

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, August 17, 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 meeting on July 20, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from Urban Family Residential (R-3) to Multi-Family Residential (R-4).
 - 3.b. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, from General Commercial District (GC) to Residential Commercial (RC).
 - 3.c. Public Hearing for the purpose of considering the rezoning of real estate commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, from General Commercial District (GC) to Residential Commercial (RC).
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-17 recommending to the City Council the rezoning of real estate commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from Urban Family Residential (R-3) to Multi-Family Residential (R-4).
 - 4.b. Resolution Number 26-18 recommending to the City Council the rezoning of real estate commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, from General Commercial District (GC) to Residential Commercial (RC).
 - 4.c. Resolution Number 26-19 recommending to the City Council the rezoning of real estate commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, from General Commercial District (GC) to Residential Commercial (RC).
5. **DISCUSSION/REPORTS - None**
6. **MISCELLANEOUS**

6.a. The next Planning and Zoning Commission meeting will be on Tuesday, September 8, 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 August 17, 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

August 12, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 20th day of July, 2026 at 5:09 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

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

Absent: McGhee, Riha, Wright

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 June 15, 2026, as on file in the City Clerk's Office.

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

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

Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

There were no public hearings/bids.

RESOLUTIONS

Resolution Number 26-16 recommending to the City Council approval of the final plat application of the City to replat a portion of their property as Stoddard Place Addition

Chair Fetty introduced Resolution Number 26-16 recommending to the City Council approval of the final plat application of the City to replat a portion of their property as Stoddard Place Addition.

Taylor Rivera, City Attorney, reported to the Commission this is for the replat of the south portion of Stoddard School redevelopment. The City plans to sell the property to Hoppe Development. Commission Member Aden inquired if the parking lot on site is a part of this plat and Rivera stated the parking lot will be accessible to the north and south properties.

There was no further discussion by the Commission or public.

Moved by Bradney, seconded by Fletcher, that Resolution Number 26-16 be passed and adopted.

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

Nay: None

MOTION CARRIED.

Resolution Number 26-16 has been passed and adopted.

ORDINANCES

There were no ordinances.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for August 3, 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 5:13 p.m.

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

MOTION CARRIED.

NOTICE OF HEARING

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Brandon Crounse, a single person, for All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska, commonly known as 1807-1829 May Street, Gage County Parcel ID # 012646000, to be rezoned from Urban Family Residential (R-3) to Multi-Family Residential (R-4).

Erin Saathoff, MMC, City Clerk

August 7, 2026

**RESOLUTION NUMBER 26-17
PLANNING AND ZONING COMMISSION**

WHEREAS, Brandon Crounse (hereinafter, "Property Owner"), desires to rezone the following legally described real property, commonly from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District:

All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska, commonly known as 1807-1829 May Street,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov

**BEATRICE**
CITY • BOARD OF PUBLIC WORKSPERMIT NUMBER: 20260289**REZONING APPLICATION****APPLICANT(S) INFORMATION**

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Brandon Crouse
Address: 9700 S. 60th
Lincoln, NE 68516
Phone: 402-440-7445
Email: bcrouse1@msn.com

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 1807-1829 May StreetLegal Description (or attach legal description and label Exhibit "A"): Lots 1, 2, 3, 4, 5 Block 1 Lamb PlacePresent Use: Vacant (Former 2-4plexes torn down) Present Zone: R3Proposed Use: 2-4plex's multifamily Proposed Zone: R4

How are adjoining properties used (list use type and zone for each):

North: R3 South: R3
East: R3 West: R3

If change is granted, how will it affect adjoining properties? Will be no change as may st only will have ~~this~~ this drivewayList reason(s) for request: Formality since the existing use was multi-family.List exhibit(s) or plan(s) submitted: Included site plan to show intended use.

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.


Signature

7-20-26
Date

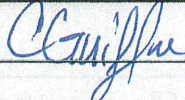
Signature

Date

OFFICE USE ONLY

Application Fee: \$100.00

Received By:



Date:

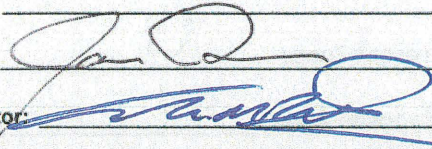
7/20/26

Date Posted on Property:

Date of Hearing:

Comments:

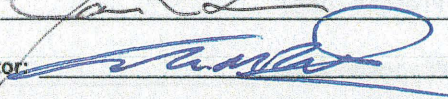
City Engineer:



Date:

7-29-26

Com Dev Director:



Date:

7/28/2026

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____.

