

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JANUARY 16, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on January 16, 2013 at 2:00 p.m.

Present:

Planning Commission Members: Jason Taylor-Chair, Diane Barcus, Peter Keenan, Joseph Thompson, Ben Bakker, Richard Whetstone (alternate)

City Staff: Tim Polk- Planning Director; Brady Woods-Development Review Manager; Jim McLellan-Public Works; Karen Aihara-Executive Planning Administrator; Tony Cerniglia-BPD

Guest: Ms. Brittney Hartwig, Manatee High School student

Absent:

Planning Commission Members: Adam Buskirk, Steve Kastner, Greg Guinta (alternate), O.M. Griffith (alternate).

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:00 p.m.
- Pledge of Allegiance was led by Ms. Hartwig.
- Ms. Aihara swore in all those wishing to speak before the Commission.
- Chair introduced Ms. Brittany Hartwick as a non-voting participant and Mr. Taylor's job shadow from Manatee High School Capstone Project.
- Approval of Minutes – Ms. Barcus made a motion to approve the November 7, 2012 meeting minutes, second by Mr. Whetstone, approved 5-0.
- Election of Officers – Mr. Thompson made a motion to retain current Chair and Vice Chair, second by Ms. Barcus. Mr. Whetstone made a motion to close nominations, second by Mr. Thompson. Mr. Taylor accepted the nomination of Chair. Because Mr. Buskirk is absent and unable to accept the nomination, the election is tabled until February 20, 2013 meeting.

NEW BUSINESS

SU.12.0099 WARD 3 NEIGHBORHOOD 1.03 BMW

Request of Princess T, LLC, agent for SSI Properties, Inc., owner, for a special use approval for a light manufacturing/lounge in order to operate a production brewery to be located at 1014 9th Street West (zoned T4-O).

AB.12.0022 WARD 3 NEIGHBORHOOD 1.03 BMW

Request of Princess T, LLC, agent for SSI Properties, Inc., owner, for a 2-COP alcohol beverage license to be used in conjunction with a production brewery/tasting room to be located at 1014 9th Street West (zoned T4-O).

Mr. Woods read the request. Ann Altman, Director of Marketing and Public Relations, PO Box 151, Palmetto, introduced Frank and Denise Tschida, brewery owners.

Planning Commission Questions/Comments:

- Ms. Barcus asked about brewing experience. Ann Altman responded that an award winning brewmaster is on contract.
- Ms. Barcus confirmed that the exterior access to the beer garden and outdoor game area is through the tasting room. Ann stated that the tasting room patio and beer garden will be fenced with a decorative six foot fence (Exhibit N) along 9th Street West with existing chain link along other sides. This will be revised in next site plan.
- Ms. Barcus confirmed that there will be no food preparation onsite. Denise said menus will be available from local restaurants.
- Ms. Barcus asked about the floor base of beer garden and outdoor area. Denise stated that they will use grass for both areas.
- Ms. Barcus asked about the brewery aroma. Ann replied that the smell is almost like a bread factory. Frank Tschida stated that the stack is 40 foot high and above the roof of building.
- Mr. Bakker stated the stage and side exit seem to be in conflict. Ann said this will be revised in next site plan.
- Mr. Whetstone asked about the outdoor entertainment stage and amplification. Ann stated that they plan a small blues/jazz venue inside in the music pit and outdoor on the stage. Outdoor music will end at 10 p.m.
- Officer Cerniglia, BPD, asked about the security system. Denise stated that they will install a state-of-the-art security system with cameras everywhere with card coded entry. Bartender will have visibility of the entrance. Mr. Woods stated (per City Attorney) that minors under 21 could enter the bar, but could not be served alcohol. All patrons will be ID'ed.
- Mr. Taylor asked about location and operation of food trucks. Denise said permitted food trucks could be located in the northwest beer garden area for special events. Frank said they can come into fenced area, which will be improved with paving.
- Mr. Taylor commented on ADA accessibility and suggested relocation of the ADA parking in rear of building to the front parking lot near the entrance.
- Fire Marshal Langston said seating arrangements will be addressed during construction plans.
- Mr. Taylor asked about 24 hour operation with smell and noise. Denise said that the concrete building will mitigate noise and will not be at full capacity to start. Frank stated that bottling will be 12 hours/day at fullest scale. During start-up, four to five hours per day two days a week with last brew at midnight. Manufacturing will be double walled from the public.
- Ms. Barcus asked about the viewing area. Denise stated that there will be a glass window or closed channel TV in the tasting room for viewing the brewing area.
- Denise confirmed that they have received a copy of the stipulations. Stipulation #1 has been changed to reflect change in beer garden hours of operation. Stipulation #6 for fire suppression, the Tschidas have not met with the Fire Marshal regarding need for sprinklers. Stipulation #7 for dumpster is satisfied. Stipulation #8 needs further discussion for road agreement and the Tschidas were not prepared to discuss at this time. Mr. Woods stated that this must be in agreement before CO.

