

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, June 15, 2026 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 May 18, 2026, 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 Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-15 granting Vincenzo and Tamra D'Andrea a Special Use Permit for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is July 6, 2026 at 5:00 p.m. in the BPS Administration Building Board Room

**NOTICE OF MEETING
CITY OF BEATRICE, NEBRASKA**

Notice is hereby given that a meeting of the Planning and Zoning Commission of the City of Beatrice, Nebraska, will be held at 5:00 p.m. on June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska. An agenda is available for public inspection at the City Clerk's Office, 400 Ella Street, Beatrice, Nebraska, and on the City website, www.beatrice.ne.gov.

Erin Saathoff, MMC, City Clerk

June 10, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 18th day of May, 2026 at 5:20 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Bradney, Fetty, Painter, Wright

Absent: Fletcher, 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 May 4, 2026, as on file in the City Clerk's Office.

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

Roll Call: Yea: Aden, Bradney, Fetty, Painter, Wright

Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of considering the rezoning of real estate legally describe as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC"

Chair Fetty announced that a public hearing will now be held for the purpose of considering the rezoning of real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC".

Taylor Rivera, City Attorney, reported to the Commission this parcel is located on the old Store Kraft site on the north side of Irving Street, across from the new apartment building. Rivera explained the owner intends to construct a coffee shop on the property, however, needs to rezone the property from General Industrial District "GI" to General Commercial District "GC" prior to construction. Rivera further explained the parcel has been zone as GI since Store Kraft was still located on the property, however, most parcels along this corridor are zoned as GC.

There was no further discussion from the Commission or public.

Moved by Bradney, seconded by Aden, that the public hearing be closed at 5:24 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Painter, Wright

Nay: None

MOTION CARRIED.

RESOLUTIONS

Resolution Number 26-13 recommending to the City Council to rezone real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC"

Chair Fetty introduced Resolution Number 26-13 recommending to the City Council to rezone real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC".

There was no further discussion by the Commission or public.

Moved by Bradney, seconded by Aden, that Resolution Number 26-13 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Painter, Wright
Nay: None

MOTION CARRIED.

Resolution Number 26-13 has been passed and adopted.

Resolution Number 26-14 recommending to the City Council approval of the Final Plat Application request by Homestead Junction, LLC, to replat a portion of their property as Homestead Junction Third Addition

Chair Fetty introduces Resolution Number 26-14 recommending to the City Council approval of the Final Plat Application request by Homestead Junction, LLC, to replat a portion of their property as Homestead Junction Third Addition.

Taylor Rivera, City Attorney, explained to the Commission that this replat is part of the same project for the coffee shop. River explained that Outlot B of Homestead Junction Second Addition is being replatted as Homestead Junction Third Addition.

There was no further discussion by the Commission or public.

Moved by Aden, seconded by Bradney, that Resolution Number 26-14 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Painter, Wright
Nay: None

MOTION CARRIED.

Resolution Number 26-14 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 June 1, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Aden, seconded by Bradney, that the meeting be adjourned at 5:27 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Painter, 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 June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot Nineteen (19) and all of Lot Twenty (20), Block Seven (7), Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

Erin Saathoff, MMC
City Clerk

June 5, 2026

**RESOLUTION NUMBER 26-15
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 June 8, 2026, 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 June 5, 2026, 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 June 5, 2026, 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 June 15, 2026, a public hearing was held regarding the special use application filed by Vincenzo and Tamra D'Andrea, 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 Vincenzo and Tamra D'Andrea, for property legally described as:

the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street.

a lounge and off-site sale of beer and liquor, 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 15th day of June, 2026.

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: 20260186

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Vincenzo + Tamra D'Andrea

Address: 205 N. 19th

Phone: 402-239-8664 Email: vinny.alchemy.spirits@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

(Dakuhl Investments LLC)

I/We, Vincenzo + Tamra D'Andrea, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

The East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to Beatrice, Gage County, Nebraska

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Vincenzo + Tamra D'Andrea (Dakuhl Investments LLC) hereby apply for a Special or Conditional Use Permit for the following use:

Lounge + off sale beer + liquor with no open container leaving premises

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]
Signature

5-18-2026
Date

Tamra D'Andrea
Signature

5/18/2026
Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: NP Date: 5/18/2026
Date Posted on Property: 6-5-20 Date of Hearing: 6-15-20
Comments: Zoned LC, SUP Required for liquor sales, cocktail lounge.
Com Dev Director: [Signature] Date: 5/18/2026

DECISION

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

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
OFFICE USES															
General Offices						S	P	P	P	P	P				
Medical Offices							S	P	S	P	P				
Financial Services							S	P	S	P	P				
COMMERCIAL USES															
Agricultural Sales/Services	P									P	P	P	P	P	
Automotive Rental/Sales									S	P	P	S	P	P	
Auto Services									S	P	P	P	P	P	
Body Repair										S	P		P	P	
Equipment Rental/Sales										S	P	S	P	P	
Equipment Repair										S	P		P	P	
Vehicle Storage										S	S		P	P	S
Bed and Breakfast	P	S	S	S	S	S	P	P	P	P	P				
Building Maintenance									S	P	P	P	P	P	
Business Support Services							S	P	P	P	P		P	P	S
Business/Trade School								S		P	P			S	
Campground	P	S										P			
Cocktail Lounge								S	S	P	P	S			
Commercial Recreation	S	S					S		S	P	P		S		
Communications Services							S	S	P	P	P		P	P	
Construction Sales/Service										P	P		P	P	
Consumer Services							S	S	P	P	P	P	P	P	S
Convenience Storage	S								S	S	S	S	P	P	
Food Sales (Limited)						S	P		P	P	P				
Food Sales (General)									S	P	P	S			
Funeral Services							P	P	P	P	P	S			
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

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
COMMERCIAL USES															
Liquor Sales								S	S	P	P	S			
Lodging							S	S	S	P	P	P			
Personal Services							P	P	P	P	P	P	P	P	
Pet Sales	P								P	P	P				
Research Services									P	P	P		P	P	S
Restaurants (Drive-In)									P	P	S	P	S	S	
Restaurants (General); Mobile Food Trucks; Mobile Food Vending Units*									P	P	P	P	S	S	
Stables	S	S													
Surplus Sales										P	P				
Veterinary Services	S								S	S	S	S	S	S	
PARKING USES															
Parking Facility	P	P	P	P	P	P	P	P	P	P	P		P	P	
Parking Structure										S	P		S	S	
INDUSTRIAL USES															
Custom Manufacturing	P									S	P		P	P	
Light Industry											P		P	P	
General Industry													S	P	
Heavy Industry														S	
Recycling Collection									S	P			P	P	
Recycling Processing													S	P	S
Resource Extraction	S													S	S
Salvage Services	S													S	
Warehousing										S	S		P	P	
Construction Yards													S	P	
Hatchery	P												S	P	
Brewery/Distillery										S	P		P	P	

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

4. **Equipment Rental and Sales:** Sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.
5. **Equipment Repair Services:** Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.
6. **Vehicle Storage:** Long-term storage of operating or non-operating vehicles, including private parking towaways or impound yards but excluding dismantling or salvage.

C. Bed and Breakfast

Conversion of a structure or group of structures for lodging use, including Airbnb, providing no more than ten (10) units and requiring the collection of lodging occupation tax. (Ord. No. 18-017, 7-16-18)

D. Building Maintenance Services

Establishments primarily engaged in the provision of maintenance and custodial services to businesses and individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

E. Business Support Services

Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment; or engaged in the provision of maintenance or custodial services to businesses. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, janitorial services, photography studios, and convenience printing and copying.

F. Business or Trade Schools

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

G. Campground

Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents.

H. Cocktail Lounge

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section.

Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel, jewelry, fabrics and like items; cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order or catalog sales; bicycles; and automotive parts and accessories (excluding service and installation).

Q. Kennels

Boarding and care services for dogs, cats and similar small animals or any premises on which six (6) or more dogs over four months of age are kept and maintained. Typical uses include boarding kennels, pet motels, or dog training centers. (Ord. No. 19-015; 5-6-19)

R. Laundry Services

Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plans, diaper services, or linen supply services.

S. Liquor Sales

Establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

T. Lodging

Lodging services involving the provision of room and/or board. Typical uses include hotels and motels.

