

City of Beatrice, Nebraska  
Planning & Zoning Commission Regular Meeting  
Monday, October 6, 2025 at 5:00 PM  
BPS Administration Building Board Room  
320 N 5th Street  
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
  - 2.a. Approve agenda as submitted
  - 2.b. Receive and place on file all notices pertaining to this meeting
  - 2.c. Receive and place on file all materials having any bearing on this meeting
  - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on September 15, 2025, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
  - 3.a. Public Hearing for the purpose of considering approval of the Special Use Permit Application of Brett Davenport and Tammy Hereth-Davenport, husband and wife, for a Day Care II on real property legally described as: Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska, commonly known as 1321 Elk Street, Gage County Parcel ID 012850000.
  - 3.b. Public Hearing for the purpose of considering approval of the Special Use Permit Application of Beatrice Rentals, LLC, a Nebraska limited liability company, for the construction of twelve (12) storage units on real property legally described as: Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.
4. **RESOLUTIONS**
  - 4.a. Resolution Number 25-16 granting Brett Davenport and Tammy Hereth-Davenport a Special Use Permit for a Day Care II at Gage County Parcel ID 012850000, commonly known as 1321 Elk Street.
  - 4.b. Resolution Number 25-17 granting Beatrice Rentals, LLC, a Special Use Permit for the construction of twelve (12) storage units at Gage County Parcel ID 009623000.
  - 4.c. Resolution Number 25-18 recommending to the City Council approval of the Final Plat Application request by Henhouse Capital, LLC, to replat their property as Henhouse Addition.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**

7.a. The next regular Planning & Zoning meeting is October 20, 2025 at 5:00 p.m. in the BPS Administration Building Board Room

## MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 15<sup>th</sup> day of September, 2025 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Attending: Commission Members: Bradney, Fetty, Fletcher, Franz, Wright

Absent: Aden, Fralin, McGhee, Riha

Chair Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

### CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on September 2, 2025, as on file in the City Clerk's Office.

Moved by Franz, seconded by Fletcher, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Wright

Nay: None

MOTION CARRIED.

Commission Member McGhee arrived at 5:02 p.m.

### PUBLIC HEARINGS/BIDS

**Public Hearing for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, and a portion of real property commonly known as 30026 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005220000, from "AG" Agricultural District to "RR" Rural Residential District**

Chairman Fetty announced that a public hearing will now be held for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, and a portion of real property commonly known as 30026 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005220000, from "AG" Agricultural District to "RR" Rural Residential District.

Taylor Rivera, City Attorney, reported to the Commission the Stiefvater's are selling a portion of their property to Terry and Cecilia Beard. The Beard's wish to combine the two (2) parcels into one and would like to rezone the property from "AG" Agricultural to "RR" Rural Residential. Rivera noted there are several other properties within this area zoned "RR". Rivera noted there were no calls received on the proposed rezone.

Moved by Wright, seconded by McGhee, that the public hearing be closed at 5:04 p.m.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, McGhee, Wright

Nay: None

MOTION CARRIED.

## RESOLUTIONS

**Resolution Number 25-13 recommending to the City Council the rezoning of real property commonly known as 29912 Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, from "AG" Agricultural District to "RR" Rural Residential District**

There was no further discussion by the Commission or public.

Moved by Franz, seconded by Bradney, that Resolution Number 25-13 be passed and adopted.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, McGhee, Wright  
Nay: None

MOTION CARRIED.

Resolution Number 25-13 has been passed and adopted.

**Resolution Number 25-14 recommending to the City Council to approve the Final Plat Application request by Terry V. Beard and Cecilia Beard, to replat their property as Schroeder's First Subdivision**

Taylor Rivera, City Attorney, reported to the Commission stated this is for the property that was rezoned. The Beard's wish to combine their two (2) parcels into one (1).

Moved by Franz, seconded by Bradney, that Resolution Number 25-14 be passed and adopted.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, McGhee, Wright  
Nay: None

MOTION CARRIED.

Resolution Number 25-14 has been passed and adopted.

**Resolution Number 25-15 recommending to the City Council to approve the Final Plat Application request by the City to replat their property as Gage County Industrial Park Third Addition**

Taylor Rivera, City Attorney, reported to the Commission stated this will create lots for stormwater detention, as well as a lot to be sold at a later date.

Moved by Franz, seconded by McGhee, that Resolution Number 25-15 be passed and adopted.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, McGhee, Wright  
Nay: None

MOTION CARRIED.

Resolution Number 25-15 has been passed and adopted.

## ORDINANCES

There were no ordinances.

## PUBLIC FORUM

No one appeared during public forum.

## DISCUSSIONS/REPORTS

There were no discussions/reports.

## ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for October 6, 2025 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Moved by Franz, seconded by Bradney, that the meeting be adjourned at 5:09 p.m.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, McGhee, Wright  
Nay: None

MOTION CARRIED.

**NOTICE OF HEARING  
CITY OF BEATRICE, NEBRASKA**

Notice is hereby given that the Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing at 5:00 p.m. on October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Brett Davenport and Tammy Hereth-Davenport, husband and wife, for a Day Care II on real property legally described as: Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska, commonly known as 1321 Elk Street, Gage County Parcel ID 012850000.

Erin Saathoff, MMC, City Clerk

September 26, 2025

**RESOLUTION NUMBER 25-16  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, the Planning and Zoning Commission of the City of Beatrice, Nebraska (the "City") received a special use application; and

**WHEREAS**, on September 26, 2025 notice was mailed to all adjacent property owners providing notice of the public hearing in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025 notice of the public hearing was published in a daily newspaper having a general circulation in Beatrice in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025 notice was posted in a conspicuous place on or near the property which requested the special use permit in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on October 6, 2025, a public hearing was held regarding the special use application filed by Brett Davenport and Tammy Hereth-Davenport, husband and wife, in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

**SECTION 1.** That the special use permit application filed by Brett Davenport and Tammy Hereth-Davenport, husband and wife, for property legally described as:

Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10

feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11),  
Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska,

commonly known as 1321 Elk Street,

for a Day Care II, be and is hereby approved. A copy of said special use application marked as  
Exhibit "A" is attached hereto and incorporated by reference.

**SECTION 2.** That said special use permit shall run with the applicant.

**SECTION 3.** That the Community Development Department shall file notice of this  
resolution with the Gage County Register of Deeds.

**SECTION 4.** That all resolutions or parts of resolutions in conflict herewith are hereby  
repealed.

P&Z RESOLUTION PASSED and ADOPTED this 6<sup>th</sup> day of October, 2025.

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Deven McGhee, Secretary

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Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov



BEATRICE CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20250431

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Tammy Hereth-Davenport

Address: 1321 Elk Street Beatrice, NE 68310

Phone: (402) 339-5822 Email: thereth1972@gmail.com

A site plan to include all existing and proposed improvements, dimensions, and setbacks to all property lines must be submitted as an attachment to this application.

PROPERTY OWNERSHIP ATTESTATION

I/We, Tammy Hereth-Davenport, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

046 Lot 1 + E 1/2 Lot 2 EXS 10' of said Lots BCK 11 hams Sub

or will receive a conveyance thereof if this application for a Special Use Permit is granted.

