



# NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, February 11, 2026

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 1/14/26 Meeting Minutes
- F. **Resolution No. 2026-1** Recommending Approval Of Amendment No. 3 To Developer's Agreement 2022-3 (Robins Landing First Addition)
- G. Motion to Adjourn



## ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE JANUARY 14, 2026 WORK SESSION

Chairperson Tim O’Hara called the meeting to order at 5:30 p.m. at Robins City Hall on Wednesday, January 14th, 2026. Roll call was taken with members Tim O’Hara, Todd Roberts, Jay Goodin, Matt Mitzel, Dennis Trachta and CJ McDonald attending along with Planning and Zoning Administrator Vance McKinnon, and City Clerk Lisa Goodin. Commission member AJ Hester was absent.

Roberts motioned for approval of the agenda, with Trachta seconding; upon roll call, all votes were aye. Mitzel motioned for approval of the October 8<sup>th</sup>, 2025 meeting minutes; Goodin seconded and upon roll call all votes were aye. McDonald motioned for approval of the December 10<sup>th</sup>, 2025 meeting minutes; Trachta seconded and upon roll call all votes were aye.

Commission members entered into a discussion of parkland dedication fees for future developments, with various means of fee calculation considered, including per-acre and per-lot with varied fee application based on type of development – residential, commercial or residential. Concern was expressed

The evening’s training commenced with Clerk Goodin providing information relating to Open Meetings/Open Records law as well as pertinent zoning laws.

Goodin motioned to adjourn at 6:19 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

**ROBINS PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2026-1**

**A RESOLUTION RECOMMENDING APPROVAL OF AMENDMENT NO. 3 TO DEVELOPER'S  
AGREEMENT 2022-3 (ROBINS LANDING FIRST ADDITION)**

WHEREAS, the Robins Planning and Zoning Commission is authorized to review and make recommendations to the Robins City Council on matters related to zoning, land use, and development within the City of Robins; and

WHEREAS, the Planning and Zoning Commission has reviewed **Amendment No. 3 to Developer's Agreement 2022-3**, between the City of Robins, Iowa and Robins Landing First Addition, LLC, relating to the Robins Landing development; and

WHEREAS, Amendment No. 3 proposes to allow a reduction in the required side yard setback within the R-3 zoning district from ten (10) feet to seven (7) feet for lots within the Robins Landing project limits, as described therein, in order to accommodate typical home designs and promote the sale and construction of new homes; and

WHEREAS, the proposed setback modification applies only to R-3 zoned lots within the Robins Landing project limits and does not alter side yard setback requirements for other zoning districts or properties outside of the project area; and

WHEREAS, the Planning and Zoning Commission finds that Amendment No. 3 to Developer's Agreement 2022-3 is consistent with the City of Robins Comprehensive Plan and supports orderly residential development within the City.

NOW, THEREFORE, BE IT RESOLVED by the Robins Planning and Zoning Commission that **Amendment No. 3 to Developer's Agreement 2022-3** is hereby recommended for approval by the Robins City Council.

PASSED AND ADOPTED by the Robins Planning and Zoning Commission this 11th day of February, 2026.

**ROBINS PLANNING AND ZONING COMMISSION**

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**Timothy M. O'Hara, Chairperson**

ATTEST:

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**Lisa Goodin, City Clerk/Treasurer**

**AMENDMENT NO. 3  
DEVELOPER'S AGREEMENT 2022-3**

This Amendment No. 3 to Developer's Agreement 2022-3 is entered into by and between the City of Robins, Iowa, (hereinafter referred to as CITY) and Robins Landing First Addition, LLC (hereinafter referred to as OWNER), CITY and OWNER being at times referred to as "PARTIES", and

WHEREAS, the original Developer's Agreement 2022-3 was recorded with Linn County on December 19, 2023, and

WHEREAS, OWNER has approval of CITY to construct the "Drawings of Proposed Improvements for **ROBINS LANDING NORTH, ROBINS LANDING SOUTH AND ROBINS ROAD WATER MAIN EXTENSION**" (hereinafter referred to as the PROJECT) in the City of Robins, Iowa, and

WHEREAS, the homebuilders' typical house plan, including a 3-stall garage, is 61 to 65 feet in width, and

WHEREAS, the R-3 zoning district's 10-foot side yard setbacks, in combination with lots narrower than 90 feet in width, have discouraged the sale of the lots, and

WHEREAS, the OWNER has requested a variance to the R-3 zoning district side yard setbacks from 10 feet to 7 feet for the PROJECT;

NOW, THEREFORE, in consideration of the mutual obligations contained in this Developer's Agreement Amendment No. 3, the PARTIES agree as follows:

1. The CITY agrees to allow a 7-foot side yard setback for the R-3 zoned lots within the PROJECT limits to promote the sale and construction of new homes; this does not change the side yard setbacks for the other zoning designations or properties outside of the PROJECT limits;
2. This agreement shall be deemed to run with the land and shall be binding on all heirs, successors, and assigns of Owner.

General Provisions:

1. The text herein shall constitute the entire agreement between the Parties.
2. This Agreement may only be amended in writing, agreed upon as evidenced by signatures of the Parties.
3. This agreement shall become effective upon approval and execution by the Parties.
4. If any provision, or any portion thereof, contained in this agreement is held unconstitutional, invalid, or unenforceable, the remainder of this agreement or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

**OWNER:**

Robins Landing First Addition, LLC

By: \_\_\_\_\_

STATE OF IOWA            )  
  ) SS  
County of Linn            )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ (name) as \_\_\_\_\_ (name of office) of Robins Landing First Addition, LLC

\_\_\_\_\_  
Notary Public in and for said State

Approved by the City of Robins, Iowa this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mayor – Chuck Hinz

Attest:

\_\_\_\_\_  
City Clerk – Lisa Goodin