

Town of Bradley Plan Commission Minutes

Tuesday – July 7th, 2026

Members Present: David Bethel Sr, Jennifer Bishop, Don Johnson, Emily Pierce.

Bob Eisenman and John Crass were absent.

Two citizens were present: Luke Durkee and Charles Oleinik

Meeting called to order at 6:00 PM.

Don Johnson made a motion to approve the meeting minutes from April 27, 2026. Bishop seconded the motion, motion carried.

There was no Public Comment on non-agenda items.

A Request to Create a Minor Subdivision by Scott Harkness & Marilyn Harkness. The request is to create 3 parcels in a Rural Lands 4 (RL4) zoning district. The properties are located in Section 29, T35N-R6E. Located south of County Rd CC and west of Peaceful Valley Rd, in the Town of Bradley, for tax parcel pins #'s, 004-3506-292-9987 & 004-3506-292-9988. The total of parcels sizes are 25.15 acres. Charles Oleinik, surveyor, was present as agent of the owners. Discussion regarding Rural Lands 4 (RL4) zoning only allow four buildable parcels per 40 acres. This minor subdivision would create additional lots so that there would be 5 parcels within said 40, but only 4 of them would be considered buildable and would be handled at the time of permitting.

Jennifer Bishop made a motion to recommend approval, second by Johnson, motion carried.

Luke Durkee Builders – Hatchet Ridge Estates - A request is being heard under Lincoln County Code of Ordinance, Chapter 18 – Subdivision and Platting, Division 18.2 Procedures for Minor Subdivision and Land Division of the Town of Bradley. Ordinance 1-07 There was Additional Review of Request to Create a Major Subdivision by Durkee Builders LLC, (Luke Durkee). The request is to create 16 parcels in a Rural Residential 1 (RR1) zoning district. The properties are located in Section 36, T35N-R6E, and north of County Highway D and east of Kings Rd, in the Town of Bradley, for tax parcel pins #'s, 004-3506-351-9976 & 004-3506-351-9997. The total of parcels sizes are 74 acres.

This request is for Final Subdivision Review. Dave Bethel reviewed list of additional documents needed, including street sign plan, grading plan, utility plans and waiver for private road and updated final original subdivision map. Durkee mentioned that minor changes are still needed.

After discussion, the Motion was made by Emily Pierce to recommend conditional approval with the understanding that a final updated original plat, along with street sign plans and final copy of soil borings are submitted prior to town board meeting. Bishop seconded the motion, motion carried.

Review and Update the Land Division Ordinance of the Town of Bradley; Ordinance 1-07. There was a discussion to cover at a future date and the possibility of a special Meeting dedicated to this subject. Pierce to provide commission with examples.

Information Items – Commission Members: Dave Bethel to step down as chair of Plan Commission, but will still serve as a member. Emily Pierce agreed to step in as chair, pending Town Board appointment.

There were no information items by Non-Commission Members.

The next Planning Commission Meeting will be Tuesday, July 28th at 6:00 PM.

At 7:00 PM the meeting was adjourned.