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
March 24, 2025 – 6:30 pm

Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30PM, March 24, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, Robert Matkowski, Ron Rimawi** and **David Roberts**. **Marie Rodriguez-Beebe** was absent. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for February 24, 2025**, Beau Livingston** made a motion to approve. **Robert Matkowski** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
Site Plan: Change of use - 602 E. Hwy 80 -Zone C-2 -40003 07003 - James and Carmen Simpson.
Patricia Sinel stated this is for the redevelopment of a vacant office space into a coffee shop. The use is permitted with a site plan approval. The applicant has eight parking spaces which meets parking requirements for both restaurant or retail uses. Applicant will be required to have at least one handicap parking space. Staff recommends approval as submitted. The applicant, **Jim Simpson**, who lives at 1 Shipwatch Circle, Tybee Island, stated he owned a coffee shop in Savannah but sold it and moved to Tybee. **Robert Matkowski** made a motion to approve. **David Roberts** seconded. Motion to approve was unanimous.

Special Review: Extension of Dune Crossover - 2 2nd Avenue –Zone R-1-B - 40003 17012 –Mike and Angie Gochenour.

Patricia Sinel stated this applicant would like to extend their dune crossover. Less than 200 feet to the north is a public crossover. Additional development in Tybee's dunes will impact the dune restoration projects permitted under Tybee Island's SPA Permit #473. In compliance with the Comprehensive Plan, staff recommends denial. **Micheal Johnson** and **Ryan Whelan**, the representatives for the applicants with Shah Architecture and Interiors, approached Planning Commission and stated the owner is planning on relocating to Tybee after the modifications to the home. **Micheal Johnson** stated this is a permitted crossover that has been in place since the late 80's or early 90's. **Bob Matkowski** made a motion to deny. **David Roberts** seconded. The motion to deny was unanimous.

Site Plan with Variance: Removal of on-street parking for driveway and toe of dune setback encroachment - 2 2nd Avenue – Zone R-1-B - 40003 17012 – Mike and Angie Gochenour.

Patricia Sinel stated this is for an encroachment variance for toe of dune setback with a site plan for on-street parking reduction. The applicant intends to remove the enclosed conditioned portions in the toe of dune setback and create an open-air deck system with a set of stairs. There will be no changes to the ground floor. The applicant overall is reducing the amount of the structure and removing all conditioned space in the toe of dune setback. The applicant is also requesting to remove two on-street parking space from the front of the home to provide access to the intended second driveway. They desire a second driveway to help with the existing driveway that gets blocked by persons using public parking. Staff recommends approval of both. **Micheal Johnson** with Shah Architecture and Interiors approached Planning Commission and stated the two parking spaces that are being lost are substandard. They do not meet the criteria for width or length of a parking spot. The applicant intends to reconfigure the parking to create spaces with required sizes. **Patricia Sinel** stated they were non-conforming parking spots that were striped like that at some point. **Bob Matkowski** made a motion for approval that recommendation is conditioned on the removal of only one on-street parking space. **Anna Butler** seconded. The motion to approve with recommendation. Voting in favor were **Anna Butler**, **Ron Rimawi**, **Bob Matkowski** and **David Roberts**. Voting against was **Beau Livingston**. The motion to approve with recommendation passed 4 to 1.

Director's report:

Adjournment: 8:00 pm

Lisa L. Schaaf