

**ABBREVIATED MINUTES**  
**PLANNING COMMISSION MEETING**  
 May 18, 2005

The City of Bradenton Planning Commission met on Wednesday, May 18, 2005 at 2:00 p.m. in City Hall Council Chambers.

**ATTENDANCE**

**Planning Commission Members** (Shaded area indicates absence, \* Indicates non-voting):

<i>Chairman Diane Barcus</i>	<i>Vice-Chair Donald Surface</i>	<i>Carlos Escalante</i>	<i>Lucienne Gaufillet</i>
<i>Richard Barnhill</i>	<i>Allen Yearick</i>	<i>Allen Prewitt</i>	
<i>Alternate Brady Cohenour</i>	<i>Alternate O.M. Griffith</i>	<i>Alternate Dwight Koch</i>	<i>Alternate Joseph Thompson</i>

**City Staff:**

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

**PRELIMINARIES**

**Meeting called to order by *Chairman Diane Barcus* at: 2:06 P.M.**

- 1) *Chairman Barcus* called the 5-18-05 meeting to order at 2:06 p.m.  
 (Note-Fire Department and Public Works had no issues and were not present)
- 2) Pledge of Allegiance at 2:06 p.m.
- 3) *Chairman Barcus* explained that the minutes from the April 20, 2005 meeting contained some typographical or grammatical changes that had been corrected and gave the board an opportunity to bring up any concerns they may have had to see if they had been corrected. *Mr. Yearick* stated that he had made a key point regarding Point Pleasant that was not in the minutes that may have been a major factor in the board's decision to deny the request. *Chairman Barcus* instructed the board, in the future, to indicate when they have recommendations that are not a motion or a strong concern that they ask for that information to be spread upon the pages of the minutes.
- 4) *Mr. Yearick* made the motion to accept the Planning Commission meeting minutes from April 20, 2005. Motion seconded by *Mr. Thompson*, approved unanimously.
- 5) Ms Loudermilk swore in all those wishing to speak before the board.

**OLD BUSINESS-NONE**

**NEW BUSINESS**

**SU.05.0012 WARD 4 NEIGHBORHOOD 7.02**

Request of *Dwight & Carrie Josey*, Owners of A Growing Start Daycare for Special Use of the property located at 910 28th Street East. (Zoned R1B)

*Ms. Seewer* stated that A Growing Start Daycare is currently a family day care that allows up to 10 children, where no zoning approval is required. Their request is to expand it to 25-28 children.

*Carrie and Dwight Josey* came forward to present their request. *Mr. Josey* said that they have been doing small family daycare for 6 years. The changes will not change the scenery or layout of the neighborhood. He added that they would be adding more parking. *Mrs. Josey* stated that she feels expanding to a larger building would allow for better quality care for the children in the neighborhood.

Discussion followed.

**Public Hearing:**

**In Favor:**

*Sherry Johnson*, mother of *Dwight Josey* who lives next door to the Daycare, spoke in favor of the Daycare. She felt that it would be an asset to the community.

**In Opposition:**

None

**Public Works**-No objections based that there would not be cooking on the site and a grease trap was not needed.

**Fire Department**- No objections—concerns have been met regarding egress doors from the building and the type of alarm system that will be required at the facility.

Discussion took place regarding fencing and the number of trees on the property.

*Ms Seewer* added that the operation of the Daycare is subsidized by Project Childcare to help a lot of people who may not have the means to pay for daycare.

**Staff Report**-Recommended approval with the following stipulations:

1. A continuous hedge will be provided in the rear yard around the play area.
2. Landscape materials that exceed the minimum requirements will be installed in the front yard around the parking areas, subject to approval by the DDS Director.
3. Hours of operation will be 6:00 a.m. to 6:00 p.m.
4. The parking area will be constructed of paver block, with the exception of the access drives on the right of way, which will be 6-inch reinforced concrete.

*Chairman Barcus* asked *Mr. and Mrs. Josey* if they were familiar with the stipulations and if they had a problem with them. *Mr. and Mrs. Josey* indicated that they had no objection to the stipulations.

*Mr. Surface* recommended that a hedge or fence be added to stipulation number 1.

More discussion took place regarding security and adult supervision.

**Actions:**

*Mr. Prewitt* made a motion for approval of SU.05.0012 with stipulations as proposed by staff.

*Mr. Thompson* seconded the motion.

*Mr. Surface* commented that motion should contain the stipulation number 1 amendment.

*Mr. Prewitt* restated the motion for approval with the stipulation as amended.

1. A continuous hedge or wood privacy fence will be provided in the rear yard around the play area.
2. Landscape materials that exceed the minimum requirements will be installed in the front yard around the parking areas, subject to approval by the DDS Director.
3. Hours of operation will be 6:00 a.m. to 6:00 p.m.
4. The parking area will be constructed of paver block, with the exception of the access drives on the right of way, which will be 6-inch reinforced concrete.

**Vote:** Unanimously Recommended Approval 6-0

*Chairman Barcus* referred to inserts that were included with the Planning Commission Packet. The Journal insert had an article regarding Homeowner Associations that she found interesting and discussion followed.

*Ms Seewer* notified the board that there are a lot of projects scheduled for the June Planning Commission.

*Mr. Surface* asked if notification of board members, as to meeting changes, would be coming by e-mail in the future. *Ms. Loudermilk* said that she would notify members in whatever method they prefer. If by e-mail the board members can respond with an acknowledgement of receipt, if no response is received then a phone call will be made.

*Chairman Barcus* entertained a motion to close.

*Mr. Yearick* made a motion to close.

*Mr. Surface* seconded.

Unanimously approved 6-0.

Meeting closed at 2:49 p.m.

**PURSUANT TO FLORIDA STATUTE 286.0105**, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, COUNCIL, AGENCY OR COMMISSION AT THIS MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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**Diane Barcus-Chairman**

*Note: This is not a verbatim record. A recorded cd is available upon request for a \$10.00 service charge.*