

PLANNING COMMISSION

Anna Butler
Beau Livingston
Robert J. Matkowski
Elaine McGruder
S. Michelle Nooney
David Roberts
Marie Rodriguez



ACTING CITY MANAGER

Michelle Owens

COMMUNITY DEVELOPMENT DIRECTOR

George Shaw

CITY ATTORNEY

Edward M. Hughes
Tracy O'Connell

**Planning Commission Meeting
MINUTES
March 18, 2024**

Chair Elaine McGruder called the March 18, 2024, Tybee Island Planning Commission meeting to order. Commissioners present were **Anna Butler, Marie Rodriguez, Elaine McGruder, Beau Livingston, David Roberts, Robert Matkowski** and **Michelle Nooney**.

Consideration of Minutes:

Chair Elaine McGruder asked for consideration of the February 12, 2024, meeting minutes. **Beau Livingston** stated he has a minor change on the 1206 Venetian property, to ask what the definition of sleeping in sanitary accommodations means and if it has to have a kitchen. He asked if it could have a kitchen. Michelle Nooney asked if the minutes could reference the City Council meeting that explains the two-year terms. **Marie Rodriguez** made a motion to approve. **Anna Butler** seconded. The vote to approve was unanimous.

Disclosures/Recusals:

Chair Elaine McGruder asked if there were any Disclosures or Recusals. There were none.

Old Business:

Chair Elaine McGruder asked if there was any old business. There was one.

Major subdivision plat final approval -708 Butler Avenue – Chris Koncul

George Shaw stated our ordinance requires that all major subdivisions' final plat must come back for City Council for final approval. This is a private neighborhood so in this case the roads and infrastructure will not be dedicated to the city. It meets all the other requirements. Staff recommends approval. **Robert Matkowski** stated under general notes on the first legal page, no wetland and environmental issues have been addressed on this plat. The way it is interpreted is that no one focused on that or paid attention to that. **George Shaw** stated there were none identified. **Robert Matkowski** asked on note number seven where it says has not been verified by field survey, it needs to be verified. **George Shaw** stated the property has been surveyed so it could be referencing the neighboring plats.

Robert Matkowski asked about note number ten. It states building setback information has not been provided by governing authority. **George Shaw** stated he was not sure why that is there or what it means, however it is all correct. **Anna Butler** asked could staff check with whoever prepared the plat to correct the notes. **Robert Matkowski** stated on page two, under field technical notes, it indicates a geo technical investigation should be done. **George Shaw** stated those have been done and are in the packet. **Robert Matkowski** asked under special construction notes, who would be checking to see if these are followed. **George Shaw** stated these are inspected by the county and the Community Development Director. Additionally, when they submit the house plans per lot staff goes

through all these for the house. **Marie Rodriguez** made a motion to approve. **David Roberts** seconded. **Anna Butler, Marie Rodriguez David Roberts, Beau Livingston,** and **Michelle Nooney** voted for the approval. **Robert Matkowski** voted against the approval. The vote was 5 to 1. The vote was approved.

New Business:

Site Plan: requesting to add solar panels to roof-37 Meddin drive-40001 03012-Zone R-1/NEC-Tybee Island Marine Science Center.

George Shaw stated this is a request for solar panels on the roof of the marine science center. This is a city owned building. While this does not increase the footprint of the building, it is a city building and the city attorney felt this needed to go through the site plan process. The solar panels will reduce the electrical cost. The manufacturer states this will meet our 140 mile an hour winds. Also, the construction engineer for the building has stated this will handle the weight of the panels. Staff recommends approval. **Mark Reed**, who lives at 202 Eagles Nest, approached the Planning Commission and stated he is a trustee of the Marine Science Center and wanted to make his self-available for any questions. He stated this will reduce the amount of the power bill from about 65 to 70%. **Marie Rodriguez** made a motion to approve. **Robert Matkowski** seconded. The vote to approve was unanimous.

Beau Livingston stated under old business, at the last meeting **Robert Matkowski** asked for a follow up on the definition of sleeping and sanitary accommodations. Commissioners wanted to know if staff had any updates regarding that. **George Shaw** stated he did ask the Attorney about that and never got a response. He stated he checked with the County. They don't have a definition for that. It is understood to be a bedroom and a bathroom. It is also not defined in our code. He stated he brought that up to the LDC review consultant to add or change the language for that.

David Roberts made a motion to begin the meetings for the rest of our term with the pledge of allegiance. **Marie Rodriguez** seconded. The vote to approve was unanimous.

Adjournment: 8:00pm

Lisa L. Schaaf