



# NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, September 10, 2025

5:30 p.m.

Robins City Hall

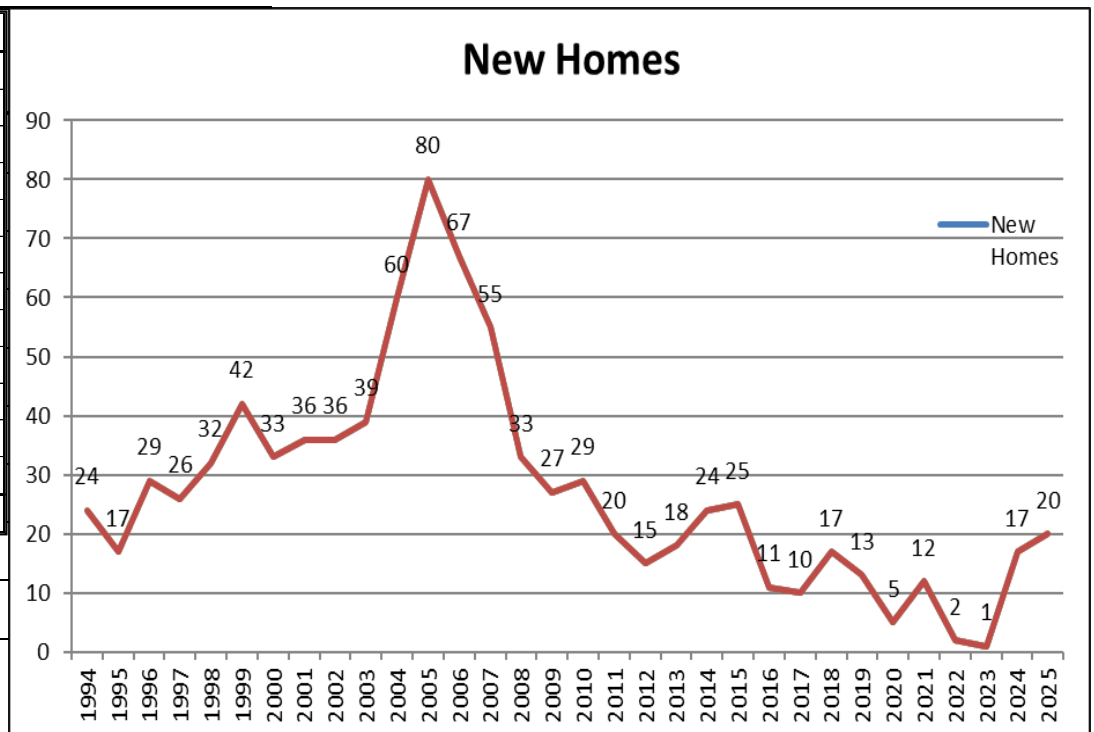
## Agenda

- A. Call the meeting to order
- B. Roll Call of the Commission Members
- C. Chairperson and Zoning Administrator Reports
- D. Approval of the Agenda
- E. Approval of the Minutes of August 13, 2025 Meeting
- F. Public Hearing to Hear Comments and Concerns Regarding Proposed Updates to the Robins Future Land Use Map
- G. Resolution No. 2025-9 Recommending Approval of Updates to the Future Land Use Map to the Robins City Council
- H. Set Public Hearing Date for October 8<sup>th</sup>, 2025 to Hear Comments and Concerns Regarding Re-Zoning of Certain Properties Within the Boundaries of the City of Robins
- I. Resolution No. 2025-10 Recommending Approval of Updates to Chapter 165 of the Robins Code of Ordinances
- J. Parkland Dedication Fee Discussion
- K. Resolution No. 2025-11 Recommending Approval of Updates to Chapter 166 of the Robins Code of Ordinances
- L. Resolution No. 2025-12 Recommending Approval of Final Plat of McBurney's Second Addition to Linn County
- M. Motion to Adjourn