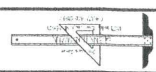
☐ Approved ☐ Denied

Mayor: _____

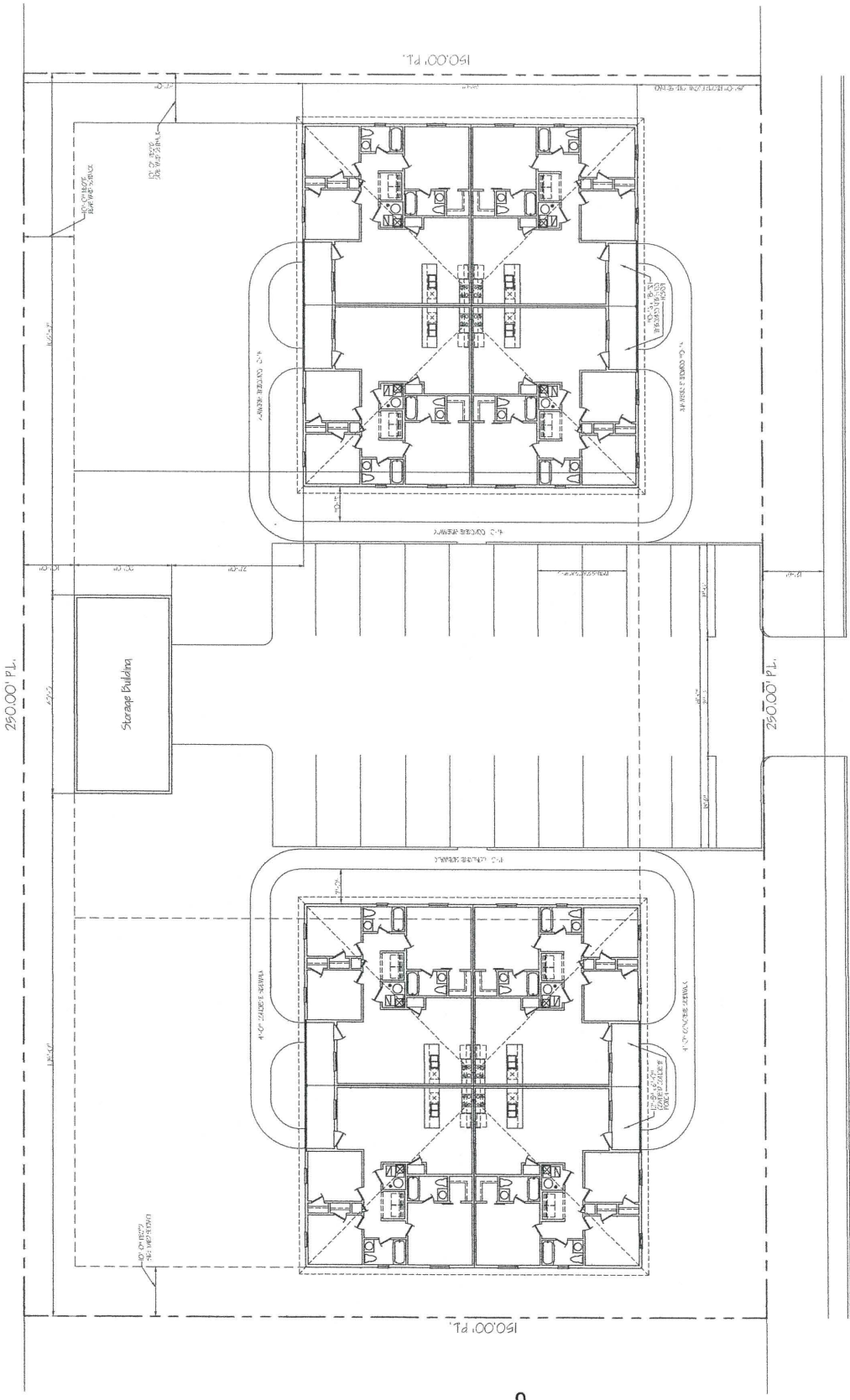
Date: _____

City Clerk: _____

Date: _____

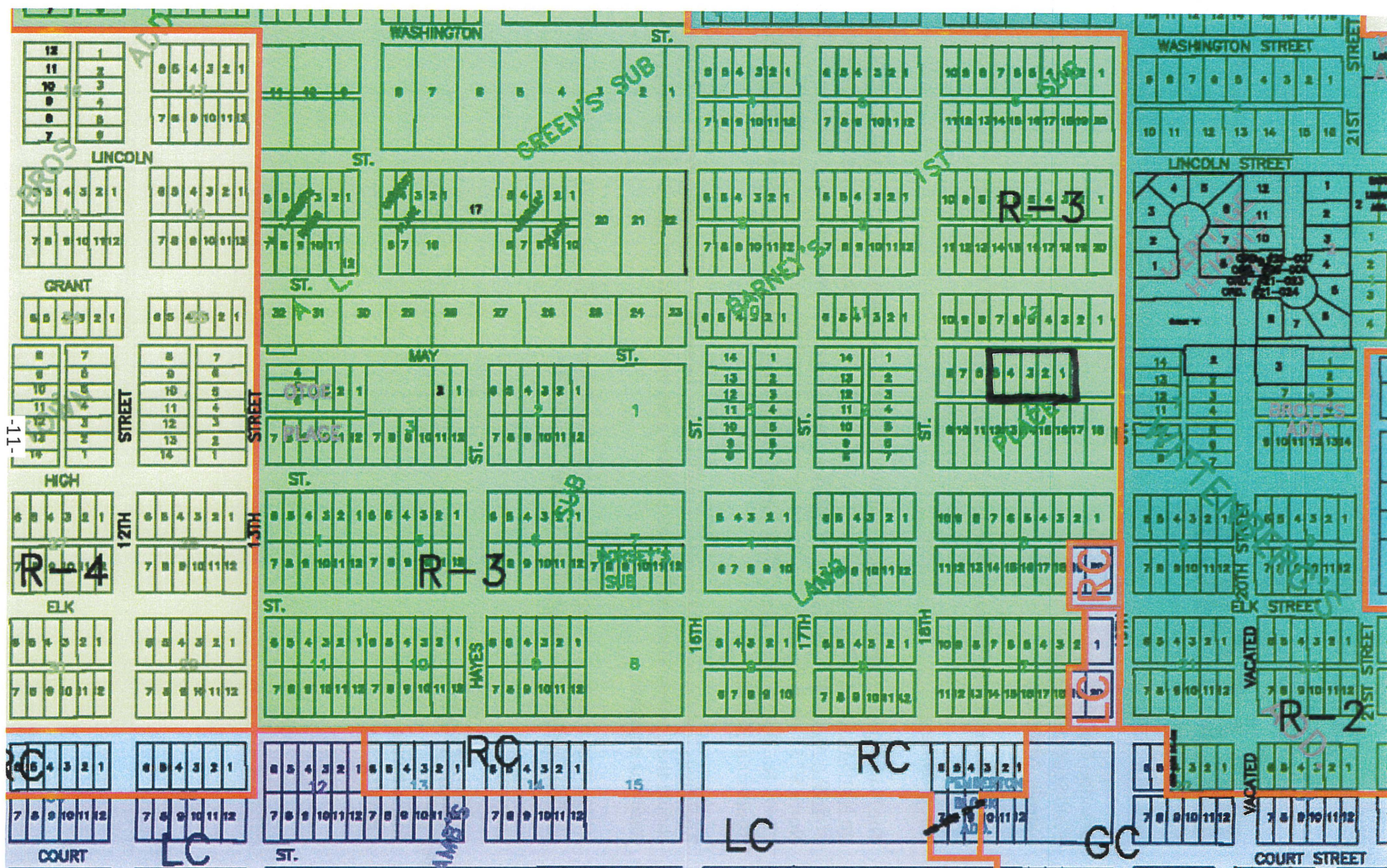


Legend
 --- New Street Building
 --- New Street Building
 --- New Street Building
 --- New Street Building



Site Plan
 Scale: 1" = 10'

May Street





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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

August 5, 2026

Brandon Crounse
9700 South 60th Street
Lincoln, NE 68516

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Mr. Crounse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning 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

**CITY HALL**

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Rhonda Penner
422 North 18th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crouse for 1807-1829 May Street

Dear Rhonda:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crouse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Dennis Coudeyras
318 South 22nd Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Dennis:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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

**CITY HALL**

400 Ella Street | Beatrice, NE 68310

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Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Brody Nelson & Deegan Nelson
503 Russell Ave
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Brody and Deegan:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Jayse Koehler
423 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Jayse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Ryan Hock & Heidi Hock
421 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Ryan and Heidi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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

