addition. Engineer Scott noted the work has been completed. Wood noted the numbering in the resolution is not accurate. Roberts moved to recommend approval of Resolution No. 2022-11 as amended, Trachta seconded and all voted aye.

Plat of Survey No. 2695. Engineer Scott noted Plat of Survey No. 2695 is splitting 40' x 176' from Mike Fossum, 101 N. Second Street and selling it to the neighboring property at 150 N. Troy Road. Engineer Scott noted the city would like to increase the right-of-way from 50' to 84' to allow the widening of North Troy Road at a future date. The petitioner's Engineer, Mike Brain has submitted a request to the City Council to leave the right-of-way as is, which the City Council will determine. Trachta moved to recommend approval of Plat of Survey No. 2695 to the City Council, Roberts seconded and all voted aye.

Goodin moved to adjourn at 5:42 p.m., Trachta seconded and all voted aye.

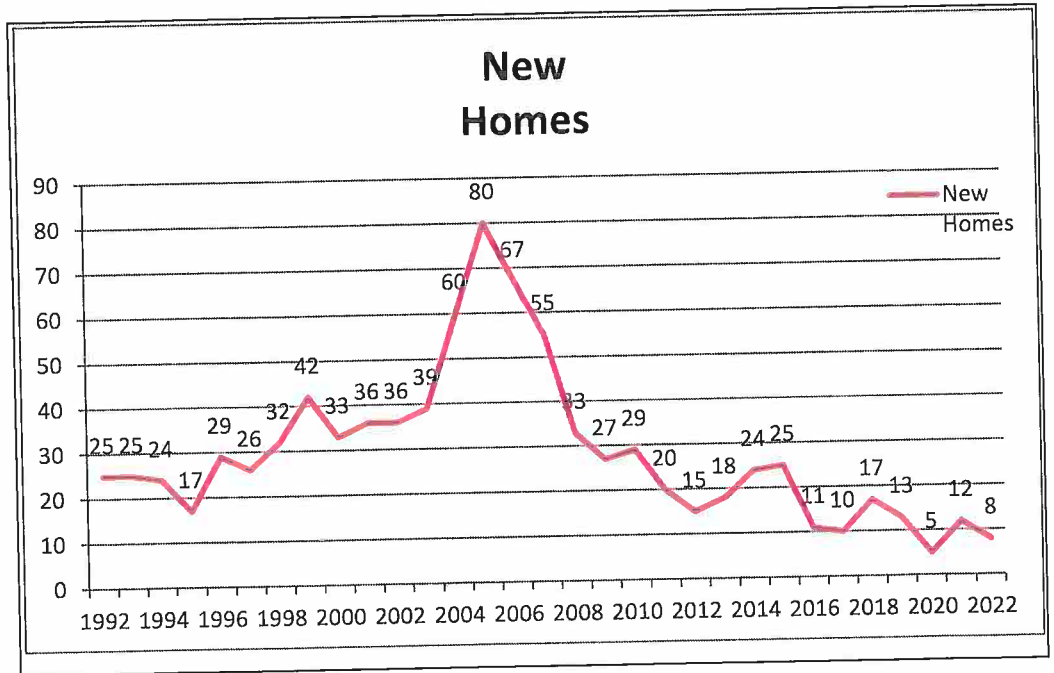
Dean Helander
Planning and Zoning Administrator

Tim O'Hara
Chairperson

Robins
Planning and Zoning Report
 December 31, 2022

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			
B22-001	01/28/22	New Home Construction	Building	Skogman Homes	3119	Windsor Dr.			
B22-002	03/23/22	New Home Construction	Building	Kimberly Jauga	3078	Windsor Dr.			
B22-003	03/31/22	New Home Construction	Building	Academy Homes	465	Dutch Dr.			
B22-004	05/12/22	New Home Construction	Building	Frey Homes	3069	Saxton Ln			
B22-005	09/28/22	New Construction SFD	Building	Xtreme Builders of Iowa	3129	Windsor Dr.			
B22-006	10/18/22	12x24 Detached Garage	Building	Twin Pines Church	95	S. Mentzer Rd			
BC22-001	01/14/22	Bldg 700 Construction	Building	FC Land, LLC	3230	N. Ctr Pt Rd #700			
BC22-002	05/13/22	Bldg 600 Construction	Building	FC Land	3230	N Ctr Pt Rd 600			