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Tammy Hereth-Davenport, hereby apply for a Special or Conditional Use Permit for the following use:

Expand from a Home 1 to a Home II daycare.

I/We hereby declare that if the application is granted that the aforementioned property will be used in conformity with the zoning restrictions then in effect on the property unless a new application for a Special or Conditional Use Permit is granted.

I/We request that the Planning and Zoning Commission set a hearing date on this application, publish notice of said hearing in accordance with the zoning ordinance, and post the above described property.

If approval is granted, you must file all required documents and proper permits issued prior to commencement of work.

APPLICANT(S) SIGNATURE

I/We declare under penalties of perjury that I/we have examined this application and to the best of my/our knowledge and belief, it is correct and complete.

Tammy Hereth-Davenport Signature

5/19/25 Date

Signature

Date

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: Chelsea Griffin Date: 9/9/25  
Date Posted on Property: 9/26/25 Date of Hearing: 10/6/25

Comments: \_\_\_\_\_

Com Dev Director: [Signature] Date: 9/9/2025

**DECISION**

PLANNING & ZONING COMMISSION  Approved  Denied the Special Use Permit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

**F. Cultural Services**

A library, museum, or similar registered non-profit organizational use displaying, preserving and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

**G. Day Care**

1. Day Care I: A facility, or use of a dwelling unit or portion thereof, for part-time care with a maximum capacity of eight (8) individuals, with one provider. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities.

2. Day Care II: A facility, or use of a dwelling unit or portion thereof, for part-time care with a maximum capacity of twelve (12) individuals, with two providers. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities.

(Ord. No. 16-010, Sec. 1, 3-7-2016)

**H. Day Care Center**

A facility, or use of a dwelling unit or portion thereof, for part-time care of at least thirteen (13) individuals. This term includes nursery schools, preschools, day care centers for children or adults, and similar uses but excludes public and private primary and secondary educational facilities and non-commercial shelters. (Ord. No. 16-010, Sec. 2, 3-7-2016)

**I. Detention Facilities**

A publicly operated or contracted use providing housing and care for individuals legally confined, designed to isolate those individuals from a surrounding community.

**J. Elderly Care Facility**

A facility that provides twenty-four (24) hour nonmedical care to ambulatory or nonambulatory persons in need of personal assistance, supervision or assistance essential for maintaining the activities of daily living. The facility may include congregate dining, transportation, recreation activities, housekeeping, financial services, beauty and barber services, and other support services appropriate for the residents.

**K. Elderly Housing Facility**

A multiple-family housing facility maintained for the occupancy of the elderly in which not more than (10) percent of the occupants are under sixty-two (62) years of age. The housing facility may include congregate transportation, recreation activities, beauty and barber services, financial services and other support services appropriate for the residents.

**L. Emergency Residential Services**

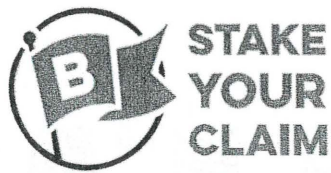
A facility or use of a dwelling to provide a protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for victims of rape, abuse, or physical beatings.

**M. Group Care Facility**

A facility licensed or approved by the State of Nebraska or other appropriate agency, which provides for the care and short or long term overnight occupancy of more than three unrelated persons who require and receive therapy or counseling on site as part of an organized and

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
<b>CIVIC USES</b>															
Administration	S	S			S	S	P	P	P	P	P		P	P	
Cemetery	P	S													
Clubs	S	S				S	P	S	P	P	P	S			
College/University	S	S				P	P	P	P	P	P				
Convalescent Services	S	S			S	S	P	P							
Cultural Services	S		S	S	S	S	P	P	P	P	P				
Day Care I	P	P	P	P	P	P	P	P	P	P	P				
Day Care II	P	P	S	S	S	S	P	P	P	P	P				
Day Care Center	S	S	S	S	S	S	P	P	P	P	P		S		
Detention Facility	S									S	S				
Elderly Care Facility						S	P	P							
Elderly Housing Facility						P	P	P							
Emergency Residential	P	P	P	P	P	P	P	P			P				
Group Care Facility	S					S	P	P		P	P				
Group Home	P	P	P	P	P	P	P	P		P	P	P			
Guidance Services					S	S	P	P	P	P	P				
Hospital					S	S	S	S	S	S					
Maintenance Facilities	S	S								S	S	P	P	P	S
Non-Commercial Shelters										S	S			S	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Postal Facilities							S	P	S	P	P		P	P	
Primary Education	P	S	S	S	P	P	P	P	P	P	P				
Public Assembly	P	S				S	S	P		P	P				
Religious Assembly	P	S	S	S	P	P	P	P	P	P	P	S			
Safety Services	S	S	S	S	S	P	P	P	P	P	P	P	P	P	
Secondary Education	P	S	S	S	S	S	S	P	P	P	P				
Utilities	S	S	S	S	S	S	S	S	S	P	P	P	P	P	

P = Permitted Uses by Right S = Uses Permitted by Special Use Permit Blank = Uses Not Permitted



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**CITY HALL**

400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Brett Davenport & Tammy Hereth-Davenport  
1321 Elk Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Brett Davenport & Tammy Hereth-Davenport  
Day Care II at 1321 Elk Street

Dear Brett & Tammy:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for a Day Care II located at Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska, commonly known as 1321 Elk Street, Gage County Parcel ID 012850000.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners have questions only you can answer pertaining to your Special Use Permit application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov) if you have any questions.

Sincerely,

Taylor Rivera  
City Attorney



**STAKE  
YOUR  
CLAIM**

**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**CITY HALL**

400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Matthew & Amanda Bossinger  
1315 Elk Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Brett Davenport & Tammy Hereth-Davenport  
Day Care II at 1321 Elk Street

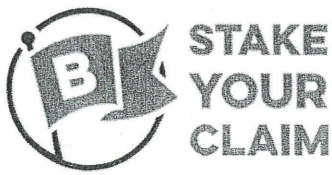
Dear Matthew and Amanda:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Brett Davenport and Tammy Hereth-Davenport, for a Day Care II located at Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska, commonly known as 1321 Elk Street, Gage County Parcel ID 012850000

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov).

Sincerely,

Taylor Rivera  
City Attorney



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**CITY HALL**

400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Kimberly Matlock  
1401 Elk Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Brett Davenport & Tammy Hereth-Davenport  
Day Care II at 1321 Elk Street

Dear Kimberly:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Brett Davenport and Tammy Hereth-Davenport, for a Day Care II located at Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska, commonly known as 1321 Elk Street, Gage County Parcel ID 012850000

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov).