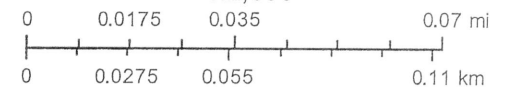


August 27, 2025
13:11 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

1:2,069

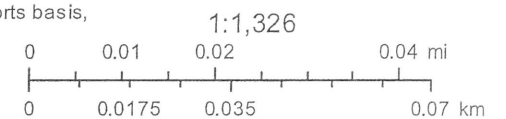




August 27, 2025
13:12 PM

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-  Parcels
-  Sections

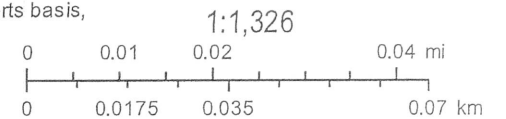


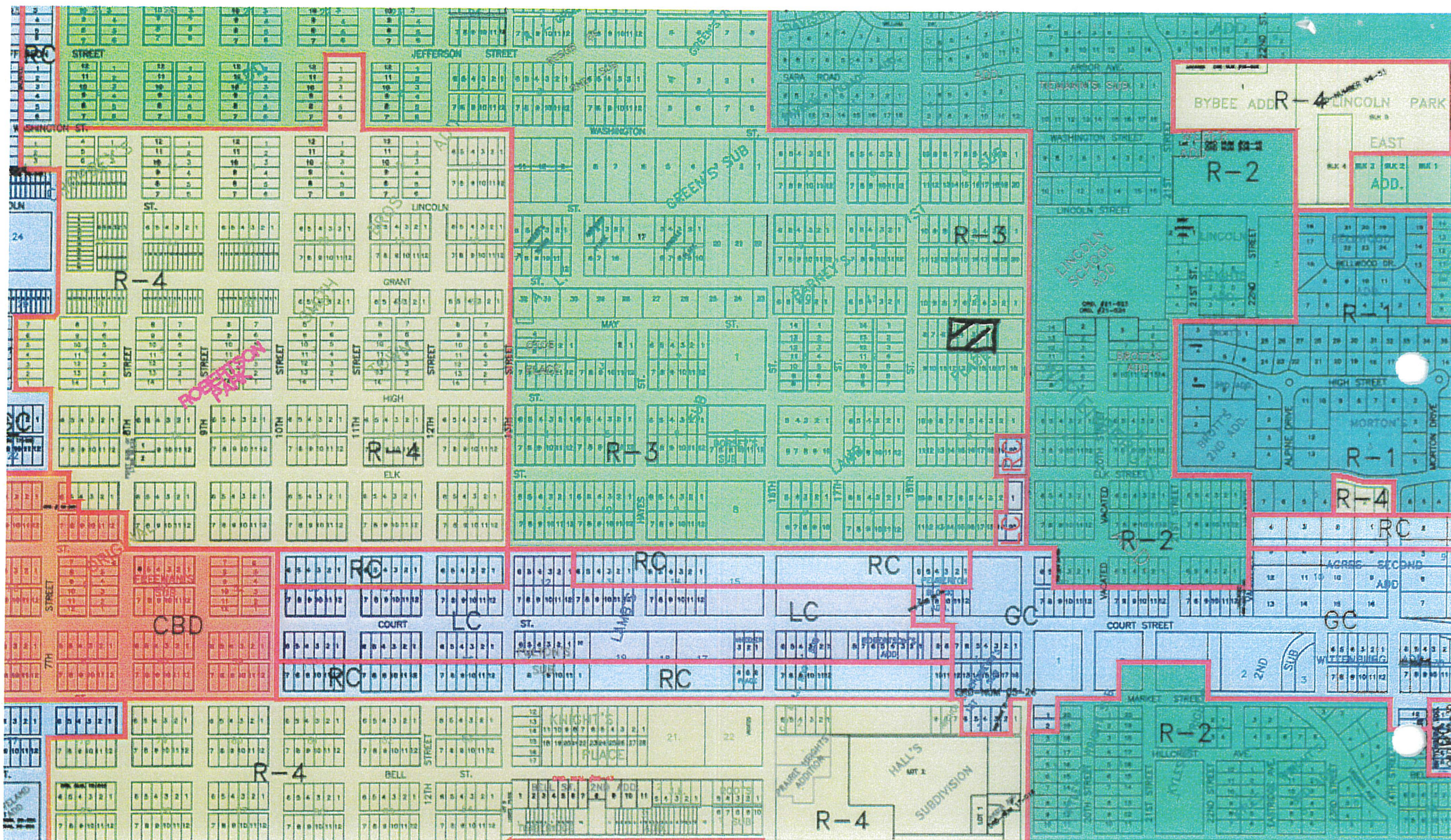


August 27, 2025
 13:13 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections





NOTICE OF HEARING

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of the City, for the South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet, commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, to be rezoned from General Commercial District (GC) to Residential Commercial (RC).

Erin Saathoff, MMC, City Clerk

August 7, 2026

RESOLUTION NUMBER 26-18
PLANNING AND ZONING COMMISSION

WHEREAS, the City of Beatrice, Nebraska desires to rezone the following described real property owned by Karen Kerl and Geoffrey Leach (collectively, hereinafter, "Property Owner") commonly known as 115 North Sumner Street from "GC" General Commercial District to "RC" Residential Commercial District:

The South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "GC" General Commercial District to "RC" Residential Commercial District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.223.5250 Fax: 402.223.5252
community@beatrice.ne.gov



PERMIT NUMBER: 20260309

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Karen & Geoffrey Kerl
Address: 1006 Bell
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 115 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The South 75 feet of Block 1, Wiebe's City Garden
, an Addition to the City of Beatrice, Gage County, Nebraska except the West 95 Feet of the North 5 feet of the
South 75 feet

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

How are adjoining properties used (list use type and zone for each):

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted:

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.

