

**Village of Denton  
Meeting Minutes  
April 7, 2025**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on April 7, 2025.

The meeting was called to order at 6:33 p.m. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Those present: Trent Wheatley, Doug Rosekrans, Amanda Fangmeier, Joe Hobelman and Ryan Osborn.

Hobelman stated that the Open Meeting Laws are posted on the wall. This is an Open Meeting of the Denton Village Board of Trustees. The Denton 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 have been publicly posted prior to the meeting at the Denton Daily Double, Denton Post Office, and Community Center.

Approval of meeting minutes. *Motioned by Osborn and seconded by Fangmeier to approve the March 3, 2025 meeting minutes. Carried.*

**AGENDA:**

**1. Reports**

- a. Treasurer's Report.** General \$60,726.89; Water 6,307.24; Sewer \$5,833.66; Streets 15,511.93; Community Center \$292.51
- b. Keno Report February 2025** Gross Proceeds \$556,497.38; Payout 84.06%; Unclaimed Wins \$177.97; Village Share \$28,002.84; Operator Share \$60,649.09
- c. Maintenance Report.** Blackledge gave a report.

**2. Review of Preliminary Plat with Village Engineer approved modified drawings after withdrawal of waivers by Developer. Including a letter from Miller & Associates**

**Dated 3-31-25.** The trustees reviewed the letter. Discussion on the width of the sidewalk running along W Denton Road. The standard is 4 feet. The village could pay for the two extra feet if they want it to be the same as the rest of W Denton Road.

**3. Review of Meeting Minutes from the Denton Planning Commission Public Hearing on March 17, 2025.** The board reviewed a copy of the meeting minutes from the March 17, 2025, planning commission meeting.

**4. 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.** Hearing opened at 6:42 p.m. Clerk stated the publication date and posting dates for the zoning text change. Publication in the Lincoln Journal Star on March 3, 2025, and posting in three public places on February 24, 2024.

The Denton Planning Commission made the following recommendation at their March 17, 2025 meeting: *From the Planning Commission meeting minutes:*

*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.*

During the public hearing, attendees spoke in favor of the text change, and attendees shared concerns and asked questions:

Public concerns with how many houses in R2 would allow multiple families, is it just allowed for religious organizations? Yes. What makes you a religious organization? Denton does not define a religious organization in their code book.

Discussion on the existing lagoon on the property. It has been inspected by the Lancaster County Health Department. The clerk spoke with the inspector, and he said the lagoon was functioning properly. Developer William Jeffers said the lagoon is operational. Jefferies also stated the current zoning does not state anything about limiting the number of people in a bedroom. Developer Tim Aschoff noted the house is currently following code. The Hearing closed at 7:07 p.m.

**5. Amendment text to Section 5.08.02 of the Zoning Ordinance.**

Wheatley motioned, Fangmeier seconded to approve 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: Wheatley, Hobelman. NAYE: Fangmeier, Rosekrans, Osborn. Motion failed.*

**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.

The clerk stated procedures for notice of zoning public hearing: Publication in the Lincoln Journal Star on March 3, 2025. Posting of the meeting notice was made on February 24, 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 February 26, 2025. Title owners of any lots included in such proposed change, immediately adjacent on the sides and in the rear thereof extending three hundred feet therefrom, and of those directly opposite thereto extending three hundred feet from the street frontage of such opposite lots, were sent a written notice of the real estate to be rezoned. Written notice was served by mail on March 3, 2025.

The Board referred to the Denton Planning Commission meeting minutes from March 17, 2025, with recommendations and actions by the Denton Planning Commission.

*From the Planning Commission meeting minutes:*

*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.*

*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.*

**Public hearing began at 7:29 p.m.**

William Jefferies presented a rendering drawing to visualize the development once it is completed. People who spoke in favor of the zoning change stated that the change to R1 and R2 would unify the community, allow the church more space, allow the town of Denton to grow, and provide a variety of housing.

Public expressed concern about the following: the number and density of the homes in the development, how the change will affect neighbors' taxes, agriculture uses, and safety for children in the community walking to the bus stop.

The clerk will attach letters received from the public since March 3, 2025.

**The Public Hearing closed at 8:28 p.m.**

**7. Petition submitted from some title owners within 300 feet of the rezoning request.** Article 11.01 Denton Zoning Ordinance. In protest to the zoning change, over 20% of property owners within 300 feet of the change signed a petition stating they did not agree with the zoning change from TA to R1 and R2. The village attorney explained that a super-majority vote would be needed for the R2 change and the R1 4.91 parcel change for passage. Chair Hobelman asked how often most towns renew their comprehensive plan. Attorney Freeman-Cady stated that comprehensive plans are updated every 15-20 years depending on whether the town is experiencing much growth.

