



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE SEPTEMBER 10, 2025 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:31 p.m. at Robins City Hall on Wednesday, September 10th, 2025. Roll call was taken with Tim O'Hara, Dennis Trachta, Todd Roberts, AJ Hester, Jay Goodin and CJ McDonald attending along with Planning and Zoning Administrator Vance McKinnon, and City Clerk Lisa Goodin. Commission members Todd Roberts joined the meeting at 5:34 p.m. Commission member Matt Mitzel was absent.

Absent Chairperson and Zoning Administrator reports, McDonald moved to approve the agenda, Hester seconded and all votes were aye. McDonald moved to approve the minutes of the August 13th 2025 meetings. Trachta seconded and all votes were aye.

O'Hara opened the Public Hearing to hear questions and concerns relating to updates to the Future Land Use Map at 5:32 p.m. Hearing no public comment, Commission members discussed various aspects of the Future Land Use Map and the hearing was closed at 5:41 p.m.

Resolution No. 2025-9 Recommending Approval of Updates to the Future Land Use Map to the Robins City Council. Goodin motioned to approved the resolution, with Trachta seconding. Upon a roll call, all votes were aye.

Roberts motioned to set a Public Hearing date of October 8th, 2025 to hear questions and concerns regarding the re-zoning of certain properties within the boundaries of the City of Robins.

Resolution No. 2025-10 Recommending Approval of Updates to Chapter 165 of the Robins Code of Ordinances. McDonald motioned for approval, with Trachta seconding. Upon a roll call, all votes were aye.

Commission members commenced to discuss the application of a Parkland Dedication Fee, as provided for in the updates to Ch. 166 of the Robins Code of Ordinances. Goodin described the dedication fee as a one-time fee, applied to newly-platted developments which would be utilized for the future development of parklands within Robins. McDonald noted that without revenue generated by this fee upon development of land, the City would be forced to rely solely upon property tax revenue to purchase and develop land into usable public areas. Goodin pointed out that such fees imposed upon developers by the local jurisdiction are very common and that Robins is "missing out" on such opportunities. He further commented that if Robins is forced to rely on property taxes to fund the development of public areas, property taxes would no doubt have to increase to accommodate the expense.

Resolution No. 2025-11 Recommending Approval of Updates to Chapter 166 of the Robins Code of Ordinances. Goodin motioned for approval, with McDonald seconding. Upon a roll call, all votes were aye.

Resolution No. 2025-12 Recommending Approval of Final Plat of McBurney's Second Addition to Linn County. Hester motioned for approval, with Trachta seconding. Upon a roll call, all votes were aye.

Roberts motioned to adjourn at 6:25 p.m., Trachta seconded and all votes were aye.

Vance McKinnon III
Planning and Zoning Administrator

Timothy M. O'Hara
Chairperson