Sincerely,

Taylor Rivera  
City Attorney

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Space Above Reserved for Recording Information

Return to:

Taylor Rivera  
City of Beatrice  
400 Ella Street  
Beatrice, NE 68310

### Notice of Special Use Permit

THIS NOTICE shall hereby certify that the Planning and Zoning Commission of the City of Beatrice approved Resolution No. 25-16 granting Brett Davenport and Tammy Hereth-Davenport a Special Use Permit for a Day Care II at property legally described as:

Lot One (1) and the East Half of Lot Two (2), Block Eleven (11), Lamb's Subdivision, an addition to the City of Beatrice, Gage County, Nebraska, EXCEPT the South 10 feet of the East Half of Lot (2), and South 10 feet of Lot One (1), Block Eleven (11), Lamb's Subdivision to the City of Beatrice, Gage County, Nebraska.

(Commonly known as 1321 Elk Street, Gage County Parcel ID 012850000.)

Said special use permit shall run with the applicant.

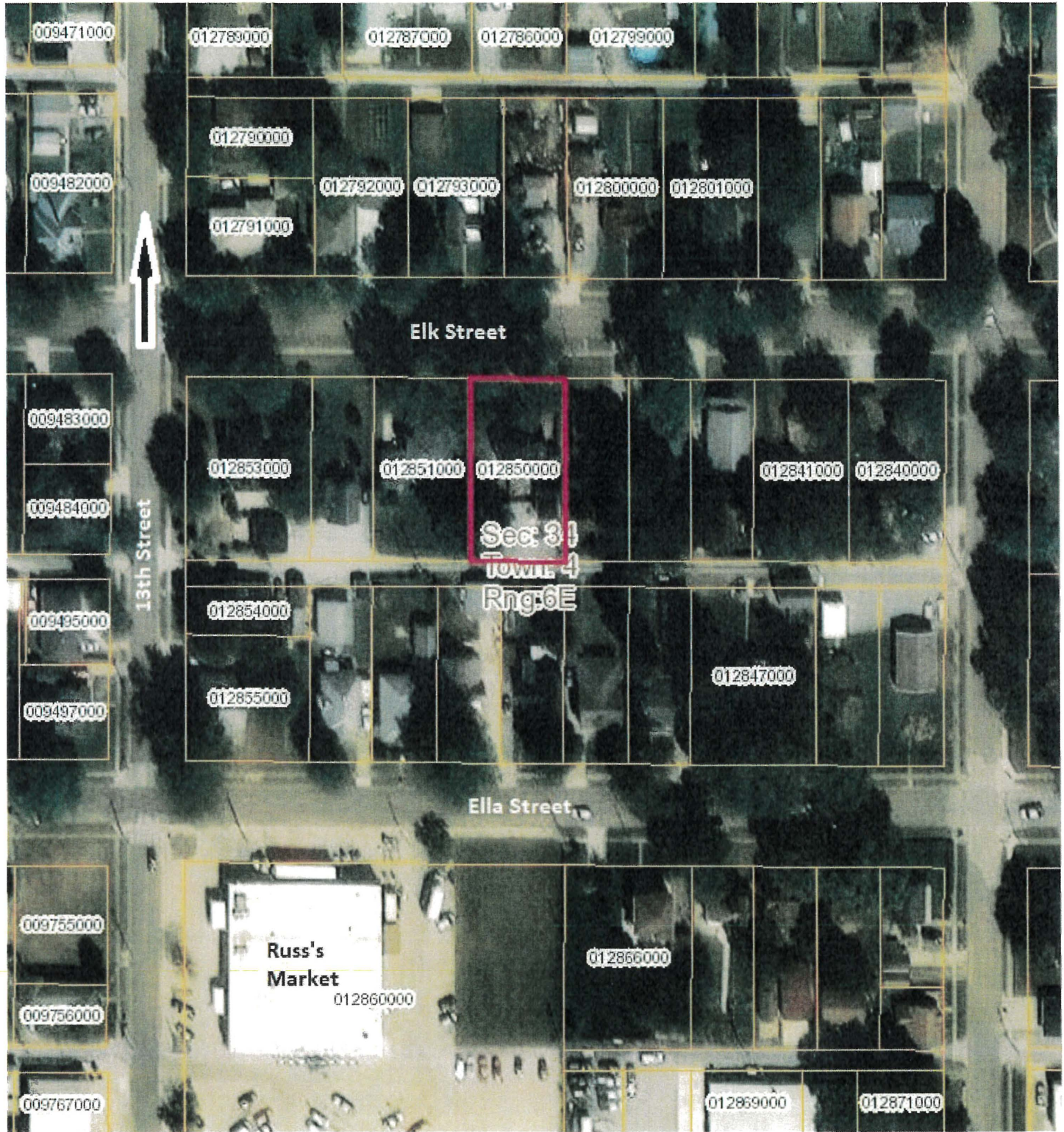
\_\_\_\_\_  
Date

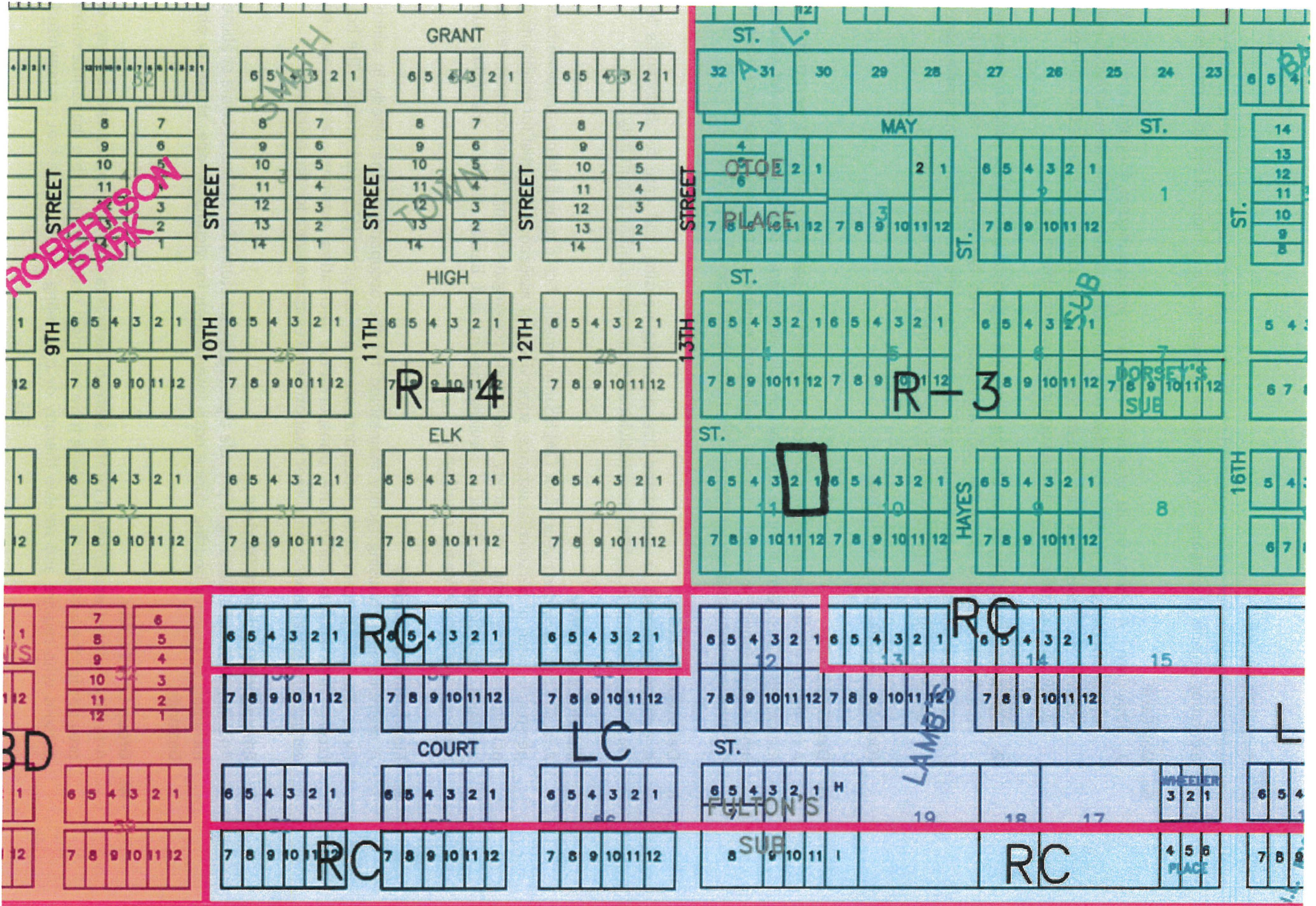
\_\_\_\_\_  
Chet McGrury  
Community Development Director  
City of Beatrice

