

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Tuesday, September 8, 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 August 17, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering the Rezoning Application of Lorraine Catlin, for real property commonly known as 604 West Court Street, Gage County Parcel ID # 013185000, to be rezoned from "GC" General Commercial District to "RC" Residential Commercial.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-20 recommending to the City Council the rezoning of real estate commonly known as 604 West Court Street, Gage County Parcel ID # 013185000, to be rezoned from "GC" General Commercial District to "RC" Residential Commercial.
5. **DISCUSSION/REPORTS** - None
6. **MISCELLANEOUS**
 - 6.a. The next Planning and Zoning Commission meeting will be on September 21, 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 Tuesday, September 8, 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

September 2, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 17th day of August, 2026 at 5:08 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

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

Absent: McGhee, Painter, 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 July 20, 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, Riha

Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

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 "R-3" Urban Family Residential to "R-4" Multi-Family Residential

Chair Fetty announced that a public hearing will now be held 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 "R-3" Urban Family Residential to "R-4" Multi-Family Residential.

Taylor Rivera, City Attorney, reported to the Commission there was an apartment complex located on this parcel previously, which was demolished by the previous owner due to its dilapidated state. The new owner of the property wishes to build two (2) fourplexes, however, fourplexes are not allowed in R-3. Rivera explained to the Commission, R-3 and R-4 are similar in us, such as "AG" Agricultural and "RR" Rural Residential, and "GC" General Commercial and "RC" Residential Commercial. Rivera noted no calls were received regarding this rezone.

Ted Fairbanks, Councilmember, appeared before the Commission and stated he walked this neighborhood and spoke to six (6) of the residences. None of them had any concerns with the rezone. Fairbanks noted one (1) residence expressed their concern with part of the roadway being unpaved, and Fairbanks explained the contractor plans to concrete the unpaved portion at his cost.

Moved by Aden, seconded by Bradney, that the public hearing be closed at 5:13 p.m.

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

MOTION CARRIED.

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 "GC" General Commercial District to "RC" Residential Commercial

Chair Fetty announced that a public hearing will now be held for the purpose of considering the rezoning of real estate commonly known as 115 North Sumner Street, Gage County Parcel ID # 015011000, from "GC" General Commercial District to "RC" Residential Commercial.

Taylor Rivera, City Attorney, explained to the Commission this rezone and the following rezone are tied together. The rezones came from a rezoning application for the property located at 604 West Court Street, which will be considered at the next meeting due to missing the publication deadline. The property had been used as a gathering place, however, a potential buyer wishes to convert it back to residential use. The City is requesting the properties at 115 North Sumner Street and 123 North Sumner Street be rezoned to "RC". Rivera stated he received some calls on this asking for clarification, however, there were no oppositions.

Moved by Bradney, seconded by Aden, that the public hearing be closed at 5:16 p.m.

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

MOTION CARRIED.

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 "GC" General Commercial District to "RC" Residential Commercial

Chair Fetty announced that a public hearing will now be held for the purpose of considering the rezoning of real estate commonly known as 123 North Sumner Street, Gage County Parcel ID # 015009000, from "GC" General Commercial District to "RC" Residential Commercial.

Taylor Rivera, City Attorney, explained to the Commission this is to rezone the property adjacent to the parcel just discussed. Rivera noted rezoning from "GC" to "RC" more accurately reflects how the property is used.

Moved by Aden, seconded by Bradney, that the public hearing be closed at 5:17 p.m.

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

MOTION CARRIED.

RESOLUTIONS

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)

Chair Fetty introduced 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).

There was no further discussion by the Commission or public.

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

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

MOTION CARRIED.

Resolution Number 26-17 has been passed and adopted.

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)

Chair Fetty introduced 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).

There was no further discussion by the Commission or public.

Moved by Bradney, seconded by Fletcher, that Resolution Number 26-18 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-18 has been passed and adopted.

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)

Chair Fetty introduced 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).

There was no further discussion by the Commission or public.

Moved by Bradney, seconded by Fletcher, that Resolution Number 26-19 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-19 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 Tuesday, September 8, 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 5:19 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Riha
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 Tuesday, September 8, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Lorraine Catlin, for real property commonly known as 604 West Court Street, Gage County Parcel ID # 013185000, to be rezoned from General Commercial District (GC) to Residential Commercial (RC).

