

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
OCTOBER 15, 2008**

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on October 15, 2008 at 2:00 p.m.

ATTENDANCE

Present:

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

City Staff: Tim Polk, Planning Director; Ruth Seewer, Development Review Manager; Arlan Cummings, Public Works; Ken Langston, Fire Marshal; Karen Aihara, Executive Assistant

Absent:

Planning Commission Members: Jason "J.B." Taylor, Thomas Cookingham, Brady Cohenour (alternate), O.M. Griffith (alternate)

PRELIMINARIES

Meeting called to order by Chairperson Lucienne Gaufillet at 2:07 p.m.

- 1) Pledge of Allegiance was recited.
- 2) Mr. Prewitt moved, with a second by Ms. Barcus, to approve the Minutes of September 17, 2008 Meeting. Motion carried unanimously, 6-0.
- 3) The Chair advised that with the exception of variance requests, all items being considered at this meeting would be heard by City Council at its regularly scheduled meeting on Wednesday, November 12, 2008 at 8:30 a.m. unless otherwise announced. Any display materials or boards used for presentation are required in duplicate for all public hearings.
- 4) Ms. Aihara swore in all those wishing to speak before the Commission.

NEW BUSINESS

SU.08.0058 WARD 5 NEIGHBORHOOD 7.02B

Request of Frank Carter, Agent, for Special Use Approval for redevelopment of an existing gasoline service station with convenience store on the property located at 2306 Manatee Avenue East. (Zoned C-3)

Ms. Seewer read the request.

Mr. Frank Carter representing Tampa Acquisitions, Inc. gave an overview of the project consisting of new canopies, underground tank installation, and other site improvements. The adjacent lot to the east was purchased for the redevelopment project. The pond will have a fenced vertical wall for the wet retention pond. The new underground fuel tanks will be 10-12 feet underground. State of Florida requires all underground fuel tanks to be replaced with double walled tanks with monitoring and leak detection by the end of 2009. Mr. Carter

answered the Commission members' questions.

Public Hearing - The Chair opened the public hearing for those wishing to speak in favor or against. No one appeared. Public hearing was closed.

Public Works - Mr. Cummings requested that the dumpster be relocated east of the building or install a sprinkler system if the dumpster stays near the building. Mr. Carter agreed to the relocation and will verify the height of the power line. Two water meters need to be relocated.

Fire Department - Fire Marshal Langston had no objections.

Staff Report - Ms. Seewer stated that the staff's recommendation is APPROVAL with the following amended stipulations:

1. A minimum 6 foot solid PVC fence will be installed with landscaping materials on the north side of the fence as a buffer for the residential property to the south. Landscaping materials will be subject to approval by the Planning and Community Development Director.
2. An irrigation system will be provided for all landscaped areas.

PLANNING COMMISSION ACTION: APPROVAL

Mr. Yearick moved, with a second by Ms. Barcus, to approve SU.08.0058 with the staff's stipulations as amended. Motion carried, 6-0.

SU.08.0057 WARD 4 NEIGHBORHOOD 7.03 RS

Request of Phyllis Mays, Agent, for Special Use Approval for operation of an infant and toddler day care facility for the property located at 611 Manatee Avenue East (Zoned C-1)

Ms. Seewer read the request.

Ms. Michele Crockett, Director of Grasshopper Academy, presented her request to add an additional location focused on infants, newborn up to one year old. Ms. Crockett answered questions of the Commission Members.

Public Hearing - The Chair opened the public hearing for those wishing to speak in favor or against. No one appeared. Public hearing was closed.

Public Works - Mr. Cummings had no objections, issues are addressed in the stipulations.

Fire Department - Fire Marshal Langston had no objections, issues are addressed in the amended stipulations.

Staff Report - Ms. Seewer STAFF RECOMMENDATION: APPROVAL with the following amended stipulations:

1. The dirt access drive on the south side of the property will be removed, and landscaped to match existing material.

2. At the time the playground is proposed for construction, the fence material will be either solid PVC or painted/stained wood.
3. The entrance way from the building to the playground will be secured with a new exterior door or a fence from the existing door to the proposed gate in order to provide safety and separate toddlers from the parking area.
4. If, in the opinion of the Public Works Sanitation Supervisor, it becomes necessary to install a dumpster for solid waste removal, the location will be approved by the Public Works Department, and buffering will be installed as per city code specifications.
5. This approval includes the expansion to 33 children, as recommended by the state regulatory offices.
6. Classroom access will be provided as directed by the Fire Marshal.
7. No cooking will be permitted other than micro-wave or toaster ovens, unless commercial facilities are installed as per current code requirements.
8. Replace dead or missing landscaping materials.
9. Remove or trim the Jacaranda tree in the southwest corner of the property if it is located on the subject property.

PLANNING COMMISSION ACTION: APPROVAL

Mr. Prewitt moved, with a second by Mr. Yearick, to approve SU.08.0057 with the nine stipulations. Motion carried, 6-0.

ADJOURNMENT

There being no further business to come before the Commission, Mr. Yearick moved, with a second by Mr. Thompson, to adjourn the meeting at 2:50 p.m. Motion carried unanimously.

Lucienne Gaufillet
Chairman

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.