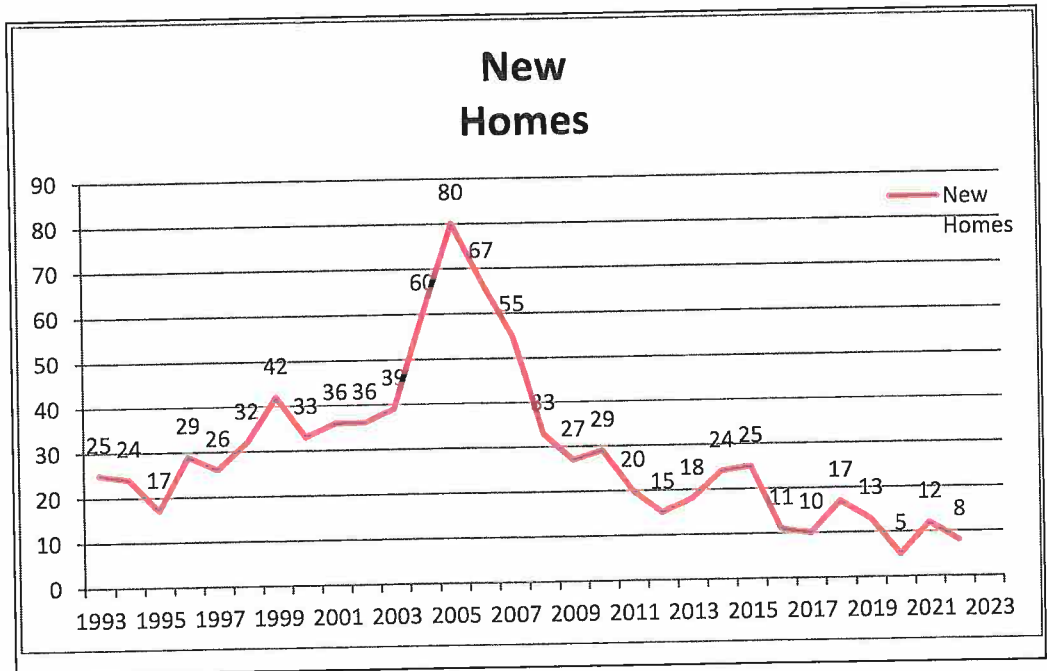
FY2022 Permits Issued	
January	7
February	13
March	25
April	23
May	40
June	43
July	20
August	36
September	24
October	31
November	19
December	13
Total	294



Robins
Planning and Zoning Report
 January 31, 2023

Permit Number	BeginDate	Comment	PermitType	PartyName	FullAddress		City	State	Zip
					#	Street			

FY2023 Permits Issued	
January	22
February	
March	
April	
May	
June	
July	
August	
September	
October	
November	
December	
Total	22



ORDINANCE No. 2301

**AN ORDINANCE AMENDING THE ZONING MAP AND THE FUTURE LAND USE MAP OF
CHAPTER 165 OF THE MUNICIPAL CODE, CITY OF ROBINS, IOWA, DESIGNATING
ZONING TO RECENTLY ANNEXED PROPERTY.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, that the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. That the Zoning Map and the Future Land Use Map, which is part of Chapter 165 of the Municipal Code, City of Robins, be amended as follows:

THE FOLLOWING PARCEL, BE DESIGNATED R-2, SINGLE FAMILY RESIDENTIAL
AND LEGALLY DESCRIBED AS:

East 503 feet of the NE-1/4 NE-1/4 Section 17-84-7, Linn County Iowa,
excepting the North 396 feet thereof, subject to the Public Highway.

AND LOCALLY KNOWN AS:

3164 Quass Road

SECTION 2. That the changes provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Robins, Iowa, and made a part of said Code as provided by law.