Robins  
Zoning report August 2025

Permit Number	BeginDate	Comment	Permit Type	Party Name	Full Address	
					#	Street
B25-001	3/11/2025	New SFD, w/finished bsmt	Building	Stonegate Custom Homes	520	Trailside Ct
B25-002	3/11/2025	New SFD, unfinished bsmt	Building	Cedar Ridge Homes	3340	Village Way
B25-003	3/11/2025	New SFD, w/finished bsmt	Building	Cedar Ridge Homes	3354	Village Way
B25-004	4/8/2025	New SFD w/finished Bsmt	Building	Jerry's Homes	3329	Center Ct
B25-005	4/8/2025	New SFD w/unfinish Bsmt	Building	Jerry's Homes	3339	Center Ct
B25-008	4/24/2025	New SFD, w/finished bsmt	Building	Academy Homes	535	Trailside Ct
B25-009	4/25/2025	New Zero-LL on Slab, No Bsmt	Building	Ramler Construction	305	Dutch Dr.
B25-010	4/25/2025	New Zero-LL on Slab, No Bsmt	Building	Ramler Construction	325	Dutch Dr.
B25-011	5/1/2025	New SFD, w/finished bsmt	Building	K&A Homes	3000	Trailside Dr
B25-012	5/5/2025	New SFD, w/finished bsmt	Building	Academy Homes	385	Dutch Dr.
B25-013	5/5/2025	New SFD, w/finished bsmt	Building	First Construction	525	Trailside Dr.
B25-014	5/7/2025	New SFD, w/finished bsmt	Building	JP Homes	3120	Windsor Dr
B25-015	5/13/2025	New SFD, w/finished bsmt	Building	Structure Builders	515	Trailside Ct
B25-018	5/19/2025	New Zero-LL/Finished Bsmt	Building	Dean Rector	340	Dutch Dr.
B25-019	5/19/2025	New Zero-LL/Finished Bsmt	Building	Dean Rector	360	Dutch Dr.
B25-020	6/4/2025	New SFD w/finished bsmt	Building	Platten Construction	3010	Trailside Dr
B25-022	6/12/2025	New SFD w/finished bsmt	Building	Skogman Construction	3362	Village Way
B25-023	6/25/2025	New SFD w/finished bsmt	Building	Kenwood Homes	380	Dutch Dr.
B25-024	7/11/2025	New SFD w/Finished Bsmt	Building	Kinney Construction	1945	Kaylin Ct
B25-025	7/28/2025	New SFD w/Finished Bsmt	Building	Switch Electric	925	Oak St

FY2025 Permits Issued	
January	
February	
March	3
April	5
May	7
June	3
July	1
August	1
September	
October	
November	
December	
Total	20





## ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE August 13th, 2025 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. at Robins City Hall on Wednesday, August 13th, 2025. Roll call was taken with Tim O'Hara, Dennis Trachta, Todd Roberts, AJ Hester and Matt Mitzel attending along with Planning and Zoning Administrator Vance McKinnon, City Engineer Kelli Scott and City Clerk Lisa Goodin. Commission members CJ McDonald joined the meeting late. Commission member Jay Goodin was absent.

Absent Chairperson and Zoning Administrator reports, Trachta moved to approve the agenda, Roberts seconded and all votes were aye. Trachta noted a typo in the July 30<sup>th</sup> minutes, stating that his name was recorded as making a motion and a second to adjourn the meeting. This error was corrected. Roberts moved to approve the minutes of the July 9<sup>th</sup> and July 30th, 2025 meetings as corrected Mitzel seconded and all votes were aye.

The timeline for approval of proposed updates to the Future Land Use Map, Chapters 165 & 166 of the Robins Code of Ordinances and the Zoning Map as well as the re-zoning of select commercial and industrial properties within Robins was reviewed. Proposed updates to the Future Land Use Map were discussed and Roberts motioned to set a Public Hearing to hear questions and concerns regarding this update for the next regular meeting of the Planning and Zoning Commission, on Wednesday, September 10<sup>th</sup>. McDonald seconded and upon a roll call, all votes were aye.

Proposed updates to Chapter 165 and Chapter 166 of the Robins Code of Ordinances were discussed, with several edits suggested by Mitzel being recorded, most notably the inclusion of the C-1 zoning designation being included in section 165.15.

McDonald motioned to adjourn at 6:38 p.m., Mitzel seconded and all votes were aye.