Public Hearing: The following persons appeared in favor of the request

- **Bryan Morris**, 1001 10th Avenue West, adjacent property owner. Concerns include: spent grains, dumpster noise, rear door usage during the night, alcohol sales limited to craft beer and wine, commercial traffic on 10th Avenue West, and the back of building

kept dark at night. Parking will be an issue behind brewery. North side of 10th Ave West is not currently designated as No Parking. 10th Street West should be designated as one way exiting onto Martin Luther King. Outdoor entertainment is not an issue. Would like a review of environmental traffic impact in twelve months. Mr. McLellan will discuss these issues at Traffic Safety Committee.

- **Mark Piers**, 1009 10th Avenue West, would like to see elevations from 10th Avenue West at future meeting. Opportunity for public art. Pedestrian walkway from 9th Street West to 10th Street West is proposed to be six foot wide. Mr. Woods requested all four elevations of the project before the Feb 13th City Council hearing.
- **Jack Sullivan**, 2354 Harbour Oak, Longboat Key, owner of Mojo Wax Media and Blues Revue Magazine, leasing 1001 & 1006 11th Avenue West. Jack is excited about the potential for tourist dollars and exposure for Village of the Arts.
- **David Lee Summers**, 920 9th Street West, owner of Jeanette's Salon next door. Looks forward to increased traffic and a new business in the neighborhood.
- **Kevin Webb**, 1102 10th Avenue West, member of Artists Guild in Village of the Arts and works for Realize Bradenton. Kevin is speaking as property owner and resident. Question about liquor sales, Denise stated that 2COP is for their own craft and guest beers and wine. Brewery will use Budweiser/Eagle Distributors for distribution. Concern that traffic and parking during Art Walks Events. Mr. McLellan stated that there is no sidewalk on 10th Street West. Trolley system was discussed with Dave Gustafson to run from City Garage to Village of the Arts. Mr. Bakker mentioned that they may want to keep an eye on the property on 11th & 9th. Denise mentioned that City Garage is two blocks away, but they can't control where people park their cars.
- **Kimberly Hoffman**, 1004 10th Avenue West, owner of Charisma Café for seven years, spoke in support of project and looks forward to extending her "bar" menu and hours. Charisma Café has a 2COP and does not see any conflict with the proposed brewery.
- **Jerry Averkamp**, 216 20th Avenue West (home), 1125 12th Street West (gallery business). The use of the parking structure which is only one block away would be great for the brewery and the Village of the Arts. How many trucks will be delivering each day?
- **David Gustafson**, Downtown Development Authority Director City of Bradenton. Thank you to the Tschidas and staff. This project will have the economic impact of additional 30 jobs and \$1.8M economic impact over five years. \$200K will go directly into 14th Street CRA and Manatee County has approved \$30K economic grant. This business will become a destination for the area.

Not in favor or in opposition:

- **Pastor Al Davis**, 1027 9th Street West, Joseph Storehouse of Florida, requested a meeting with the Tschidas. Faith-based drug & alcohol treatment center is concerned that the smell will contribute to their clients' relapse. Pastor Davis stated that he was neither for or against the proposed brewery and would like to develop a positive and mutually beneficial relationship with the applicants.

Public Hearing was closed.

Public Works/Fire/Police: No additional comments.

STAFF COMMENTS: Mr. Polk stated that this project will be a game changer in the CRA and Village of the Arts. The Tschidas have worked with Village of the Arts, DDA, City Staff, 9th Street Corridor to bring this project into City of Bradenton.

STAFF RECOMMENDATION: APPROVAL of SU.12.0099 with the following stipulations:

1. Hours of operations: Tasting room/Lounge-11AM to 2AM. No outdoor music past 10PM. Outdoor Beer Garden-11AM to 10PM with extended hours only through a city-approved special event permit. Delivery hours-7AM to 6PM. Brewery/Manufacturing-24 hours a day.
2. Perimeter fencing and landscape to be improved and/or retained to buffer adjacent uses, where necessary.
3. Building and landscape design to be consistent with Form-Based Code requirements.
4. 11th Avenue West driveway to be improved to accommodate truck traffic.
5. Owner shall consult with a sound engineer to take measures in minimizing manufacturing noises.
6. Building shall be improved with fire sprinkler suppression and alarm systems.
7. Dumpster to be enclosed and location to be approved by Public Works.
8. Property owner and City shall prepare a road maintenance agreement that will address the conditions at the 10th Street West and 10th Avenue West intersection.

APPROVAL of AB.12.0022 with the following stipulations:

1. Series 2-COP license to allow for on-premise consumption of beer and wine only.

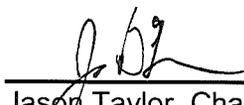
PLANNING COMMISSION MOTION:

Ms. Barcus made a motion to **APPROVE** SU.12.0099 with eight stipulations. Second by Mr. Whetstone. 4-0-1, (Taylor abstained), motion approved.

Mr. Thompson made a motion to **APPROVE** AB.12.0022 with one stipulation. Second by Mr. Bakker, 4-0-1, (Taylor abstained), motion approved.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR – Nothing to report.

ADJOURNMENT - Motion to adjourn by Ms. Barcus. Second by Mr. Whetstone, meeting ended at 4:01 p.m.



Jason Taylor, Chairman

NOTE: This is not a verbatim record. An audio CD or DVD recording of the meeting is available for a fee upon request.