

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

**Zoning Board Meeting Minutes  
October 12, 2020**

**Present at meeting:** Mr. Williams, Mr. Mellecker, Mr. Fleming, Mr. Knagge, Mr. Kirk, Mr. Bryan, Mr. Blue III and Mr. Branham via phone

**Absent:** Mrs. Piipke

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- I. Call to Order** – Mr. Kirk at 7:00 PM
  
- II. Pledge of Allegiance & Invocation** – Mr. Knagge
  
- III. Minutes** – No minutes
  
- IV. Persons wishing to Address the Board** – Peter Fennel Part Owner of Callahan Feed
  
- V. Business** –
  - Public Hearing for Callahan Feed & Western Wear Site Plan Review
  - Update on The Comprehensive Plan
  
- VI. Public Hearing**
  - Mr. Fennel – We are wanting to put in a warehouse/building beside the building that is there now. We have grown and need to revamp.
  - Mr. Branham – Mr. Williams, what is the future land use of this property?
  - Mr. Williams – Mr. Branham, it is Mixed Use.
  - Mr. Branham – Do you have any issue with it?
  - Mr. Williams – No I do not.
  - Mr. Fleming – When did you approach us with the plans?
  - Mr. Fennel – We brought in the plans about 3 weeks ago.
  - Mr. Fleming – Why do you have to deal with us? Why do you have to come to us, it's not a variance and you're in code and you having to waste three weeks of your time talking about something that you are probably good to go.
  - Mr. Williams - It is a site plan review, by our code anything that is in mixed use and is commercial they must have a site plan review and it has to come to the planning board and the council.
  - Mr. Fleming - I have an issue with them having to wait 3 weeks to go in front of the zoning board for a public hearing for this
  - Mr. Branham – Generally speaking the rationale behind site plan reviews and is imposed by ordinance by the town council is to make sure that the planning commission and the council are exercising oversight in making sure that what people build meets the zoning ordinances and setback requirements. While it is somewhat inconvenient it is a lot bigger problem to have something that is non-conforming approved through the administrative procedures and then people figure that out a year or two later after it is already up and then someone comes up and says well if they built it why can't I build it. Then you end up with a lot of inconsistent enforcement if you don't go through the review process.

- Mr. Fleming – Are we paying a code inspector?
- Mr. Williams – It's called code enforcement and we do pay code enforcement.
- Mr. Fleming – I think that there should be a process for that person to look at this and look at the code and give an answer of yes or no. I don't understand why this takes 10 people to look at for a yes or no. It just seems like an unnecessary process. I will make a motion to amend that.
- Mr. Branham – Mr. Mellecker the best thing to do is to bring that concern to the town council at the next meeting and see if they want to change the ordinance to narrow what kind of site plan needs review.
- Mr. Fleming – At the end of the day we are delaying businesses, jobs and revenue, it's bigger than us.
- Mr. Fleming – I make a motion to change the reviews and move this process to the code enforcement side and if they feel the need for further review then put it in our hands.
- Mr. Williams – We can't move on to discussion when there is a motion on the floor, we need a second to the motion that is on the floor. If there isn't a second motion, then the motion will die.
- Mr. Fleming – I withdraw the motion. I would like to make a motion to discuss a better process for review so they can get their projects approved faster.
- Motion by Mr. Knagge to approve the site plan
- Everyone said aye.
- Motion carried

#### **VII. Regular Meeting – Close the public hearing and open the regular meeting**

- Mr. Williams – Ms. Moerhing called back, and the Governor did not sign some of the orders that we put into the Comp plan. It was a contention of this board. Something you did not want to be done, the Governor did not sign that, so it didn't pass. It will get pulled out of the Comp plan. It won't come back to this board it will go straight to the council.
- Discussion continues around the table about changing the site plan review.
- Mr. Branham – Site Plan Review has a public hearing at the council level. One option you could eliminate public hearing at the planning commission level, that might speed things up. In general Callahan moves development request much faster than the county and certainly much faster than the City of Jacksonville. That's how we got most of our Annexations because we move faster than other jurisdictions.
- Discussion continues around the table about the site plan review process and ways to speed up the process.

#### **VIII. Adjourn**

- Motion to adjourn by Mr. Bryan and 2<sup>nd</sup> by Mr. Fleming
- No one opposed.
- Motion Carried
- Time: **7:32 pm**

*David Kirk*

Mr. Kirk, Zoning President

*Lorna Piipke*

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.