

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
AUGUST 15, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair and Board Members, Ishmael Husam, Theodore Conte and Spring Overway were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk. Board Member, Jeffrey Carnahan was not in attendance.

The meeting was called to order by John Hagan, followed by an invocation and the Pledge of Allegiance.

Chair & Vice-Chairman Appointments

Audra Boswell, ASC, advised Chairman Bell has resigned effective August 15, 2023, and the Vice-Chair, John Hagan automatically assumes the position of the Chairman.

She further advised that the only board member eligible to be nominated for Vice-Chairman is James Dougall. This nomination will be ratified by Commission at the next regular meeting.

Motion:

Motion was made by Board Member Conte and seconded by Board Member Husam to appoint James Dougall as Vice-Chair. Motion carried unanimously.

APPROVAL OF MINUTES

July 5, 2023

Motion:

Motion was made by Board Member Dougall, and seconded by Board Member Conte, to approve the minutes of July 5, 2023. Motion carried unanimously.

NEW BUSINESS

Rezoning – 1139 & 1149 S. Comet Avenue, Parcel ID# 07298-010-000 & 07298-015-00

Bill Frye, Director of Public Works/Planning, reviewed the Rezoning Request of 1139 & 1149 S. Comet Avenue to be rezoned from Multi-Family to Single Family. He advised that Habitat for Humanity of Bay County does own the property and they have a plan for a small subdivision. It is two parcels next to each other, and the third parcel was already zoned correctly for the project.

Staff recommends that the Planning Board approve the Rezoning Application and convey a recommendation of approval to the City Commission.

He further advised there is no Small-Scale Comp. Plan Amendment amending the Future Land Use Map with this request, because it is already inline with it.

Vice-Chair Dougall requested clarification if the R-6M designation allowed mobile homes. Director Frye addressed that they are not planning on any mobile homes, and the M can be dropped as they do not need it.

Vice-Chair asked about ownership of the homes. Director Frye addressed.

Curtis Hartog, with Habitat for Humanity said they would not need the M designation, and Director Frye stated that if the M was not needed it can be dropped.

Frank Mobley, 1130 S. Comet, commented on the zoning designation. He voiced his concern over the size and number of houses that will be placed on the property and a decrease to the property values of the homes already there. He also had concerns over traffic and the sewer system with this new addition. Director Frye addressed, and brief discussion ensued.

Jahmaal Daniel, 1129 S. Comet, had concerns over the orientation of the homes.

Motion:

Motion was made by Board Member Husam, and seconded by Board Member Overway, for approval of the Rezoning Request at 1139 & 1149 S. Comet Avenue, recommending same to Commission. Motion carried unanimously.

Director Frye explained that the Development Order stage does not require a sign to go on the property, but the rezoning did. He advised that if someone does want to come and voice their opinion to watch the city website for the agenda when the DO does come up.

Preliminary Plat Review - Tyndall Station Townhomes, 300 block of N. Gay Avenue, Parcel ID # 06276-000-000, 06276-010-000, & 06276-020-000

Director Frye reviewed and advising, this is a Preliminary Plat Review of Tyndall Station Townhomes. He advised the road, and some easements will be dedicated to the city, but the pond will remain owned by the HOA. The developer and the surveyor chose to do a road right-of-way with easements that totaled the 50 feet that is required. The speed limit will be designated as 10 miles per hour in the subdivision. The lift station, infrastructure, and the culvert system will be the Cities, but not the retention pond.

Chairman Hagan asked if this was one of the areas that require a playground or public area. Director Frye addressed, and brief discussion ensued.

Chairman asked about the setbacks for the property. Director Frye addressed.

Motion:

Motion was made by Board Member Dougall, and seconded by Board Member Conte, to approve the Preliminary Plat Review of Tyndall Station Townhomes, recommending same to Commission. Motion carried unanimously.

Updates

Director Frye gave update that there will be a minor redesign on Alexandria Park.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:21 p.m.

Audra Boswell, ASC

Board Chairman

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