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF GAGE    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October, 2025 by Chet McGrury, Community Development Director.

\_\_\_\_\_  
Notary Public





**NOTICE OF HEARING  
CITY OF BEATRICE, NEBRASKA**

Notice is hereby given that the Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing at 5:00 p.m. on October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Beatrice Rentals, LLC, a Nebraska limited liability company, for the construction of twelve (12) storage units on real property legally described as: Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

Erin Saathoff, MMC, City Clerk

September 26, 2025

**RESOLUTION NUMBER 25-17  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, the Planning and Zoning Commission of the City of Beatrice, Nebraska (the "City") received a special use application; and

**WHEREAS**, on September 26, 2025, notice was mailed to all adjacent property owners providing notice of the public hearing in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025, notice of the public hearing was published in a daily newspaper having a general circulation in Beatrice in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025, notice was posted in a conspicuous place on or near the property which requested the special use permit in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on October 6, 2025, a public hearing was held regarding the special use application filed by Beatrice Rentals, LLC, a Nebraska limited liability company, in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

**SECTION 1.** That the special use permit application filed by Beatrice Rentals, LLC, a Nebraska limited liability company, for property legally described as:

Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

for the construction of twelve (12) storage units, be and is hereby approved. A copy of said

special use application marked as Exhibit "A" is attached hereto and incorporated by reference.

**SECTION 2.** That said special use permit shall run with the land.

**SECTION 3.** That the Community Development Department shall file notice of this resolution with the Gage County Register of Deeds.

**SECTION 4.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 6<sup>th</sup> day of October, 2025.

---

Deven McGhee, Secretary

---

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov



BEATRICE CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20250424

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Beatrice Beatrice Rentals LLC (Krista Wiedel)
Address: 514 Court St Beatrice, NE 68310
Phone: 402-239-9948 Email: beatrice.rentals@yahoo.com

A site plan to include all existing and proposed improvements, dimensions, and setbacks to all property lines must be submitted as an attachment to this application.

PROPERTY OWNERSHIP ATTESTATION

I/We, Beatrice Rentals LLC, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows: LOT 3 BLK 7, BEATRICE ORIGINAL

or will receive a conveyance thereof if this application for a Special Use Permit is granted.

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Beatrice Rentals LLC, hereby apply for a Special or Conditional Use Permit for the following use:

We plan to pave the entire lot according to code, after survey, allowing for the 25' set back required by the City for storage units.

We would build 12 garage size units on that with the appropriate wind/hail ratings for the area.

Units would be available to rent. We feel with all the additional apartments up the alleys East they will be useful.

I/We hereby declare that if the application is granted that the aforementioned property will be used in conformity with the zoning restrictions then in effect on the property unless a new application for a Special or Conditional Use Permit is granted.

I/We request that the Planning and Zoning Commission set a hearing date on this application, publish notice of said hearing in accordance with the zoning ordinance, and post the above described property.

If approval is granted, you must file all required documents and proper permits issued prior to commencement of work.

APPLICANT(S) SIGNATURE

I/We declare under penalties of perjury that I/we have examined this application and to the best of my/our knowledge and belief, it is correct and complete.

Signature: Krista Wiedel

Date: 9/15/25

Signature: Beatrice Rentals LLC

Date

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: Cmye Date: 9/5/25  
Date Posted on Property: 9/26/25 Date of Hearing: 10/6/25  
Comments: \_\_\_\_\_  
Com Dev Director: [Signature] Date: 9/5/25

**DECISION**

PLANNING & ZONING COMMISSION  Approved  Denied the Special Use Permit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Typical uses include driving ranges, theaters, private dance halls, or private skating facilities.

**J. Communications Services**

Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as Utilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, and film or sound recording facilities.

**K. Construction Sales and Services**

Establishments or places of business primarily engaged in the retail or wholesale sale, from the premises, or materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. This use type excludes those uses classified under Automotive and Equipment Services. Typical uses include building materials sales, or tool and equipment rental or sales.

**L. Consumer Services**

Establishments which provide services, primarily to individuals and households, but excluding Automotive Use Types. Typical uses include automated banking machines, appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops.

**M. Convenience Storage**

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access but excluding use of such areas as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.

**N. Food Sales**

Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries, and candy shops.

1. Limited Food Sales: Establishments occupying facilities of 10,000 square feet or less; and characterized by sales of specialty foods or a limited variety of general items. Typical uses include delicatessens, meat markets, retail bakeries, candy shops, and small grocery stores.
2. General Food Sales: Establishments selling a wide variety of commodities, using facilities larger than 10,000 square feet. Typical uses include supermarkets.

**O. Funeral Services**

Establishments engaged in undertaking services such as preparing the human dead for burial, and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

**P. General Retail Services**

Sale or rental with incidental service of commonly-used goods and merchandise for personal or household use but excludes those classified more specifically by these use type classifications. Typical uses include department stores, apparel stores, furniture stores, or establishments providing the following products or services:

Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
<b>OFFICE USES</b>															
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Agricultural Sales/Service	P									P	P	P	P	P	
Automotive Rental/Sales									S	P	P	S	P	P	
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Vehicle Storage										S	S		P	P	S
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Food Sales (Limited)						S	P		P	P	P				
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General Retail Services							S	S	P	P	P				
Kennels	S									S					
Laundry Services									S	P	P		P	P	

P = Permitted Uses by Right    S = Uses Permitted by Special Use Permit    Blank = Uses Not Permitted



STAKE  
YOUR  
CLAIM

CITY HALL

400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Beatrice Rentals, LLC  
514 Court Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

Dear Beatrice Rentals, LLC:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of twelve (12) Convenience Storage Units located on real property legally described as: Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners have questions only you can answer pertaining to your Special Use Permit application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov) if you have any questions.

