

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
SEPTEMBER 19, 2012**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on September 19, 2012 at 2:00 p.m.

**Present:**

**Planning Commission Members:** Jason Taylor, Chair; Adam Buskirk, Diane Barcus, Allen Prewitt, Peter Keenan, Joseph Thompson, Allen Yearick

**City Staff:** Tim Polk- Planning Director; Brady Woods-Development Review Manager; Arlan Cummings-Public Works; Karen Aihara-Executive Planning Administrator

**Absent: Planning Commission Members:** Richard Whetstone (alternate), Greg Guinta (alternate), O.M. Griffith (alternate)

**Absent: City Staff:** Sgt. L.J. Millard-Police; Ken Langston-Fire Marshal

**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 Mr. Cummings.
- Ms. Aihara swore in all those wishing to speak before the Commission.
- Approval of Minutes – Ms. Barcus made a motion to approve the August 13, 2012 meeting minutes, second by Mr. Thompson, approved 7-0.
- The chair passed the gavel to Mr. Yearick on his final meeting as a Planning Commissioner.

**NEW BUSINESS**

**RES. 12-39 ENERGY EFFICIENCY CONSERVATION BLOCK GRANT STRATEGY – Public Hearing**

Requesting endorsement of the Energy Efficiency Conservation Block Grant Strategy developed by Kimley-Horn in concurrence with the City of Bradenton Planning and Community Development Department. **A RESOLUTION OF THE CITY OF BRADENTON, FLORIDA, STATING THE CITY'S INTENT TO DEVELOP AND INCORPORATE SUSTAINABILITY GOALS AND POLICIES IN THE CITY'S COMPREHENSIVE PLAN THROUGH ADOPTION AND IMPLEMENTATION OF RECOMMENDATIONS SET FORTH IN THE BRADENTON POLICIES AND MILESTONES FOR ENERGY EFFICIENCY AND SUSTAINABLE DEVELOPMENT PRACTICES; PROVIDING FOR AMENDMENTS TO THE CITY'S COMPREHENSIVE PLAN AND LAND USE REGULATIONS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Woods read the request. Kelley Klepper, Kimley-Horn and Associates, consultant to the City of Bradenton, presented the Energy Efficiency Strategy and Bradenton Policies and Milestones for Sustainability.

**Planning Commission Questions/Comments:**

- Mr. Yearick asked the number of Energy Survey respondents. Mr. Klepper answered that there were 54 responses via the survey tool on City website. The survey was distributed at the August 1<sup>st</sup> meeting and via email to over 250 email addresses.
- Mr. Taylor commented that Charge Point made an announcement at the Green Business Committee that they have added Bradenton EVCS (electric vehicle charging stations) to their app and plan to add their EVCS to other apps to build awareness.

- Mr. Taylor stated that (per the Sunshine Law disclosure) he attended the first Community Awareness Meeting on 8/1/12 as a member of the Green Business Committee. Are we talking about waste streams in the City or household? Mr. Klepper replied to that if the City starts a program, they are enabled to roll-out to the citizens who embrace these strategies. Start small and share success stories.
- Ms. Barcus had several questions about the inclusion of Agriculture as a Sector on the chart and definition of “complete streets”. Request addition to Goal 3 – timing of traffic signals to facilitate traffic (traveling at speed limit). Ms. Barcus asked if LED lighting is bright enough for recreational parks. Taylor commented that all 7-11 stores are retrofitted to LED lighting. Polk commented the City Garage has been converted to LED lighting. Ms. Barcus asked about limiting employee electrical devices; such mini refrigerators, heaters, individual hard drives, etc. Ms. Barcus encouraged planting trees along the sidewalks, but not oaks. The Urban Forestry Master Plan calls out more appropriate plantings for our City.
- Mr. Buskirk asked what does the Comp Plan policy do? Are they enforceable rules? Mr. Klepper answered that the chart on page 2 is more like a buffet line with options and choices. The Comprehensive Plan Text Amendment is separate and will follow at a later date. This is a framework from which the City can continue to work with and further refine. This is a development of the energy strategies and framework. The strategies serve as future reference and support of future comprehensive plan and land development code amendments. This is the legal basis for the City to move forward.
- Mr. Yearick commented that the word “policy” is probably not the best word to use.
- Mr. Woods changed the Resolution wording to “adopt a framework”.
- Mr. Buskirk stated that he attended two EECBG workshops and questioned the data of survey respondents and specifically regarding the EVCS. Mr. Klepper commented that this is a start and the goal is to see the number of EVCS usage growth. Mr. Polk commented that when people charge their vehicles, this is an opportunity for restaurants and shopping. Trend is to place charging stations in shopping malls.
- Mr. Taylor is interested to compare data with Lakewood Ranch; their EVCS station is close to Main St. restaurants and shopping. The electric vehicle market is growing each year.
- Mr. Buskirk asked if “economically feasible” is in the plan. Mr. Klepper replied that in discussion with staff and FPL that low bid does not always mean most cost efficient. Need to look at return on investment and ongoing maintenance costs; life cycle economics and cost over the lifetime. Mr. Buskirk said this should be Goal 1.1, not a sub-topic of Sustainability. Mr. Klepper said word-smithing is not a problem, this is a goal. A bullet is added and will be filled in.
- Mr. Prewitt asked how much the City of Bradenton received and what are the requirements. Mr. Klepper answered that there are strict guidelines with the grant contract of \$544,400 which includes a plan, set of requirements, and reporting and auditing program. Deliverables include solar cells, LED lighting in garage, retrofits, charging stations, and Energy Manager salary.
- Mr. Thompson stated that the economic development will require a cost and feasibility study.

