

**Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
January 11, 2021**

Present at meeting: Mr. Williams, Mr. Mellecker, Mr. Schwend, Mr. Knagge, Mr. Kirk, Mr. Bryan, Mr. Blue III and Mrs. Piipke

Absent:

- I. Call to Order** – Mr. Kirk at 7:00 PM
- II. Pledge of Allegiance & Invocation** – Mr. Knagge
- III. Minutes** – Motion to approve minutes – Mr. Knagge
2nd the motion – Mr. Bryan
Motion carried
- IV. Persons wishing to Address the Board** – Lyn Hyatt, residence is 614674 River Rd. Callahan and my work is 45090 Green Ave.
Mark McCloud - Contractor
- V. Business** –
 - Discussion on Future Cell Towers
 - Accessory Structure for First Baptist Church of Callahan
- VI. Public Hearing**
 - **Mr. Hyatt** – Last January we challenged our people with the possibility that God may be leading us to establish a food distribution ministry for folks who were insecure as far as where their meals would be coming from. We started in February with just a small fledgling, I believe 26 families came to the first distribution. And then March hit. Since March we have had 2 food distributions every month. The first and third Thursday of the month. On average we have provided food for 200-500 families at each one of those distributions. We have been absolutely overwhelmed with the need. This ministry needs a permanent home. Our desire is to build a storage facility basically it would be a warehouse. It would be in our large parking lot, it would back up to Dixie Avenue and face the front of our old auditorium, which we now call the chapel. Our desire is to build a red iron building, a steel structure with steel beams for support, concrete for the floor. On the front we would want to dress that up. It would be steel on 3 sides but then the front would be some sort of façade to make it look nice.
 - **Mr. McCloud** – I have done some sketches and we are wanting to do on the front is an open front porch. This placement will allow the semi-trucks to do the deliveries. The porch aspect is to make it look welcoming, nice small-town rural living. The storage facility would be 60' x 60' with the porch on the front and the sidewall height of about 20' which gives an overall height at the center of the peak right at 25'.
 - **Mr. Williams** – Do you have renderings?
 - **Mr. McCloud** – Yes, I have some drawings. (Copies were handed out.)

- **Mr. Williams** – When it comes to the council you will have to have your decision made and have the renderings of what you will do and materials you will be using.
- **Mr. Kirk** – Closed the Public Hearing and Opened the Regular meeting.

VII. Regular Meeting.

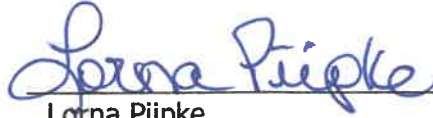
- Motion to start the process on this to present this to the council with completed plans and renderings. – **Mr. Knagge**
2nd the motion – **Mr. Bryan**
Motion Carried
- **Mr. Kirk** – The next thing on our agenda is the discussion on future cell towers.
- **Mr. Williams** – When we did our ordinance it was just to accommodate that one monopole structure, however there is a variety of antennas that are coming in to town that consist of little short ones that are about 3' tall and then the 5G stuff and others at varying heights. The School Board is looking to put some in that will be 15 to 20 foot tall. Throwing all this out there so someone can jump in and we can discuss it all and see how you want to put an ordinance together. There is camouflage and non-camouflage depending on where you put it, some are allowing it to be done in the commercial highway district and some are allowing to only be done in the industrial districts, we do have an industrial district. If the smaller ones are allowed in residential areas, there are certain caveats to that. We need to come up with a viable ordinance that we can present to the council to overall accommodate all the antennas.
- **Mr. Bryan** – What is the boundary of the industrial area?
- **Mr. Williams** – It is mostly after you get past Cedar River heading North out of town.
- **Mr. Kirk** – What is the time as far as trying to put together an ordinance?
- **Mr. Williams** – We have time this will not be ready before the attorney is replaced.
- **Mr. Bryan** – I think in Phase 1 should be about location & fall area. We can make it a requirement as a deterrent that they will have to buy property beside it for a fall zone.
- Discussion continues around the table.
- **Mr. Williams** – We will need to decide on whether we want it to be freestanding or enclosed, we can also limit them to industrial only. If it's a monopole tower in any area what height? Industrial area up to 150-160' tall. Make them camouflage the antenna itself such as a tree or flagpole. Make it match the esthetic of the area. You can make it where they can't be less than 200' from US 1.
- **Mr. Bryan** – What about liability insurance for the town?
- **Mr. Williams** – I am not an attorney and that would be a good question for the attorney but just off the cuff unless it is on our property, we wouldn't have anything to do with it.

VIII. Adjourn

- Motion to adjourn by **Mr. Knagge** and 2nd by **Mr. Bryan**
- No one opposed.
- Motion Carried
- Time: **7:58 pm**



Mr. Kirk, Zoning President



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.