

Denton Planning Commission Public Hearing
August 26, 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. 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 1 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 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 6.13 acres, more or less.

B. TA to R1. 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 3 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 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 3.8 acres, more or less.

5. Recommendation to the Village of Denton Board of Trustees for Zoning Change. Change from Zoning District TA to RE for one parcels 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.

6. Recommendation to the Village of Denton Board of Trustees for Zoning Change. Change from Zoning District TA to R-1 for 3 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.

7. 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.

8. 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.

9. Waiver Request from Linda's Retirement LLC to waive Section 30.09.03 #6 and Section 3.0904 of the Subdivision Ordinance as relating to Admin Subdivision. Information.

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.