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7.29.26

Com Dev Director: _____

Date: 7/28/26

RECOMMENDATIONSPLANNING & 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

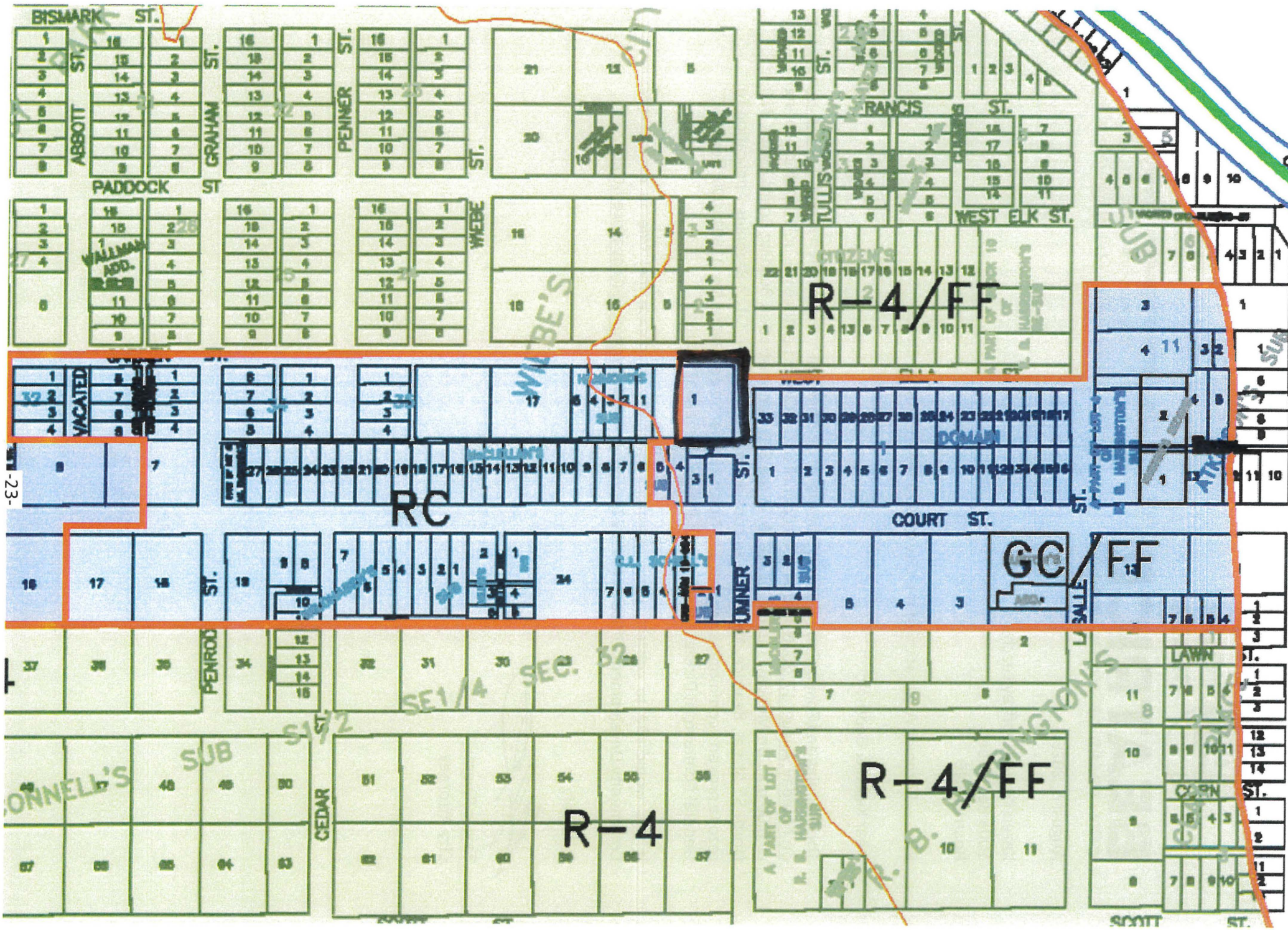
Mayor: _____

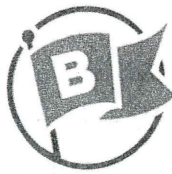
Date: _____

City Clerk: _____

Date: _____







**STAKE
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BEATRICE

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CITY HALL

400 Ella Street | Beatrice, NE 68310

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Karen Kerl & Geoffrey Leach
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Karen & Geoffrey:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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



**STAKE
YOUR
CLAIM**

BEATRICE

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

August 5, 2026

Todd Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Todd:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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



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

August 5, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Matthew and Wendi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

August 5, 2026

LDC Enterprises, LLC
601 South Sumner Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

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, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

NOTICE OF HEARING

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of the City, for: Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning, commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, to be rezoned from General Commercial District (GC) to Residential Commercial (RC).

Erin Saathoff, MMC, City Clerk

August 7, 2026

**RESOLUTION NUMBER 26-19
PLANNING AND ZONING COMMISSION**

WHEREAS, the City of Beatrice, Nebraska desires to rezone the following described real property owned by Katie Vanlaningham (hereinafter, "Property Owner") commonly known as 123 North Sumner Street from "GC" General Commercial District to "RC" Residential Commercial District:

Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "GC" General Commercial District to "RC" Residential Commercial District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 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



PERMIT NUMBER: 20260303

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Katie Vanlaningham
Address: 615 Garden St
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 123 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The West 70 feet of the North 128 feet of Block One (1), Wiebe's City Gardens, an Additon to Beatrice, Gage County, Nebraska

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

How are adjoining properties used (list use type and zone for each):

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted:

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.

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7-30-26

Com Dev Director: _____

Date: 7/25/2026

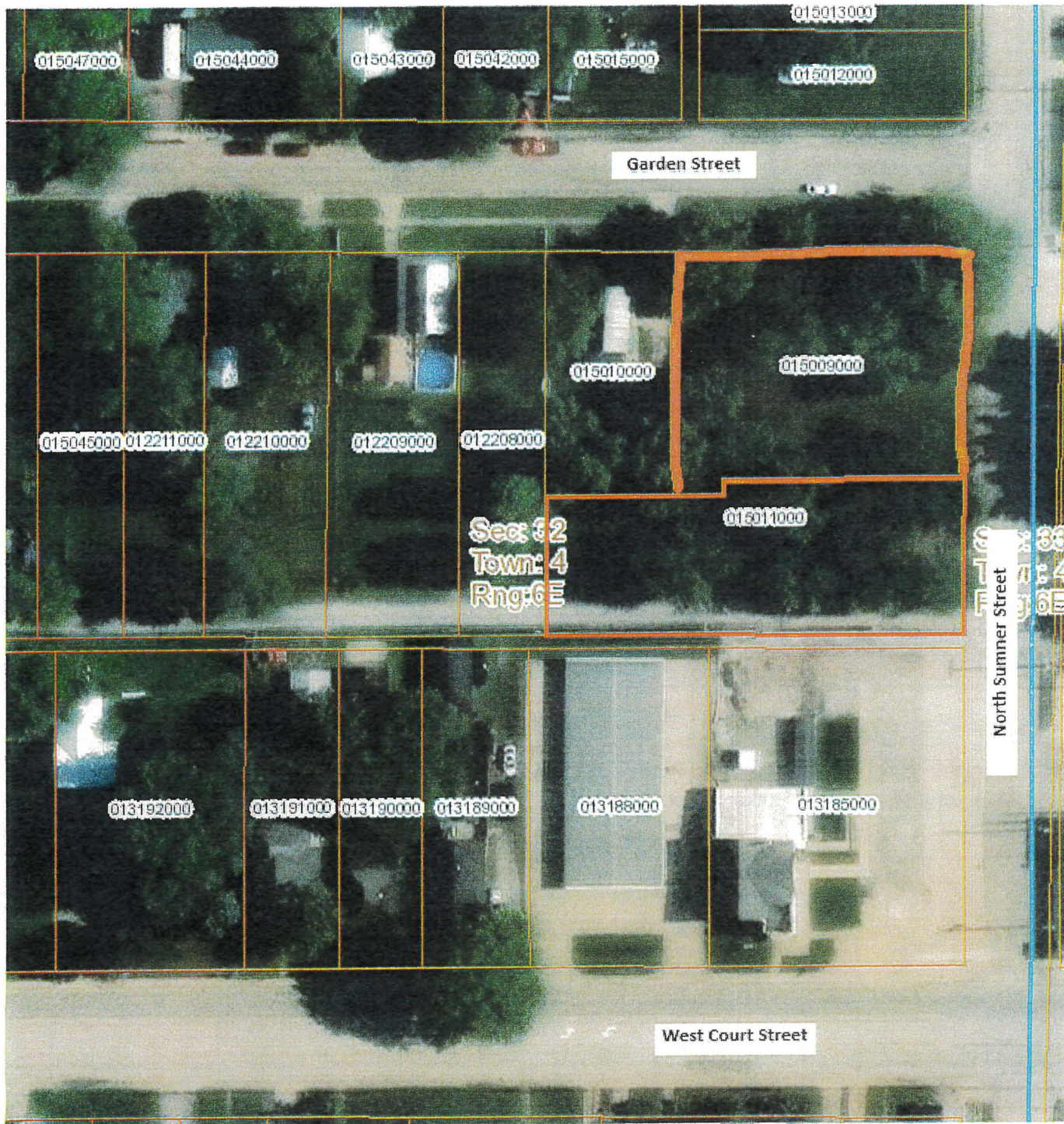
RECOMMENDATIONSPLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. ☐ Approved ☐ Denied