Sincerely,

Taylor Rivera  
City Attorney



**STAKE  
YOUR  
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**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Beatrice Woodworking LLC  
319 Ella Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov).

Sincerely,

Taylor Rivera  
City Attorney

**CITY HALL**

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CITY • BOARD OF PUBLIC WORKS**ENGINEERING & COMMUNITY DEVELOPMENT**

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September 22, 2025

Beatrice Woodworking LLC  
212 South 5<sup>th</sup> Street  
Manhattan, KS 66502

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Taylor Rivera  
City Attorney



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**BEATRICE**  
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205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Dell G. Hedges II & Pamela K. Hedges  
123 North 4<sup>th</sup> Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

Dear Dell and Pamela:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Beatrice Rentals, LLC, for the construction of twelve (12) Convenience Storage Units located on real property legally described as: Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

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Taylor Rivera  
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

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1807 South 16<sup>th</sup> Circle Drive  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

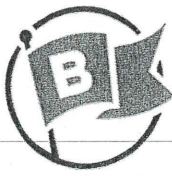
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Sincerely,

Taylor Rivera  
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

City of Beatrice, Nebraska  
400 Ella Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

To Whom it May Concern:

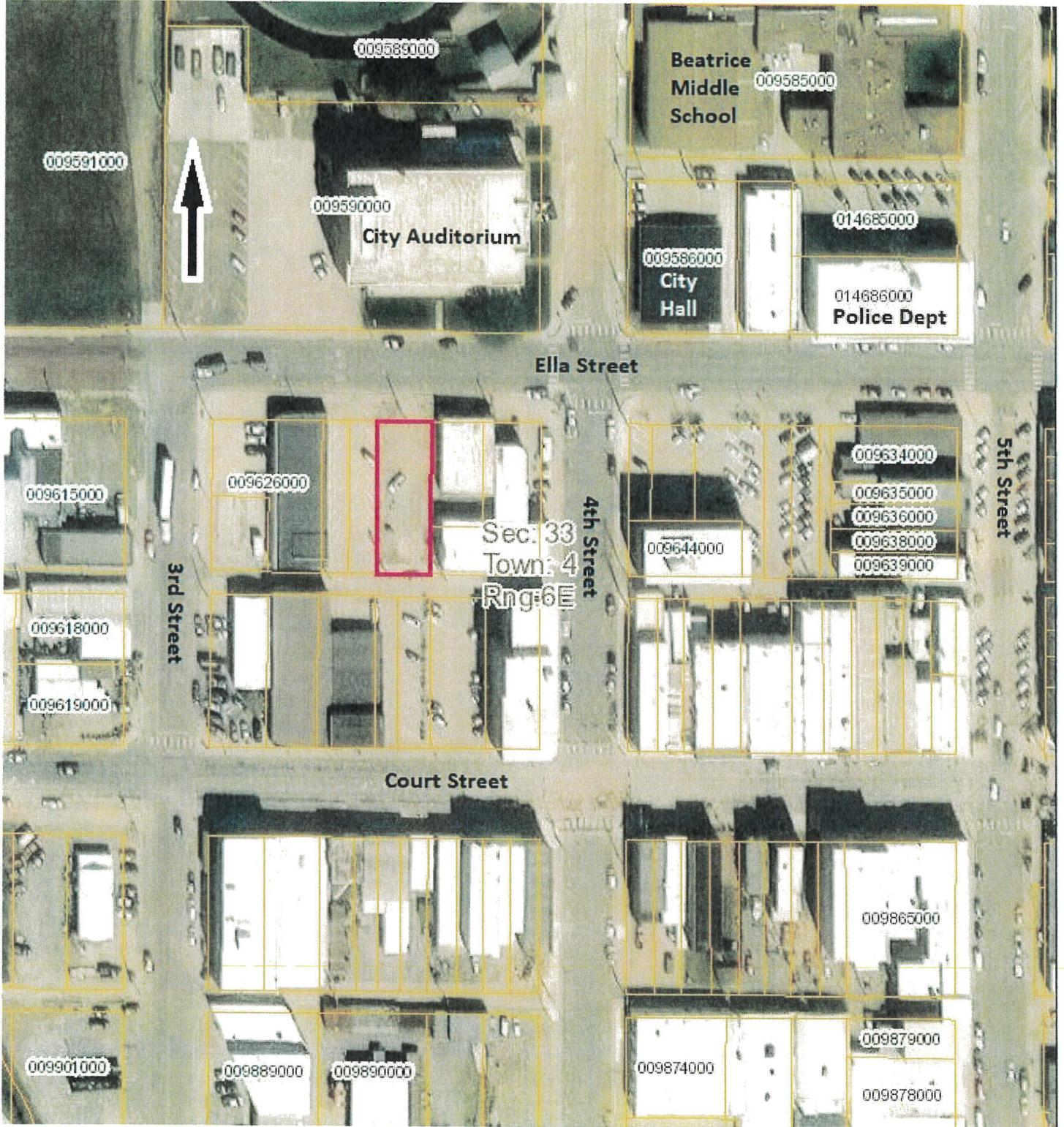
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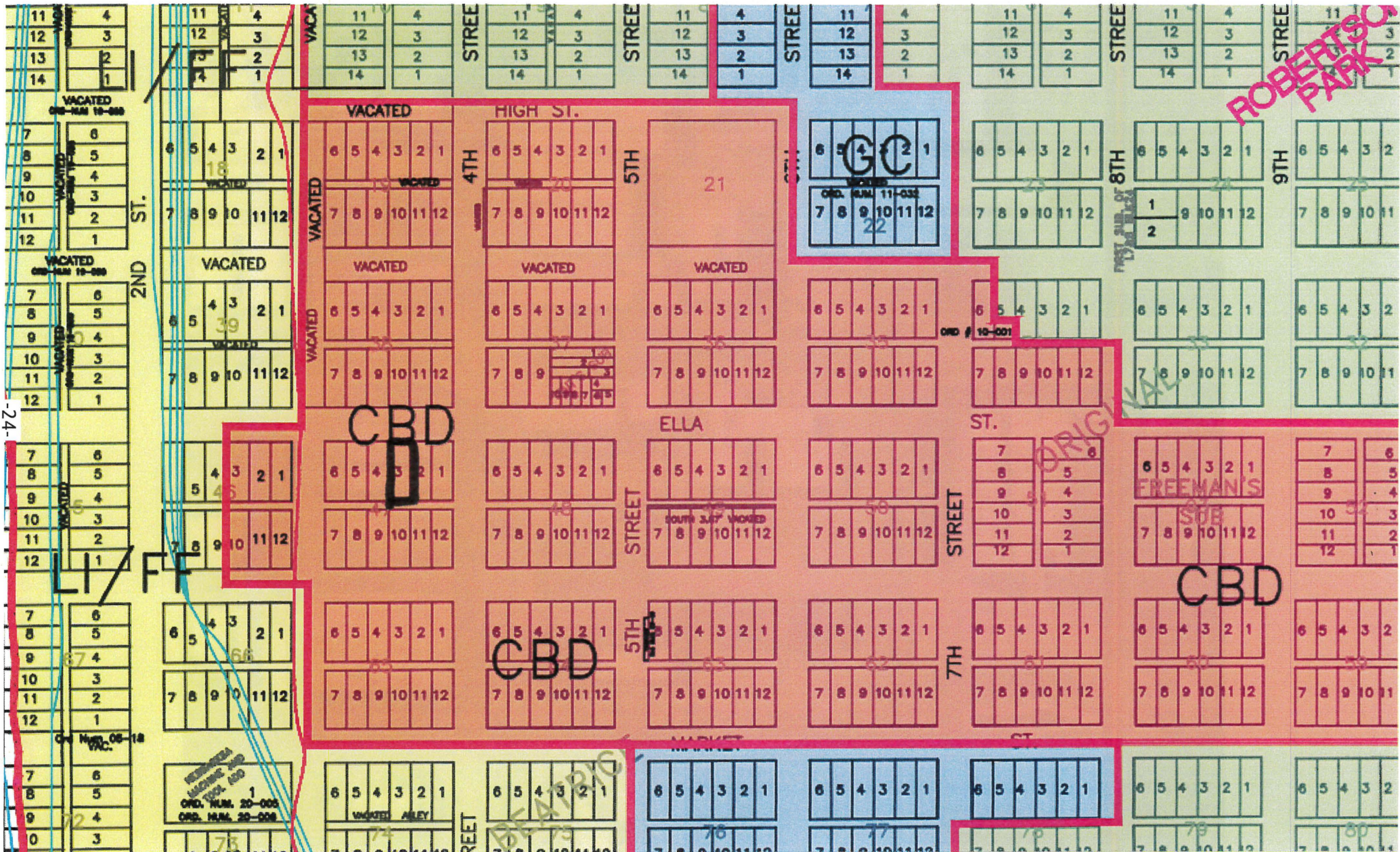
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Sincerely,