U. Personal Services

Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; or dry cleaning stations serving individuals and households, driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

V. Pet Sales

Retail sales, incidental pet health services, and grooming and boarding of dogs, cats, birds, fish, and similar domesticated animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops. (Ord. No. 24-33, 12-2-24)

W. Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

X. Restaurants

A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as a secondary feature of the use, producing less than 50 per cent of the establishment's gross income.



**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 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

June 8, 2026

Dejah Dowd
1822 Ella Street
Beatrice, NE 68310

RE: Special Use Permit Application of Vincenzo and Tamra D'Andrea
Lounge and Off-site Sale of Beer and Liquor – 205 North 19th Street

Dear Dejah:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot Nineteen (19) and all of Lot Twenty (20), Block Seven (7), Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

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.

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 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

June 8, 2026

Vincenzo and Tamra D'Andrea
715 High Street
Beatrice, NE 68310

RE: Special Use Permit Application of Vincenzo and Tamra D'Andrea
Lounge and Off-site Sale of Beer and Liquor – 205 North 19th Street

Dear Vincenzo and Tamra:

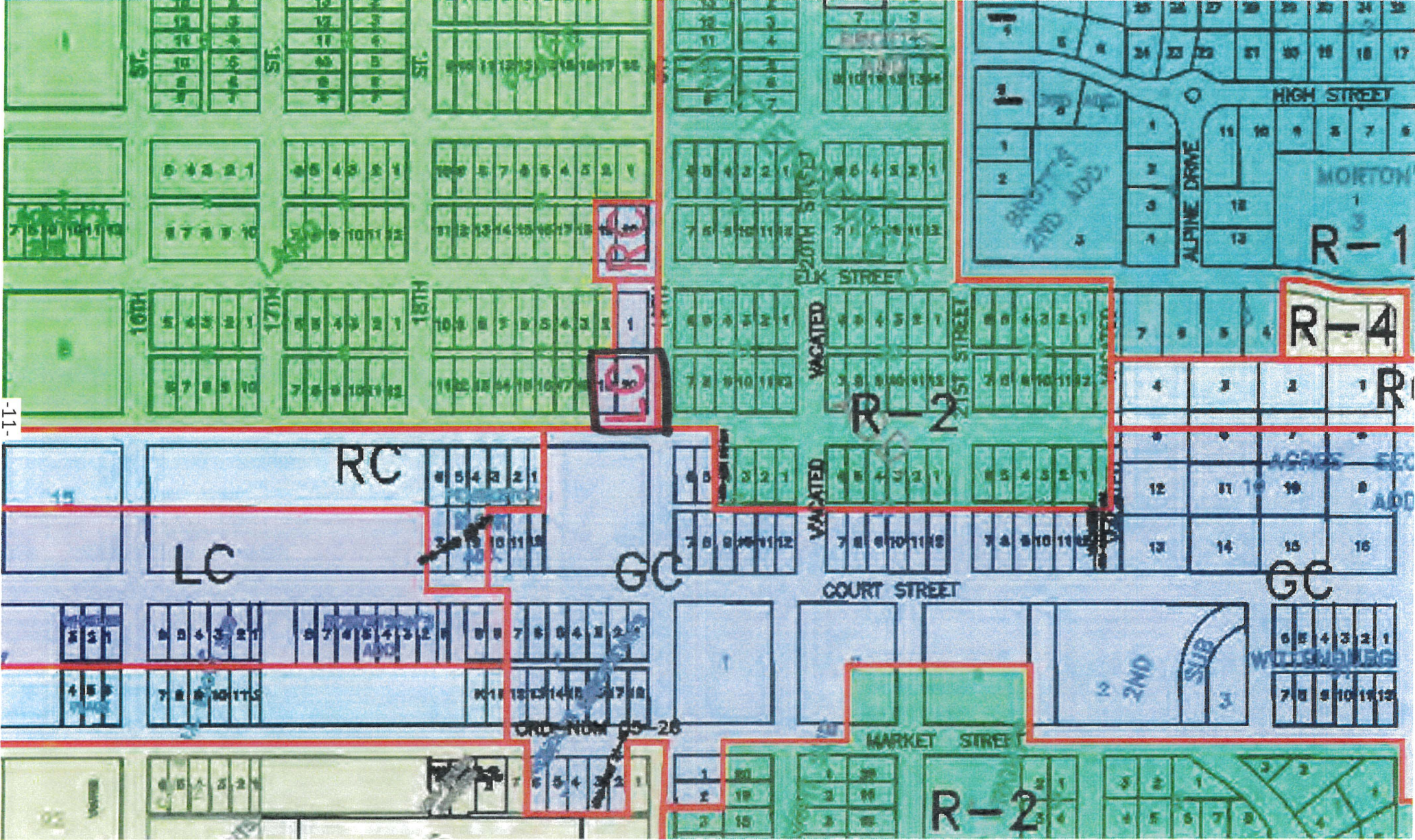
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot Nineteen (19) and all of Lot Twenty (20), Block Seven (7), Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