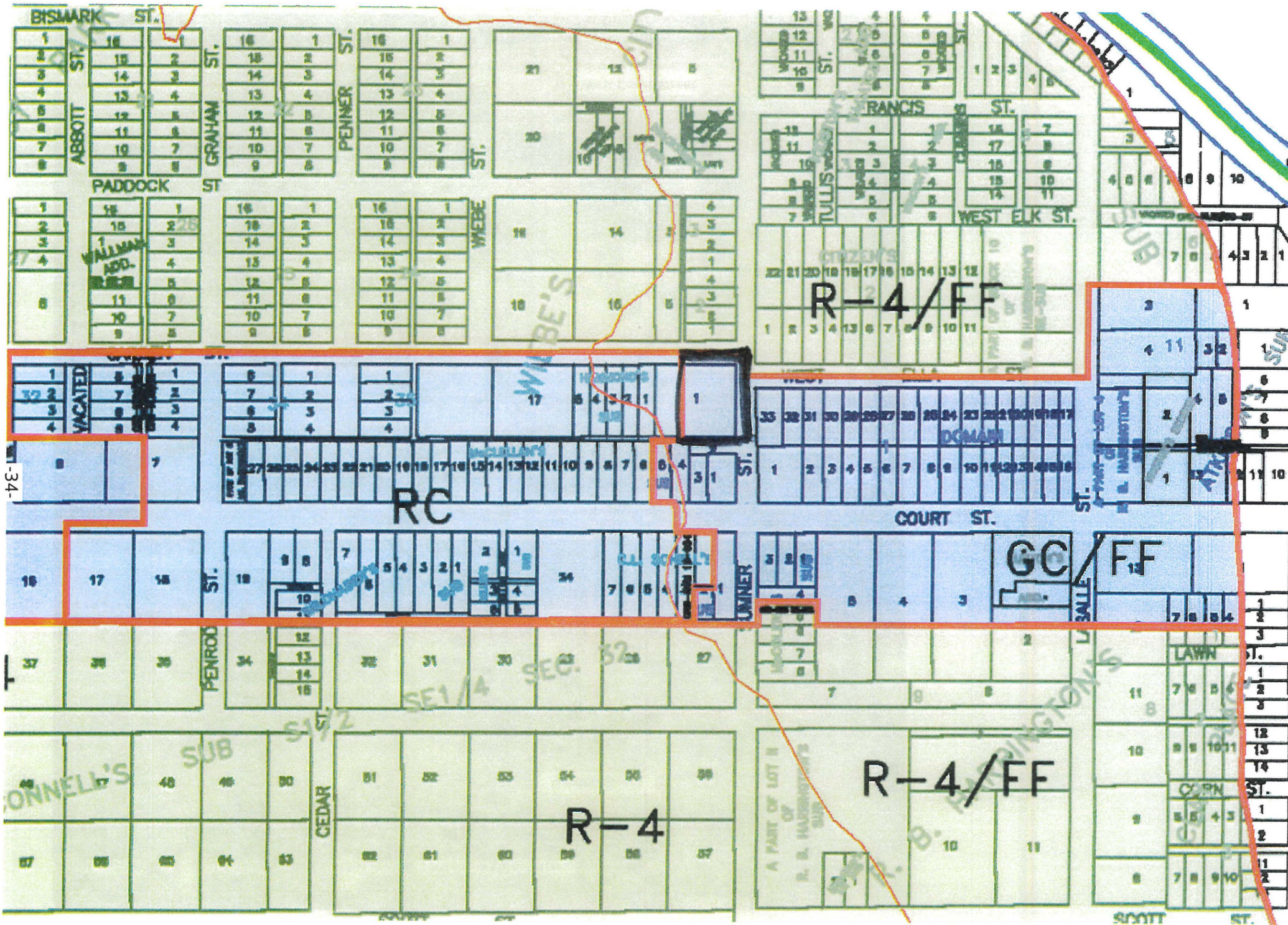
Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. ☐ Approved ☐ Denied

Mayor: _____ Date: _____

City Clerk: _____ Date: _____





**CITY HALL**

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Katie VanLaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

Dear Katie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

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



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

Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 123 North Sumner Street

Dear Geoffrey & Karen:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 123 North Sumner Street, Parcel No. 015009000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

**RESOLUTION NUMBER 26-17
PLANNING AND ZONING COMMISSION**

WHEREAS, Brandon Crounse (hereinafter, "Property Owner"), desires to rezone the following legally described real property, commonly from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District:

All of Lots One (1) and Two (2), Three (3), Four (4), and Five (5), Block One (1), Lamb Place, City Beatrice, Gage County, Nebraska, commonly known as 1807-1829 May Street,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov

**BEATRICE**
CITY • BOARD OF PUBLIC WORKSPERMIT NUMBER: 20260289**REZONING APPLICATION****APPLICANT(S) INFORMATION**Name(s): Brandon CrouseAddress: 9700 S. 60th
Lincoln NE 68516Phone: 402-440-7445Email: bcrouse1@msn.com**OWNER(S) INFORMATION (if not Applicant)**Name(s): Brandon CrouseAddress: 9700 S. 60th
Lincoln, NE 68516Phone: 402-440-7445Email: bcrouse1@msn.com**PROPOSED PROJECT DETAILS**

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 1807-1829 May Street

Legal Description (or attach legal description and label Exhibit "A"): _____

Lots 1, 2, 3, 4, 5 Block 1 Lamb PlacePresent Use: Vacant (Former 2-4plexes torn down)Present Zone: R3Proposed Use: 2-4plex's multifamilyProposed Zone: R4

How are adjoining properties used (list use type and zone for each):

North: R3South: R3East: R3West: R3

If change is granted, how will it affect adjoining properties? _____

Will be no change as may st only will have ~~there~~ this drivewayList reason(s) for request: Formality since the existing use was multifamily.

List exhibit(s) or plan(s) submitted: _____

Included site plan to show intended use.

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.

