

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
AUGUST 7, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on August 7, 2013 at 2:00 p.m.

Present:

Planning Commission Members: Jason Taylor-Chair, Adam Buskirk, Diane Barcus, Ben Bakker, Peter Keenan, Joseph Thompson, Richard Whetstone

City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Arlan Cummings-Public Works; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Officer Camacho-Police

Absent:

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

Staff: Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:06 p.m.
- Today's agenda items will be heard at City Council Meeting on September 11th at 8:30 a.m.
- Pledge of Allegiance was led by Mr. Cummings.
- Speakers were sworn in by Ms. Aihara.
- Approval of Minutes – Mr. Thompson made a motion to approve the July 10, 2013 meeting minutes, second by Mr. Bakker, approved 7-0.

NEW BUSINESS

SU.13.00105 WARD: 4 NEIGHBORHOOD: 7.03 TG

Request of Dale Conlon and Dan Jackson, owners, to operate an Automotive Repair Establishment at 302 7th Street East (zoned T5).

Mr. Woods introduced the request and Ms. Gonzalez gave the staff presentation. Dan Jackson, 6715 12th Avenue NW, gave an overview of his project.

Planning Commission Questions/Comments:

- Ms. Barcus asked about the wooden fence in disrepair. Dan Jackson agreed to repair the fence and a general property cleanup. The fence will provide screening between neighbors and industrial uses.
- Ms. Barcus asked about the Tarpon Pointe patrons parking in their parking lot on weekend nights. Owners did not have a problem, but if it becomes an issue, they will contact the Police department.

Public Hearing:

- No one appeared for or against. Public Hearing was closed.

Staff Recommendations:

- **Public Works:** No objections.
- **Police:** No objections.

- **Planning Staff:** Recommends APPROVAL based on findings of fact and analysis with one stipulation: Hours of operation will be as stated: 8 am to 6 pm, Monday through Saturday. Additional second stipulation that the buffer is maintained along western side of property.

PLANNING COMMISSION RECOMMENDATION:

Mr. Buskirk made a motion to approve SU.13.00105 with two stipulations. Second by Mr. Whetstone, approved 7-0.

SU.13.00106 WARD: 5 NEIGHBORHOOD: 1.01 BMW

Request of Daniel Anderson, agent for Ernest and Patricia Marshall, owners, to conduct Outdoor Automotive (Scooter) Sales at 601 9th Street West (zoned T5).

Mr. Woods introduced the request and staff presentation. Danny Anderson, 601 9th Street West gave an overview of his request.

Planning Commission Questions/Comments:

- Mr. Bakker asked about the lift screening. Danny said he planned to screen the outdoor lift with white fencing or plants. Commissioners commented that the cars on site, with the addition of scooters, outdoor lift, and plants on a small parcel is a challenge. Parking is available in rear of building on shell lot.
- Mr. Taylor commented on the need to locate the scooter sales on the property, not blocking drive aisles. Danny commented that cars use his lot as right hand turn onto 6th Avenue, when light is red. Officer Camacho stated that BPD can address this issue.
- Mr. Buskirk stated that the scooters cannot be parked in access points. Fence would be most effective to screen the outdoor lift, not potted plants.
- Ms. Barcus asked if the scooters would be displayed on 9th and on 6th in two locations. Suggested displaying scooters together at the corner with a “for sale” sign.
- Mr. Taylor requested a ruling on driveway and curb cuts from the Fire department.
- Mr. Bakker commented on absence of “for sale” signs on scooters. Proposed solution:
 - All cars park on south side of building
 - Outdoor lift is moved to west side of building screened with fence or plants
 - Display scooters under overhang or closer to corner, freeing up emergency access pending Fire Marshal approval
- Danny commented that the lift under the overhang will remain and there is a second outdoor lift that he is putting on west side of building. There are lifts in all of the indoor bays also.
- Mr. Woods commented that this additional second outdoor lift is new information. Mr. Polk commented that the second outdoor lift could be reviewed separately and approved administratively as an accessory structure if necessary.
- Mr. Taylor requested that the site plan be drawn to scale showing where everything is located with all of the comments before the September City Council hearing including fencing, signage, and location of sales.
- Mr. Woods suggested changing stipulation #6 to read: “Side access to be unobstructed as approved by the Fire Marshal.” It will be resolved after Fire Marshal’s return and prior to City Council.
- Mr. Taylor suggested changing stipulation #2 to be changed to “scooter location to be determined by City Staff and applicant”. Strike stipulation #5.
- Mr. Bakker petitioned to move parking to back of property, discussed and overruled due to the intent of request.
- Ms. Barcus reiterated that today’s request is for outdoor display and sales of motor scooters.

Public Hearing:

- No one appeared for or against. Public Hearing was closed.

Staff Recommendations:

- **Public Works and Police:** No objections.
- **Planning Staff:** Recommends APPROVAL on the five stipulations as amended.

PLANNING COMMISSION RECOMMENDATION:

Mr. Whetstone made a motion to approve SU.13.00106 with five stipulations as amended. Second by Mr. Thompson, approved 6-0, Mr. Taylor abstained.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- The Kiwanis wing of the Manatee Players is complete.
- Riversong Apartments – waiting to review 189 unit design plans.
- Hampton Inn is wrapping up. Kelly Dixon, Widewaters has scheduled a preview tour on August 22 for County Commissioners and City Council members. Mr. Taylor wants to schedule another tour for the Architectural Review Board and Planning Commissioners.
- More retail coming on 1st Street – Zeekos (T-5) opened, Wawa is in administrative FBC review, possible development on Checkers/School Board site.
- Thorntons is in building plans review, should permit this week.
- Wawa on 43rd hasn't submitted plans yet, looking at additional parcels.
- SR64 DOT construction is due to finish by end of month (or next month).
- Bradenton Herald site plans by end of month, tree removal will be an issue.
- Distributed Urban Forestry Master Plan to commissioners, working with LMAC on Manatee County tree canopy.

ADJOURNMENT - Motion to adjourn by Mr. Bakker at 3:50 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.