City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, November 2, 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 September 8, 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 Alvin and Karen Saltzman, for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures at 1515 North 9th Street, Beatrice, Nebraska.
4. **RESOLUTIONS**
   - 4.a. Resolution Number 26-21 granting Alvin and Karen Saltzman a Special Use Permit for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures at 1515 North 9th Street, Beatrice, Nebraska.
   - 4.b. Resolution Number 26-22 designating how reasonable advance publicized notice is given for Planning and Zoning Commission meetings.
5. **DISCUSSION/REPORTS** - None
6. **MISCELLANEOUS**
   - 6.a. The next regular Planning & Zoning meeting is November 16, 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 November 2, 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

October 28, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 8th day of September, 2026 at 5:03 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Fetty, Fletcher, Painter, Wright
Absent: Bradney, 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 August 17, 2026, as on file in the City Clerk's Office.

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

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

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing or 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

Chair Fetty announced that a public hearing will now be held or 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.

Taylor Rivera, City Attorney, reported to the Commission this rezone tied to the two (2) rezones from the previous meeting. This application was returned to City Hall after the publication deadline. Rivera noted Catlin has a potential buyer who would like to convert the property back to residential use.

Moved by Wright, seconded by Aden, that the public hearing be closed at 5:07 p.m.

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

MOTION CARRIED.

RESOLUTIONS

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

Chair Fetty introduced 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.

Taylor Rivera, City Attorney, noted no calls were received regarding this rezone. Chair Fetty inquired if the property will be multiple units, such as an apartment and Rivera stated he is unsure.

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Aden, that Resolution Number 26-20 be passed and adopted.

Roll Call: Yea: Aden, Fetty, Fletcher, Painter, Wright
Nay: None MOTION CARRIED.

Resolution Number 26-17 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 September 21, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

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

Roll Call: Yea: Aden, Fetty, Fletcher, Painter, Wright
Nay: None MOTION CARRIED.

NOTICE OF HEARING

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 November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Alvin and Karen Saltzman, for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 010660000, commonly known as 1515 North 9th Street.

Erin Saathoff, MMC, City Clerk

October 23, 2026

RESOLUTION NUMBER 26-21
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 October 19, 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 October 23, 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 October 23, 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 November 2, 2026, a public hearing was held regarding the special use application filed by Brian Vrtiska, 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 Alvin and Karen Saltzman, for property legally described as:

> Situated in the City of Beatrice, Gage County, Nebraska: Part of Block One (1) Christenson Addition to the City of Beatrice, Gage County, Nebraska described as follows:

Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska,

for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure on Gage County Parcel ID 010660000, commonly known as 1515 North 9th Street, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, 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 2nd day of November, 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

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PERMIT NUMBER: 20260427

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Alvin & Karen Saltzman

Address: 1515 North 9th street
Beatrice, NE 68310

Phone: 402-520-0264 Email: Ksalty1515@gmail.com

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

PROPERTY OWNERSHIP ATTESTATION

I/We, Alvin & Karen Saltzman, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

BEG AT A PT 75' S OF NE COR OF BLK 1 THES
87' W 142' N 87' TH E 142' TO POB BLK 1
CHRISTENSONS ADD

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Alvin & Karen Saltzman, hereby apply for a Special or Conditional Use Permit for the following use:

Addition to existing detached garage. Addition is 14x40
560 sqft. This is well below the maximum addition of 800 sqft
confirmed by Building inspector at site. Not to exceed 1800 sq ft

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.

