PLANNING COMMISSION
Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
Ron Rimawi
David Roberts
Marie Rodriguez-Beebe

CITY MANAGER
Bret Bell

COMMUNITY DEVELOPMENT DIRECTOR
Patricia Sinel

CITY ATTORNEY
Edward M. Hughes/ Tracy O'Connell

CITY OF TYBEE ISLAND

Planning Commission Meeting
April 21, 2025 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, April 21, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, Ron Rimawi** and **Marie Rodriguez-Beebe**. **David Roberts** was absent. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for March 24, 2025**, Marie Rodriguez-Beebe** made a motion to approve with the removal of Michelle Nooney's name and replace with Ron Rimawi. **Beau Livingston** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
Site Plan: amendment to install Motus tower– 37 Meddin Drive –Zone R-1/NEC -40001 03012 –Tybee Marine Science Center (City of Tybee Island).
Patricia Sinel stated this is a request to amend a previously approved site plan. They are asking to install a Motus tower. And this is a 30-foot tower that will be in the rear of the structure on the beach side. The purpose of the Motus tower is to tag birds and insects as part of the network of Motus towers across the United States. Staff recommends approval. **Chantel Audran,** who is the executive director Tybee Island Marine Science center, who lives at 319 W 33rd Street. Stated they will have more coming because they are starting to work on the back side for more exhibits. **Allie Hayser,** who lives at 501 5th Street. Stated she works for Manomet conservation sciences, and we study birds. She stated Tybee has shore birds that fly long distances, and they stop in Tybee to eat the horseshoe crabs and surf clams, then they go all the way up to the artic to nest. The tower will give us real time information of when these birds are here. **Marie Rodriguez-**

Beebe made a motion to approve. **Robert Matkowski** seconded. Motion to approve was unanimous.

Variance: encroachment into front setback – 9 5th Avenue – Zone R-1-B – 40003 08004A – Jeffrey & Stacie Burton.
Patricia Sinel stated the applicant is requesting to extend the stairs into the required front yard setback. The front setback for this property is 20'. The existing front porch encroaches into the front yard setback. The existing stairs and turnaround landing encroach approximately 45 square feet into the front yard setback. This would be considered non-conforming. The addition of these stairs would create an additional encroachment. The proposed is to increase the encroachment. To create a straight run staircase instead of the wrap around. It will be an additional Six feet seven inches into the front yard setback. Approximately 53 square feet. There is already a second set of stairs in the rear of this property. Staff recommends denial. **Jeff Burton**, who lives at 9 5th Avenue. Stated he wants to enclose the existing stairs for safety reasons. **Bob Matkowski** made a motion to deny. **Anna Butler** seconded. The motion to deny was unanimous.

Variance: encroachment into toe of dune setback – 6 Lovell Avenue -Zone R-1 -40003 18006– Simon Richardson, Robert Forrest, and 6 Lovell, LLC.
Patricia Sinel stated this applicant was issued a permit February 18, 2025. This was to include most of the original home by having it lifted per FEMA standards and adding an addition/remodel. On February 26, 2025, most of the original structure was demolished without a demolition permit. On March 3, 2025, staff cancelled the building permit as the proposed construction no longer qualified as an addition/remodel. The applicant would like to go forward with a variance to build the same footprint as before. Staff recommends approval. **Robert Forrest**, who lives at 3810 Heritage Walk, Milton Georgia. Stated he has always wanted a place here. He also stated that he and another family went in together to buy this property and the square footage is needed for both families to share the property. He stated that the general contractor stated the building collapsed during the starting of the project. **Marie Rodriguez-Beebe** made a motion to approve. **Beau Livingston** seconded. Voting in favor were **Marie Rodriguez-Beebe** and **Beau Livingston.** Motion failed. **Bob Matkowski** made a motion to deny. **Anna Butler** seconded. Voting in favor were **Anna Butler** and **Bob Matkowski**. Motion failed. **Marie Rodriguez-Beebe** made a motion to approve. **Ron Rimawi** seconded. Voting in favor were **Marie Rodriguez-Beebe, Beau Livingston,** and **Ron Rimawi**. Voting against were **Bob Matkowski** and **Anna Butler.** The motion to approve passed 3 to 2.

Director's report:
Adjournment: 8:00 pm
Lisa L. Schaaf