

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

AGENDA:

- 1. Call to Order.** Bill Edwards called the meeting to order at 6:33 p.m.
- 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.** Planning Members: Bryan Bell, Kathy Bartek, John Schneider, and Bill Edwards. Gail Braunroth was absent from the meeting.
- 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).** The sidewalk will extend along all of W Denton Road.
- 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. The Public hearing opened at 6:39 p.m.

Developer William Jefferies spoke regarding the need for the text change. Some other topics and questions of concern in the public hearing were: will more properties in Denton allow unrelated persons in a household?, religion is a broad word, increase property tax?, if they add more bedrooms, you could have more than 12 people living in the house, and is there sufficient parking at the residence? Current residents of the Focus House spoke about their mission in the community. The public hearing closed at 7:19 pm.

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

Discussion from the members. Edwards motioned, seconded by Bartek, to recommend to the Denton Village Board of Trustees to review and pass the ordinance amending the text in Section 5.08.02. 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. Vote on the motion: AYE: Bartek, Bell. NAYE: Schneider, Edwards. Motion failed.

7. 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. The public hearing began at 7:39 p.m.

William Jefferies encouraged the zoning change to R1 and R2. He stated that a church is permitted in any zoning district in Denton. Others spoke in support of the growth a development would bring Denton.

Other topics discussed. The comprehensive plan and future growth plan, petition turned in from property owners within 300 feet of the requested change, the effects on agriculture property, how no parking will be enforced on Roseary Drive and 6th Street, growth is good with the right partnership, and Tax Increment Financing. Explanation of Section 11.01 Amendments. "In case of a protest against such change, signed by the owners of 20% or more either of the areas of the lots included in such proposed change, or of those immediately adjacent on the sides and in the rear thereof extending 300 feet therefrom and of those directly opposite thereto extending 300 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all members of the legislative body of such municipality." A petition against the requested zoning change and letters from citizens will be part of the record. The public hearing closed at 8:24 p.m.

8. Recommendation to the Village of Denton Board of Trustees for Zoning Change.
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. Discussion on the request for zoning changes.

Bartek motioned to recommend the change of zone from TA to R-1 to the Denton Village Board of Trustees for the 2.398 acres located in the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co. Seconded by Edwards. Roll call vote: NAY: Schneider, Edwards, Bartek, and Bell. AYE: . Motioned failed.

Bell motioned to recommend the change of zone from TA to R-1 to the Denton Village Board of Trustees for the 4.917 acres located in the NW1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M. Lancaster Co. Seconded by Edwards. Roll call: NAY: Schneider, Edwards, Bartek, Bell. Motion failed.

9. 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. Schneider motioned, seconded by Bell, to recommend a 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. Discussion. Roll call vote: NAY: Schneider, Edwards, Bartek, Bell. AYE: Motion failed.

10. Adjournment. The meeting adjourned at 8:35 p.m. I, the undersigned Village Clerk for the Village Denton, hereby certify that the foregoing is a true and correct copy of proceedings on March 17, 2025, at 8:35 p.m. and that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the village clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the foregoing proceedings has been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body.

Charlotte Te Brink
Clerk-Treasurer-Zonning Administrator