

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
OCTOBER 21, 2009**

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on October 21, 2009 at 2:00 p.m.

Present:

Planning Commission Members: Allen Yearick, Chair; Jason Taylor, Vice-Chair; Diane Barcus, Adam Buskirk, Allen Prewitt, Joseph Thompson

City Staff: Tim Polk- Planning Director; Ruth Seewer- Development Review Manager; Karen Aihara-Executive Planning Administrator; Seth Kohn-Public Works; Kenneth Langston, Fire Marshal

Absent:

Planning Commission Members: O.M. Griffith (alternate)

City Staff: Thomas Cookingham-Assistant Director; Arlan Cummings, Public Works

REGULAR MEETING

Meeting was called to order by the Planning Commission Chair, Mr. Yearick at 2:00 p.m.

- The Planning Commission will meet next on Monday, November 16, 2009.
- The Pledge of Allegiance was recited.
- Approval of Minutes – Ms. Barcus made a motion to approve the September meeting minutes, second by Mr. Thompson. Motion carried, 6-0.
- Mr. Keenan's Planning Commission appointment was tabled to November 18 City Council meeting. Two alternate positions are also currently open.
- Ms. Aihara swore in all those wishing to speak before the Commission.

OLD BUSINESS

VA.09.0057 WARD 4 NEIGHBORHOOD 1.01 RS continued from September

Request of Sabrina Crain, owner, for a Variance request for a waiver of parking lot paving and landscape buffer for property located at 526 4th Avenue East (zoned C1A).

Ms. Seewer read the request.

Mr. Chris Lukowiak, 605 15th Avenue Drive, representing Sabrina Crain, requested a withdrawal of the variance request as Ms. Crain has worked out the parking issues.

Ms. Barcus made a motion to remove this request from further consideration at the request of the petitioner. Second by Mr. Thompson, motion approved 6-0.

NEW BUSINESS

SA.09.0017 WARD 1 NEIGHBORHOOD 4.05/4.06 RS

Request of Manatee County, owner, J. Thomas O'Brien, agent for a Special Use Amendment for demolition of existing building and construction of two story administrative building in G. T. Bray Park at 5502 33rd Avenue Drive West (zoned PDP).

Ms. Seewer read the request.

Mr. O'Brien gave an overview of the demolition and redevelopment project in G.T. Bray Park.

Commission Questions/Comments:

- Mr. O'Brien stated that the project will start December 1, 2009 pending City Council approval. Completion by August 2010.
- Access to the Aquatic Center will be controlled by security card access, exit via turnstiles.
- Additional dumpster location to be determined, space is available.

Public Hearing: No one appeared in favor or opposition. Public hearing was closed.

Public Works: No issues.

Fire: No issues.

STAFF RECOMMENDATION: APPROVAL based on consistency with the Comprehensive Plan, with the following stipulation:

- The landscaping will be installed in accordance with City of Bradenton Exhibit J, prior to issuance of a Certificate of Occupancy.

Commission Question:

- Ms. Barcus clarified the project budget is \$3.2M.

Planning Commission Action: APPROVED

Mr. Prewitt moved, with a second by Mr. Thompson, to approve SA.09.0017 with the staff recommendations. Motion approved, 6-0.

SU.09.0068 WARD 4 NEIGHBORHOOD 7.03 RS

Request of Ella Powell and Karen Yancy, owners, Ella Powell, agent for a Special Use for an infant day care facility on property located at 410 4th Avenue East (zoned C1A).

Ms. Seewer read the request and clarified that Ms. Powell and Ms. Yancy are owners of the business, not of the building.

Ms. Ella Powell, 1525 14th Avenue East, representing the infant care facility, All Starz Child Development, LLC gave an overview of their business, specializing in infant care, 2 weeks to 12 months old.

Commission Questions/Comments:

- Ms. Powell stated that they plan to offer older childcare at a later date, but there is no outside space designated for playground. License would need to be changed to include older children up to age of 5 years.
- Request stipulation that if a playground area is added, that it would require approval by Planning Commission and City Council.
- No cooking will take place at the infant care facility.

- Diapers are OK in can garbage per Public Works at Pre-Application Meeting.
- Extended hours will be offered until midnight for hospital nurses.

Public Hearing: No one appeared in favor or opposition. Public hearing was closed.

Public Works: No objections.

Fire: Comment that in the event that DCF approves client age increase, food preparation will have to be revisited.

Staff Recommendation: **APPROVAL** with the following stipulations:

1. Lighting will be provided as recommended by the Police Department.
2. An increase from 16 to 35 children may be approved administratively, provided the applicant submits documentation for alternative parking solutions, such as off-site parking lease agreement or statistics for client transportation trends.
3. All Fire Department comments and requirements will be addressed prior to occupancy of the facility.
4. Client age increase in which Department of Children and Families (DCF) requires a playground will require an amendment of this Special Use approval.

Planning Commission Action: **APPROVED.** Mr. Taylor moved, with a second by Mr. Thompson, to approve SU.09.0068 with the four stipulations. Motion approved, 6-0.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

Mr. Polk reported on the following topics:

- Tabled appointment of Mr. Keenan
- Aldi Food Store
- Pink Palace board-up will start soon
- Florida Central Credit Union new downtown location
- Mr. Taylor will be the Planning Commission representative on the Architectural Review Board, replacing Lucienne Gaufillet.
- Next month's agenda items

ADJOURNMENT

With no further business to come before the Commission, motion to adjourn by Mr. Taylor, second by Mr. Thompson. Meeting adjourned at 3:06 p.m.

Allen Yearick, Chair

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 WHICH THE APPEAL IS TO BE BASED.