



**City of Robins
Planning & Zoning Commission
Meeting Minutes
February 11, 2026**

Call to Order

Chairperson Tim O’Hara called the meeting to order at 5:30 p.m.

Roll Call

Present:

- Tim O’Hara
- Matt Mitzel
- AJ Hester
- Todd Roberts (arrived at 5:31 p.m.)
- CJ McDonald
- Jay Goodin

Also Present:

- Vance McKinnon, Planning & Zoning Administrator
- Lisa Goodin, City Clerk/Treasurer
- Kelli Scott, City Engineer
- Kelli Feickert, Forge, Inc. (Developer)

Chairperson & Zoning Administrator Reports

None presented.

Approval of the Agenda

Motion by McDonald, second by Hester to approve the agenda.

Ayes: 5

Nays: 0

Motion carried.

Approval of January 14, 2026 Meeting Minutes

Matt Mitzel requested correction of the spelling of his name.

Motion by J. Goodin, second by Roberts to approve the January 14, 2026 meeting minutes as corrected.

Ayes: 6

Nays: 0

Motion carried.

Resolution No. 2026-1 – Recommending Approval of Amendment No. 3 to Developer’s Agreement 2022-3 (Robins Landing First Addition)

Chairperson O’Hara explained that the proposed amendment would reduce side-yard setbacks in Robins Landing, First Addition from 10 feet to 7 feet in order to accommodate standard home plans and encourage lot sales.

Kelli Feickert, representing Forge, Inc., stated that there are 47 total lots in the development, with 10 currently sold, primarily in the cul-de-sac. She noted that builders have indicated their standard home plans will not work on lots with 10-foot setbacks.

Commission discussion included the following:

- **J. Goodin** questioned why the request was being brought to the Planning & Zoning Commission rather than the Zoning Board of Adjustment.



- **O’Hara** clarified that the Commission’s role was to make a recommendation, with the City Council making the final decision.
- **Roberts** expressed concern that amending the Developer’s Agreement could set a precedent for future developments.
- **O’Hara** asked whether the proposed change would negatively impact quality of life in the neighborhood or the community.
- **McDonald** asked about the practical consequences of 7-foot versus 10-foot setbacks.
- **McKinnon** stated that without the change, the lots may remain undeveloped.
- **Roberts** noted that custom homes may be the only feasible option under the current setback requirements, which could increase costs.
- **O’Hara** stated that custom homes may be too expensive and that unsold lots represent a financial loss for the City. He indicated that aside from reduced distance between homes, he did not see a major impact on the community.
- **J. Goodin** reiterated his question regarding the use of a Developer’s Agreement amendment rather than a variance process.
- **McDonald** suggested reduced setbacks could encourage increased lot sales, but also acknowledged that larger setbacks may increase perceived home value.
- **Mitzel** asked why the area was originally zoned R-3. O’Hara responded that the original development concept included duplexes and condominiums.
- **Mitzel** also questioned whether pursuing individual variances would be cost-prohibitive for the developer.
- **Feickert** stated the developer is evaluating why lots adjacent to amenities such as a park, pond, and trail are not selling and believes lot size and setback requirements are contributing factors.
- **J. Goodin** expressed concern that the existing setbacks were intentionally established to promote a particular look and feel within Robins, which has been successful, and that reducing them could erode that image and quality of life.
- **Hester** indicated hesitation to apply a sweeping change affecting all 47 lots.

Chairperson O’Hara called for a motion to approve Resolution No. 2026-1. No motion was made. The resolution died due to lack of a motion.

Adjournment

Motion by Roberts, second by Mitzel to adjourn the meeting.

Ayes: 6

Nays: 0

Meeting adjourned at 6:19 p.m.

Respectfully submitted,

Lisa Goodin, City Clerk/Treasurer

Timothy M. O’Hara, Chairperson