

Denton Planning Commission Public Hearing
March 17, 2025, 6:30 p.m.
Denton Community Center

AGENDA:

1. Call to Order

2. Open Meeting Law. Rules are posted on the wall. This is an Open Meeting of the Denton Nebraska Planning Commission. The Denton Nebraska Planning Commission abides by the Nebraska Open Meetings Act in conducting business. As required by Nebraska State Law, a copy of the Nebraska Open Meetings Act is on display in this meeting room. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Denton Daily Double, Denton Post Office, and Community Center.

3. Roll Call.

4. Review of Preliminary Plat with Village Engineer approved modified drawings after withdrawal of waivers by Developer (Village Board of Trustees meeting 2-12-25)

5. Public Hearing. Zoning Change for 2007 Zoning Ordinance to amend section 5.08.02 text and add the permitted use of Dwelling, Non-Related Persons, which shall be defined in Article 2 of the Zoning Ordinance as "Dwellings for persons not immediately related by blood, marriage, or adoption and living as a single housekeeping unit, and limited to no more than two persons per legal bedroom in said unit and affiliated with a religious assembly or religious institution.

5. Recommendation to the Village of Denton Board of Trustees for Amendment text to Section 5.08.02 of the Zoning Ordinance.

6. Public Hearing

The purpose of the hearing is to provide an opportunity for Public Comment on a request from Linda's Retirement LLC Change from Zoning District TA to R-1 for two parcels located in the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, more specifically described at the Village Clerk's Office, consisting of 2.398 acres and 4.917 acres, respectively, more or less. Change from Zoning District TA to R-2 for one parcel located in the NW ¼ of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, Nebraska more specifically described at the Village Clerk's Office, consisting of 2.652 acres, more or less.

7. Recommendation to the Village of Denton Board of Trustees for Zoning Change.
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8. Recommendation to the Village of Denton Board of Trustees for Zoning Change.
Change from Zoning District TA to R-2 for one parcel located in the NW ¼ of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co, Nebraska more specifically described at the Village Clerk's Office, consisting of 2.652 acres, more or less.

9. Adjournment

*Public Hearing Speakers: The Planning Commission Chair will call on you to speak during the public hearing. Please state your name and address for the record and speak in a professional manner. Presentations will be limited to 5 minutes.