



ROBINS PLANNING AND ZONING COMMISSION Minutes of the August 16th, 2023 Meeting

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in the Robins City Hall on Wednesday, August 16th, 2023. Roll call was taken with Commission Members Ed Rathgeber, Todd Roberts, AJ Hester, Dennis Trachta, Jay Goodin and Tim O'Hara present along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart, and 5 guests.

Trachta moved to approve the Agenda, Hester seconded, all ayes. Rathgeber moved to approve the Minutes of the April 25th meeting, Roberts seconded and all voted aye.

Public Hearing. O'Hara opened a public hearing to hear comments and concerns relating to the rezoning request of Robins Landing LLC at 5:32 p.m. Jon Dusak of Robins Landing LLC noted they are removing the PUD zoning from the development, and rezoning the lots to R-3, Medium Density, Two-Family Residential which is a less dense usage. Susan Fornash from Hall & Hall Engineering noted both of the detention basins are being rezoned to P-1 Public Use. The public hearing closed at 5:36 p.m. Goodin moved to recommend approval of Ordinance No. 2302 to the City Council, Trachta seconded and all voted aye.

Preliminary Plat. Engineer Fornash noted the townhouse lots have been removed and replaced with R-3, Medium Density, Two-Family Residential, creating a total of 93 lots. Roberts moved to recommend approval of Resolution No. 2023-4, recommending approval to the City Council, Trachta seconded and all voted aye.

Accessory Building. Mike Fuller, 3348 Chester Road advised the Commission his desires to construct a 26'x36' accessory building on his property. He noted the siding and shingles will match his home. He noted the garage may be located 8' from his existing structure versus 4' as listed on the set of plans to accommodate the elevation of the driveway. Goodin moved to approve Resolution No. 2023-3 approving the structure, Hester seconded, all voted aye.

Plat of Survey No. 2719. Al Frey, property owner of Tradesman Square noted there are 8 structures on the property, each building having four suites. He noted the renter of building 400 rents all four suites and would like to purchase the land the building sets on. POS 2719 severs building 400 from the remaining land in Tradesman Square allowing the sale of the building and land. It was noted a Declaration of Private Stormwater Easement and Maintenance Covenant has been established along with a Declaration of Restrictive Covenants which protects the development and the detention basin. Trachta moved to recommend approval of Resolution No. 2023-5 to the City Council, Roberts seconded and all voted aye.

Trachta moved to adjourn at 5:53 p.m., Rathgeber seconded and all voted aye.

Dean Helander
Planning and Zoning Administrator

Tim O'Hara
Chairperson