

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JULY 9, 2014**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on July 9, 2014 at 2:00 pm.

Present:

Planning Commission Members: Adam Buskirk-Chair, Ben Bakker, Peter Keenan, Richard Whetstone

City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Arlan Cumming and Kim Clayback-Public Works; Ken Langston-Fire Marshal

Absent:

Planning Commission Members: Darin Autrey, Diane Barcus

Staff: Officer Camacho-Police

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 June 18, 2014 meeting minutes (Whetstone/Bakker), approved as distributed 4-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

SU.14.00117 WARD 4 NEIGHBORHOODS 20.03

Request of David Goree, agent, for BDG SR64 LLC, owner, for Special Use approval to establish an Automotive Service facility at 4459 SR 64 East (zoned SCC) with the following stipulations:

1. Hours of operation as stated by the applicant: Mon-Fri: 8AM to 6PM; Sat: 8AM to 5PM; Sun: 10AM to 4PM.
2. Overnight storage and major repair of vehicles is prohibited.
3. Building design shall be consistent with adjacent convenience store.
4. Handicap parking to be provided in compliance with federal ADA regulations.

Mr. Woods introduced the request with staff presentation, staff evaluation, recommendations, and stipulations.

Planning Commission Questions/Comments to Staff:

- Mr. Bakker asked about the six service lanes, Mr. Woods deferred the question to the applicant.

Planning Commission Questions/Comments to the Applicant:

David Goree, 738 32nd Avenue North, St. Petersburg, agent addressed the Commissioners' questions and comments:

- Mr. Bakker asked about the six drive-in service lanes. Mr. Goree stated that these are Valvoline's preliminary concept plans and all lanes will drive through the building. Final plans will be submitted after approval of the special use.
- Mr. Whetstone asked about the storage of the used oil. Mr. Goree stated that there is typically

a national account for recovery of oil, not sure if the oil is stored inside or outside the building. He will research and submit the oil recovery plan to Planning and Community Development.

Public Hearing:

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

STAFF RECOMMENDATIONS:

PW/Fire: No objections.

PLANNING STAFF RECOMMENDATION FOR APPROVAL:

1. Hours of operation as stated by the applicant: Mon-Fri: 8AM to 6PM; Sat: 8AM to 5PM; Sun: 10AM to 4PM.
2. Overnight storage and major repair of vehicles is prohibited.
3. Building design shall be consistent with adjacent convenience store and approved by the PCD Director at Permitting.
4. Handicap parking to be provided in compliance with federal ADA regulations.

PLANNING COMMISSION RECOMMENDATION

Motion to APPROVE SU.14.00117 with 5 stipulations, including 4 staff stipulations plus one additional stipulation for the applicant to submit an oil containment and disposal plan to PCD Director for approval. (Bakker/Whetstone). Motion approved 4-0. This request will go to City Council on August 13, 2014 at 8:30 AM.

SU.14.00118 WARD 4 NEIGHBORHOODS 1.01

Request of Fawley-Bryant Architects, agent, for Manatee County Government, owner, for Special Use approval to establish an Electric Substation (Chilled Water Facility) at 323 9th Street West (zoned T6-Urban Core) with the following stipulations:

1. Hours of operation as stated by the applicant: 24 hours.
2. Any/all easements on property must remain clear of obstruction.
3. Building setbacks for the chiller plant will be as noted on the site plan prepared by Fawley-Bryant Architects dated 1/17/2013.
4. Building design, landscaping, and signage to meet Form-Based Code standards.
5. Noise mitigation measures shall be taken to minimize impact on nearby residents.

Mr. Woods introduced the request with staff presentation, staff evaluation, recommendations, and stipulations.

Planning Commission Questions/Comments to the Applicant:

J. B. Taylor, Fawley Bryant, 1001 Manatee Ave. West, agent presented the request and updated site plan. Mr. Taylor addressed the Commissioners' questions and comments:

- Mr. Whetstone asked about the noise mitigation. Mr. Taylor stated that sound deadening from vibration isolation pads and sound jackets will bring the noise decibel levels lower than required by law to 72 dB at 25 feet from building at 100% run capacity.
- Mr. Whetstone asked if there will be humming all night long. Mr. Taylor answered that they won't know until it is up, due to variable octave bands.
- Mr. Bakker stated that the presentation showed that the elevations, colors, shape, and design will conform to the form-based code, but art? Mr. Taylor stated that the elevation along 9th Street will have decorative pattern of windows along the stairwell, see sheet A5.1.
- Mr. Buskirk asked about the 75 dB volume. Mr. Taylor demonstrated that he was currently speaking at 79 dB. Pink and white noise generators will help cover the mechanical sounds. The adjoining vacant properties to the north and east are zoned T6 and open to multiple uses.

The chiller will be about 80-85 feet from current residential homes. The County is currently working with Public Works to determine the path for chilled water piping. This is a Manatee County project and David Thompson addressed funding sources and the FPL energy audit. This will save the County and citizens money on electrical expenses by upgrading equipment and becoming more energy efficient.

- Mr. Bakker asked how easy it would be to cap off the line in the future. Mr. Thompson said it would be a seamless transition. This project will be an economic boost to the downtown district, partnering with businesses that need to remove their aged Freon chillers and enter into chilled water leases that will be negotiated by the BTU from Manatee County. The cost to be determined. Rental chillers will be used as back-up.

Public Hearing:

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

Staff Recommendations:

PW/Fire: No objections.

Staff Comments:

Mr. Polk spoke about how three years ago, Charlie Bishop from Manatee County first introduced this central energy project at a Chamber of Commerce Redevelopment meeting, explaining how it would benefit the County, City, and other downtown buildings, but would it work with form-based code? Yes, it would and it does. We applaud Manatee County for their efforts and forethought in moving the City and County forward.

PLANNING STAFF RECOMMENDATION FOR APPROVAL:

1. Hours of operation as stated by the applicant: 24 hours.
2. Any/all easements on property must remain clear of obstruction.
3. Building setbacks for the chiller plant will be as noted on the site plan prepared by Fawley-Bryant Architects dated 1/17/2013.
4. Building design, landscaping, and signage to meet Form-Based Code standards.
5. Noise mitigation measures shall be taken to minimize impact on nearby residents.

PLANNING COMMISSION RECOMMENDATION

Motion to APPROVE SU.14.00118 with 5 stipulations as presented (Bakker/Whetstone), approved 4-0. This request will go to City Council on July 16, 2014 at 8:30 AM.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Nothing to report today.

ADJOURNMENT - Motion to adjourn by Mr. Whetstone at 3:03 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.