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 if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



-11-

R-1

LC

R-2

R-4

RC

LC

GC

GC

R-2

MORTON
R-1

ACRES
ECC
ADD

WILSONBURG

ORD. NOM. 95-28

800' x 200' 2ND ADD.

2ND

SUB

ELK STREET

ELK STREET

VACATED

VACATED

VACATED

COURT STREET

MARKET STREET

HIGH STREET

ALPINE DRIVE

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20TH STREET

21ST STREET

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ELK STREET

ELK STREET

VACATED

VACATED

VACATED

COURT STREET

MARKET STREET

HIGH STREET

ALPINE DRIVE

ST.

ST.

ST.

16TH

17TH

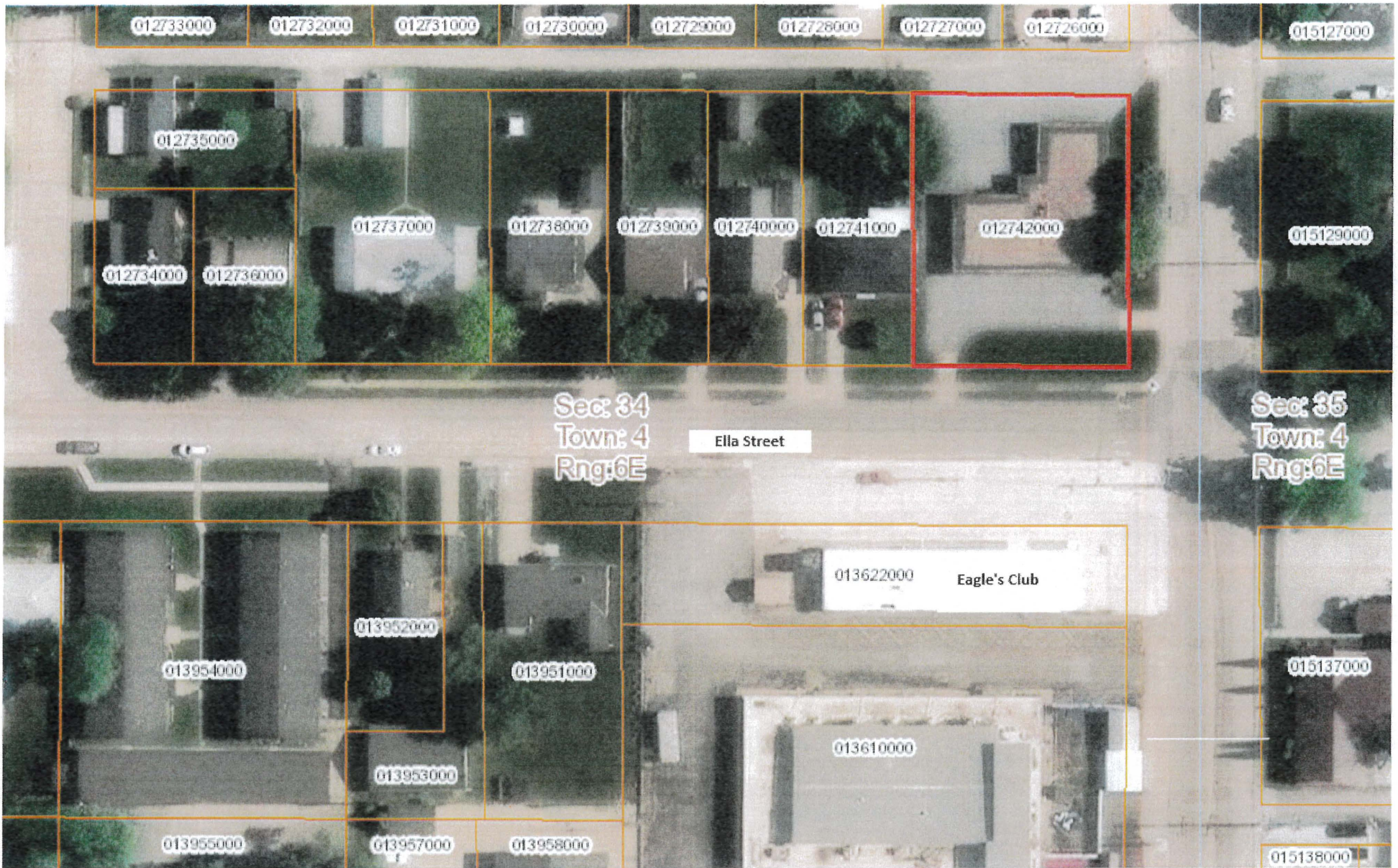
18TH

20TH STREET

21ST STREET

VACATED

VACATED



012733000

012732000

012731000

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012729000

012728000

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012742000

015129000

012734000

012736000

Sec: 34
Town: 4
Rng: 6E

Ella Street

Sec: 35
Town: 4
Rng: 6E

013622000

Eagle's Club

013954000

013952000

013951000

015137000

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013610000

013955000

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015138000

**RESOLUTION NUMBER 26-15
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 June 8, 2026, 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 June 5, 2026, 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 June 5, 2026, 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 June 15, 2026, a public hearing was held regarding the special use application filed by Vincenzo and Tamra D'Andrea, 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 Vincenzo and Tamra D'Andrea, for property legally described as:

the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street.

a lounge and off-site sale of beer and liquor, 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 15th day of June, 2026.

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: 20260186

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Vincenzo + Tamra D'Andrea

Address: 205 N. 19th

Phone: 402-239-8664 Email: vinny.alchemy.spirits@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

