

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JUNE 18, 2014**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on June 18, 2014 at 2:00 pm.

Present:

Planning Commission Members: Adam Buskirk-Chair, Diane Barcus, Ben Bakker, O.M. Griffith, Richard Whetstone

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

Absent:

Planning Commission Members: Darin Autrey, Peter Keenan

Staff: Kimberly Clayback-Public Works; Officer Camacho-Police; Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Buskirk at 2:00 p.m.
- Pledge of Allegiance
- Approval of Minutes – Motion to approve the May 21, 2014 meeting minutes Barcus/Whetstone, approved as distributed 4-0 (Mr. Bakker arrived after approval of minutes).
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

SU.14.00116 WARD 4 NEIGHBORHOODS 20.03

Request of Jerry Zoller, AIA, agent, for Z & Z Investments Inc., owner, for Special Use approval to establish a Child Daycare Facility at 5201 4th Avenue Circle East (zoned SCC) with the following stipulations:

1. Hours of operation as stated by the applicant: 630AM to 6 PM.
2. Proposed sign and shed require separate permits.
3. Rear perimeter fence shall be six (6) feet tall and opaque.
4. Provide protective bollards, spaced accordingly in front of entry.
5. Maximum student capacity per state code.
6. No structures permitted in the utility easement.
7. Can service to be provided for trash pickup.
8. Commercial kitchen will require fire and building approval at permitting.

Ms. Gonzalez introduced the request with staff presentation, staff evaluation, recommendations, and stipulations.

Planning Commission Questions/Comments to Staff:

- Ms. Barcus asked if there was a student capacity by age group. Direct question to applicant.

Planning Commission Questions/Comments from the Applicant:

Jerry Zoller, 914 14th St. West, agent and Anthony Serra, 13115 Raven Terrace, owner for Smarty Pants Pre-School, addressed the Commissioners' questions and comments:

- Ms. Barcus clarified that Exhibit E site plan dated 5/20/14 is the most current and Mr. Zoller stated that this is still a work in progress. The storage shed is 12x10 and will not need a permit.
- Mr. Whetstone asked if the opaque fence is climbable by children, the six foot vinyl fence is not climbable.
- Ms. Barcus asked Mr. Serra about the hours of operation, request changed to 6:30 am to 11:00 pm due to occasional evening events. The facility is a VPK pre-school with a curriculum. Enrollment is typically down 25% during the summer.
- Mr. Bakker asked about garbage pickup, pre-school is planning to use 4 cans vs. dumpster.

Public Hearing:

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

Staff Recommendations:

PW: Mr. Cummings asked if the driveway will connect with adjoining driveway. Mr. Zoller confirmed. No objections by Public Works.

Fire/Police: Ms. Gonzalez stated that there are no objections from Fire or Police.

Planning Commission Comment:

- Ms. Barcus asked about the color of the building. Mr. Zoller stated that the color will have a Mediterranean flavor – lighter or darker shade of sand.

PLANNING STAFF RECOMMENDATION FOR APPROVAL:

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PLANNING COMMISSION RECOMMENDATION

Motion to APPROVE SU.14.00116 with 8 stipulations as amended, approved 5-0.
(Barcus/Whetstone).

RESIGNATION LETTER was received from Steve Kastner (alternate commissioner) and has been accepted by the Mayor's office.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Riversong project moving along, completion in early 2015. Construction of restaurant and club will start 90 days after receiving their CO.
- Wawa started on 1st Street, Wawa on SR64 will be starting shortly.
- Code Enforcement Board met yesterday, Greer's property was on the agenda. Guardian Angels stepped up to make repairs on the Greer's house.

ADJOURNMENT - Motion to adjourn by Ms. Barcus at 2:44 p.m.

Adam Buskirk, Chairman

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