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Vance McKinnon III  
Planning and Zoning Administrator

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Timothy M. O'Hara  
Chairperson

**RESOLUTION NO. 2025-9**  
**A RESOLUTION RECOMMENDING APPROVAL OF THE**  
**FUTURE LAND USE MAP TO THE ROBINS CITY COUNCIL**

BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROBINS, IOWA:

WHEREAS, the City of Robins Planning & Zoning Commission has reviewed the proposed updates to the Future Land Use Map, prepared as part of the City's comprehensive planning process; and

WHEREAS, the Future Land Use Map serves as a guiding document to direct growth, development, and land use patterns within the City of Robins in alignment with community goals and policies; and

WHEREAS, the Planning & Zoning Commission has considered public input, staff recommendations, and applicable planning principles in its review of the proposed updates to the Future Land Use Map; and

WHEREAS, the Planning & Zoning Commission finds that the proposed updates to the Future Land Use Map are consistent with the City's Comprehensive Plan objectives, promotes orderly development, and serves the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Robins, Iowa, hereby recommends that the Robins City Council approve and adopt the proposed Future Land Use Map as presented.

PASSED AND APPROVED this 10th day of September, 2025.

CITY OF ROBINS, IOWA  
PLANNING & ZONING COMMISSION

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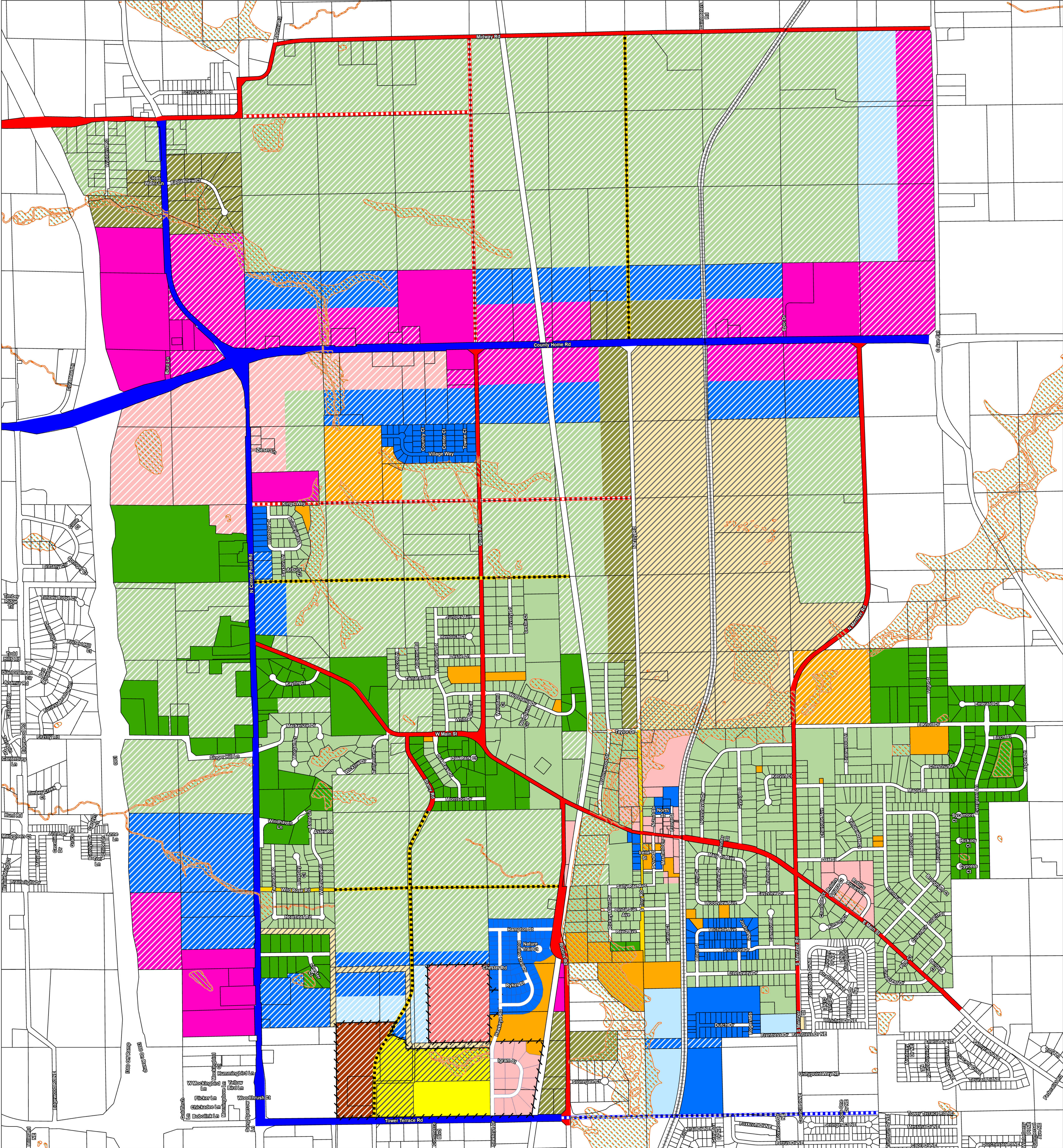
Timothy M. O'Hara, Chairperson

