

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
AUGUST 5, 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.

APPROVAL OF MINUTES

July 15, 2025

Motion:

A motion was made by Board Member Carnahan and seconded by Vice-Chair Dougall to approve the minutes of July 15, 2025. The motion carried unanimously.

NEW BUSINESS

1. **Review of Development Order for Grand Oaks Subdivision
Seneca Ave, from 7th St to Hagin Dr.
Parcel ID 24379-000-000 & 24380-000-000**

Bill Frye, Public Works Director, reviewed the Development Order for Grand Oaks Subdivision. States Mr. Steel (engineer) and Mr. McNeil (developer) are here tonight.

Chairman Hagan asks if a fence be required around pond.

Director Frye replies that the stormwater pond won't meet slope requirement needed for a fence.

Chairman Hagan asks what will be in the open space.

Mr. Steele there will be equipment but haven't gotten far enough into what exactly.

Chairman Hagan calls for Public Participation; there was none

Motion:

A motion was made by Board Member Carnahan and seconded by Vice-Chair Dougall to approve the Development Order for Grand Oaks Subdivision. The motion carried unanimously upon roll-call vote.

**2. Small Scale Comprehensive Plan Amendment
1023 Primrose St.
Parcel ID 07384-277-000**

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

Mr. Trail gives thorough presentation of intent and design of property, however, is cut off by Chairman Hagan and not allowed to finish.

Board Member Langston mentions there is a brick road, expressing concern about the maintenance of it opening it up to boats and trailers.

Chairman Hagan calls for Public Participation,

- Matt Bullard, 11533 Poston Rd – single family dwelling, concerned with this being spot zoning, and losing value in people's property. Also mentions all that can be built within the Commercial zoning.
- Lloyd Hildreth, 11923 Poston Rd – When this property was built, beautiful but it went dead and bankrupt, designed as a free place for neighbors to store boats not as a commercial property. States Poston Rd is a mess with sinkholes and the stormwater system is horrible and everything floods and goes into the Bay. If the city can't take care of a residential area, it can't handle it as commercial.
- Brian Lamoreaux, 11409 Godart St. – Originally residential boat storage, doesn't want this rezoning to open the door for more commercial. Moved from Utah for peace, not commercial.
- Julia Ritchie, 1204 Pitts St – Roads are caving in and how the city fixes it is just with tar / pavement, ruining the cobblestone. There are curbs are also caving in and the eye appeal is being lost.
- Donna Yielding, 11413 Fowler St – She asks if any board members have driven to this area. (a few members say yes.) Continues to say this building would be at the entrance and is against it; their community is still being developed.
- William Troup, 11733 Poston Rd – Goes into the environmental and safety concern of a commercial property. Offers concerns about property values and appeal. Mentions fire protection concerns and how this would impact their community.

- Jannet Allen, 1214 Primrose Ln – Agrees with what has been said, also is aware of HOA in their community and living under certain rules, how would this property live within HOA rules.
- Christina Bair 11725, Poston Rd. – Echoes what neighbors have said and also she bought property under impression there would be no commercial and would like to keep it that way.
- Linda Bullard, 11533 Poston Rd. – agreed with comments tonight, concerned, picks up kids and concerned with bus stop and the small size of the road and speed people go down it, with boats coming in and out, adds concern.

Jay Mitchell, ASC, reminds public to limit public commentary while others are speaking.

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 did not carry upon roll-call vote with Board Member Conte being the only yes.

**3. Rezoning Application
1023 Primrose St.
Parcel ID 07384-277-000**

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

Vice-Chair Dougall asks for clarification on the rezoning.
Director Frye responds.

Clarifies Future Land Use Map has to match the zoning.

Chairman Hagan calls for Public Participation,

- Matt Bullard, 11533 Poston Rd – Visited City Hall asking about different categories and talks about what can be done under this rezoning. No one moved to this area for this.
- William Troup, 11733 Poston Rd – Addresses environment concerns with the water system, public safety, garage fire, etc.
- Christina Bair 11725, Poston Rd. – Sounds as if this is a gateway into commercial businesses, not what homeowners signed up for.

Mr. Trail – states not the case, he has 8 automobiles, about to retire need place to store. There are nearby commercial properties.

- Julia Ritchie, 1204 Pitts St – HOA concern with roads and fixes and what the business has to pay.
- Traci Hildreth, 11923 Poston Rd – Concern isn't what he does really but if zoned commercial and doesn't sell or sells later but it's commercial, anyone can do something later?

Director Frye states they'll need a development order

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the Rezoning Application for 1023 Primrose St. The motion did not carry with Chairman Hagan and Board Member Conte being the only 'Yes' vote.

**4. Small Scale Comprehensive Plan Amendment
NW Corner of Anita Dr. & Douglas St.
Parcel ID 06258-010-000**

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

Vice-Chair Dougall asks what kind of commercial.

Director Frye responds, service commercial, discussion ensued.

Board Member Langston asks if the property is currently for sale?

Director Frye states yes.

Board Member Overway asks where the access will be.

Director Frye responds; discussion ensued.

Vice-Chair Dougall asked about the 'No Trucks' sign.

Director Frye and Deputy McKenzie respond.

Mr. McNeil, representing the owner, makes comment about zoning.

Vice-Chair Dougall states the property is very small for being commercial.

Board Member Carnahan asks if this is going to service commercial.

Director Frye responds.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Overway to approve the Small-Scale Comprehensive Plan Amendment for the NW Corner of Anita Dr. & Douglas St. The motion carried upon roll-call vote, with Board Members Carnahan and Langston being the only 'No' vote.

**5. Rezoning Application
NW Corner of Anita Dr. & Douglas St.
Parcel ID 06258-010-000**

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

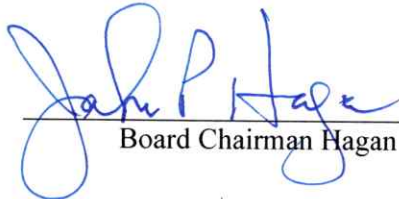
Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Overway to approve the Rezoning Application for the NW Corner of Anita Dr. & Douglas St. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.


Board Chairman Hagan


Jay Mitchell, Administrative Support Clerk