

# Village of Denton

Meeting -Special Meeting  
February 12, 2025, 6:30 P.M.

A special meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on February 12, 2025.

The meeting was called to order at 6:31 p.m. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Those present: Ryan Osborn, Doug Rosekrans, Trent Whealty, Amanda Fangmeier, and Joe Hobelman. Hobelman stated that the Open Meeting Laws are posted on the wall in the meeting room.

*Motioned by Roskrans and seconded by Wheatley to approve the meeting minutes from the February 3, 2025 meeting. Carried.*

*Fangmeier motioned to move item 2. Preliminary Plat for St. Mary's Addition up on the agenda. Rosekrans seconded. Carried.*

**2. Preliminary plat for St Mary's Addition Waivers.** Craig Bennett from Miller and Associates attended via Zoom to discuss waivers and drainage with the village board. The first waiver is to not provide a sidewalk along the outer perimeter (W Denton Rd) due to drainage and extreme topographical conditions. There would be no sidewalks on the north side of the subdivision. The stormwater pipe can be laid in the ditch, or the developer could consider moving the sidewalk up the hill or in the ROW. The purpose of a sidewalk is for pedestrian circulation. There are some options if the waiver is not granted.

The second waiver. Waiver to provide modified 35-FT diameter cul-de-sac as shown at the west dead end of 6th Street. Minimum radius 35 feet. The drawings are half the size of the minimum standards. Craig Bennett provided turning movement diagrams. As drawn, a single car can not turn around in the right of way. If designed with minimum standards, emergency vehicles can make the turn. Bennett reiterated the drivable surface should be 90 feet with 100 feet of ROW.

Other comments from the Village Engineer: per the preliminary plat increased stormwater runoff has not been detained.

Discussion amongst Trustees about Subdivision regulations 4.12 and 4.25. What are the options for an alternative turnaround? Bennett responded, "Options mean hammerhead, offset temporary or looped private circulation." The city maintains the surface.

The city engineer left the meeting via Zoom.

The chair took comments from the public regarding the waiver request.

Gail Braunroth asked about grants to pay for the sidewalks. Scott Mickle asked about impact studies and expressed concerns over water runoff. Ken Hunter stated that whatever the zoning ordinance calls for should be done. Mike Brown asked about street width. Tim Ashoff, the developer, noted that the project is very expensive, and the current plans have been worked on, with many meetings with a few members of the planning commission and village board. Gary Steer noted that the developers came to the village with a blank slate of ground and knew the specifications. And who will enforce the no parking on the streets in the development?

William Jefferies, developer, stated he has never done a development of this size. If they aren't able to build the residential development, that lot will just be a church. The project will potentially bring a 10 million dollar increase in value to Denton. You need some nonprofit. Jen Lemley stated she is concerned about safety at the dead end of 6th Street.

**A. Waiver- To not provide sidewalks along the outer perimeter (W Denton Rd) due to drainage and extreme topographical conditions.**

Trustee Wheatley stated he likes to see sidewalks; however, he also values Denton's future development. Trustee Fangmeier stated that sidewalks in the development are a nonnegotiable. She also wants to see the community grow. Trustee Osborn agrees with Fangmeier about the sidewalks. Trustee Roskrans said he supports development, but rules exist for a reason. Chair Hobelman stated that the sidewalks aren't a deal breaker to him and that the waivers have been put in place to move things along.

More discussion. Discussion on waiving the sidewalk requirement west of Rosary Drive. Development will help stabilize the water and sewer rates. Would like information on placing the sidewalk further up the hill as the village's engineer suggested.

**B. Waiver-To provide a modified 35-FT Diameter cul-de-sac as shown at the West End of 6th Street as a temporary turn-around.**

Reference to Section 4.25 of Subdivision Ordinance Minimum Street Standards. The Cul-De-Sac or Loop street should have a minimum of 100' ROW 90' paved. Chair Hobelman reached out to Uribe Refuse and SW Rural Fire Department, and both said they could back down the street.

The Village Attorney said that a plat revision adding lots or changing street easements would need to go back to the planning commission for consideration because they did not consider waiving the south extension for future development. No further discussion on changing the south extension of Rosary Drive.

Discussion on cost estimates for sidewalk on W Denton, paving 6th Street portion off of St. Mary's Avenue, and 90 foot concrete cul-de-sac at the end of 6th Street. Consensus that more research needs to be done on the cost of these items. Consensus to get two estimates for those costs.

Jefferies and Ashoff stated they would like to withdraw the waivers on the preliminary plat.

**Preliminary Plat for St Mary's Addition.** Linda's Retirement LLC for the development of 9.31 acres Lot 173 IR tract located in the NW1/4 of Section 22. Continued.

The chair opened comments on the plat. Questions on water usage. Father Doty, a resident of Denton, expressed support for the project. More comments from the public on safety being critical.

Developers will submit a revision of the plat for sidewalks on the North side of the subdivision and cul de sac at the end of 6th Street.

All public letters written to the board about the project will be kept in the official minutes book.

Questions on Tax Increment Financing from the public.

*Wheatley motioned to approve the preliminary plat subject to zoning changes; furthermore, the approval is made with no waivers. Board requests a plat revision to show the full cul-de-sac as the engineer suggested-90' paved surface with a 100' ROW. Rosekrans seconded. Vote as follows: Naye: Osborn. AYE: Fangmeier, Wheatley, Hobelman, Rosekrans. Carried.*

**1. Ordinance 25-2-1 Introduction and First Reading. Zoning Change for 2007**

**Zoning Ordinance** to amend section 5.07.06 by reducing the minimum square feet to a single-family detached residential from 12,000 sq ft to 11,000 sq ft. Tim Aschoff and William Jefferies, project developers, discussed their needs for the project layout. Making the minimum lots smaller would help fit more lots in the property. The clerk read the ordinance by title. *Wheatley motioned, seconded by Roskrans to approve the introduction and first reading of Ordinance 25-2-1 Zoning Change. AYE: Wheatley, Fangmeier, Hobelman, Rosekrans. NAY: Osborn. Carried. Wheatley motioned to suspend the 2nd and 3rd reading of Ordinance 25-2-1 Zoning Change. Seconded by Hobleman. Vote as follows: AYE: Hobelman, Wheatley, Fangmeier, Rosekrans. NAY: Osborn. Carried.*

*Hobelman motioned to approve Ord 25-2-1 Zoning Change to Amend Section 5.05.06 by reducing the minimum square fee to a single-family detached residential from 12,000 sq ft to 11,000 sq ft. Wheatley seconded the motion. Vote as follows: AYE: Wheatley, Hobelman, Fangmeier. NAYE: Rosekrans, Osborn. Carried.*

**3. Business**

- a. **Scoreboard fix.** DCAC representative Melissa Dittmer emailed the clerk and said they would fix the scoreboard.

**4. Adjournment.** The meeting was adjourned at 10:15 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 February 12, 2025, at 6:30 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 prior to 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 prior to the next convened meeting of said body.

Charlotte Te Brink  
Clerk-Treasurer