

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
 December 13, 2004

The City of Bradenton Planning Commission met on Wednesday, December 13, 2004 at 2:00 p.m. in City Hall Council Chambers.

ATTENDANCE

Planning Commission Members (shaded area indicates absence):

<i>Chairman</i> Diane Barcus	<i>Vice-Chair</i> Richard Barnhill	Allen Yearick	Alternate O.M. Griffith	
Alternate Dwight Koch	Carlos Escalante	Donald Surface	Allen Pruitt	

City Staff:

Development Services	Public Works	Fire	Police	Other
<i>Director</i> Larry Frey	Arlan Cummings	Kenny Langston		
Assistant Director Matt McLachlan				
<i>DRM.</i> Ruth Seewer				
<i>Proj. Coord.</i> Dianna Loudermilk				

PRELIMINARIES

Meeting called to order by Chairman Diane Barcus at: 2:00 P.M.

- 1) Richard Barnhill made the motion to accept the Planning Commission meeting minutes from 10/20/04. Motion seconded by Mr. Surface, approved unanimously.
- 2) Dianna Loudermilk swears in all those who will speak before the board.

OLD BUSINESS

PR.04.0008 WARD 4 NEIGHBORHOOD 20.04 MM

Request of Robert Schmitt, agent for Braden River Animal Hospital, owner, for preliminary approval of a Commercial Planned Development Project on the property located at 5012 SR 64 East. (Zoned PDP).

Applicant requests a continuance. Continuance granted to next Planning Commission Meeting which will be January 19, 2004.

Commission Discussion: None

Public Hearing: None

AB.04.0009 WARD 4 NEIGHBORHOOD 20.04 RS

Request of Vicki M. Hartman, agent for Outback Steakhouse, Inc., applicant, and Benderson Development, owner of Braden River Plaza, for alcoholic beverage approval for a 4-COP/SRX (sale of beer, wine and liquor for consumption on premises) on the property located at 4510 SR 64 East. (Zoned PDP)

Applicant requests a continuance as new plans are being formulated. Case will be re-advertised, continuance granted to next Planning Commission Meeting which will be January 19, 2004.

Commission Discussion: None

Public Hearing: None

SU.04.0010 WARD 4 NEIGHBORHOOD 20.04 RS

Request of Vicki M. Hartman, agent for Outback Steakhouse, Inc., applicant, and Benderson Development, owner of Braden River Plaza, for Special Use approval to operate an Outback Steakhouse with the sale and consumption of alcoholic beverages on premises only for the property located at 4510 SR 64 East. (Zoned PDP)

Applicant requests a continuance as new plans are being formulated. Case will be re-advertised, continuance granted to next Planning Commission Meeting which will be January 19, 2004.

Commission Discussion: None

Public Hearing: None

NEW BUSINESS

VA.04.0012 WARD 3 NEIGHBORHOOD 5.04 RS

Request of Jeffery Stewart, owner, for a variance for approval of a 6-foot fence in a portion of a technical front yard on the property located at 2909 Oxford Drive West. (Zoned R1B)

Mr. Stewart discusses his plans to build a six-foot fence to help shield his yard from the many passersby that cause his dogs to bark.

Commission Discussion: Mr. Escalante discusses with Mr. Stewart the type of fence he will build and the setbacks. Chairman Barcus discusses with Mr. Stewart the idea of adding some landscaping.

Public Hearing: None

Staff recommends approval.

Action (s): Mr. Barnhill motions to approve **VA.04.0012**, Mr. Koch seconds.

Approved: **Yea:** Unanimously

Nay: 0

AB.04.0010 WARD 1 NEIGHBORHOOD 12.02 MM

Request of Kirit Patel, Agent for Beachway Plaza Shopping Center Shreyvan Investments, Inc, owner, for a 3-APS (package sales of beer, wine and liquor on the property located at 7318/7320 Manatee Ave West (Zoned R1B)

Mr. Patel discusses his plans for leasing property at Beachway Plaza Shopping Center to open a liquor store. Mr. Patel explains that he has had liquor stores in the past and his reputation shows that he handles his businesses appropriately.

Board Discussion: There was some discussion between the board, Public Works, and Mr. Patel regarding the dumpster. It was stated that the shopping plaza has dumpsters behind the building for the tenants to use.

Public Hearing: None

Staff recommends approval.

Action (s): Mr., Surface motions to approve **AB.04.0010**, Mr. Barnhill seconds.

Approved: **Yea:** Unanimously
Nay: 0

MA.04.0006 WARD 1 NEIGHBORHOOD 4.07 RS

Request of Paul Blacketter, Agent for Promenade Associates, L.P. owner, for a major amendment to a Planned Development Project to construct a 5,000 sq ft building as an out parcel at NW Promenade located at 6701 Manatee Ave W. (Zoned PDP)

Mr. Dave Gustafson of Benderson Development discusses the proposed development for 6701 Manatee Ave. W. Mr. Gustafson presents architectural renderings and states they would like to compliment existing building.

Commission Discussion: There was discussion regarding the future tenants for the new space. Mr. Gustafson states there are no users at this time. Mr. Surface discusses the landscaping in the rear of the building. Mr. Gustafson states that Benderson plans on doing grade A developing, however he is not able to commit to a specific landscape plan at this time. There was some discussion with Arlan Cummings from Public Works regarding the dumpsters. Mr. Cummings states that Benderson's engineers will have to show drawings. Chairman Barcus questions the handicap spaces, making sure that they are sufficient. Mr. Cummings questions how Benderson will handle the metering. Mr. Gustafson states that Benderson will choose to have separate meters. Chairman Barcus states that she would like to see the new landscaping at the corner of Manatee Avenue and 67th cut back so that the vines are not lying on the sidewalks.

Staff recommends approval with the following stipulations:

- 1) Prior to permitting, provide a foundation landscaping plan that meets the approval of the DDS staffs approval.
- 2) All existing landscaping that is in poor condition needs to be replaced.

