

Town of Callahan  
'A Florida Municipality'

Zoning Board Meeting Minutes  
August 13, 2018

**Present at meeting:** Mr. Knagge, Mr. Mellecker, Mr. Kirk, Mr. Bryan, Mr. Haugh, Mrs. Piipke, Mr. Williams and Mr. Branham

**Absent:** Mr. Horne

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**Meeting called to order** – Mr. Kirk at 7:00 pm

**Pledge of Allegiance**

**Opening Prayer** – Mr. Knagge

**Persons wishing to address the board** – Henry Vorpe Jr. PE. Ewing Park Apartments, Paul Talbert PE. Ewing Park Apartments, Brenton Franklin Property owner Ewing Park Apartments, William Caulkins SR Ewing Park Apartments, Kathy Smith Ewing Park Apartments.

**Minutes** – Mr. Haugh made a motion to approve the minutes from the last meeting on July 9<sup>th</sup> and Mr. Knagge 2<sup>nd</sup> the motion.

Mr. Kirk closed the regular meeting and opened the meeting to the public.

Mr. Brenton Franklin addressed the board regarding the building of apartments on Ewing Park Road. Mr. Franklin referred to building 96 units on 9.29 acres.

Mr. Caulkins Sr., spoke about his concerns about the drainage problem and safety issues due to traffic and the park. He requested a better set of plans as the ones submitted were not complete.

Mrs. Smith, stated that though this is a much needed project, she has concerns about the traffic and the park. She stated that she thinks the traffic this will cause is not worth the risk of a child's life.

Mr. Vorpe Jr., the civil engineer on this project stated that they do have a solution for the drainage, they intend to do drain swells with catch basins that flow through to the retention pond. This will not only solve the problem it will also be an improvement from the current drainage situation. Also he touched on the traffic issue stating that the road is already zoned 10 mph so he does not see a problem. He also brought up that this land had previously been approved for development.

Mr. Kirk closed the meeting to the public and opened the regular meeting.

Mrs. Piipke advised the board of Butch Williams (Fire Marshall) and Gary Larson (Building Official) concerns and comments that they had concluded after looking at the preliminary site plan.

Mr. Branham addressed the statement about the land being approved previously for development.

Mr. Knagge questioned the land use, which is Residential Medium Density. Code 195-80 was read aloud and discussed. He asked how much of the 9.29 acres is wetlands? No one had that information at this time. He also mentioned that the building in the far SE corner has no abutting handicap spots.

Mr. Bryan also has concerns about the road and traffic and the turn arounds for emergency vehicles.

Mr. Vorpe Jr., produced a larger print of the plans and went over the plan for the drainage problem.

Discussion continued around the table about the concerns that had not been resolved at this time. The board was in agreement that due to there not being adequate information, at this time the board is not ready to make any recommendations to the council.

Mr. Haugh made a motion to table the Public Hearing, Mr. Knagge 2<sup>nd</sup> the motion.

**Adjourn** – Motion to adjourn by Mr. Knagge and Mr. Haugh 2<sup>nd</sup> the motion at 7:43 pm.

  
Mr. Kirk, Acting 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.