

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
JULY 15, 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, & Teresa Langston were present. Board Member Don Hennings was not in attendance. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman 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, welcomed newly appointed Board Member, Teresa Langston

APPROVAL OF MINUTES

April 1, 2025

Motion:

A motion was made by Board Member Carnahan and seconded by Board Member Overway to approve the minutes of April 1, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Review of Ordinance #1122 and Resolution 25-12
Restricting Heavy Commercial Vehicles on Certain Residential Roads**

Bill Frye, Public Works Director, reviewed Ordinance 1122 and Resolution 25-12

Chairman Hagan states he is aware of some residential roads having this issue, how were the other ones chosen.

Director Frye explained using S. Gay as an example.

Chairman Hagan asks would any additions to this give problems in the future due to growth.

Director Frye states the City Attorney recommends this done via Resolution due to ease of change if needed.

Board Member Carnahan asks who is going to enforce this if passed.

Director Frye states this is a moving violation so the Bay County Sheriff's Department.

Vice-Chair Dougall states Driving Apps could be bringing these drivers down residential routes so it may not be intentional.

Chairman Hagan asks if signs will be posted

Frye states yes, like anything this will be a learning curve.

Chairman Hagan calls for Public Participation:

Deputy Kip Mckenzie with the Bay County Sherifs Dept. asks how many more deputies will the city provide to sit and enforce, and also if doing a chase, residential routes help for getting back onto Tyndall Pkwy.

Also mentions how residents should think of where they move and how close this is to Tyndall Pkwy... If a garbage truck can go down a residential road fully loaded, a truck full of product can go down since garbage trucks do more damage than product to a road.

Motion:

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Ordinance 1122 and Resolution 25-12. The motion carried upon 4-2 roll-call vote.

Board Member Overway: Yes

Board Member Conte: Yes

Board Member Langston: Yes

Board Member Carnahan: No

Vice-Chair Dougall: Yes

Chairman Hagan: No

**2. Review of Planned Development for Fox Glenn Phase 2
700 Block of N. Ave Fox Ave.**

Bill Frye, Director of Public Works reviewed the Planned Development plans.

Chairman Hagan asks if there was a continece between the city and the county a while back has been cleared up

Director Frye states, yes, not an issue

Board Member Overway min is 800 sq ft per house is there an average larger than that

Director Frye explains that is the minimum square footage of the house.

Scott Bolo, engineer representing Insite Land Development FG1, explains the home size and style planned and why.

Carnahan asks about parking for phase 1 and 2 for each house

Scott Bolo states everyone has a driveway, 2 car spots. HOA enforced so no crowded street parking.

Carnahan ask if there is a community parking lot for visitors
Bolo – No

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the Planned Development for Fox Glenn Phase 2. The motion carried unanimously upon roll-call vote.

**3. Rezoning Application
1062 N. Tyndall Pkwy.
Parcel ID 06018-115-000**

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

Langston says the rezoning would allow for a car cleaning place, could it not?
Frye states without looking into code, it could.

Langston continues saying the sale of gasoline would still be permitted and describes what they could sell still. Also, mentions this was brought to the Commission and Planning Board August of last year.

Vice-Chair Dougall states this is a rezoning application so whatever they build still must come back to us.

Board Member Conte states maybe we need to better define the zoning terms, so it is not so confusing:
Sell gas but no gas station
Wash cars but no car wash

Board Member Carnahan asks the intent with the lot.
Doug Crook represents Panhandle Engineering and states they're just trying to zone the entire area the same so they can sell it.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the Rezoning Application for 1062 N. Tyndall Pkwy. The motion carried upon a 5-1 roll-call vote, with Board Member Langston being the only No.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:35 p.m.



John Hagan

Board Chairman Hagan



Jay Mitchell

Jay Mitchell, Administrative Support Clerk