(Dakuhl Investments LLC)

I/We, Vincenzo + Tamra D'Andrea, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

The East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to Beatrice, Gage County, Nebraska

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Vincenzo + Tamra D'Andrea (Dakuhl Investments LLC) hereby apply for a Special or Conditional Use Permit for the following use:

Lounge + off sale beer + liquor with no open container leaving premises

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]
Signature

5-18-2026
Date

Tamra D'Andrea
Signature

5/18/2026
Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: NP Date: 5/18/2026
Date Posted on Property: 6-5-20 Date of Hearing: 6-15-20
Comments: Zoned LC, SUP Required for liquor sales, cocktail lounge.
Com Dev Director: [Signature] Date: 5/18/2026

DECISION

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

Planning and Zoning Chairman: _____ Date: _____

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
OFFICE USES															
General Offices						S	P	P	P	P	P				
Medical Offices							S	P	S	P	P				
Financial Services							S	P	S	P	P				
COMMERCIAL USES															
Agricultural Sales/Services	P									P	P	P	P	P	
Automotive Rental/Sales									S	P	P	S	P	P	
Auto Services									S	P	P	P	P	P	
Body Repair										S	P		P	P	
Equipment Rental/Sales										S	P	S	P	P	
Equipment Repair										S	P		P	P	
Vehicle Storage										S	S		P	P	S
Bed and Breakfast	P	S	S	S	S	S	P	P	P	P	P				
Building Maintenance									S	P	P	P	P	P	
Business Support Services							S	P	P	P	P		P	P	S
Business/Trade School								S		P	P			S	
Campground	P	S										P			
Cocktail Lounge								S	S	P	P	S			
Commercial Recreation	S	S					S		S	P	P		S		
Communications Services							S	S	P	P	P		P	P	
Construction Sales/Service										P	P		P	P	
Consumer Services							S	S	P	P	P	P	P	P	S
Convenience Storage	S									S	S	S	S	P	P
Food Sales (Limited)						S	P			P	P				
Food Sales (General)										S	P	P	S		
Funeral Services							P	P	P	P	P	S			
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