Taylor Rivera  
City Attorney







**RESOLUTION NUMBER 25-17  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, the Planning and Zoning Commission of the City of Beatrice, Nebraska (the "City") received a special use application; and

**WHEREAS**, on September 26, 2025, notice was mailed to all adjacent property owners providing notice of the public hearing in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025, notice of the public hearing was published in a daily newspaper having a general circulation in Beatrice in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on September 26, 2025, notice was posted in a conspicuous place on or near the property which requested the special use permit in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13; and

**WHEREAS**, on October 6, 2025, a public hearing was held regarding the special use application filed by Beatrice Rentals, LLC, a Nebraska limited liability company, in accordance with §1303 of the Zoning Ordinance of the City of Beatrice, Ordinance Number 94-13.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

**SECTION 1.** That the special use permit application filed by Beatrice Rentals, LLC, a Nebraska limited liability company, for property legally described as:

Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

for the construction of twelve (12) storage units, be and is hereby approved. A copy of said

special use application marked as Exhibit "A" is attached hereto and incorporated by reference.

**SECTION 2.** That said special use permit shall run with the land.

**SECTION 3.** That the Community Development Department shall file notice of this resolution with the Gage County Register of Deeds.

**SECTION 4.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 6<sup>th</sup> day of October, 2025.

---

Deven McGhee, Secretary

---

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4<sup>th</sup> Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20250424

**SPECIAL USE PERMIT APPLICATION**

**APPLICANT(S) INFORMATION**

Name(s): Beatrice  
Beatrice Rentals LLC (Krista Wiedel)

Address: 514 Court St  
Beatrice, NE 68310

Phone: 402-239-9948 Email: beatrice.rentals@yahoo.com

**A site plan to include all existing and proposed improvements, dimensions, and setbacks to all property lines must be submitted as an attachment to this application.**

**PROPERTY OWNERSHIP ATTESTATION**

I/We, Beatrice Rentals LLC, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:  
LOT 3 BLK 7, BEATRICE ORIGINAL

or will receive a conveyance thereof if this application for a Special Use Permit is granted.

**SPECIAL or CONDITIONAL USE ATTESTATION**

I/We, Beatrice Rentals LLC, hereby apply for a Special or Conditional Use Permit for the following use:

We plan to pave the entire lot according to code, after survey, allowing for the 25' set back required by the City for storage units.

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I/We request that the Planning and Zoning Commission set a hearing date on this application, publish notice of said hearing in accordance with the zoning ordinance, and post the above described property.

**If approval is granted, you must file all required documents and proper permits issued prior to commencement of work.**

**APPLICANT(S) SIGNATURE**

*I/We declare under penalties of perjury that I/we have examined this application and to the best of my/our knowledge and belief, it is correct and complete.*

Signature

9/15/25  
 Date

Signature

\_\_\_\_\_  
 Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Cmye Date: 9/5/25  
Date Posted on Property: 9/26/25 Date of Hearing: 10/6/25  
Comments: \_\_\_\_\_  
Com Dev Director: [Signature] Date: 9/5/25

DECISION

PLANNING & ZONING COMMISSION  Approved  Denied the Special Use Permit this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Typical uses include driving ranges, theaters, private dance halls, or private skating facilities.

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**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
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September 22, 2025

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Sincerely,

Taylor Rivera  
City Attorney



STAKE  
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205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

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Beatrice, NE 68310

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Taylor Rivera  
City Attorney



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September 22, 2025

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Manhattan, KS 66502

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Parcel ID 009623000

To Whom it May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, October 6, 2025, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Beatrice Rentals, LLC, for the construction of twelve (12) Convenience Storage Units located on real property legally described as: Lot Three (3), Block Forty-Seven (47), Beatrice Original, now City of Beatrice, Gage County, Nebraska, Gage County Parcel ID 009623000.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov).

Sincerely,

Taylor Rivera  
City Attorney



**STAKE  
YOUR  
CLAIM**

**CITY HALL**

400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Dell G. Hedges II & Pamela K. Hedges  
123 North 4<sup>th</sup> Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

Dear Dell and Pamela:

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Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

Dell G. Hedges II & Pamela K. Hedges  
1807 South 16<sup>th</sup> Circle Drive  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

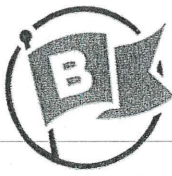
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Sincerely,

Taylor Rivera  
City Attorney



**STAKE  
YOUR  
CLAIM**

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400 Ella Street | Beatrice, NE 68310  
Phone: 402.228.5200 Fax: 402.228.2312

**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

September 22, 2025

City of Beatrice, Nebraska  
400 Ella Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Beatrice Rentals, LLC – Convenience Storage Units  
Parcel ID 009623000

To Whom it May Concern:

