

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
FEBRUARY 18, 2025– 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Spring Overway & Don Hennings were present. Board Members Ishmael Husam and Jeffery Carnahan were not in attendance. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman John Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the administrative support clerk, Jay Mitchell.

APPROVAL OF MINUTES

February 04, 2025

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the minutes of February 04, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Variance Request – Exemption from LDR
271 N. Tyndall Pkwy
Parcel ID: 24460-000-000**

Bill Frye, Director of Public Works reviewed the Variance Request.

Chairman Hagan asks what was there before the hurricane. Director Frye advises that it was cleared sometime between 2016-2018 but was woods before that. There has been no development.

Chairman Hagan asks if the ordinances for this is from 1999. Director Frye advises he believes they are from 2008.

Board Member Conte asks if there is a reason the Overlay District is more restricted. Director Frye states it was requirement to have a CRA.

Board Member Overway asks if any responses have been received from signs. Director Frye advised that he has not. Discussion ensued.

Board Member Dougall asked about the specifics of the business and the building and what could be done if the business fails. Director Frye and Mr. Maddox addressed.

Chairman Hagan calls for Public Participation.

Anna Pelletier 7724 Shadow Bay Drive, commented on the number of coffee shops in this area.

Motion:

A motion was made by Board Member Conte and seconded by Board Member Hennings to approve the Variance Request for 271 N. Tyndall Parkway. The motion carried 3-2 upon roll-call vote.

2. Small Scale Comprehensive Plan Amendment

174 N. Star Ave.

Parcel ID: 06513-000-000

Director Frye reviewed the Small-Scale Comprehensive Plan Amendment request.

Chairman Hagan asked about the ditch that seems to be running through the property. Director Frye addressed.

Board Member Hennings asked about where the property line is located. Director Frye addressed.

Board Member Conte asked about the adjacent property.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by board Member Conte and seconded by Vice-Chair Dougall to approve the Small-Scale Comprehensive Plan Amendment. The motion carried unanimously upon roll-call vote.

3. Rezoning Application

174 N. Star Ave.

Parcel ID: 06513-000-000

Bill Frye, Director of Public Works reviewed the Small-Scale Comprehensive Plan Amendment.

Board Member Hennings asked about the zoning for the property to the south. Director Frye advised it is zoned Residential Multi-Family Medium Density. Discussion ensued.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by Dougall and seconded by Board Member Hennings to approve the rezoning application. The motion carried upon roll-call vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:26 p.m.



Board Chairman Hagan



Jay Mitchell, Administrative Support Clerk