

**ABBREVIATED MINUTES
PLANNING COMMISSION WORKSHOP & MEETING
DECEMBER 11, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on December 11, 2013 at 2:00 p.m.

Present:

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

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

Absent:

Planning Commission Members: Peter Keenan, Joseph Thompson, Steve Kastner (alternate), 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.
- Today's agenda items will be heard at City Council Meeting on December 18 at 8:30 a.m.
- Pledge of Allegiance was led by Mr. Taylor.
- Speakers were sworn in by Ms. Aihara.
- Approval of Minutes – Ms. Barcus made a motion to approve the November 6, 2013 meeting minutes as distributed, second by Mr. Bakker, approved 5-0.

NEW BUSINESS

AB.13.00029 WARD 3 NEIGHBORHOOD 1.03

Request of Denise Tschida, agent for Princess T LLC, owner, for a 4COP Alcohol Beverage License for use at a Lounge located at 1014 9th Street West (zoned T4-O) with the following stipulations:

1. Series 4-COP license to allow for on-premise consumption of beer, wine, liquor, and in sealed containers for package sales.

Mr. Woods reviewed the request to add liquor to their current 2-COP license with one stipulation.

Planning Commission Questions/Comments to Staff:

- Ms. Barcus asked about time correction, the change will be amended in final staff report.
- Ms. Barcus about the status of the stipulations in the original Special Use SU.12.0099:
 - Stipulations #1 through #4 are complete.
 - Stipulation #5 – sound engineer measurement and minimizing manufacturing noise.
 - Stipulation #6 - Fire Marshal Langston confirmed that fire suppression has been addressed.
 - Stipulation #7 – easement agreement at 10th St West and 10th Avenue West.
- Ms. Barcus asked if the addition of liquor would change the seating capacity – answer was no change.

Planning Commission Questions/Comments to Applicant:

Denise Tschida and Ann Altman, 1014 9th St. West answered questions from the Commission:

- Ms. Altman stated that Stipulation #5 regarding the production noise was addressed with a sound engineer. She will send a letter to Mr. Woods for the record. Stipulation #7 - the easement at 10th Avenue West will be re-submitted and will need to be recorded.
- Ms. Barcus questioned the request to add liquor to a tap room. Ms. Tschida answered that to accommodate all guests and tours, they are requesting the additional license and may be serving local spirits and products. Concern that the brewery will be phased out and it will become exclusively a bar.
- Ms. Barcus asked how many breweries in the area carry liquor. Tampa Bay Brewing, Darwins, Cigar City have manufacturing, brews, and food or food trucks. The Planning Commission is vetting through questions to determine if the 4-COP is setting a precedence.
- Mr. Polk stated that the applicant is looking to open the tap room with a TCO by end of month, but the brewery will take longer to begin production. The Fire Marshal and the Building Official will be doing a courtesy walk-through to assess readiness for their TCO.
- Mr. Bakker stated that the brewery will not only be a production facility, but also a tourist attraction, and having the 4COP will lend itself to a wider clientele. Mr. Taylor concurred with Mr. Bakker and Mr. Polk, cited Mixon's diversification of their business.
- Mr. Polk stated that the City is looking at the area to vet for a future Entertainment/Sports District, he is currently researching Tampa's and St. Pete's entertainment districts.

Public Hearing:

- David Lee Summers, 920 9th St West, owner of Jeanette's Hair Salon concerned about increase of crime, traffic, and noise in the area. Mr. Taylor gave Mr. Summers the hours of operation for Motorworks Brewery.
- Jimmy Lake representing Mr. Manning, owner of Bill's Discount, 1001 9th St West, had no objections to serving liquor at the brewery.
- Public Hearing was closed.

Staff Recommendations:

- **Public Works/Fire/Police:** No objections.
- **Planning Staff:** Recommends APPROVAL of AB.13.00029 with 1 stipulation.

PLANNING COMMISSION RECOMMENDATIONS:

Mr. Buskirk made a motion to approve AB.13.00029 with 1 stipulation, second by Mr. Bakker, motion approved 5-0.

RESIGNATION

Mr. Taylor resigned from the Planning Commission effective today. Mr. Polk read a letter from Mayor Poston and presented Mr. Taylor with a plaque thanking him for his service. Mr. Taylor asked that the Planning Commission continue its good work.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Thank you to the Tschidas for your patience during the process of vetting Bradenton's first brewery which will be operational soon.
- Thank you to the Planning Commission for your service. Mr. Whetstone, who moved from alternate to commission member, will be re-appointed in January for an additional term.
- Next meeting will be on Wednesday, January 15, 2014.
- Ms. Barcus brought Christmas cookies! Thank you, Diane.

ADJOURNMENT - Motion to adjourn by Ms. Barcus at 3:03 p.m.



Adam Buskirk, Vice Chair

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