**Public Hearing:** No one appeared for or against. Public Hearing was closed.

**Public Works:** Mr. Cummings stated that this will position the City for the future, including some projects already being addressed such as street lighting.

**Staff Comments:** Mr. Polk stated that the City has been dealing with green building/sustainability for the last 3-4 years even before Form-Based Code. This grant is innovative and creative and involves the community. The requirements of the grant include community involvement and input from all City Departments and Facilities. Many of the sustainability goals are common sense, recycling, turning off lights and equipment, saving the City and the citizens’ money. The four day work week saves City Hall money. FPL and the Manatee Community Federal Credit Union are working on a resident energy loan program, partnering with Manatee County and the Central CRA, there is a lot of interest in these programs. This is not an ordinance that sets policy directives, the Planning Commission today is opining on recommendations that will go to City Council.

Mr. Woods stated that today City Council is looking for an endorsement of this body of Policies and Milestones for Sustainability that was presented with the textual changes that we talked about today. This will go to City Council next Wednesday, September 26 at 6 p.m. for resolution allowing for the framework to be adopted.

#### **Planning Commission Discussion:**

- Mr. Yearick stated that there are rebates on air conditioners including state and federal incentives.
- Mr. Polk suggested changing "policy" to "objective" in the regulatory language. Commissioners opined and were in agreement. Mr. Klepper suggested removing "Policy" under each "Goal".
- Mr. Buskirk asked what happens if grant is not achieved. Mr. Polk answered that this document is integral part of the grant, due date is the end of September. Mr. Klepper stated that the strategy is scheduled for adoption by City Council and becomes part of City life. The City has applied for an extension from DOE, but is working to meet the original timeline of the end of September.
- Ms. Barcus asked why the due date is next week. Mr. Woods stated that the research had begun many months ago under our former Sustainability Manager, Ben Bird. Mr. Bird was working under the grant and after he left, the staff continued his work to meet the remaining objectives, and hired Kimley-Horn to finish the strategy. This is a living document, not policy, and can come back to the framework. Mr. Polk stated that when this progresses to the Comp Plan Amendments, there will be many meetings and further opportunities for discussion.
- Mr. Yearick stated that this is not a new discussion or topic. The impact of the Planning Commission's decision does not create a penalty or problem and he sees this framework as the next steps to get the City to more specific energy goals and future policies.

**PLANNING COMMISSION MOTION:** Ms. Barcus made a motion to **RECOMMEND** Resolution 12-39 to City Council. Second by Mr. Thompson. Roll call vote: Yea – Taylor, Barcus, Keenan, Yearick, Thompson. Nay – Buskirk, Prewitt. 5-2 in favor, motion approved.

#### **REPORT OF THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- Mr. Polk presented Allen Yearick with a plaque with thanks for his eight years of service to the City of Bradenton Planning Commission.

**The October Planning Commission is cancelled. The following Planning Commission is scheduled for Wednesday November 7, 2012.**

#### **ADJOURNMENT**

Motion to adjourn by Ms. Barcus. Meeting ended at 3:42 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.