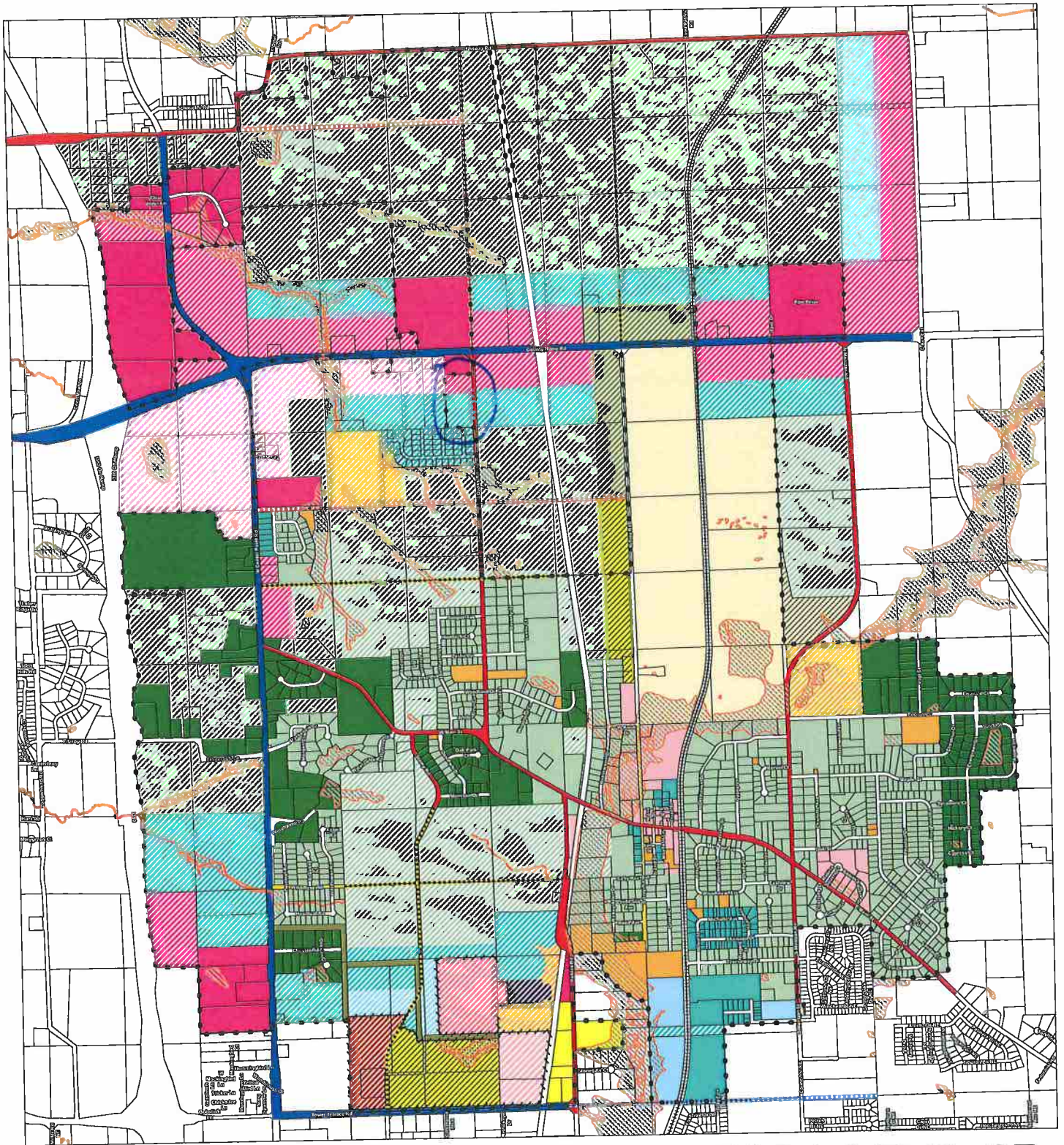
SECTION 3. Effective Date. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED, this 28th day of March 2023.

Chuck Hinz, Mayor

ATTEST:

Lori Pickart, City Clerk/Treasurer



CURRENT ZONING

- A-1 AGRICULTURAL
- R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
- R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
- R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL
- R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION
- R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
- RMH MOBILE HOME PARK RESIDENTIAL
- C-1 CENTRAL COMMERCIAL BUSINESS
- C-1-A NEIGHBORHOOD COMMERCIAL BUSINESS
- C-2 HIGHWAY COMMERCIAL
- PL1 PLANNED LIGHT INDUSTRIAL
- PMI PLANNED MEDIUM INDUSTRIAL
- PHI PLANNED HEAVY INDUSTRIAL
- P-1 PUBLIC USE
- PUD PLANNED USE DEVELOPMENT
- RI RESEARCH PARK INNOVATION

STREET LEGEND

- | FUTURE CLASS | CURRENT CLASS |
|---|--|
| COLLECTOR | COLLECTOR |
| MAJOR ARTERIAL | MAJOR ARTERIAL |
| MINOR ARTERIAL | MINOR ARTERIAL |