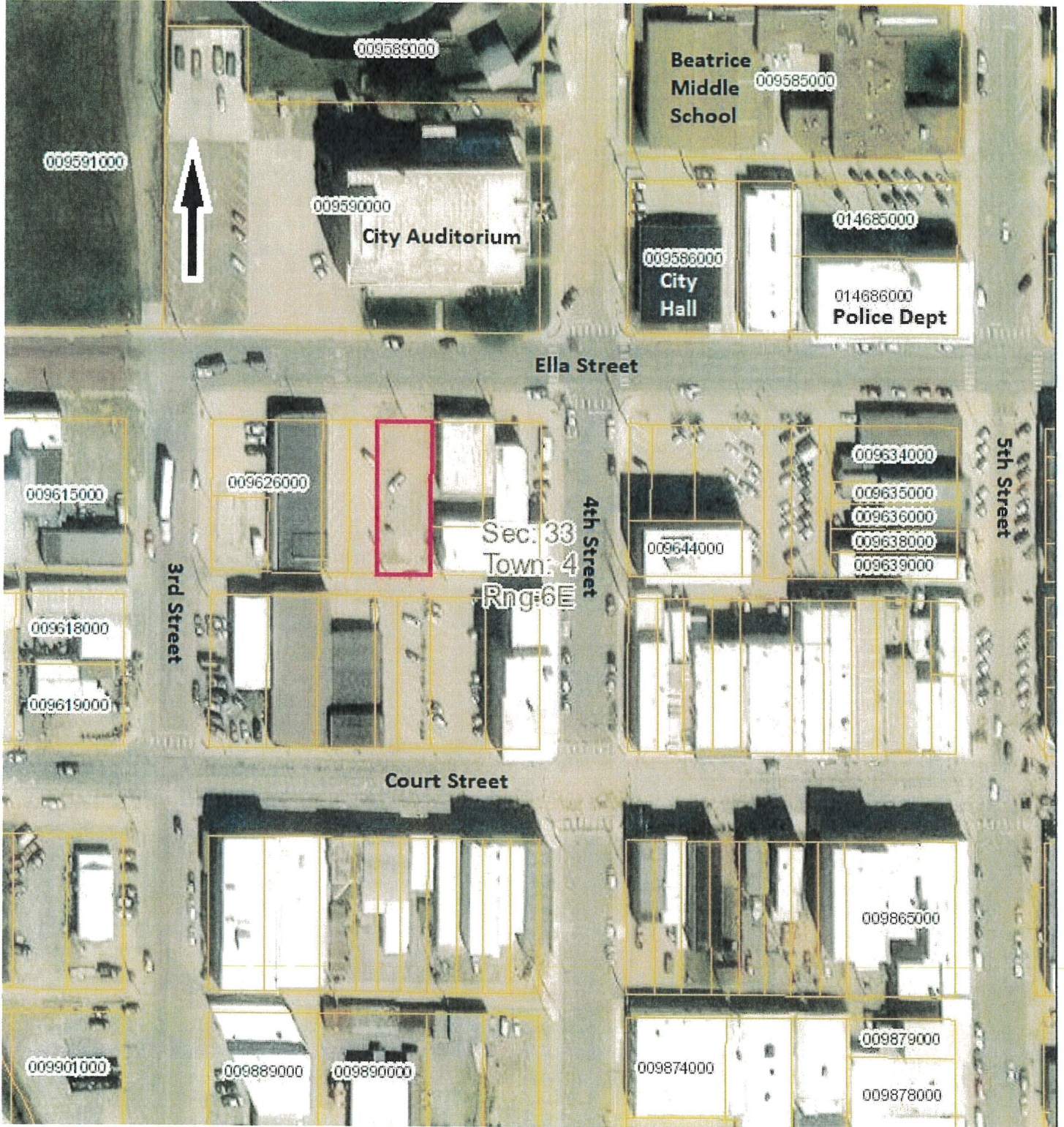
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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email [community@beatrice.ne.gov](mailto:community@beatrice.ne.gov).

Sincerely,

Taylor Rivera  
City Attorney







**RESOLUTION NUMBER 25-18  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, Henhouse Capital, LLC, a Nebraska limited liability company (“Property Owner”), owner of property legally described:

Lots Eight (8) and Nine (9), Block Two (2) Nicholas LePoidevin’s First Subdivision to the City of Beatrice, Gage County, Nebraska,

wishes to replat their property as Henhouse Addition; and

**WHEREAS**, the aforementioned property lies within the city limits of the City of Beatrice; and

**WHEREAS**, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

**WHEREAS**, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

**SECTION 1.** The Planning and Zoning Commission of the City of Beatrice hereby recommends to the Beatrice City Council, that the request by Henhouse Capital, LLC, to replat their property as Henhouse Addition, be approved.

**SECTION 2.** That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED AND ADOPTED this 6<sup>th</sup> day of October, 2025.

---

Deven McGhee, Secretary

---

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.223.5252  
community@beatrice.ne.gov



**BEATRICE**  
CITY · BOARD OF PUBLIC WORKS

REVIEW NUMBER: 20250353

**SUBDIVISION FINAL PLAT APPLICATION**

**APPLICANT(S) INFORMATION**

Name(s): ERIC WENDELIN  
Address: 16360 S 26TH DR.  
ROCA, NE 68430  
Phone: 402-418-2428  
Email: WENDELINCATTLE@GMAIL.COM

**OWNER(S) INFORMATION (if not Applicant)**

Name(s): HENHOUSE CAPITAL LLC.  
Address: 16360 S 26THDR.  
ROCA, NE 68430  
Phone: 402-418-2428  
Email: WENDELINCATTLE@GMAIL.COM

**PROPOSED PROJECT DETAILS**

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: R-4 Proposed Zone: R-4 Lot(s): 8-9 Block: 2  
Addition LEPOIDEVIN'S LegalDescription: PT SE 1/4 SEC 34 T4N R6E

Description of Proposed Changes: \_\_\_\_\_  
AS PER PLAT

List Exhibits or Plans Submitted: SUBDIVISION PLAT

**APPLICANT(S) SIGNATURE**

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Eric Wendelin  
Signature

7/18/25  
Date

Signature

Date

**OFFICE USE ONLY**

Application Fee: \$150.00 Received By: [Signature] Date: 7/18/25

Comments: \_\_\_\_\_

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Com Dev Director: [Signature] Date: 7/18/25

**RECOMMENDATIONS**

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

CITY COUNCIL RECOMMENDATION this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied

