



ROBINS PLANNING AND ZONING COMMISSION Minutes of the June 14th, 2017 Meeting

Chairperson Ed Rathgeber called the meeting to order at 5:30 in the Robins City Hall on Wednesday June 14th, 2017. Roll call was taken with Commission members Dan Ries, Tim O'Hara, Bob Huffman, Ed Rathgeber, Dennis Trachta, Todd Roberts, and AJ Hester present along with Zoning Administrator Dean Helander, Engineers Kelli Scott and Kathleen Connor, City Clerk/Treasurer Lori Pickart and around 40 guests present.

There were no Chairperson or Zoning Administrator reports. Huffman moved to approve the agenda, O'Hara seconded and all voted aye. O'Hara moved to approve the Minutes of the May 10th, 2017 meeting, Trachta seconded and all voted aye.

Rathgeber opened the public hearing to hear comments and concerns relating to amending the Future Land Use Map, by amending lots 3 and 4 in Robins Square from C-1 Central Commercial Business District to Mixed Use Development and rezone the property from C-1 Central Commercial Business District to Mixed Use Development at 5:32 p.m. Developer Geoff Franzenburg explained their business along with their proposed development of Robins Square noting they are planning on developing it the way it was originally intended with businesses on the main floor and living quarters on floors 2 and 3. He noted they are planning 5 buildings; three buildings will house 34 town houses with the garage on the main floor, a living room/kitchen on the second floor and bedrooms on the 3rd floor. He noted one building will have 12,000 square feet of commercial businesses along with residential flats located on the 2nd and 3rd floors. He noted one building will be a two story building of mixed use of office suites. He said he plans on leaving most of the trees but is going to clean up the scrub growth. Citizen Comments received were as follows:

- Terry Martin, owner of Little Learners Daycare in Robins Square noted she was the first business in the square. She noted the covenants say nothing more than 2 stories are allowed in the subdivision. She was advised the city does not police covenants and she would have to talk with the landowners association relating to that issue.
- Judy Rohrsen, 935 Oak Street read her concerns to the commission, some of which relating to losing the small town feel of Robins; this plan does not follow the 2013 Comprehensive Plan; concerns the city doesn't have a ladder truck for the 3-story buildings; the density of the proposal; the loss of the native trees and habitat; concerns their property values will be affected; additional noise and traffic; lighting concerns; lack of green space and drainage concerns; the possibility of increased crime; and the impact of water and sewer in the area. She asked what the pricing of the units would be, which Geoff noted somewhere between \$1,400 and \$1,600 per month. She noted she feels Robins Square was designed for small commercial uses like doctors' offices, coffee shops, etc. She added she feels this will set the blueprint for future developments in Robins.
- Gary of the daycare commented they didn't get any incentives when they built and asked what this development would get. He also commented they can't even mow the grass in the development.
- Mike Dupont, 945 Oak St. noted he moved to Robins 11 years ago stating he knew the area was slated to be commercial but he expected smaller buildings and not the residential aspect of it. He added he too has the concerns which Judy mentioned.

- Christine Salter, 920 Oak Park Court noted she was on one of the focus groups the city developed during the survey and never once were condos mentioned.
- Paul Rodeheffer, 955 Oak Street noted he too has concerns of lights pointing into his house, especially if the trees are thinned out. He noted there will need to be turning lanes, street lights and added this is very contrary to the 2013 Comprehensive Plan.
- Mr. Franzenburg noted he isn't trying to "push this thing through". He noted he would like to have a neighborhood meeting to personally address the concerns of the residents.
- Jeremy Price, 2927 North Center Point Road and owner of Price Electric noted he is on the Robins Economic Development Incentive (REDI) adding he feels this is the perfect area for mixed use development. He noted these will be beautiful buildings, adding several of his employees would like to live in Robins and eventually build homes in Robins. He feels this type of use would be great for baby boomers adding he feels this would be a great benefit for the city.
- Brian Bietzell, 480 Timber Oak Court asked how many additional tax dollars this development would bring to Robins. Geoff noted approximately \$60,000 to \$65,000 per year.
- Peter Rainbow, 410 Brougham Road noted he feels this area is going to be developed adding he feels the buffer and density are the main issues.
- Cathy Welton, 1485 Maple Street asked when the city first saw the site plan. She said the developer is going to have to jump through hoops with the covenant issue.
- Dave Walrich, 1675 Maple Street asked what impact this would have to Westfield School.
- Mark Harding, 315 Landau Street noted he doesn't like the three story units as people can look right into their house. He noted he doesn't want to take a loss on his house, adding he just closed on it yesterday.

The public hearing closed at 6:33 p.m. Rathgeber asked Helander for his comments. Helander noted he feels Geoff has a good concept which addresses the changes in the ages and times. Rathgeber then asked Mr. Franzenburg what he wanted to do. He noted he would like to have a community meeting to address the concerns.

O'Hara moved to table item 7, Resolution No. 2017-4 recommending an Amendment to the Future Land Use Map; and item 9 recommending Ordinance No. 1705, rezoning the lots until further notice. Roberts seconded and all voted aye.

The commission adjourned at 6:38 p.m.

Ed Rathgeber, Chairperson

Dean Helander
Planning and Zoning Administrator