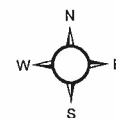
FUTURE ZONING

- A-1 AGRICULTURAL
- R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
- R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
- R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL
- R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION
- R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
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- C-1 CENTRAL COMMERCIAL BUSINESS
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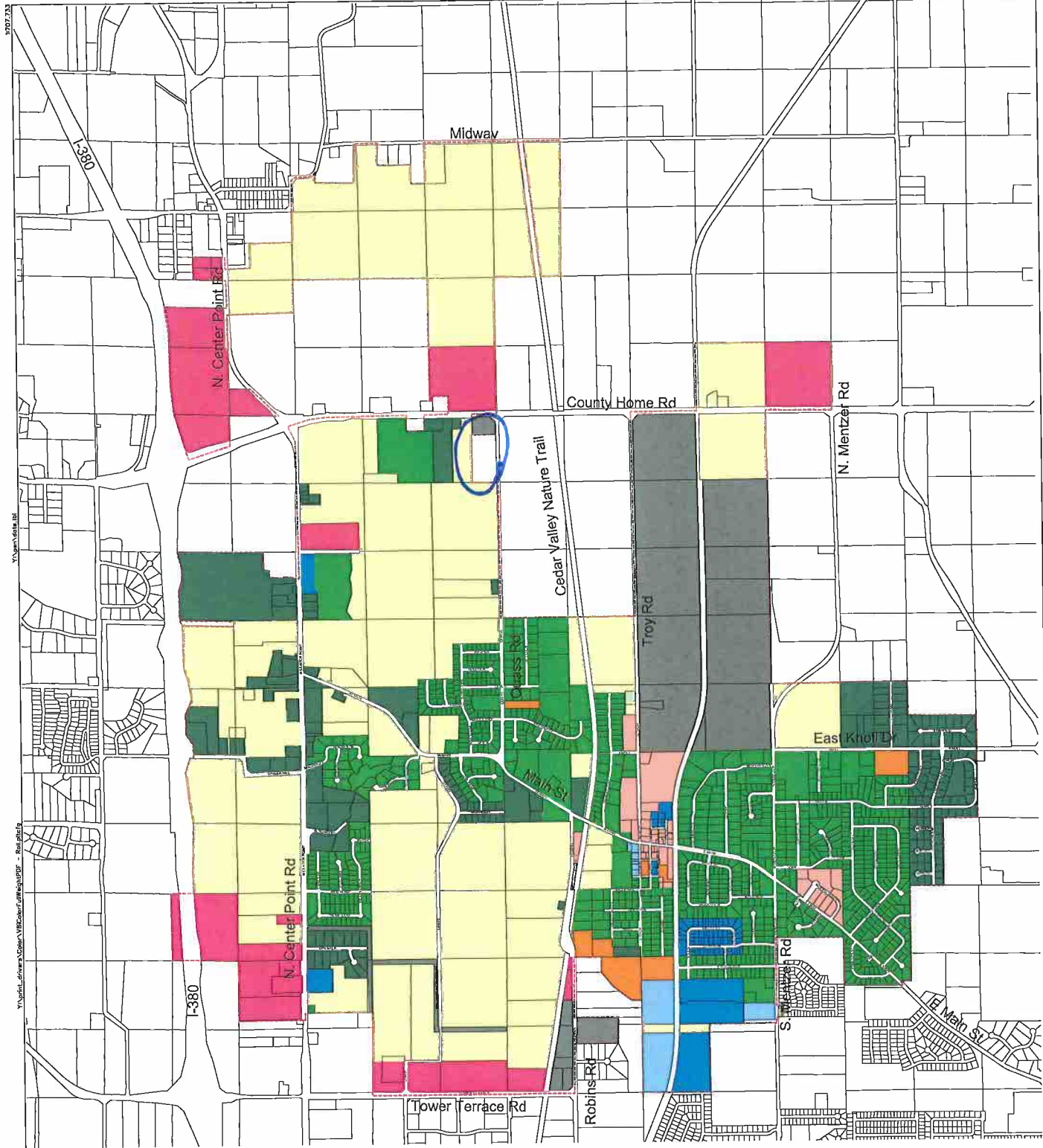
GENERAL LEGEND

- RAILROAD
- CORPORATE LIMITS
- FLOOD PLAIN OVERLAY DISTRICT
- ROBINS LANDING OVERLAY DISTRICT

ROBINS FUTURE LANDUSE MAP



UPDATED: MAY 3, 2022
 ADOPTED: JUNE 20, 2022
 (ORDINANCE NO. 2205)



ROBINS ZONING MAP

This is to certify that this is the official Zoning Map referred to in Ordinance No. _____ of the City of Robins, Iowa.

By: _____
Mayor

Attest: _____
City Clerk

By official action of the City Council, the following changes were made on the Official Zoning Map

Ordinance No.	Date

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted as part of Ordinance No. _____ of the City of Robins, Iowa.

By: _____
Mayor

Attest: _____
City Clerk

ZONING LEGEND

	A-1	AGRICULTURAL
	R-1	LOW DENSITY SINGLE-FAMILY RESIDENTIAL
	R-2	MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
	R-3	MEDIUM DENSITY TWO-FAMILY RESIDENTIAL
	R-4	HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
	RMH	MOBILE HOME PARK RESIDENTIAL
	C-1	CENTRAL BUSINESS DISTRICT
	C-2	HIGHWAY COMMERCIAL
	I-1	LIGHT INDUSTRIAL
	I-2	HEAVY INDUSTRIAL
	P-1	PUBLIC USE



SNYDER & ASSOCIATES
Engineers and Planners

UPDATED: JANUARY 17, 2017

3/27/2017

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3/27/2017