

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

From: Monday April 27, 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 & Don Liebelt

Meeting called to order at 6:00 PM.

Emily Pierce made a motion to approve the meeting minutes from February 23, 2026. Don Johnson seconded the motion. Motion was approved.

There was no Public Comment on non-agenda items.

A discussion was had regarding a 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. Review of the Town of Bradley's Site Assessment Checklist and the Declaration of Restrictions and Covenants provided by the Developer led to several questions and discussions. 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. Emily Pierce made a motion, seconded by Don Johnson; motion passed to table the recommendation until more research can be done on dividing parcels with R1 single family dwellings and the differences between Town of Bradley and Lincoln County Ordinances.

Due to time constraints, there was no Review and Update of the Land Division Ordinance of the Town of Bradley; ordinance 1-07.

There was a brief discussion by Commission Member regarding the importance of having .gov emails. Dave will discuss it with Kevin Koth.

There were no information items by Non-Commission Members.

The next Planning Commission Meeting will be Tuesday May 26, 2026, at 6:00 PM.

At 7:34 PM the meeting was adjourned.