ATTEST:

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Lisa Goodin, City Clerk/Treasurer





CURRENT ZONING

- Layer
- 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
  - C1-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 |

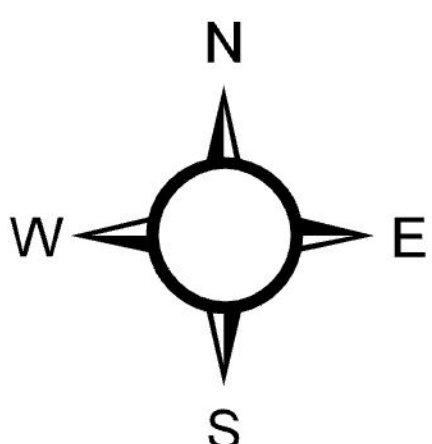
FUTURE ZONING

- 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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- P-1 PUBLIC USE
- PUD PLANNED USE DEVELOPMENT
- RI RESEARCH PARK INNOVATION

GENERAL LEGEND

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

# ROBINS FUTURE LANDUSE MAP



UPDATED: SEPTEMBER 8, 2025  
ADOPTED:  
ORDINANCE:



**RESOLUTION NO. 2025-10**  
**A RESOLUTION RECOMMENDING APPROVAL BY THE ROBINS CITY COUNCIL**  
**OF UPDATES TO CHAPTER 165 OF THE ROBINS CODE OF ORDINANCES**  
**(ZONING REGULATIONS)**

WHEREAS, the City of Robins has prepared proposed updates to Chapter 165 of the Robins Code of Ordinances (“Zoning Regulations”), including revisions to definitions, zoning districts, permitted uses, administration procedures, and related provisions, all of which are consistent with the City’s Comprehensive Plan; and

WHEREAS, the Planning & Zoning Commission of the City of Robins has reviewed the proposed updates and considered the same during duly noticed public meetings; and

WHEREAS, the Planning & Zoning Commission finds that the updates are in the best interest of the City of Robins, promote orderly development, protect the health, safety, and welfare of residents, and provide clarity in zoning administration; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROBINS, IOWA:

1. That the attached updates to Chapter 165 of the Robins Code of Ordinances (“Zoning Regulations”) are hereby recommended for approval.
2. That this recommendation shall be forwarded to the Robins City Council for consideration and adoption.

Passed and approved this 10th day of September, 2025, by the Planning & Zoning Commission of the City of Robins, Iowa.

Attest:

\_\_\_\_\_  
Timothy M. O’Hara  
Chairperson, Planning & Zoning Commission

\_\_\_\_\_  
Lisa Goodin  
City Clerk/Treasurer

**RESOLUTION NO. 2025-11**  
**A RESOLUTION RECOMMENDING APPROVAL BY THE ROBINS CITY COUNCIL OF**  
**UPDATES TO CHAPTER 166 OF THE ROBINS CODE OF ORDINANCES (PARK AND**  
**SCHOOL RESERVATIONS)**

WHEREAS, the City of Robins has proposed updates to Chapter 166.33 of the Robins Code of Ordinances (“Park and School Reservations”), clarifying requirements for public parkland dedication, public parkland fees, and related exemptions and credits, consistent with the City’s Comprehensive Plan and Future Land Use Map; and

WHEREAS, the Planning & Zoning Commission of the City of Robins has reviewed the proposed updates and considered the same during duly noticed public meetings; and

WHEREAS, the Planning & Zoning Commission finds that the proposed updates are necessary to ensure adequate provision of parks, trails, and open space as new development occurs, thereby promoting the health, safety, and welfare of current and future residents; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROBINS, IOWA:

1. That the attached updates to Chapter 166.33 of the Robins Code of Ordinances (“Park and School Reservations”) are hereby recommended for approval.
2. That this recommendation shall be forwarded to the Robins City Council for consideration and adoption.

Passed and approved this 10th day of September, 2025, by the Planning & Zoning Commission of the City of Robins, Iowa.

