

**Town of Callahan  
'A Florida Municipality'**

**Zoning Board Meeting Minutes  
March 9, 2020**

**Present at meeting:** Mr. Kirk, Mr. Williams, Mr. Knagge, Mr. Fleming, Mr. Mellecker, Mayor Fontes, Mr. Branham and Mrs. Piipke

**Absent:** Mr. Haugh

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**I. Call to Order – Mr. Kirk at 7:00 PM**

**II. Pledge of Allegiance & Invocation – Mr. Knagge**

**III. Minutes –**

- Motion to Approve the Minutes from last month by Mr. Knagge and 2<sup>nd</sup> by Mr. Fleming.
- Discussion: None
- Motion Carried

**IV. Persons wishing to Address the Board – Melanie Bagley, Popeyes, 2348 Arezzo Lane, Allen Texas 75002  
Jose Rivera, 45077 Mickler St., Callahan, FL 32011**

**V. Business –**

- Mr. Kirk – There are four main things on the agenda tonight, Site Plan Review for Popeyes, 5 year Capital Improvement Plan, Comprehensive Plan and changes to the Zoning Designations

**VI. Site Plan Review for Popeyes**

- Melanie Bagley, 2348 Arezzo Lane, Allen, Texas 75002. What you are looking at tonight is our latest site plan. These are the newest prototype elevations for Popeyes. The restaurant will feature a brick and wood façade with a modern interior. The colors are lighter it's a little more vibrant.
- Hours of Operation will be 10 am to midnight, the restaurant will seat 28, there will be 26 parking spaces including 2 handicap spaces and they are 10x20 as per the code.
- Mr. Rivera voiced a concern about ingress and egress into the restaurant. Mr. Williams state that there would not be any ingress or egress to the restaurant from Page Street. All the ingress and egress will be from SR 200. Page Street will be widened as other businesses move in but is not affected with this project.
- Mr. Kirk - closed the public meeting and opened the regular meeting.
- Mr. Kirk - I need a motion to approve the Popeyes site plan review.
  - Mr. Bryan - made a motion to approve the Popeyes site plan.
  - Mr. Knagge – I second the motion.
  - Motion Carried

- This will go in front of the council on April 6, 2020 it will be a public hearing as well.

## VII. 5 year Capital Improvement Plan, Comprehensive Plan and Zoning

- **Mayor Fontes:**
- If there is any discussion tonight, we will defiantly talk about it but Margo Moerhing will be at your next meeting on the 13<sup>th</sup> of April. This will be the official meeting, official public hearing for the zoning and planning board to recommend for the council to send it to Tallahassee at their next meeting.
- With the 5year Capital Improvement Plan, the first year and a half of it is stuff that is going to be done. After that it becomes a wish list depending upon funding. It is what we would like to see happen, that's what a Capital Improvement Plan is.

5 YEAR CAPITAL IMPROVEMENT PLAN

	A	B	C		D		E		F		G	
1	CATEGORY	PROJECTION DESCRIPTION	FY 20-21		FY 21-22		FY 22-23		FY 23-24		FY 24-25	
2			COST	SOURCE	COST	SOURCE	COST	SOURCE	COST	SOURCE	COST	SOURCE
3												
4												
5	1	WASTE WATER EXPANSION	3.8 M	DEO / CR			650,000	CDBG			1.5 M	RD / SRF
6												
7	1	WATER PLANT EXPANSION	4.0 M	DEO			650,000	CDBG				
8												
9	2	STREET IMPROVEMENTS PAGE ST.			250,000	OPM	375,000	OPM				
10												
11	2	GENERAL STREET IMPROVEMENTS			100,000	GT	100,000	GT	100,000	GT	100,000	GT
12												
13	2	DIXIE AVE. IMPROVEMENTS	125,000	GT								
14												
15	3	STORM WATER PLAN/COLLECTION			50,000	FEMA / GF	50,000	FEMA / GF			1.5M	FEMA / GF
16												
17	1	WATER SYSTEM UPGRADE	860,000	SRF					\$300,000	DEP / CR		
18												
19	4	DEPOT PARK	130,000	CDBG / OPM	50,000	FRDAP	50,000	FRDAP	\$50,000	FRDAP	50,000	FRDAP
20												
21	3	DESNAG ALLIGATOR CREEK/PIPING			\$1.6 MIL	FEMA / ACE			\$650,000	FEMA / ACE	2.5 M	FEMA / ACE
22												
23												
24	RANKING											
25	LEVEL 1	HEALTH & SAFETY										
26	LEVEL 2	IMPROVEMENTS TO STREETS/DRAINAGE										
27	LEVEL 3	STORM WATER IMPROVEMENTS										
28	LEVEL 4	RECREATION										
29												
30												
31												
32												
33												
34												

## VIII. Comp Plan & Zoning Designations

- Mr. Fontes – There are a few things that need to be changed. One is that they can no longer use vegetation as borders, that will be taken out. Every where in the code that it says sewer is going to be changed to wastewater. Other than that, it is pretty clean.
- The Zoning Designations we have been over that a couple of times and it seems that no one has come back with any suggestions. One thing that we have to change is the Future Land Use Map. Up North we took the front part of those big lots on the North East Side and cut them off and made that Industrial and made the back part Commercial General. By state code you can't split parcels. So, all of that will be made Intensive Commercial Industrial. On the bottom Western side, we have two pieces of property that we made conservation. Come to find out that if we don't own it, we can't make it conservation. So, we are going to turn that into Single Family

Residential. We are waiting to hear from Mrs. Moerhing on if we can turn recreation into Recreation/Conservation.

- We have two separate things governing how we do and advertise public hearings. We have Florida Statute and the Town of Callahan Code. They are often in conflict. We are going to simplify our code, for this board, you are still going to see site plans and small-scale comp plan changes but not as a public hearing. You are going to vote on them and make recommendations to the council and the council makes the final decision and for the council it will be a public hearing. This board makes final decisions on Variances and Conditional Use, those will be public hearings and will have to be advertised.

## **IX. Adjourn**

- Motion to adjourn by Mr. Knagge and 2<sup>nd</sup> by Mr. Bryan
- Motion Carried
- Time: **7:30 PM**

  
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Mr. Kirk, Zoning President

  
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Lorna Piipke

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.