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

Planning Commission Meeting
MINUTES
January 27, 2025

Chair Elaine McGruder called the meeting to order at 6:30PM, January 27, 2025. Planning Commission members in attendance were **Anna Butler**, **Marie Rodriguez-Beebe, Beau Livingston, Robert Matkowski, Michelle Nooney** and **David Roberts**. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for December 16, 2024, meeting minutes. **Beau Livingston** made a motion to approve. **Marie Rodriguez-Beebe** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
Tree Appeal: 17 17th Street-appeal of actions Sec. 7-100 regarding minimum tree requirements and denial of tree removal permit - Mary Freyermuth Yawn.
Patricia Sinel stated the first case is an appeal of the denial of a tree permit for 17 17th Street. The applicant is requesting to remove a palm tree with no required mitigation and to forgo meeting the minimum tree requirement (three trees per 4,500 square feet of lot size.) The tree removal application was denied by staff July 30, 2024. The tree removal permit allowing the removal of significant trees requires the landowner/permittee to comply with the requirements set forth in sections 7-050, 7-060, 7-070 and 7-080 of the land development code. There is no extenuating circumstance that justifies the removal of the significant tree without mitigation. There is not an extenuating circumstance that justifies the further reduction in tree density requirements. **Staff** recommends denial. Bruce Freyermuth, who lives at 17 17th Street, stated he and his sister own the property. He stated the Palm tree is dead and would like to take it down before it falls. Mr. Freyermuth also said he does not want to plant another tree. **David Roberts** made a motion to approve the tree appeal without mitigating. There was no second motion failed. **Anna Butler** made a motion to deny for consistency. **Michelle Nooney** seconded. Voting in favor of the denial were **Marie Rodriguez-Beebe, Anna Butler, Michelle Nooney** and **Robert Matkowski.** voting against

the denial were **Beau Livingston** and **David Roberts.** The motion to deny was 4 to 2.

Subdivision of Land Minor Plat (Amended): three lot subdivision to two lots-1, 3 & 5 7th Street-Zone R-2 -40005 20009 - Michael Brent Watts.
Patricia Sinel stated this is a minor subdivision of land. The original subdivision creating three lots was approved by City Council on October 12, 2023. This request is to combine the three lots into two lots. These will create larger lots which are in line with the character area. There is a note on the plat for the unimproved lot, stating drainage will be determined at the time of permitting. **Staff** recommends approval of submittal. Brent Watts, who lives at 703 Whitaker Street, stated he is the owner of 7th Street and will answer any questions. **Anna Butler** asked what the square footage would be of the new lot. **Patricia Sinel** stated eighty-nine hundred square feet and change. **Bob Matkowski** asked if the new home will be a single-family home or a duplex. **Brent Watts** stated the new owner plans to build a single-family home. **Beau Livingston** made a motion to approve. **Marie Rodriguez-Beebe** seconded. The motion to approve was unanimous.

Director's report:
Patricia Sinel stated the variance for 104 17th Street was approved by a vote of five to one for the driveway.
The Live Oak site plan for the fiber distribution hub was approved six to nothing.
On February 24, 2025, the new Planning Commissioner **Ron Rimawi** will start.
And this is the last night for Commissioner **Michelle Nooney**.

Michelle Nooney stated that if Mayor and City Council are watching she would like to thank you for this opportunity. It has been a great learning experience, and encouraged all citizens of Tybee to apply for this and some point. She said she has enjoyed working with the commission and staff for the tremendous support.

Adjournment: 8:00 pm

Lisa L. Schaaf

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