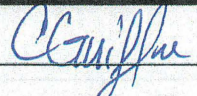

Signature

7-20-26
Date

Signature

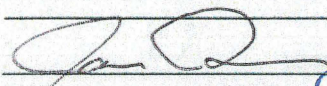
Date

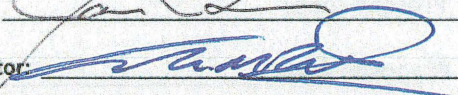
OFFICE USE ONLY

Application Fee: \$100.00 Received By:  Date: 7/28/26

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer:  Date: 7-29-26

Com Dev Director:  Date: 7/28/2026

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

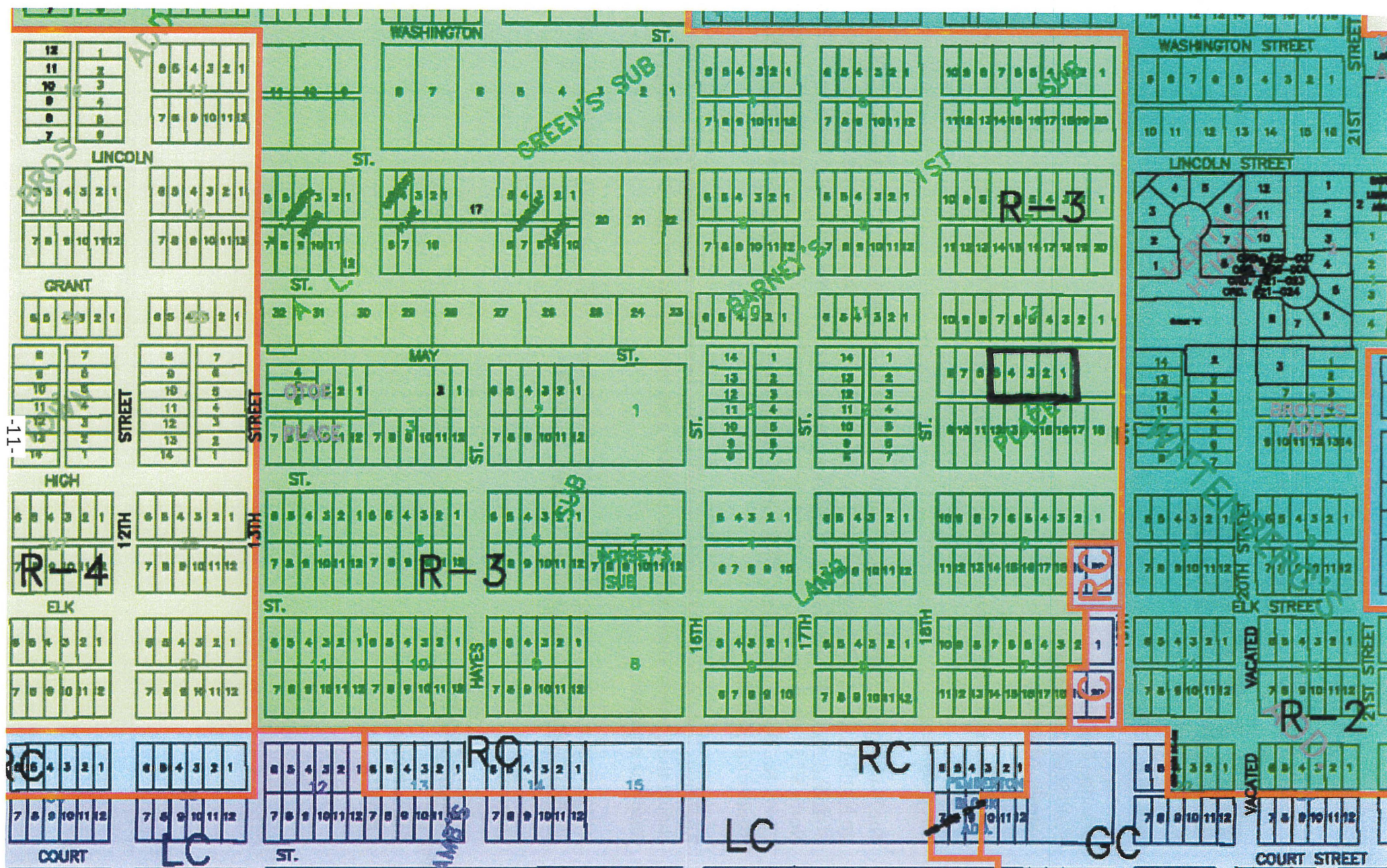
Mayor: _____ Date: _____

City Clerk: _____ Date: _____



May Street







**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

August 5, 2026

Brandon Crounse
9700 South 60th Street
Lincoln, NE 68516

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Mr. Crounse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning 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



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

August 5, 2026

Rhonda Penner
422 North 18th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crouse for 1807-1829 May Street

Dear Rhonda:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crouse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Dennis Coudeyras
318 South 22nd Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Dennis:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Brody Nelson & Deegan Nelson
503 Russell Ave
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Brody and Deegan:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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



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

August 5, 2026

Jayse Koehler
423 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

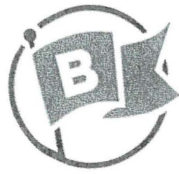
Dear Jayse:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family:Residential District to "R-4" Multiple-Family Residential District.

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



**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

August 5, 2026

Ryan Hock & Heidi Hock
421 North 19th Street
Beatrice, NE 68310

RE: Rezoning Application of Brandon Crounse for 1807-1829 May Street

Dear Ryan and Heidi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Brandon Crounse's Rezoning Application to rezone Parcel No. 012646000, from "'R-3" Urban Family Residential District to "R-4" Multiple-Family Residential District.

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

RESOLUTION NUMBER 26-18
PLANNING AND ZONING COMMISSION

WHEREAS, the City of Beatrice, Nebraska desires to rezone the following described real property owned by Karen Kerl and Geoffrey Leach (collectively, hereinafter, "Property Owner") commonly known as 115 North Sumner Street from "GC" General Commercial District to "RC" Residential Commercial District:

The South 75 feet of Block One (1), Wiebe's City Gardens, an Addition to the City Beatrice, Gage County, Nebraska, except the West 95 feet of the north 5 feet of the South 75 feet,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "GC" General Commercial District to "RC" Residential Commercial District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 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



PERMIT NUMBER: 20260309

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Karen & Geoffrey Kerl
Address: 1006 Bell
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 115 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The South 75 feet of Block 1, Wiebe's City Garden
, an Addition to the City of Beatrice, Gage County, Nebraska except the West 95 Feet of the North 5 feet of the
South 75 feet

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

How are adjoining properties used (list use type and zone for each):

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted:

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.

