



CITY OF ROBINS
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, July 12, 2026 – 5:30 P.M.
Robins City Hall

1. CALL TO ORDER

Vice Chairperson Matt Mitzel called the meeting to order at 5:32 p.m.

2. ROLL CALL OF COMMISSION MEMBERS

Present: Matt Mitzel, AJ Hester, Todd Roberts, Jay Goodin & Gary Petersen

Absent: Tim O'Hara & CJ McDonald

Also Present: Vance McKinnon, Planning & Zoning Administrator & Lisa Goodin, City Clerk/Treasurer

3. CHAIRPERSON AND ZONING ADMINISTRATOR REPORTS

No reports

4. APPROVAL OF THE AGENDA

Motion by Todd Roberts, seconded by AJ Hester, to approve the agenda as presented.

Ayes: Mitzel, Hester, Roberts, Goodin, Petersen

Nays: None

Motion carried.

5. APPROVAL OF THE JULY 8, 2026 MEETING MINUTES

Motion by Jay Goodin, seconded by Todd Roberts, to approve the April 8, 2026 meeting minutes.

Ayes: Mitzel, Hester, Roberts, Goodin, Petersen

Nays: None

Motion carried.

6. DISCUSSION: Building Height Definition in "R" occupancies

Planning & Zoning Administrator Vance McKinnon provided background regarding the recent Hindu Temple variance request and explained the need to further define building height regulations within Chapter 165 for residential zoning districts. He stated that staff had reviewed the International Zoning Code for guidance and was considering language addressing appurtenance heights. Commissioner Jay Goodin questioned whether churches should be treated differently than other uses because religious institutions are not regulated under zoning in the traditional manner. Mr. McKinnon responded that staff was evaluating language from the International Zoning Code that addresses appurtenance heights. Commissioner Goodin also questioned the definition of "non-occupiable space," and Mr. McKinnon clarified the intent of that terminology. Following the explanation, Commissioner Goodin expressed a preference for the International Zoning Code language presented by staff. Commissioner Matt Mitzel asked whether Chapter 165 should include additional provisions requiring engineering for structures exceeding certain heights. City Clerk Lisa Goodin noted that engineering requirements are already addressed within the Building Code. Commissioner Mitzel commented that he would not want to relax zoning regulations in a manner that could create future issues.

Commissioner Goodin stated that if churches continue to be permitted within the R-4 zoning district, the allowable building height should be specifically addressed within the Bulk Regulations Matrix. Mr. McKinnon recommended



maintaining the current 35-foot building height limitation in the R-4 District while addressing church height allowances through footnotes. Commissioner Todd Roberts asked how height restrictions would be applied consistently across all zoning districts. Commissioner Goodin further questioned whether the City's current interpretation would allow a dome to be constructed above a single-family residence. Mr. McKinnon confirmed that it would. Mr. McKinnon concluded the discussion by requesting that Commission members carefully review Chapter 165 and identify additional provisions that may require clarification or more detailed language.

12. ADJOURNMENT

Motion by Todd Roberts, seconded by Jay Goodin, to adjourn the meeting.

Ayes: Mitzel, Hester, Roberts, Goodin, Petersen

Nays: None

Motion carried.

Meeting adjourned at 6:09 p.m.

Respectfully submitted,

Lisa Goodin

City Clerk/Treasurer

Timothy M. O'Hara, Chairperson

Vance McKinnon, III, Zoning Administrator