



ROBINS PLANNING AND ZONING COMMISSION
MINUTES OF THE JULY 15TH, 2020 MEETING

Chairperson Todd Roberts called the meeting to order at 5:30 p.m. in the Robins City Hall on Wednesday, July 15th, 2020. Roll call was taken with P&Z members Todd Roberts, Dennis Trachta, Tim O'Hara, AJ Hester, Ed Rathgeber and Dan Ries present along with Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and guest Scott Warder. Absent was member Bob Huffman.

There was no Chairperson Report and no addition to the written Zoning Administrator's Report. Rathgeber moved to approve the Agenda, Hester seconded and all voted aye. O'Hara moved to approve the Minutes of the June 10th meeting, Rathgeber seconded and all voted aye.

Roberts opened the Public Hearing to hear comments and concerns relating to the request to amend the Future Land Use Map and the Zoning Map by rezoning the property of 150 N. Troy Road from C-1, Central Business District to R-2, Single Family Residential at 5:32 p.m. Petitioner Scott Warder noted he is in the process of re-financing his home on the property adding the percentage rate is substantially lower if the property is zoned residential rather than commercial. Pickart noted the property is allowed to be in the C-1 zoning via a Special Use granted several years ago making the structure non-conforming. She noted the code states that if the structure was ever destroyed by any means to an extent of more than 65% of its replacement cost at the time of destruction, it could not be reconstructed as a home. The public hearing closed at 5:42 p.m. Hester moved to recommend approval of Ordinance No. 2003 to the City Council, Trachta seconded. On the vote, all voted aye except Roberts who voted nay.

O'Hara moved to adjourn at 5:45 p.m. Trachta seconded and all voted aye.

Todd Roberts, Chairperson

Dean Helander
Planning and Zoning Administrator