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

City Engineer: _____

Date: 7.29.26

Com Dev Director: _____

Date: 7/28/26

RECOMMENDATIONSPLANNING & 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

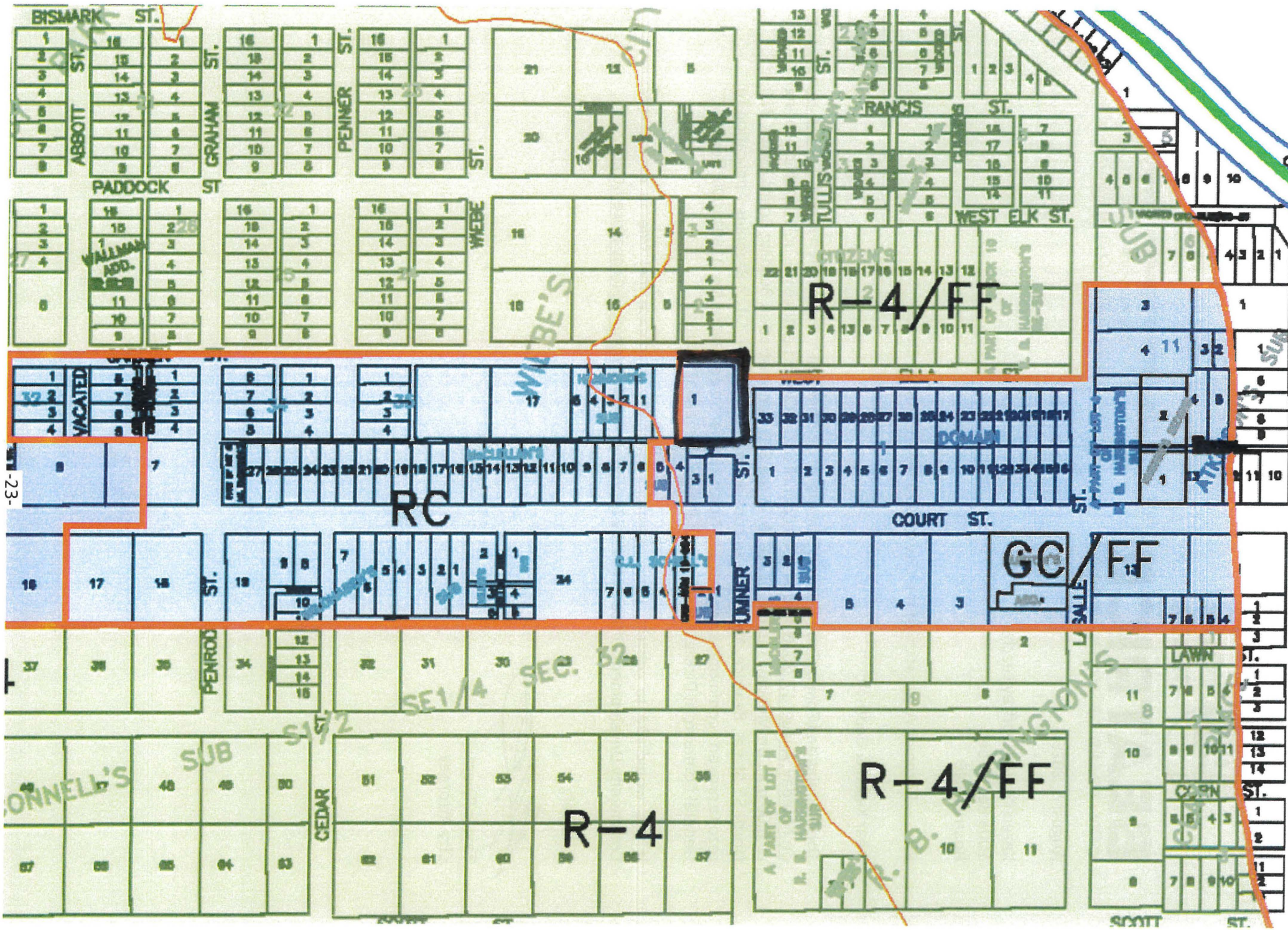
Mayor: _____

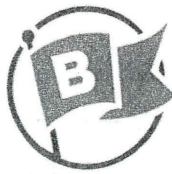
Date: _____

City Clerk: _____

Date: _____







**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

August 5, 2026

Karen Kerl & Geoffrey Leach
1006 Bell Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Karen & Geoffrey:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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



**STAKE
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August 5, 2026

Katie Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Katie:

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Sincerely,

Taylor Rivera
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

Todd Vanlaningham
615 Garden Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Todd:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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Sincerely,

Taylor Rivera
City Attorney



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ENGINEERING & COMMUNITY DEVELOPMENT

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

August 5, 2026

Matthew Strein & Wendi Strein
71960 578th Ave
Plymouth, NE 68424

RE: Rezoning Application of the City for 115 North Sumner Street

Dear Matthew and Wendi:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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Sincerely,

Taylor Rivera
City Attorney



BEATRICE

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 5, 2026

LDC Enterprises, LLC
601 South Sumner Street
Beatrice, NE

RE: Rezoning Application of the City for 115 North Sumner Street

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, August 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, August 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the City's Rezoning Application to rezone property commonly known as 115 North Sumner Street, Parcel No. 015011000, from "GC" General Commercial District to "RC" Residential Commercial District.

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

**RESOLUTION NUMBER 26-19
PLANNING AND ZONING COMMISSION**

WHEREAS, the City of Beatrice, Nebraska desires to rezone the following described real property owned by Katie Vanlaningham (hereinafter, "Property Owner") commonly known as 123 North Sumner Street from "GC" General Commercial District to "RC" Residential Commercial District:

Commencing at the Northeast corner of Block One (1), Wiebe's City Gardens, an Addition to the City of Beatrice, Gage County, Nebraska; running thence South 123 feet, thence West 125 feet, thence South 5 feet, thence West 25 feet, thence North 128 feet, thence East 150 feet to the point of beginning,

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

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

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 for approval to the Beatrice City Council, to rezone the above-described property from "GC" General Commercial District to "RC" Residential Commercial District.

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

P&Z RESOLUTION PASSED and ADOPTED this 17th day of August, 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



PERMIT NUMBER: 20260303

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
Address: 400 Ella Street
Beatrice, NE 68310
Phone: 402-228-5211
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Katie Vanlaningham
Address: 615 Garden St
Beatrice NE, 68310
Phone:
Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: 123 N Sumner Street Beatrice NE 68310

Legal Description (or attach legal description and label Exhibit "A"): The West 70 feet of the North 128 feet of Block One (1), Wiebe's City Gardens, an Additon to Beatrice, Gage County, Nebraska

Present Use: Residential Present Zone: General Commercial

Proposed Use: Residential Proposed Zone: Residential Commercial

How are adjoining properties used (list use type and zone for each):

North: Residential 4 South: General Commercial

East: General Commercial West: Residential Commercial

If change is granted, how will it affect adjoining properties? Should not effect

List reason(s) for request: To avoid a spot zone and bring the zoning more in line with current use.

List exhibit(s) or plan(s) submitted:

APPLICANT(S) SIGNATURE

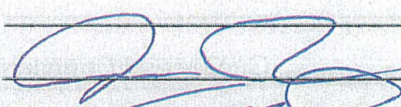
I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this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

Signature_____
Date_____
Signature_____
Date**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: _____ Date: _____

