

Town of Bradley Plan Commission Minutes

From 25 March 2024

Members Present: Dave Bethel Sr., Bill Jelinek, Bob Eisenman, Jennifer Bishop, and Emily Pierce. John Crass was absent.

Nonmembers Present: see attached attendance sign-in roster.

Meeting Called to Order – 6:00 PM

Dave Bethel Sr. introduced the newest board member Emily Pierce. Planning Commission recognized Ben Brown's service and time on Planning Commission. Dave Bethel Sr. made a motion to approve the minutes from 25 September 2023, second by Robert Eisenman. Motion was approved.

There was no public comment on non-agenda items.

The first topic that was discussed was a Minor Subdivision Request by *Lonn Monte & Shirley Mae Lamer Joint Revocable Trust* to create three (3) lots in a Rural Residential 2 (RR2) zoning district. The property is located in Section 23, T34N-R6E, in the Town of Bradley. Tax Parcel 004-3506-111-9998 with a parcel size of approximately 8.85 acres is located north of State Highway 8, east of Crystal Lake Road and south of Wurl Road. The Preliminary CSM indicates the southwest lot would be approximately 2.728 acres. The northwest lot would be approximately 2.029 acres. The remaining parcel would be 4.091 acres. After a brief discussion a motion was made by Bill Jelinek, seconded by Robert Eisenman to recommend the Minor Subdivision Request. Commission member Emily Pierce abstained from vote; the motion passed to recommend.

The second topic was a TOB Zoning District Change Request by *Lonn Monte & Shirley Mae Lamer Joint Revocable Trust*. They are requesting to change the zoning in the proposed southwest lot (2.728 ac.) of the preliminary CSM from Rural Residential 2 (RR2), to Non-Residential, Planned Business (PB). After discussion and input from the planning commission, petitioners and concerned parties, a Motion to Request for Zoning Change was made by Bill Jelinek, seconded by Bob Eisenman to present to the Town of Bradley Board at next board meeting. The motion passed.

The third topic was a Planned Land Use Change Request by *Lonn Monte & Shirley Mae Lamer Joint Revocable Trust*. They are changing into a different zoning district group, a TOB Public Hearing will be needed before the TOB Board can make a formal decision on this request. Dave Bethel Sr informed all parties of tentative public hearing for 13 May 2024.

There were no Information Items from Commission Members.

There were no Information Items from Non-Commission Members.

Next meeting will be April 22, 2024, at 6:00 PM.

Motion was made by Bill Jelinek and 2nd by Bob Eisenmann to adjourn at 7:25 PM (Motion carried).