

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
APRIL 1, 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, Jeffery Carnahan, & Don Hennings were present. Vice-Chair Dougall was 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.

ASC, Jay, announces opening board seat due to resignation of Ishmael Husam.

**APPROVAL OF MINUTES**

March 18, 2025

Chairman Carnahan had questions about the contents in the minutes.  
Jay, ASC, addressed.

**Motion:**

A motion was made by Board Member Carnahan and seconded by Board Member Hennings to approve the minutes of March 18, 2025. The motion carried unanimously.

**NEW BUSINESS**

- 1. Ratification of Missed Motion – Item 2 Of Previous Meeting**  
**Small Scale Comprehensive Plan Amendment**  
**760 N. Fox Ave**  
**Parcel ID: 06006-030-000**

Jay Mitchell, Administrative Support Clerk, reviewed the ratification of missed motion.

*Chairman Hagan calls for Public Participation, there was none.*

**Motion:**

A motion was made by Board Member Conte and seconded by Board Member Overway to approve the Small-Scale Comprehensive Plan. The motion carried unanimously upon roll-call vote.

## **2. Rezoning Application**

**Two Parcels Between 7<sup>th</sup> St. & Hagin Dr. (West of Seneca Ave.)**

**Parcel ID: 24379-000-000 & 24380-000-000**

Bill Frye, Director of Public Works reviewed the Rezoning Application.

Board Member Carnahan asked for confirmation this would take away mobile homes and change it to residential homes.

Chairman Hagan and Director Frye confirm.

*Chairman Hagan calls for Public Participation.*

Sean McNeal, represents applicant, Thomas Steele, briefly describes plan.

### **Motion:**

A motion was made by Board Member Carnahan and seconded by Board Member Conte to approve the Rezoning Application. The motion carried unanimously upon roll-call vote.

## **3. Rezoning Application**

**325 Camellia Ave.**

**Parcel ID: 24418-050-0010**

Bill Frye, Director of Public Works reviewed the Rezoning Application

Board Member Carnahan mentions this was talked about before and how he will have a tricky time.

Director Frye says he will need to get a Development Order and lot owner is aware.

Board Member Hennings asked what is on the lot of 327.

Director Frye states, mobile homes.

*Chairman Hagan calls for Public Participation, there was none.*

### **Motion:**

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

## ADJOURNMENT

There being no further business, the meeting adjourned at 6:15 p.m.



---

Board Chairman Hagan



---

Jay Mitchell, Administrative Support Clerk