

Town of Bradley Plan Commission Minutes

From: Monday October 6, 2025

Members Present: David Bethel Sr, Jennifer Bishop, Bill Jelinek, Emily Pierce and John Crass

Bob Eisenman was absent.

The only citizen present was Matthew Lust.

Meeting called to order at 6:00 PM.

Jennifer Bishop made a motion to approve the meeting minutes from July 28, 2025. John Crass seconded the motion. Motion was approved.

There was no Public Comment on non-agenda items.

Dave Bethel discussed the timing of the Da & Da LLC rezone request. The request is being heard under section 17.8.25 and relates to sections 17.2.32 and 17.2.50 of the Lincoln County Zoning Ordinance.

The first item under review was a request by Dean Frisch and Mathew Lust to rezone a 19 acre parcel located in the Town of Bradley – Tax PIN #004-3506061-9971 from Rural Lands 1 (RL1) to Rural Residential 1 (RR1). After a discussion the Motion was made by Emily Pierce and seconded by Bill Jelinek recommending approval to the Town Board. The Motion passed.

The next item was a request for Modification of the Lincoln County Subdivision Ordinance by Dean Frisch and Matthew Lust to create 3 lots that do not meet the required minimum 30 feet of frontage on a public road. The property is located in the Town of Bradley - Tax PIN #004-3506061-9971. After a discussion Emily Pierce made a Motion to recommend - pending that the proposed easement is the same width of existing easement – referring to the private road that runs through Lot #3. Contact will be made with surveyor to determine the width of the proposed easement. The Motion was seconded by John Crass. The Motion passed.

The next item was a request by Dean Frisch and Matthew Lust to create a 3 lot Minor Subdivision. The property is located in the Town of Bradley - Tax PIN #004-3506061-9971. After a brief discussion, Jennifer Bishop made a Motion

to recommend approval to the Town Board. It was seconded by Dave Bethel Sr. The Motion passed.

Next was a request by Karen McGill, Sharon Frank, Sandra Houston and Randy Krueger to rezone Tax Parcel # 004-3406-134-9990 in the Town of Bradley from Forestry to Rural Lands 2 (RL2). After a brief discussion the Motion was made by Emily Pierce and seconded by Bill Jelinek to recommend approval by the Town Board. The Motion passed.

The Planning Commission also reviewed the new Application Forms for:

- Town of Bradley Site Assessment Checklist – Subdivisions, Plats and Certain CSM's
- Town of Bradley Conditions Use Request
- Town of Bradley Variance Request
- Town of Bradley Variance Request Review and Approval

A motion was made by John Crass and seconded by Jennifer Bishop to recommend approval of these forms to the Town Board. The Motion passed.

There were no information items by Commission Members

There were no information items by Non-Commission Members

The next Planning Commission Meeting will be Monday, October 27, 2025, at 6:00 PM

At 7:30 PM the meeting was adjourned.