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
June 16, 2025 – 6:30 pm
Minutes of Meeting

Chair Elaine McGruder called the meeting to order at 6:30pm, Jun 16, 2025. Planning Commission members in attendance were **Anna Butler, Beau Livingston, David Roberts, Ron Rimawi** and **Marie Rodriguez-Beebe**. **Robert Matkowski** was absent. Staff in attendance were **Patricia Sinel** and **Lisa Schaaf**.

Opening Ceremonies. Pledge of Allegiance

Consideration of Minutes for May 19, 2025**, Marie Rodriguez-Beebe** made a motion to approve. **Ron Rimawi** seconded. The vote to approve was unanimous.

Disclosures/Recusals. There were none.

Old Business. There was none.

New Business:
MINOR SUBDIVISION: change in lot lines – 4 & 6 Ocean Drive - Zone R-2 - 40005 20028 & 40005 20027 – Chris Koncul.
Patricia Sinel stated this is a subdivision of land. It is an adjustment of a lot line by about five feet. The two lots affected are part of a previously approved ten-lot subdivision. This change would make one lot a little bit bigger and one lot a little smaller. No other changes to the subdivision are proposed. Staff recommends approval. **Chris Koncul**, who lives at 5600 Turners Rock Road, Savannah GA, approached the planning commission and stated he is just trying to give more flexibility on the smaller lot. **Marie Rodriguez-Beebe** made a motion to approve. **Beau Livingston** seconded. Motion to approve was unanimous.

VARIANCE: setback encroachment and accessory structure– 1605 Inlet Avenue - Zone C-1/SE – 40008 17001 – Steve Farace.

Patricia Sinel stated this is a variance for setback encroachment of accessory structures in a required setback, as well as for the placement of an additional accessory structure. The accessory structures will be an additional ordering station and the addition of a roof over the existing entertainment area. Staff recommends approval. **Steve Farace,** who lives at 8 Turnbull Lane, approached the Planning Commission, and stated he acquired the property in February 2025 and the photography that was shared is part of the improvements he has made to enhance the outdoor space. He has more plans that he would like to incorporate make it a more destination space for the south end of the Island. The accessory building will be for to make it flow better with picking up food and drinks. The stage has been through many umbrellas and sails that do not last long for shade. A permanent shade roof will last longer for the customers. **Marie Rodriguez-Beebe** made a motion to approve. **Beau Livingston** seconded. Voting for the motion were **Anna Butler, Beau Livingston, Marie Rodriguez-Beebe,** and **Ron Rimawi.** Voting against the motion was **David Roberts**. Motion to approve was 4 to 1.

Director's report: Patricia Sinel gave an update to Planning Commission on the results of the planning and zoning cases that went forward to City Council, ethics training, and development services fee updates.

Adjournment: 8:00 pm

Lisa L. Schaaf