Erin Saathoff, MMC, City Clerk

August 28, 2026

**RESOLUTION NUMBER 26-20
PLANNING AND ZONING COMMISSION**

WHEREAS, the City of Beatrice, Nebraska desires to rezone the following described real property owned by LDC Enterprises, LLC (hereinafter, "Property Owner") commonly known as 604 West Court Street from "GC" General Commercial District to "RC" Residential Commercial District:

Lot One (1), except the North 79.95 feet, McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska; and

The North 79.95 feet of Lot One (1) and the East 81 1/6 feet of Lot Two (2), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska; and

The West 50 feet of Lot Two (2), and all of Lot Three (3), and the East 4 feet of Lot Four (4), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska.

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 8th day of September, 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: 20260237

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Lorraine Catlin

Address: 601 S. Sumner St
Beatrice, NE 68310

Phone: 402.239.6784

Email: ldc1007@yahoo.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): (Same)

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT DETAILS

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

Project Address: 604 W. Court St., Beatrice, NE

Legal Description (or attach legal description and label Exhibit "A"): Parcel ID # 0013185, 0013186, 0013187
S 52.01 Lot 1 McClellans Sub, N 79.75' Lot 1 & E 81' 1/6' Lot 2 McClellans Sub,
W 50' Lot 2 & All Lot 3 & E 4' Lot 4 McClellans Sub

Present Use: Vacant

Present Zone: Commercial

Proposed Use: Unknown-property for sale

Proposed Zone: Residential/Commercial

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

North: ~~residential~~ Residential

South: Residential

East: Commercial

West: Commercial

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

None -

List reason(s) for request: Expanding opportunities for 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.

Shirley Catlin, Owner
Signature

6-26-2026
Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$100.00

Received By: [Signature]

Date: 6/26/2026

Date Posted on Property: 8-28-26

Date of Hearing: 9-8-26

Comments: _____

City Engineer: [Signature]

Date: 8-6-26

Com Dev Director: _____

Date: _____

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

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 14, 2026

Lorraine Catlin
601 South Sumner Street
Beatrice, NE 68310

RE: Rezoning Application of the Lorraine Catlin for 604 West Court Street

Dear Lorraine:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Tuesday, September 8, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Tuesday, September 8, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the your Rezoning Application to rezone property commonly known as 604 West Court Street, Parcel No. 013185000, from "GC" General Commercial District to "RC" Residential Commercial 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.

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 Eila 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 14, 2026

Geoffrey Leach & Karen Kerl
1006 Bell Street
Beatrice, NE 68310

RE: Rezoning Application of the Lorraine Catlin for 604 West Court 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 Tuesday, September 8, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Tuesday, September 8, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the Lorraine Catlin's Rezoning Application to rezone property commonly known as 604 West Court Street, Parcel No. 013185000, from "GC" General Commercial District to "RC" Residential Commercial District.