Attest:

\_\_\_\_\_  
Timothy M. O’Hara  
Chairperson, Planning & Zoning Commission

\_\_\_\_\_  
Lisa Goodin  
City Clerk/Treasurer

**PLANNING & ZONING RESOLUTION No. 2025-12**  
**APPROVING FINAL PLAT OF MCBURNEY’S SECOND ADDITION TO**  
**LINN COUNTY, IOWA**

WHEREAS, A PLAT OF MBURNEY’S SECOND ADDITION TO LINN COUNTY, IOWA, containing two (2) lots has been filed with the City Planning & Zoning Commission, Robins, Iowa, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinances of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING & ZONING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said McBurney’s’s Second Addition to Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning & Zoning Commission, and this Commission hereby recommends to the City Council the acceptance of the same, and the Chairman and City Clerk are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

Passed this 10th day of September AD, 2025.

\_\_\_\_\_  
Timothy M. O’Hara, Chairperson

\_\_\_\_\_  
Lisa Goodin, City Clerk/Treasurer

STATE OF IOWA     )  
                              ) SS  
LINN COUNTY        )

We, Timothy M. O’Hara, Chairperson, and Lisa Goodin, City Clerk/Treasurer, Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning & Zoning Commission, Robins, Iowa, on this 10th day of September AD, 2025.

\_\_\_\_\_  
Timothy M. O’Hara, Chairperson

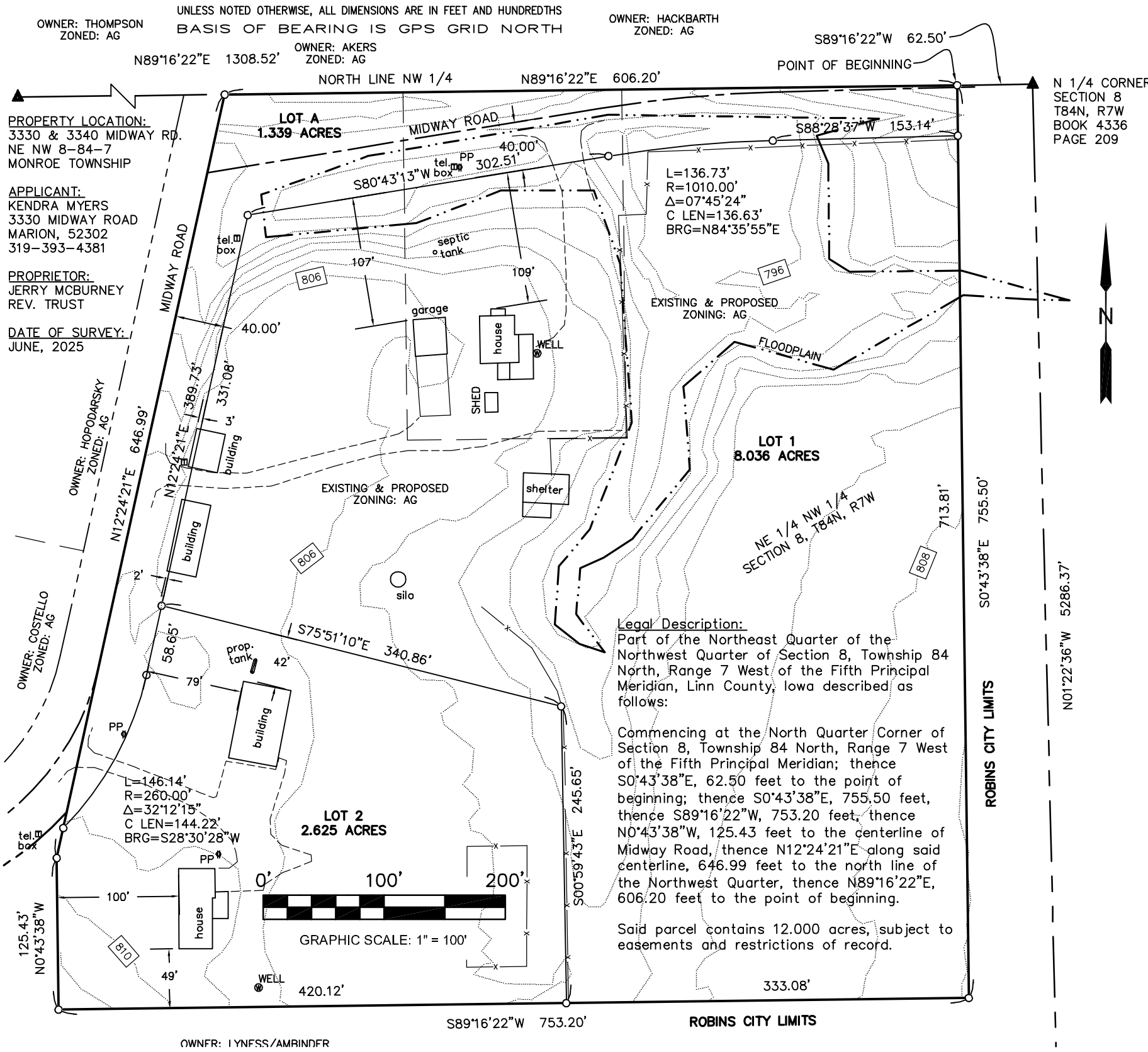
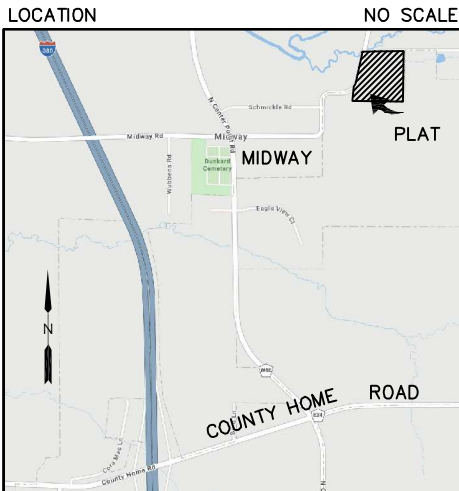
\_\_\_\_\_  
Lisa Goodin, City Clerk/Treasurer

