

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
MARCH 17, 2020 – 6:00 P.M.

The Callaway Planning Board met in regular session with, Steve Woolsey, Chairman, and Bob Bell, Vice-Chairman, Board Members Wayne Hagan, Jerry Kennedy, Carmelo Roman-Quinones, and Ed Williams present. Also present were Bill Frye, Public Works/Planning Director and Janice Peters, City Clerk. Board Member Mathews was not in attendance.

The meeting was called to order by Chairman Woolsey, followed by a moment of silence and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

March 17, 2020

**Motion:**

Motion was made by Board Member Williams, and seconded by Board Member Hagan, to approve the minutes as amended. Motion carried unanimously.

**NEW BUSINESS**

**Preliminary Plat Review – Park Place, Phase I – The St. Joe Company**

Bill Frye, Director of Public Works/Planning, reviewed the Preliminary Plat Review for Park Place, Phase I. The infrastructure is not complete and must be for the City to accept it, therefore a bond is required for the waste water facility for 110% of the cost. The Plat has been review by staff and meets the requirements of the LDR and Comprehensive Plan. The estimated cost to complete the project is \$714,306. He introduced Mike Harper, Buchanan and Harper, on behalf of The St. Joe Company, who reviewed the process to date, advising the Plat is only for permitting of a portion of the approved Development Order, or the Eastern half.

Board Member Bell asked about the Bond, which protects the City should the project not be completed, noting the document is not signed and should reference City of Callaway Commission not City of Callaway Commissioner. Director Frye will see that it is completed and submitted.

Director Frye advised staff recommends approval.

**Motion:**

Motion made by Board Member Bell, and seconded by Board Member Quinones, to approve the Preliminary Plat, subject to the final signed bond, recommending same to Commission. Motion carried unanimously.

**S. Gay Abandonment of Right-of-way – Donna Crews**

Bill Frye, Director of Public Works/Planning, reviewed the requested abandonment of 60' wide by 30' deep of right-of-way at the end of S. Gay, as documented in "Attachment A". Discussion ensued of the surrounding property owned by Mrs. Crews.

Board Member Bell asked about conflicts of interest on the matter. City Clerk Peters advised that Chairman Woolsey had indicated he has a conflict and will submit Form 8B Memorandum of Voting Conflict for the record.

He advised staff recommendation is for denial of the abandonment. Board Member Bell asked for an explanation of the recommendation for denial. Director Frye advised he and staff reviewing the request did not feel the City should give up that right-of-way. Discussion continued of the use of the area.

City Clerk Peters requested public input and read into the record 23 e-mails of public input received prior to the meeting as referenced and attached hereto as "Attachment B". All were in opposition of abandonment.

The following citizens spoke:

- Tera White, 108 Spruce Ct., spoke in opposition of the closure, but felt the City needs to do more to keep the area cleaned up of the trash and drug problems.
- Bob Jenkins, 1233 S. Gay, agreed that the City needs to be more responsible for the property, stating it is not really a beach.
- Kathy Luttrell, 1697 S. Gay., indicated Mrs. Crews is a great person and indicated there ARE drugs and other issues with the area, such as non-residents using the laundry facilities.
- Diana Walker, 317 S. Gay, has not seen the issues and was in favor of keeping public access.
- George Costa, 1437 Calvin Ave., advised the problems should be addressed by law enforcement.
- Steve Higa, 1697 S. Gay, spoke of activity happening at the area in question, advising apartment maintenance cleans the area every morning.
- Darlene Barnes, 5928 Stephanie Drive, did not want the abandonment approved. She recommended policing the area.
- Alice Fuller, 5820 Bayfront Dr., property owner to the right of the right-of-way, spoke of issues as well, requesting abandonment.
- Katrina Roberts, Bay Front Apt. Manager, indicated the property is not respected by the public and she has picked up the area over the years. She was in favor of abandonment.
- Dawn Yergey, 1600 S. Gay Ave., spoke in favor of Mrs. Crews and agreed with the abandonment.
- Paul Hruza, 6083 Howard Rd., was not in favor of abandonment and felt the problems were exaggerated. He recommended the City put up No Parking signs and using the Sheriff's Department to address the issues.
- Joseph Danley, 6011 Howard Road, agreed with Mr. Hruza in that he had not witnessed any of the stated problems.
- Mark Smith, 6519 Lakeshore Dr., advised he has seen some of the issues stated with drug issues advising it is not a beach.
- James Fisher, 1414 S. Gay, indicated he uses the area and has not experienced anything negative, asking that the City do more to keep up the area as he was not in favor of abandonment.

Mrs. Crews addressed the board, advising that when her husband purchased all the land in that area, he had not intended for that portion to become a public beach.

Board Member Williams asked how often are the Police called to that area. Director Frye indicated Deputy McKenzie advised they are not called that often, but there have been a couple of calls. Mrs. Crews relayed an incident in which the Police were called but the persons in question had already left.

Board Member Bell advised his issue is that the homeowners on both sides are saying there is a problem. The possibility of the homeowners having to call the Police every time there is an issue ensued. City Clerk Peters clarified the action of Commission, which was denial of the fence. They did advise Mrs. Crews that she had the option of applying for an abandonment. Discussion continued.

Alice Fuller, owner of the property to the right advised blocking parking would take away access to her gate.

Joseph Danley, 6011 Howard Road, advised there is no beach behind the apartments, it nothing but fallen tree roots, as well as glass, etc., however he has never seen syringes.

Chairman Woolsey advised he must abstain from voting due to a conflict of business interest. He is required to file form 8B with the Clerk's office.

Juan Gonzalez, Maintenance for the Bay Front Apartments, reviewed items he picks up on a daily basis, as well as parking issues.

**Motion:**

Motion made by Board Member Hagan, and seconded by Board Member Williams, to deny abandonment of the right-of-way at the end of S. Gay, recommending same to Commission. Motion carried 4-1 upon roll-call vote, with Board Member Bell voting in opposition and Chairman Woolsey abstaining.

Director Frye updated the Board on coming development.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 7:25 p.m.

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Board Chair

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Janice L. Peters, City Clerk