**8. Zoning Request to the Village of Denton Board of Trustees. 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. *Motioned by Osborn, seconded by Fangmeier, approve the zoning change 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. The roll call vote is as follows: AYE: Hobelman. NAY: Osborn, Wheatley, Fangmeier, Osborn. The motion failed.*

**9. Zoning Request 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. *Motioned by Osborn, seconded by Fangmeier to approve the zoning change from 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 roll call vote is as follows: AYE: Hobelman. NAY: Osborn, Wheatley, Fangmeier, Osborn. The motion failed.*

**10. NEWARN Mutual Aid Agreement.** Blackledge explained the agreement. The purpose of the agreement is to establish mutual aid for Water and Wastewater departments in case of an emergency in the form of personnel, equipment, and or materials. *Wheatley motioned, seconded by Fangmeier to authorize Ross Blackledge to sign the NEWARN Mutal Aid Agreement. Carried.*

**11. Surplus Property Mower and Hay Bales.** Resolution 25-4-2.

*Wheatley motioned, seconded by Fangmeier to change the minimum bid to \$40 a bale and approve Res 25-4-2 Hay Sales. Carried.*

RESOLUTION NO. 25-4-2  
Surplus Property Hay Sales

WHEREAS, the Village of Denton, Lancaster County, Nebraska, is the owner of the following described items of personal property, to wit:

8 Large Round Brome Hay Bales and,

WHEREAS, the Village of Denton does not have a present need to retain ownership of said above described items of personal property, and,

WHEREAS, the Board of Trustees of the Village of Denton, Nebraska, has determined that the fair market value of each respective item of the above described personal property,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF DENTON, NEBRASKA, AS FOLLOWS:

Subject to confirmation by the adoption by the Board of Trustees of the Village of Denton, The above items will be offered for public sale through sealed bid at the regular meeting of the Denton Village Board May 5, 2025 commencing at 6:30 P.M. and said bales shall be sold to the highest on their terms and conditions state herein. That the Village reserves the right to reject any and all bids. That it is determined by the Village Board that the total fair market value of such personal property is less than \$40.

BE IT FURTHER RESOLVED that the Clerk of the Village of Denton, Nebraska, shall publish notice of the proposed sale of the above described items of personal property, and the terms thereof, by the posting of a notice of said sale in three prominent places within the Village of Denton, Nebraska and the Lincoln Journal Star, for a period of not less than seven (7) days prior to the sale of said items of personal property, after the passage of this Resolution.

*Motioned by Wheatley, seconded by Fangmeier to adopt Res 25-4-1 Surplus property. 2011 Exmark Lazer Z E-series 60" with Deck. Carried.*

RESOLUTION NO. 25-4-1

WHEREAS, the Village of Denton, Lancaster County, Nebraska, is the owner of the following described items of personal property, to wit:

2011 Exmark Lazer Z E-series 60" Deck

and,

WHEREAS, the Village of Denton does not have a present need to retain ownership of said above described items of personal property, and,

WHEREAS, the Board of Trustees of the Village of Denton, Nebraska, has determined that the fair market value of each respective item of the above described personal property,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF DENTON, NEBRASKA, AS FOLLOWS:

Subject to confirmation by the adoption by the Board of Trustees of the Village of Denton, The above items will be offered for public sale through sealed bid at the regular meeting of the Denton Village Board on May 5, 2025, commencing at 6:30 P.M. and said Ex-Mark mower shall be sold to the highest on their terms and conditions state herein. That the Village reserves the right to reject any and all bids. That it is determined by the Village Board that the total fair market value of such personal property is less than \$1,400.

BE IT FURTHER RESOLVED that the Clerk of the Village of Denton, Nebraska, shall publish notice of the proposed sale of the above described items of personal property, and the terms thereof, by the posting of a notice of said sale in three prominent places within the Village of Denton, Nebraska and the Lincoln Journal Star, for a period of not less than seven (7) days prior to the sale of said items of personal property, after the passage of this Resolution.

## **12. Nebraska State Arboretum Landscaping plan review and plan for 2025.**

Blackledge walked through the plan with the Board. Wheatley motioned, seconded by Fangmeier, to move ahead with the plan presented by Nebraska State Arboretum for landscaping around the park and community center. Carried.

**13. Crack Sealing Bids.** Review of bids. Fangmier motioned, seconded by Rosekrans, to table bids from Street Striping and Crack Sealing until the next meeting. Carried.

**14. Street Striping Bids.** Tabled.



**15. Request for Stop Sign on W Denton.** Several citizens along W Denton Road expressed concern over the speed on W Denton Road. They submitted a letter requesting a 3-Way Stop sign to be placed at St. Mary's and W Denton Rd. Discussion on speed control on W Denton Road. Tabled until the May 5, 2025, Board of Trustees meeting.

**16. Claims and Transfers.** Motioned by Rosekrans, seconded by Osborn to approve and pay claims list A \$12,473.09, claim list B \$4,227.23 and March 25 payroll \$13,367.29. Carried.

**17. Adjournment.** The meeting adjourned at 9:49 p.m. I, the undersigned Village Clerk for the Village Denton, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairman and Board of Trustees on April 7, 2025, at 9:16 p.m. and that all the subjects included in the forgoing 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 before said meeting; that at least one copy of all reproducible material discussed at the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and before the next convened meeting of said body.

Charlotte Te Brink  
Clerk-Treasurer