

## **Town of Bradley Plan Commission Minutes**

Tuesday – May 26, 2026

Members Present: David Bethel Sr, Jennifer Bishop, Don Johnson, Emily Pierce and John Crass

Bob Eisenman was absent.

Two citizens were present: Luke Durkee and Don Liebelt

Meeting called to order at 6:00 PM.

Don Johnson made a motion to approve the meeting minutes from April 27, 2026. Emily Pierce seconded the motion. Motion was approved.

There was no Public Comment on non-agenda items.

Dave Bethel read an email from Mike Huth regarding Town of Bradley Land Division Ordinance Single Family Dwelling and RR3 Districting.

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.

The request is being heard under Lincoln County Code of Ordinance, Chapter 18 – Subdivision and Platting, Division 18.2 Procedures for Major Subdivision and Land Division of the Town of Bradley. Ordinance 1-07.

After a discussion, the Motion was made by Emily Pierce to recommend conditional approval with the understanding the covenants will be amended in two areas:

1. Any multi family dwelling would not be allowed.
2. Restrict additional subdivision of lots

Don Johnson seconded the motion. The motion passed.

There was not time to 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.

Information Items – Commission Members: Dave Bethel distributed new .gov emails to members and discussed that they will be contacted to set up the new accounts.

There were no information items by Non-Commission Members.

The next Planning Commission Meeting will be Monday June 29th, at 6:00 PM, which is a week late to accommodate Vacation Schedules.

At 7:15 PM the meeting was adjourned.