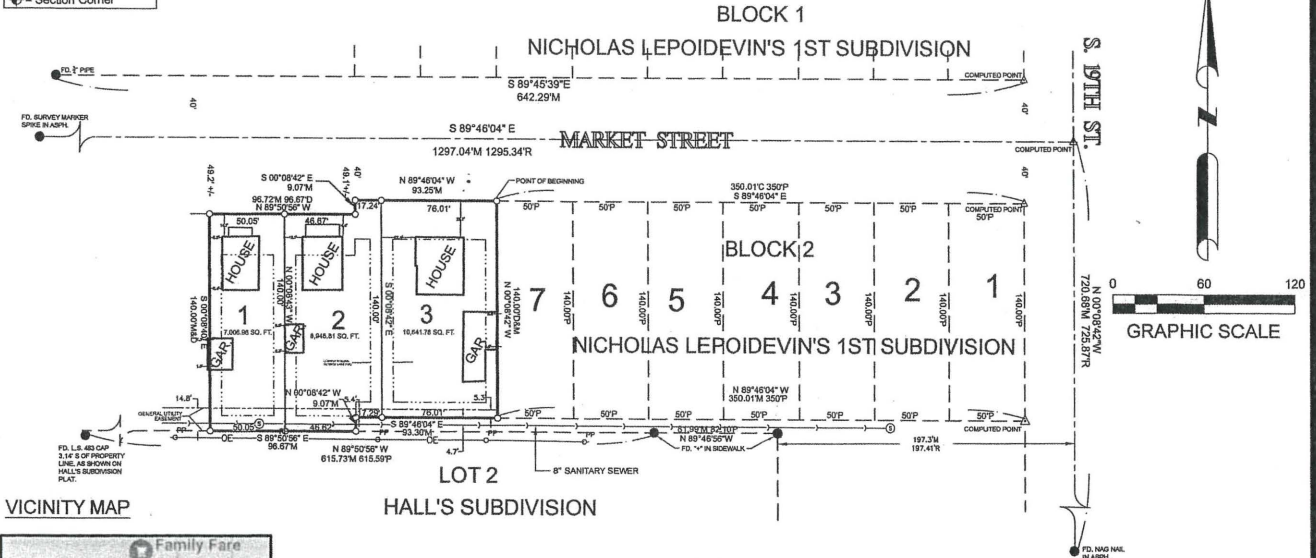
Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

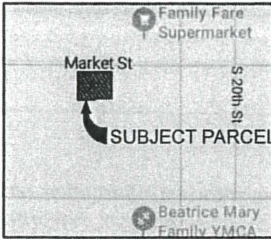
# HENHOUSE ADDITION

FINAL PLAT

LEGEND	
M	= Measured
D	= Deeded
R	= Recorded
P	= Platted
●	= Fd. 5/8" Rebar
○	= Set 5/8" Rebar & Cap
⊕	= Section Corner



VICINITY MAP



**ZONING.**  
CURRENT ZONING IS R-4  
NO CHANGE OF ZONING IS REQUESTED AT THIS TIME.

**BUILDING SETBACKS**  
FRONT = 25'  
SIDE = 7.5'  
REAR = 10'

**DEDICATION**

THE FOREGOING PLAT, KNOWN AS HENHOUSE ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF BEATRICE, ITS SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CITY OF BEATRICE, NEBRASKA, ITS SUCCESSORS AND ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY DRAINAGE EASEMENT SHOWN THEREON SHALL NOT BE PERMITTED.

IN REFERENCE TO THE EXISTING GARAGE SHOWN ON LOT 1, THE OWNERS ARE AWARE OF THE EXISTING ENCROACHMENT, ONTO THE NEIGHBORING PROPERTY, IN THE EVENT OF THE CONSTRUCTION, RECONSTRUCTION, OR REPLACEMENT OF SAID GARAGE, IT SHALL BE BUILT TO MEET CURRENT ZONING AND SETBACK REGULATIONS AT THE TIME OF REPLACEMENT.

IN REFERENCE TO THE GARAGES ON LOTS 2 AND 3, THESE STRUCTURES ARE NOT IN COMPLIANCE WITH CURRENT ZONING AND SET BACK RULES. SHOULD THE GARAGES EVER NEED TO BE REBUILT, THEY SHALL COMPLY WITH SET BACK RULES AT THE TIME OF CONSTRUCTION, AND CANNOT BE REBUILT IN THE CURRENT LOCATIONS.

LOTS 8 AND 9, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION ARE HEREBY VACATED.

THE GENERAL UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE CITY OF BEATRICE.

WITNESS MY HAND:

BY: ERIC WENDELIN  
MANAGING MEMBER  
HENHOUSE CAPITAL LLC.

**ACKNOWLEDGMENT OF NOTARY**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME, ERIC WENDELIN, MANAGING MEMBER OF HENHOUSE CAPITAL LLC, (A NEBRASKA LIMITED LIABILITY COMPANY) TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER APPROVAL**

I, JAMES BURROUGHS, CITY ENGINEER, HEREBY APPROVE THIS PLAT.

DATE \_\_\_\_\_  
JAMES BURROUGHS  
CITY ENGINEER

THE FOREGOING PLAT TO BE KNOWN AS HENHOUSE ADDITION, A SUBDIVISION OF LOTS 8 AND 9, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION, ALONG WITH A PORTION OF THE SE 1/4, ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34 T4N R9E OF THE SIXTH PM, CITY OF BEATRICE, GAGE COUNTY NEBRASKA.

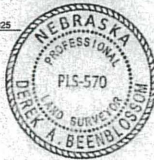
COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION, AND THE POINT OF BEGINNING, THENCE NORTH 89°46'04" WEST, ON THE SOUTH LINE OF THE 40' RIGHT OF WAY OF MARKET STREET, A DISTANCE OF 93.25 FEET; THENCE SOUTH 00°08'42" EAST, A DISTANCE OF 9.07 FEET; THENCE NORTH 89°50'38" WEST, A DISTANCE OF 96.72 FEET; THENCE SOUTH 00°08'40" EAST, A DISTANCE OF 140.00 FEET, TO A POINT ON THE NORTH LINE OF LOT 2, HALL'S SUBDIVISION; THENCE SOUTH 89°50'38" EAST, ON THE NORTH LINE OF LOT 2, HALL'S SUBDIVISION, A DISTANCE OF 96.87 FEET; THENCE NORTH 00°08'42" WEST, A DISTANCE ON THE EXTENDED WEST LINE OF LOT 9, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION, A DISTANCE OF 8.07 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 2; THENCE SOUTH 89°46'04" EAST, ON THE SOUTH LINE OF LOTS 8 AND 9, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION, A DISTANCE OF 93.30 FEET, TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION. THENCE NORTH 00°08'42" WEST, ON THE WEST LINE OF LOT 7, BLOCK 2, NICHOLAS LEPOIDEVIN'S 1ST SUBDIVISION, A DISTANCE OF 140.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 28,595.56 SQUARE FEET, OR 0.651 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS, THE PERIPHERY OF THE SUBDIVISION, AND ON THE CENTERLINE AT EACH STREET INTERSECTION, AND AT THE POINT OF TANGENCY AND CURVATURE AND THAT 5/8" X 24" CAPPED REBARS HAVE BEEN PLACED AT EACH LOT CORNER, AND BLOCK CORNER UNLESS OTHERWISE SHOWN.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Derek A. Beensblossom  
DEREKA. BEENS Blossom LS 570

SEPTEMBER 22, 2025  
DATE



**PLANNING COMMISSION APPROVAL**

BY ORDER OF THE PLANNING COMMISSION THE FOREGOING PLAT OF HENHOUSE ADDITION IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

CHAIRPERSON \_\_\_\_\_

**CITY COUNCIL APPROVAL**

BY ORDER OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BEATRICE, THE FOREGOING PLAT OF HENHOUSE ADDITION IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**REGISTER OF DEEDS**

THE FOREGOING PLAT WAS FILED FOR RECORD AND ENTERED IN NUMERICAL INDEX ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND RECORDED AS INSTRUMENT NO. \_\_\_\_\_

REGISTER OF DEEDS \_\_\_\_\_

DEPUTY \_\_\_\_\_

