

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

**Zoning Board Meeting Minutes
January 13, 2020**

Present at meeting: Mr. Kirk, Mr. Bryan, Mr. Williams, Mr. Knagge, Mr. Fleming, Mr. Mellecker and Mrs. Piipke

Absent: Mr. Branham, Mr. Haugh

I. Call to Order – Mr. Kirk at 7:03 PM

II. Pledge of Allegiance & Invocation – Mr. Knagge

III. Minutes –

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

IV. Persons wishing to Address the Board – No one.

V. Business –

- Mr. Kirk – There are two things on the agenda tonight, discussion on Unsafe building abatement code and discussion on zoning designations.
- Mr. Williams – We will start with the Unsafe Building Abatement. There has not been much changes we didn't have that much discussion at the last Council Meeting because Jeb wasn't sure if the council could be the board or not. I asked him about the Planning Board doing it and he wasn't sure if the Planning board could do it. I brought it back to this board while we are waiting for Jeb to get back to us just really wanted to know if any of you had any more input before we bring it back to the council and that way Mr. Mellecker can add that to the reading that will be before the council next time.
- Mr. Fleming – I have read it about four times, and I don't see anything crazy or aggregates like where the town would have too much power it seems pretty balanced.
- Mr. Williams – That was the only issue that Jeb had with it was the hearing board comment in the definitions because it was written in with the Town Council would do it and he felt like there could be a conflict of interest with the Town Council being the hearing board since they are the ones that do adoption of ordinances.
- Mr. Williams – Just as a matter of business for you guys, Ms. Margo Moehring with the Northeast Florida Planning District, who has been working on our Comp Plan would like to come on February the third and have a joint workshop with the

Planning Board and the Council at 6 o'clock. We will be putting the ad in on Friday by 12 o'clock.

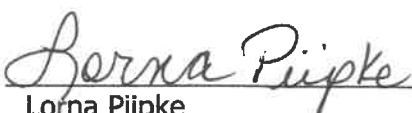
- Mr. Williams – The Comp Plan is the law and the code will follow what the Comp Plan says. Speaking to the Mayor today, we looked at the core of Callahan being Fifth St to Brandies and then Warrior to Stratton. We are looking to change the terminology of Commercial Town Center to Commercial General District and leaving the usage for the Commercial General District from the old Commercial Town Center. The Mixed-Use District is what we want to change, we want it to be Commercial Town Center so the Commercial Town Center District will change its terminology to Commercial General. You won't have a Mixed Use or a Commercial Town Center you will have a Commercial General District and a Commercial Highway District. Commercial General would be the core of the town and the Commercial Highway would be outside of the core of the Town. It would be US 1 from Brandies North and from Fifth St. South. Then Warrior West and from Stratton East.
- Mr. Fleming – I kind of worked out a few things and printed a few off. Commercial Highway or Commercial General is to open because it doesn't give us the ability to say no to things.
- Mr. Williams – We are currently being looked at for the property across the street from the Elementary School for a Starbucks and a WAWA.
- Discussion continues around the table current zoning designations and what to allow in the individual designations. What types of businesses that would be allowed or not allowed right in the middle of town and the impact of different businesses on the traffic.
- Mr. Williams – Just look at the map and the zoning, make some mental notes maybe put something on paper so when you come into the workshop you will have things to share with Ms. Moehring and try to build a working zoning plan for us. Take some time to look at it and put some stuff together to make it the best we can.

VI. Adjourn

- Motion to adjourn by Mr. Bryan and 2nd by Mr. Knagge.
- Motion Carried
- Time: **7:55 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.