Index Legend	
Location:	Section 8, Township 84 North, Range 7 West NE 1/4 NW 1/4
Requestor:	Kendra Myers
Proprietors:	Jerry McBurney Revocable Trust Executed April 2, 2025
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263

SITE PLAN  
MCBURNY'S SECOND  
ADDITION  
TO LINN COUNTY, IOWA

LEGEND AND NOTES

- ▲ CONGRESSIONAL SECTION CORNER, FOUND
- PROPERTY CORNER(S), FOUND (or as noted)
- PROPERTY CORNERS SET  
(1/2" rebar w/ red plastic cap  
embossed with "SCOTT 13842")
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS



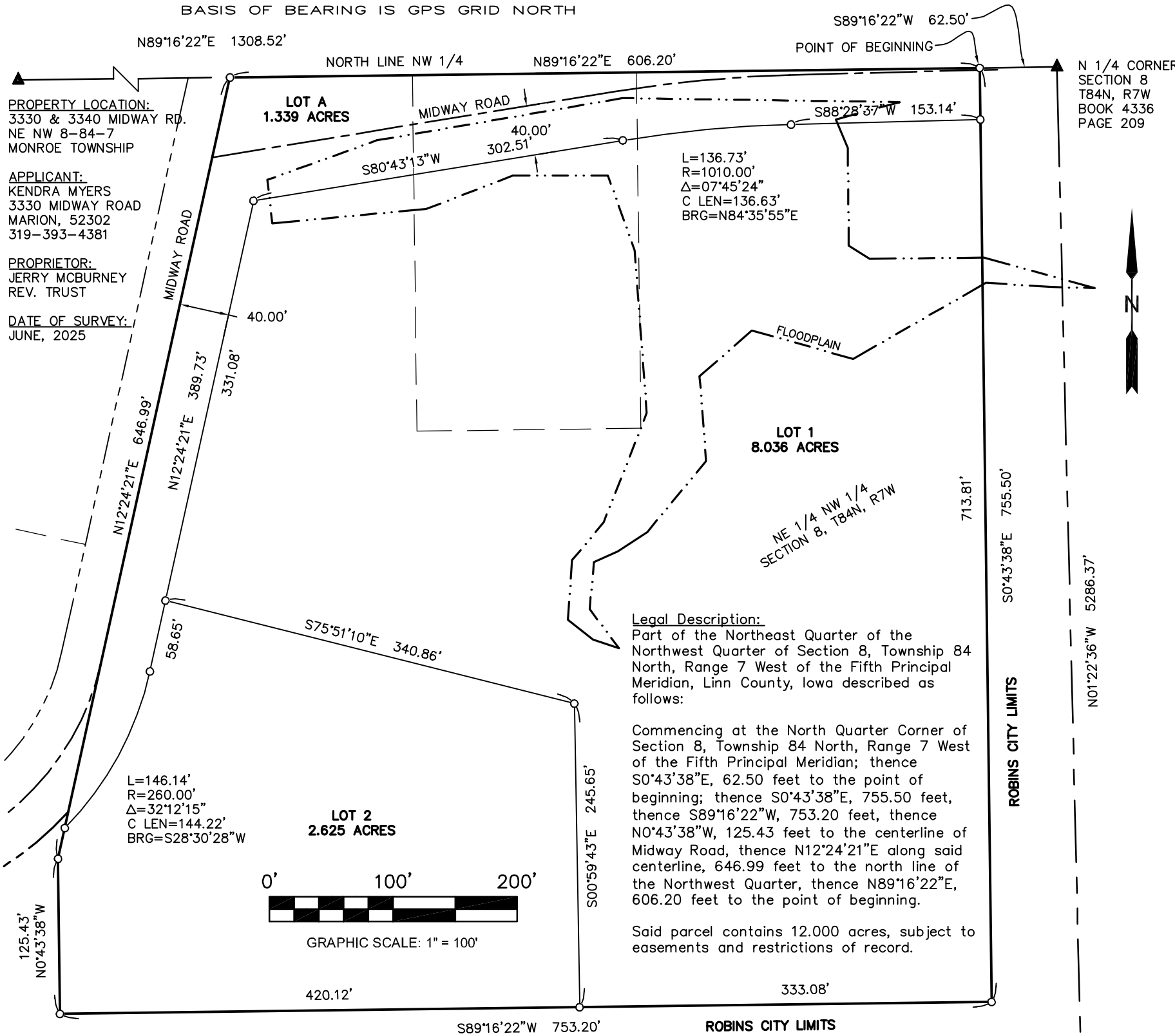
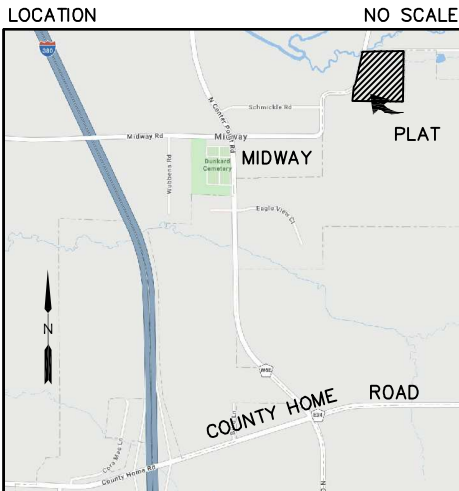
Index Legend	
Location:	Section 8, Township 84 North, Range 7 West NE 1/4 NW 1/4
Requestor:	Kendra Myers
Proprietors:	Jerry McBurney Revocable Trust Executed April 2, 2025
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com   (319) 540-5263

FINAL PLAT  
MCBURNEY'S SECOND  
ADDITION  
TO LINN COUNTY, IOWA

LEGEND AND NOTES

