

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
SEPTEMBER 2, 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, & Teresa Langston were present. Board Member Jeffrey Carnahan was not in attendance. Bill Frye, Public Works/Planning Director and 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

August 5, 2025

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte and Overway to approve the minutes of August 5, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Rezoning Application
SE Corner Wallace Rd. & Comet Ave.
Parcel ID 07261-000-010**

Bill Frye, Public Works Director, reviewed the Rezoning Application.\
States Mr. Hoey is out of town and Cory Brown is here to represent.

Mr. Brown gives a presentation.

Board Member Hennings asks if the ditch that runs along the property affect anything
Director Frye states the plans haven't gotten that far to know if there will be a setback,
however, the ditch itself cannot be obstructed.

Board Member Conte asks if this lot is adjacent to other R6 lots to the left of it.
Bill confirms.

Board Member Overway asks if the sign was posted and if any calls were received.
Bill says yes and a few calls were received, mostly curious about the change in the area
and that one of those callers is here tonight.

Chairman Hagan calls for Public Participation;

Christy Williamson 1435 W. Park Lane – Appreciated of homes being there, wonders if there was a drawing of homes and are they subdividing it? Wonders about what will make the homes the cottage style described. Also asks about the waterway because there are fish and dolphins there and it concerned about the distribution of them. Concerned about the taking down of trees and hopes the developer will keep some trees because of what was lost in Hurricane Micheal (along the 10 ft easement).

Hagan – will there be a development order?

Director Frye - Not full blown but there will be 3 family members who liquidated property and are trying to sell, not trying to build houses for themselves

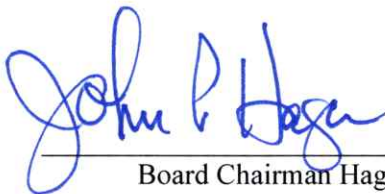
Angela Baumgartner 1325 W. Park Lane – concerned adding more housing that brings more traffic. Describes 3 home-style projects in the area that just finished, adding roughly 90 cars in the area and doesn't want any more with their issue of speeding already.

Motion:

A motion was made by Board Member Conte seconded by Vice-Chair Dougall to approve the Rezoning Application for the SE Corner of Wallace Rd. & Comet Ave. The motion carried unanimously upon roll-call vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:16 p.m.



Board Chairman Hagan



Jay Mitchell, Administrative Support Clerk