

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
APRIL 15, 2009**

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on April 15, 2009 at 2:00 p.m.

ATTENDANCE

Present:

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

City Staff: Tim Polk, Planning Director; Thomas Cookingham, Assistant Director; Ruth Seewer, Development Review Manager; Karen Aihara, Executive Assistant

Absent:

Planning Commission Members: Lucienne Gaufillet, Chair; Allen Prewitt; Brady Cohenour (alternate); O.M. Griffith (alternate)

City Staff: Arlan Cummings, Public Works; Ken Langston, Fire Marshal

REGULAR MEETING

The meeting was called to order by Vice-Chair, Allen Yearick at 2:01 p.m.

- The Pledge of Allegiance was recited.
- Nomination and Election of Officers
Ms. Barcus nominated Allen Yearick as Chairman of Planning Commission, seconded by Mr. Buskirk, and was elected by acclamation. Ms. Barcus nominated Mr. J.B. Taylor for the position of Vice Chair of Planning Commission, seconded by Mr. Thompson, and was elected by acclamation. Next election of officers will be held at the January 2010 meeting.
- Ms. Aihara swore in all those wishing to speak before the Commission.
- Mr. Taylor made a motion to rearrange the meeting order and move approval of the minutes to the end of the agenda. Motion was seconded and unanimously approved.

NEW BUSINESS

VA.09.0055 WARD 3 NEIGHBORHOOD 6.01 RS

Request of Vicki White, agent for the City of Bradenton and agent for Diane Schwendtner, owner, for a Variance approval for a reduction in the front yard setback from 25 feet to 11 feet for the property located at 1432 17th Street West (zoned R2B).

Ms. Seewer read the request.

Ms. White, agent, gave an overview of the variance request and the need to decrease variance from 25 feet to 11 feet on 15th Avenue to build a new single family residence on this lot. Setbacks will be in compliance on the other three sides. Questions from the Planning Commission were

answered.

Public Hearing - The Chair opened the public hearing for all those wishing to speak.

In Favor: Diane Schwendtner, homeowner for last 20 years, appeared.

Opposed: No one appeared.

Public hearing was closed.

Board Comments

Ms. Seewer responded to Ms. Barcus's question that construction will take place after variance approval and the bid process is complete. Mr. Cookingham stated that the project is a "ground up" rehab with a short turnaround time after bid specs are received for house construction. Several points of discussion occurred over the shed located on the property.

Mr. Cookingham responded to Ms. Barcus's question that a stipulation for the landscaping of the backyard shed could not be included in the variance request, but Commission can express concern and request the homeowner to answer.

Staff Recommendation - The City's Housing and Community Development Department has undertaken the responsibility for reconstruction of a single family residence through the grant program. Originally it was scheduled for rehab, but once more intense inspections were made of the structure, it was determined that it would be more financially feasible to demolish the existing structure and build a new residence. Because of the existing non-conformity of the lot, it would be impossible to construct a residence within the footprint permitted by code. The setbacks requested are in compliance with code on three sides. Only the south side will be encroaching. Corner lots that have double frontage setback requirements create building constraints, especially on lots with narrow widths. Staff recommends approval of the variance due to the double frontage which constitutes a hardship.

Planning Commission Action – APPROVAL

Mr. Thompson moved, with a second by Mr. Buskirk, to approve VA.09.0055. Motion carried, 5-0.

Approval of Minutes

Ms. Barcus made a motion, with a second by Mr. Buskirk, to approve the Minutes of March 18, 2009 Meeting as distributed. Motion carried unanimously, 5-0.

Personal Privilege

Ms. Barcus requested personal privilege to express concern that the Point Pleasant construction project on 7th Avenue West & 18th St NW is unsightly and hazardous with abandoned construction materials. Also, the houses across from the rear of the Main Library on 3rd have been boarded up for quite some time. Ms. Seewer stated that she would request Code Enforcement to investigate.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

Mr. Polk gave an overview of the Development Incentive Forum held at City Hall on March 19, 2009. The public forum's topics of discussion included fee waivers, infrastructure, flexibility in parking, density, zoning and development city processes, and financial.

City Council Ordinances 2902, 2903, 2904 which address a one year cessation of impact fees for parks & recreation, public safety, and roads became effective on April 1, 2009.

Mr. Polk provided a brief update on the Master Plan and progress to date. He noted "Going Green" will be incorporated, as well based on LEED certification and acknowledged Mr. Yearick would be pleased to know this. Mr. Yearick suggested that "green initiatives" be called out in the city's application process and become listed as a section on the application.

Ms. Barcus stated that she continues to hear many positive things from applicants who have worked with Staff and the professional and pleasant demeanor that is portrayed. She complimented Mr. Polk and his staff for "job well done." Mr. Yearick echoed the same sentiment and noted this bodes well for reflecting the City's motto/slogan "The Friendly City."

ADJOURNMENT

There being no further business to come before the Commission, Ms. Barcus moved, with a second by Mr. Thompson, to adjourn the meeting at 2:57 p.m. Motion carried unanimously, 5-0.

Allen Yearick
Chairperson

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.