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Sincerely,

Taylor Rivera
City Attorney

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August 14, 2026

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

RE: Rezoning Application of the Lorraine Catlin for 604 West Court Street

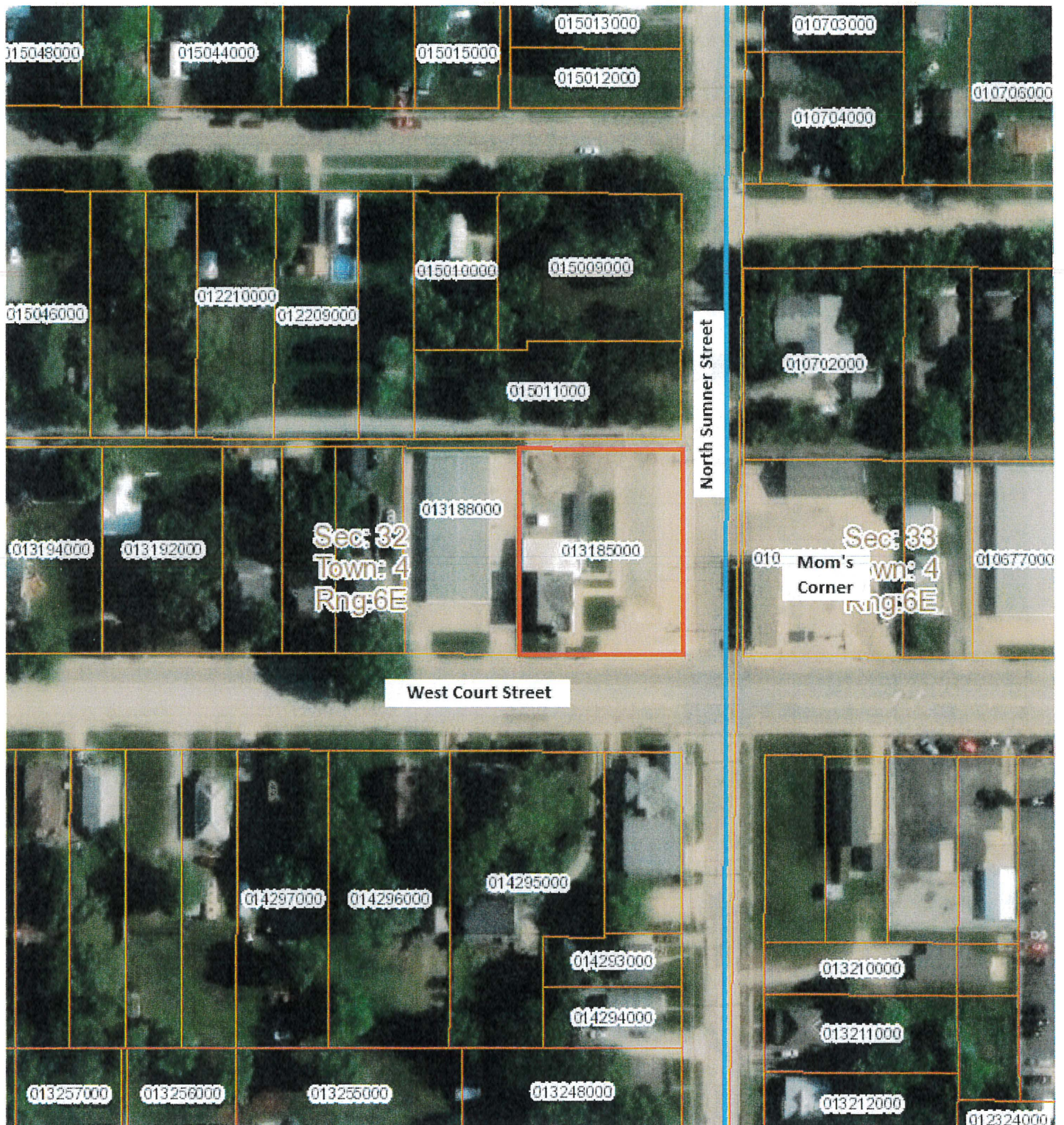
Dear Matthew & Wendi:

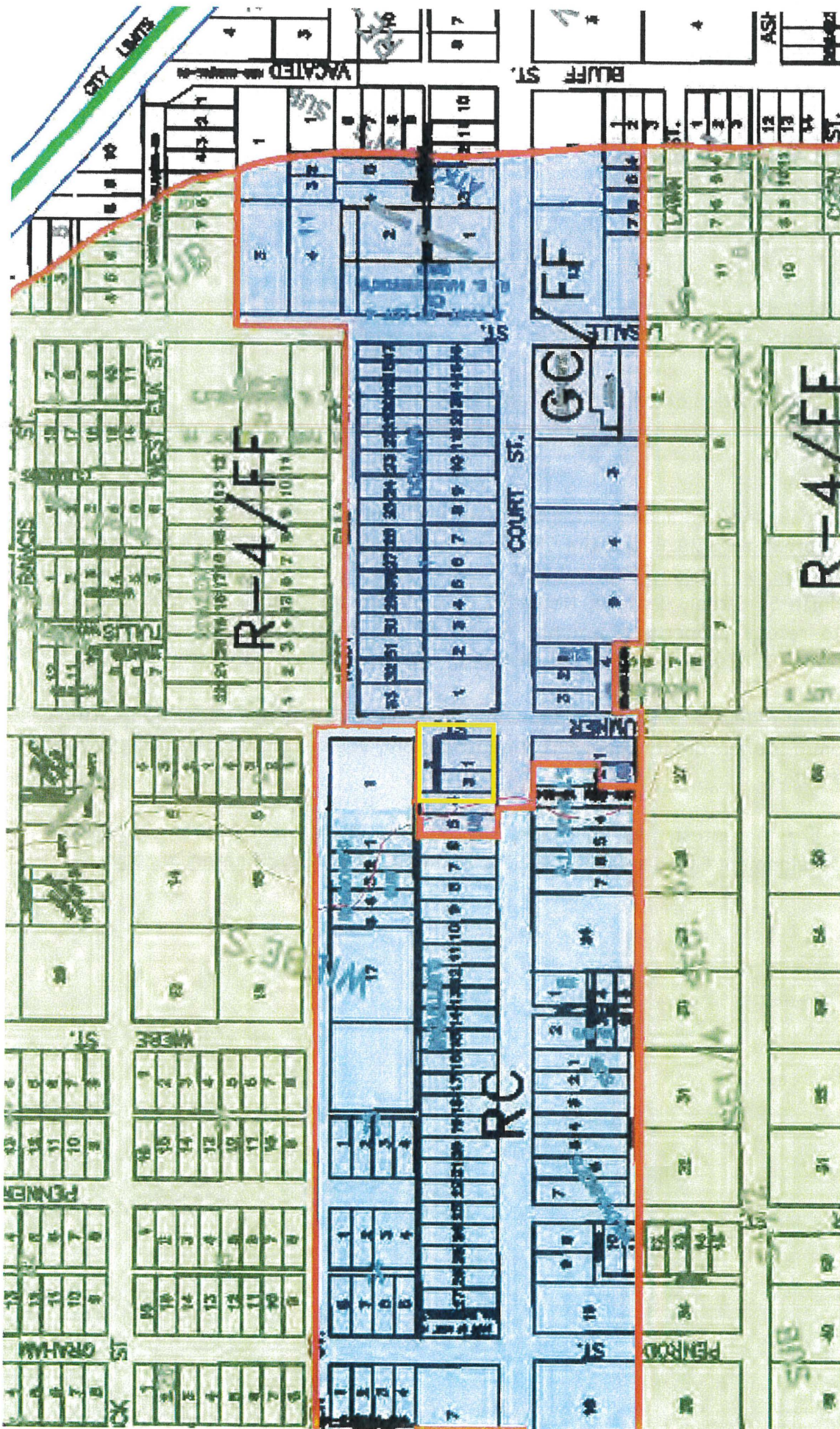
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Sincerely,

Taylor Rivera
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The North 79.95 feet of Lot One (1) and the East 81 1/6 feet of Lot Two (2), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska; and

The West 50 feet of Lot Two (2), and all of Lot Three (3), and the East 4 feet of Lot Four (4), McClellan's Subdivision, an Addition to Beatrice, Gage County, Nebraska.

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:

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

P&Z RESOLUTION PASSED and ADOPTED this 8th day of September, 2026.

Deven McGhee, Secretary

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BEATRICE
CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260237

REZONING APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Lorraine Catlin

Name(s): (Same)

Address: 601 S. Sumner St
Beatrice, NE 68310

Address: _____

Phone: 402.239.6784

Phone: _____

Email: ldc1007@yahoo.com

Email: _____

PROPOSED PROJECT DETAILS

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

Project Address: 604 W. Court St., Beatrice, NE

Legal Description (or attach legal description and label Exhibit "A"): Parcel ID # 0013185, 0013186, 0013187
S 52.01 Lot 1 McClellans Sub, N 79.75' Lot 1 & E 81' 1/6' Lot 2 McClellans Sub,
W 50' Lot 2 & All Lot 3 & E 4' Lot 4 McClellans Sub

Present Use: Vacant

Present Zone: Commercial

Proposed Use: Unknown-property for sale

Proposed Zone: Residential/Commercial

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

North: ~~residential~~ Residential

South: Residential

East: Commercial

West: Commercial

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

None -

List reason(s) for request: Expanding opportunities for 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.

Francine Catlin, Owner
Signature

6-26-2026
Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: [Signature] Date: 6/26/2026
Date Posted on Property: 8-28-26 Date of Hearing: 9-8-26

Comments: _____

City Engineer: [Signature] Date: 8-6-26

Com Dev Director: _____ Date: _____

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: _____

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Taylor Rivera
City Attorney