Date Posted on Property: _____ Date of Hearing: _____

Comments: _____

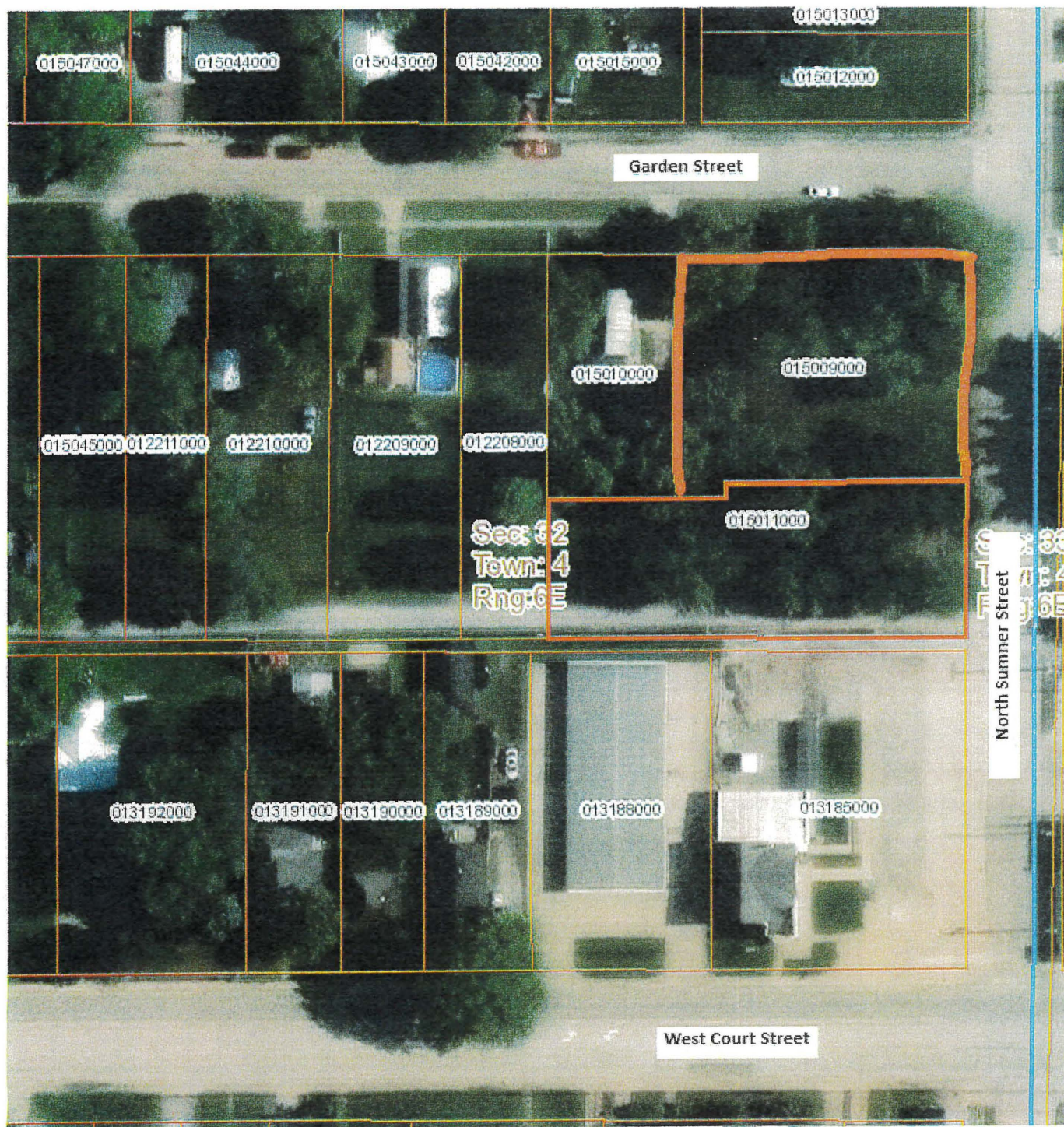
City Engineer:  _____ Date: 7-30-26Com Dev Director:  _____ Date: 7/25/2026**RECOMMENDATIONS**PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. ☐ Approved ☐ Denied

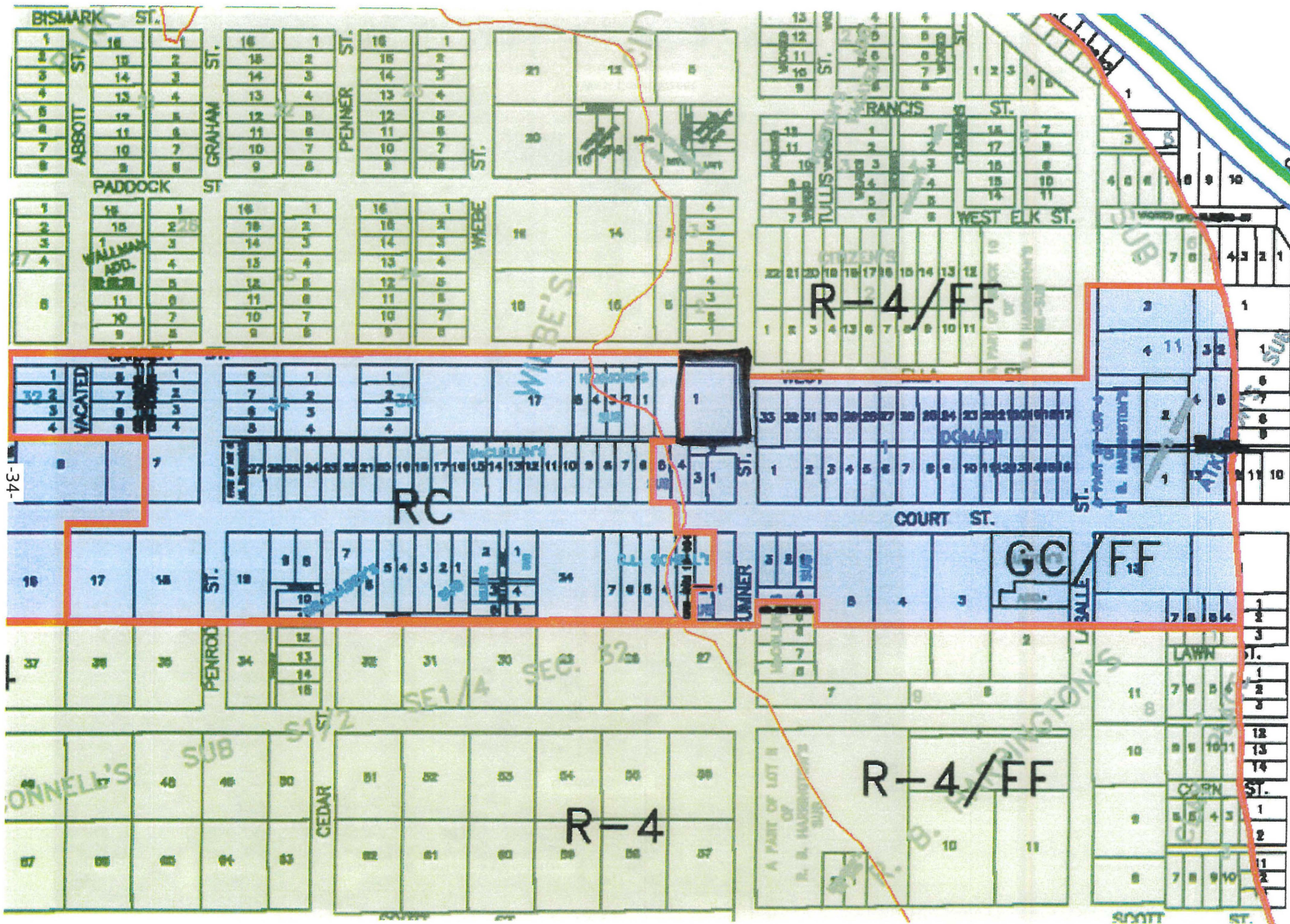
Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. ☐ Approved ☐ Denied

Mayor: _____ Date: _____

City Clerk: _____ Date: _____





**CITY HALL**

400 Ella Street | Beatrice, NE 68310

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ENGINEERING & COMMUNITY DEVELOPMENT205 North 4th Street | Beatrice, NE 68310

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August 5, 2026

Katie VanLaningham
615 Garden Street
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RE: Rezoning Application of City for 123 North Sumner Street

Dear Katie:

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Sincerely,

Taylor Rivera
City Attorney



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Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE

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