

Town of Callahan
'A Florida Municipality'

Zoning Board Meeting Minutes
April 10, 2017

Present at meeting: Ms. Waters, Mr. Knagge, Mr. Mellecker, Mr. Howard, Mr. Horne, Mr. Kirk, Mr. Garver, and Mr. Williams

Absent: Mr. Bryan

Meeting called to order – Mr. Kirk at 7:01pm

Pledge of Allegiance

Opening Prayer – Mr. Howard

Persons wishing to address the board – Two public hearings, one for McDonald's and the other for Building Blocks Academy

Minutes – Mr. Knagge made a motion to approve the minutes from last month, Mr. Howard 2nd the motion.

Closed the meeting for the public hearing. McDonald's Sign Variance – Dalton Signs were here and spoke on behalf of McDonalds. They explained the variance is because the sign is over the 100 sq. ft. that is in the Town code. That the old digital display sign is not working properly and needs to be replaced. The new one is a few inches smaller. The original sign was installed before the new sign ordinance in 2010.

Closed public hearing and re-opened meeting. Mr. Howard approved variance because of the old sign not working. Mr. Howard made a motion to approve the variance and Mr. Knagge 2nd the motion. The vote was unanimous. Town Attorney, Jeb Branham, made aware certain guidelines that McDonalds will need to abide by.

Closed meeting for public hearing. Building Blocks Academy Conditional Use – Tonya Parkerson spoke on behalf of her business. Mrs. Parkerson explained that she would like to bring a non-conforming structure onto her property to help house the children for her daycare. It would be a separate building for the afterschool children.

Closed public hearing and re-opened meeting. This property already has one prior conditional use. It was not in Mrs. Parkerson's name and they are non-transferable. The property in question is currently zoned Residential Low Density. Town Attorney, Jeb Branham, read several different codes that applied to the zoning regulations. Mr. Howard made a motion to approve the first original conditional use for the daycare, which is to operate the daycare in a residential zoned area. Mr. Horne 2nd the motion. The vote was unanimous.

Adjourn – Motion to adjourn by Mr. Horne and 2nd by Mr. Knagge at 7:34pm


Mr. Kirk, Zoning President


April Waters

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.