▲	- CONGRESSIONAL SECTION CORNER, FOUND
●	- PROPERTY CORNER(S), FOUND (or as noted)
○	- PROPERTY CORNERS SET (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
—	- PROPERTY &/or BOUNDARY LINES
---	- CONGRESSIONAL SECTION LINES
- - -	- RIGHT-OF-WAY LINES
- - -	- EASEMENT LINES, WIDTH & PURPOSE NOTED
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS

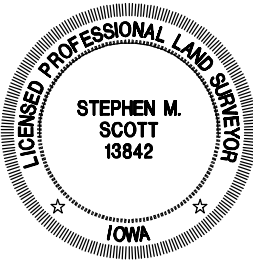
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS  
BASIS OF BEARING IS GPS GRID NORTH



 **SCOTT SURVEY INC.**  
Stephen M. Scott, P.E. & L.S.  
Civil Engineer & Land Surveyor

319-540-5263 [www.scottsurvey.com](http://www.scottsurvey.com)  
email@scottsurvey.com  
P.O. Box 315, Center Point, IA 52213-0315

NOTE:  
LOT A (1.339 AC.) IS  
DEDICATED TO LINN  
COUNTY FOR ROAD RIGHT  
OF WAY.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842  
My license renewal date is December 31, 2026  
Pages or sheets covered by this seal:  
THIS PAGE ONLY  
PROJECT NO. 25118301