

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
MARCH 1, 2022 – 6:00 P.M.

The Callaway Planning Board met in regular session with Tony Roman, Vice-Chair and Board Members Kenneth Ayers, John Hagan, Robert Hinton, Steve Woolsey, and James Dougall were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Chairman, Bob Bell was not present.

The meeting was called to order by Vice-Chairman, Tony Roman, followed by a moment of silence and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

February 15, 2022

**Motion:**

Motion was made by Board Member Hagan, and seconded by Board Member Dougall, to approve the minutes of February 15, 2022. Motion carried unanimously.

**NEW BUSINESS**

**Rezoning request for 1117 S. Tyndall Pkwy**

Bill Frye, Director of Public Works/Planning, reviewed, and advising, that 1117 S. Tyndall Parkway was a mobile home park, and is now being developed and step one is the rezoning the property. The Future Land use is in line, so there is no Small Scale Comp Plan Amendment needed. The property is currently owned by Darnell Holloway, through Starcorp LLC Trustee. He advised in the documentation there is sufficient letters of approval for the applicant to apply for the rezoning of the property. They are looking to rezone the property from Residential Multi Family to Residential Multi Family High Density.

Director Frye recommends that the Planning Board approve the Rezoning application and convey a recommendation of approval to the City Commission.

Board Member Hagan asked if there was anyone living in the mobile home park. Director Frye addressed that there are a few vagrants still living in the mobile home park, they do not pay rent and haven't in sometime. He states that he has assisted Code Enforcement with their efforts to get it cleaned up.

Board Member Ayers asked what the high density is for this acreage. Director Frye advised; it is 20 units per acre. He states they have to meet the stormwater requirements; from what he understands they plan on going vertical to achieve those numbers. Brief discussion ensued on the traffic that would come from high density.

Board Member Hinton asked if any of the property was on the flood plain. Director Frye addressed.

**Motion:**

Motion was made by Board Member Woolsey, and seconded by Board Member Hagan, to approve the Rezoning of 1117 Tyndall Parkway, recommending same to Commission. Motion carried unanimously.

#### **Development Order Review – Blessed Hope Church at 240 N. Star Ave.**

Bill Frye, Director of Public Works/Planning, reviewed, and advising, this property is across the street from the fire department. Last meeting, we did the rezoning, and this is for the DO review of the church. He stated it is cleared out and ready to go. Director Frye went over the site plans with the board, showing a large retention pond. They are doing a driveway and stormwater connections to a ditch that is owned and maintained by Bay County. Therefore, they still need to obtain a Bay County Stormwater Connection Permit and Driveway Connection Permit. This development order may be approved, but it will not be assigned until those permits are issued.

Board Member Hagan asked name of property owner. Director Frye addressed that the property owner is Kenneth and Marianne Varnes, and Jimmy Noles is the church owner. Brief discussion ensued.

#### **Motion:**

Motion was made by Board Member Woolsey, and seconded by Board Member Ayers, to approve the DO of Blessed Hope Church at 240 N. Star Ave., recommending same to Commission. Motion carried unanimously.

#### **Vacate/Abandon a portion of alley between Cherry St. & Chipewa St. at Eleanor Ave.**

Bill Frye, Director of Public Works/Planning, reviewed, and advising, Richard Bishop has submitted an application/petition to vacate/abandon 150 feet of an alley between Cherry & Chipewa St. just east of Eleanor. The alley goes all the way through from Eleanor to Genevieve. There are a couple of properties that need access to this alley, or they will be landlocked, but they have access from the other side on Genevieve.

Board Member Hinton asked if there were any utilities in the alley. Director Frye addressed there are no utilities in the alley. This alley was part of the “Old Callaway Plat” and there were alleys everywhere. Some have been abandoned over the years, and the city doesn’t really maintain it other than maybe filling potholes and adding rock. Discussion ensued.

#### **Motion:**

Motion was made by Board Member Ayers, and seconded by Board Member Hagan, to approve the Vacate/Abandon a portion of alley between Cherry St. & Chipewa St. at Eleanor Ave., recommending same to Commission. Motion carried 5-1, with Board Member Woolsey voting in opposition.

#### **Vacate/Abandon Madian Lane**

Bill Frye, Director of Public Works/Planning, reviewed, and advising, that this is a

petition to vacate, discontinue and abandon Madian Lane which is a platted road and is also mentioned as a park in the plat. Kevin Marshall, Robert Belt and Jason Van Gennep have applied for this right-of-way/roadway to be abandoned.

Director Frye advised that Mr. Marshall uses Madian Lane as a driveway to get to his home. So, if this were abandoned, Mr. & Mrs. Belt would need to give Mr. Marshall a perpetual easement across their property. Director Frye has made them aware and advised them of this.

Director Frye advised that all three applicants are present to speak and answer questions. He stated he also included in the packet a petition by neighbors to designate this area as a park. Discussion ensued.

Director Frye explained the plat provided, was platted in 1969, and it does mention a park but its specifically Madian Lane so it is a right-of-way. The plat of Madian Lane then looks like it opens up with an intent to be a park. This area has never been touched, never cleared, and is in its natural state. After Hurricane Michael, the city did go in and do a minimal amount of work to clean up some leaning trees to make sure they weren't falling in driveways. Discussion ensued.

Kevin Marshall, 7031 Hugh Drive, owns property on the corner at end of Madian Lane spoke as to why he filed the abandonment. He stated that the area is in disarray, and he has been cleaning it and wants to continue to clean up the debris making the aesthetics of his home and neighbors home look better.

Robert Belt, 705 Madian Lane, property owner spoke on why he is requesting abandonment. He states the city has never maintained that property and there wouldn't be enough room for a turnaround for a park without using their private driveways.

Board Member Hinton asked if the neighborhood had an active homeowner association. Mr. Belt addressed there is not. Brief discussion ensued.

Board Member Woolsey asked about who will maintain the road and utilities if the city abandons. Director Frye addressed and discussion ensued.

Jeanette Tindel, 7014 Hugh Drive, Petitioner, commented on why she and her neighbors filed petition for designation of park and water access through Madian Lane.

Robert Belt, 705 Madian Lane, property owner commented that the area was never a Park.

Board Member Ayers asked if there has ever been an assessment on the property. Director Frye addressed that this being a right-a-way the city cannot sell it, and per state law abandoning a right-of-way or alley it has to be given to the adjacent property owner. Brief discussion ensued.

Board Member Ayers asked property owners present if they would be cleaning up the property. Kevin Marshall, property owner, commented that as soon as it is approved, he will be clearing and cleaning it up.

**Motion:**

Motion was made by Board Member Woolsey, and seconded by Board Member Hagan, to approve the Vacate/Abandon Madian Lane, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:51 p.m.

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Audra Boswell, ASC

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Board Chairman