

Village of Denton

Meeting Agenda -Regular Meeting

September 8, 2025, 6:30 P.M.

1. Call to Order

- **Open Meeting Act Requirement.** This is an Open Meeting of the Village Board of Trustees. The Denton Village Board of Trustees 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.

a. Roll Call

b. Approval of Minutes of the August 11, 2025, meeting minutes

2. Reports

a. Treasurer's Report. General \$11,593.25; Water \$36,952.67; Sewer \$7,129.73
Streets \$26,982.91; Community Center \$1,342..34

b. Keno Report July 2025 Gross Proceeds \$469,730.32; Payout 82.83%;
Unclaimed Wins \$345.57; Village Share \$26,384.76; Operator Share \$54,223.01

c. Maintenance Report.

4. Public Comment. Members of the public wishing to present to the Village Board on any matter of public interest will be invited to do so during this segment of the meeting. Each presenter will be limited to a maximum of three minutes of speaking time.

5. Review of Meeting Minutes from the Denton Planning Commission Public Hearing on August 26, 2025.

6. Public Hearing. Publication in the Lincoln Journal Star on August 4, 2025. Posting of the meeting notice was made on July 28, 2025, in the village in 3 places. Denton Community Center, Denton Post Office, Denton Daily Double. Posting on the property was made in three conspicuous places on or near the property, with a yellow sign with black letters not less than one and one-half inches in height. The signs were posted on August 8, 2025. Title owners of any lots included in such proposed 4. Public Hearing.

A. TA to RE. 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 RE for one parcel located in the 1/16 Corner 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 6.13 acres, more or less.

B. TA to R1. The purpose of the hearing is to provide an opportunity for Public Comment Linda's Retirement LLC Change the from Zoning District TA to RE for three parcels located in the 1/16 Corner 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 consisting of 3.8 acres, more or less.

7. Recommendation to the Village of Denton Board of Trustees for Zoning Change. Change from Zoning District TA to RE for one parcel located in the 1/16 Corner 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 6.13 acres, respectively, more or less.

8. Recommendation to the Village of Denton Board of Trustees for Zoning Change. Change from Zoning District TA to R-1 for three parcels located in the 1/16th corner 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 3.8 acres, more or less.

9. Public Hearing for a Conditional Use Permit under Ordinance 5.06.03.3 (RE District) for the following use: Churches, temples, seminaries, and convents, including residences for pastors and teachers. This request pertains to the same parcel described above (approximately 6.13 acres) located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County.

10. Recommendation to the Village of Denton Board of Trustees for a Conditional Use Permit under Ordinance 5.06.03.3 (RE District) for the following use: Churches, temples, seminaries, and convents, including residences for pastors and teachers. This request pertains to the same parcel described above (approximately 6.13 acres) located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County.

11. BUSINESS

- A. Planning Commission Alternate Vacancy-post notice of vacancy**
- B. Social Media Policy Discussion**
- C. Zoning Ordinance plan for reviewing**
- D. Set date for Board of Trustees Budget Hearing**
- E. Set date for Employee Evaluation**

12. Claims & Transfers

13. Adjournment