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
COMMERCIAL USES															
Liquor Sales								S	S	P	P	S			
Lodging							S	S	S	P	P	P			
Personal Services							P	P	P	P	P	P	P	P	
Pet Sales	P								P	P	P				
Research Services									P	P	P		P	P	S
Restaurants (Drive-In)									P	P	S	P	S	S	
Restaurants (General); Mobile Food Trucks; Mobile Food Vending Units*									P	P	P	P	S	S	
Stables	S	S													
Surplus Sales										P	P				
Veterinary Services	S								S	S	S	S	S	S	
PARKING USES															
Parking Facility	P	P	P	P	P	P	P	P	P	P	P		P	P	
Parking Structure										S	P		S	S	
INDUSTRIAL USES															
Custom Manufacturing	P									S	P		P	P	
Light Industry											P		P	P	
General Industry													S	P	
Heavy Industry														S	
Recycling Collection									S	P			P	P	
Recycling Processing													S	P	S
Resource Extraction	S													S	S
Salvage Services	S													S	
Warehousing										S	S		P	P	
Construction Yards													S	P	
Hatchery	P												S	P	
Brewery/Distillery										S	P		P	P	

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

4. **Equipment Rental and Sales:** Sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.
5. **Equipment Repair Services:** Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.
6. **Vehicle Storage:** Long-term storage of operating or non-operating vehicles, including private parking towaways or impound yards but excluding dismantling or salvage.

C. Bed and Breakfast

Conversion of a structure or group of structures for lodging use, including Airbnb, providing no more than ten (10) units and requiring the collection of lodging occupation tax. (Ord. No. 18-017, 7-16-18)

D. Building Maintenance Services

Establishments primarily engaged in the provision of maintenance and custodial services to businesses and individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

E. Business Support Services

Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment; or engaged in the provision of maintenance or custodial services to businesses. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, janitorial services, photography studios, and convenience printing and copying.

F. Business or Trade Schools

A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.

G. Campground

Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents.

H. Cocktail Lounge

A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section.

Household cleaning and maintenance products; drugs, cards, stationery, notions, books, tobacco products, cosmetics, and specialty items; flowers, plants, hobby materials, toys, and handcrafted items; apparel, jewelry, fabrics and like items; cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, home furnishing and appliances, art supplies and framing, arts and antiques, paint and wallpaper, hardware, carpeting and floor covering; interior decorating services; office supplies; mail order or catalog sales; bicycles; and automotive parts and accessories (excluding service and installation).

Q. Kennels

Boarding and care services for dogs, cats and similar small animals or any premises on which six (6) or more dogs over four months of age are kept and maintained. Typical uses include boarding kennels, pet motels, or dog training centers. (Ord. No. 19-015; 5-6-19)

R. Laundry Services

Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as Personal Services. Typical uses include bulk laundry and cleaning plans, diaper services, or linen supply services.

S. Liquor Sales

Establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

T. Lodging

Lodging services involving the provision of room and/or board. Typical uses include hotels and motels.

U. Personal Services

Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include beauty and barber shops; seamstress, tailor, or shoe repair shops; photography studios; or dry cleaning stations serving individuals and households, driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.

V. Pet Sales

Retail sales, incidental pet health services, and grooming and boarding of dogs, cats, birds, fish, and similar domesticated animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons, and pet grooming shops. (Ord. No. 24-33, 12-2-24)

W. Research Services

Establishments primarily engaged in research of an industrial or scientific nature. Typical uses include electronics research laboratories, space research and development firms, testing laboratories, or pharmaceutical research labs.

X. Restaurants

A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as a secondary feature of the use, producing less than 50 per cent of the establishment's gross income.



**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 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

June 8, 2026

Dejah Dowd
1822 Ella Street
Beatrice, NE 68310

RE: Special Use Permit Application of Vincenzo and Tamra D'Andrea
Lounge and Off-site Sale of Beer and Liquor – 205 North 19th Street

Dear Dejah:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot Nineteen (19) and all of Lot Twenty (20), Block Seven (7), Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

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.

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 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

June 8, 2026

Vincenzo and Tamra D'Andrea
715 High Street
Beatrice, NE 68310

RE: Special Use Permit Application of Vincenzo and Tamra D'Andrea
Lounge and Off-site Sale of Beer and Liquor – 205 North 19th Street

Dear Vincenzo and Tamra:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, June 15, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot Nineteen (19) and all of Lot Twenty (20), Block Seven (7), Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

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 if you have any questions.

Sincerely,

Taylor Rivera
City Attorney