Alvin Saltzman — Signature
10/14/2026 — Date

Karen Saltzman — Signature
10/14/2026 — Date

OFFICE USE ONLY

Application Fee: $100.00 Received By: C Guilfoil Date: 10/14/26

Date Posted on Property: 10/23/26 Date of Hearing: 11/2/26

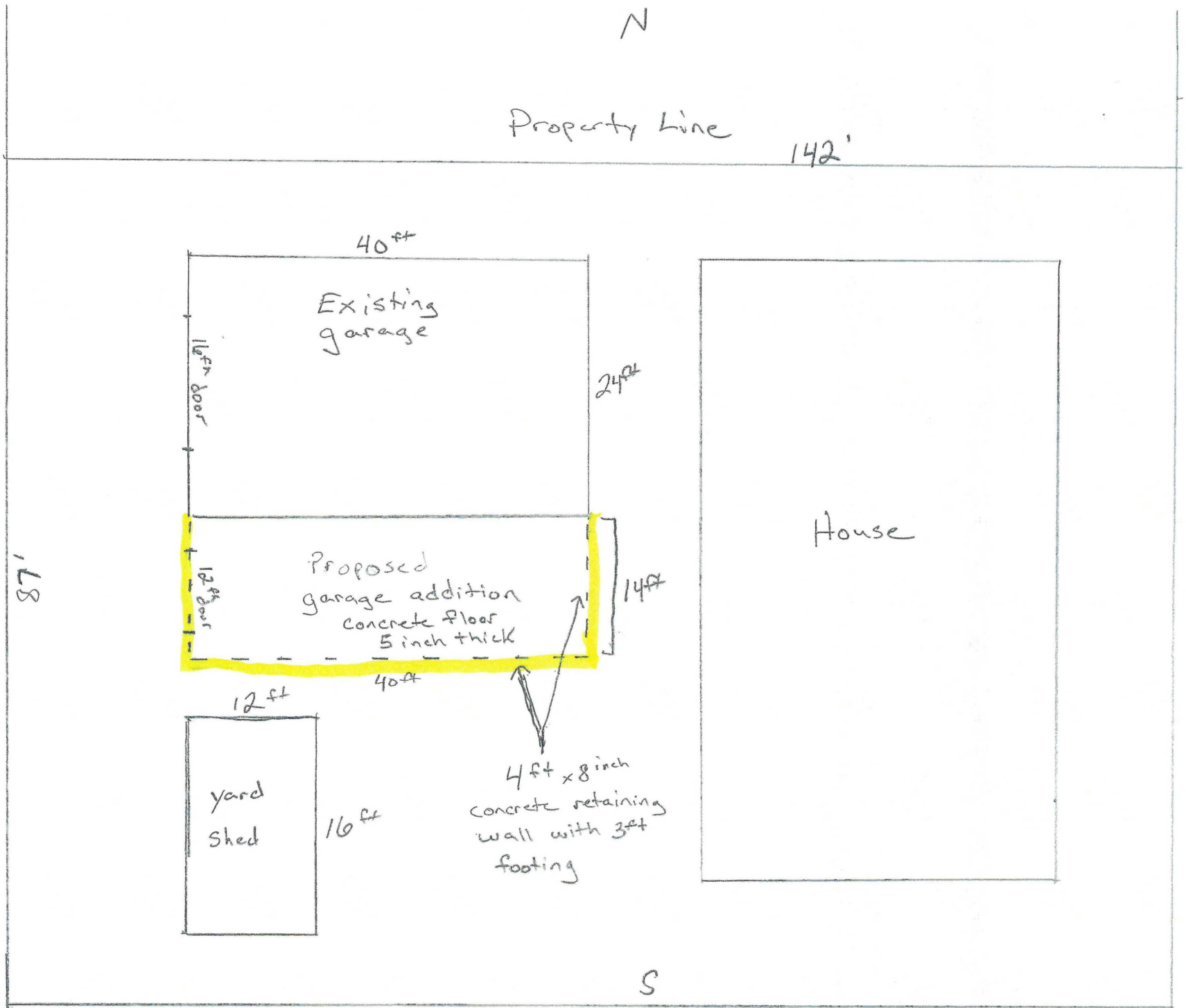
Comments: _____

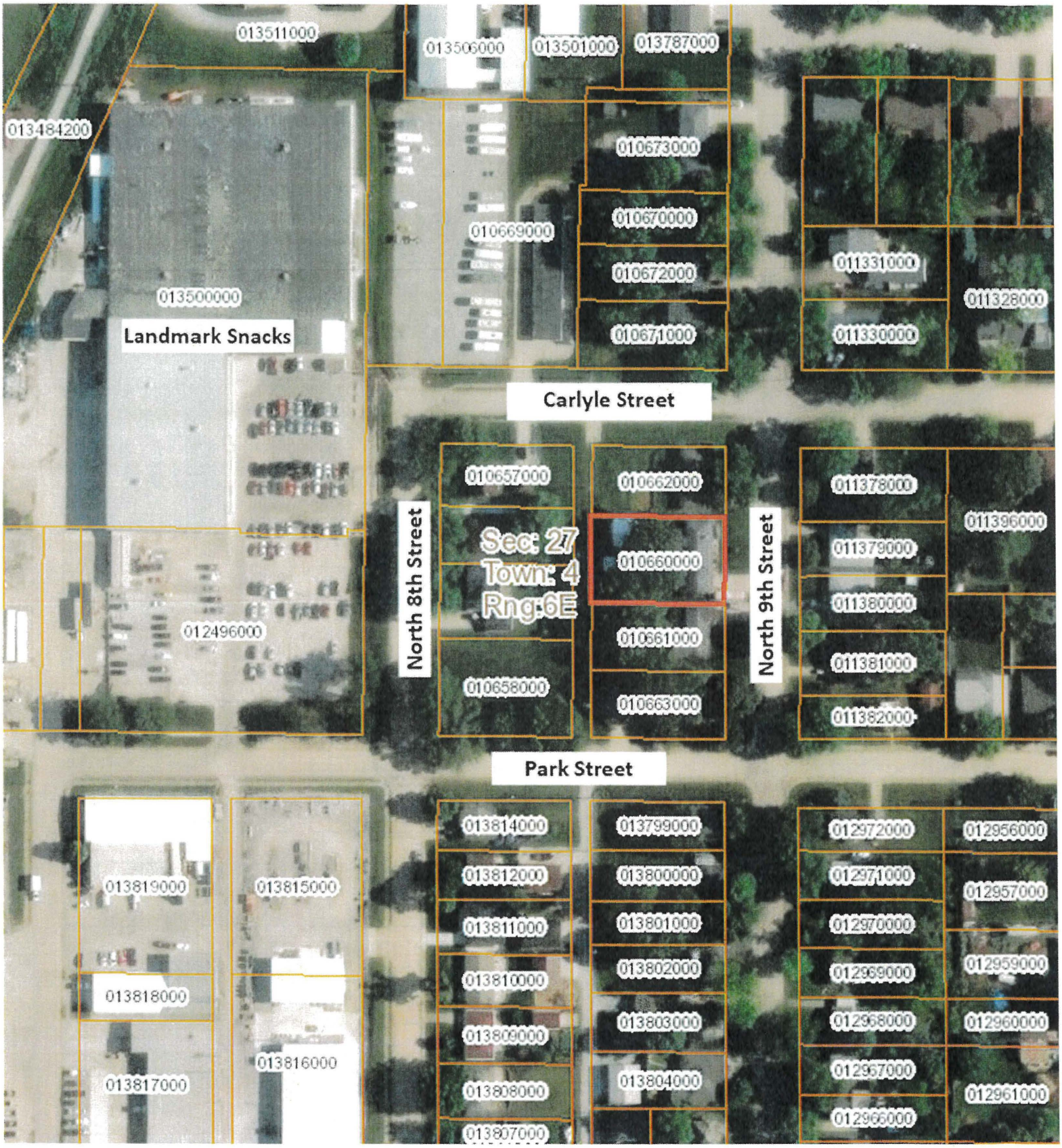
Com Dev Director: _____ Date: 10/14/26

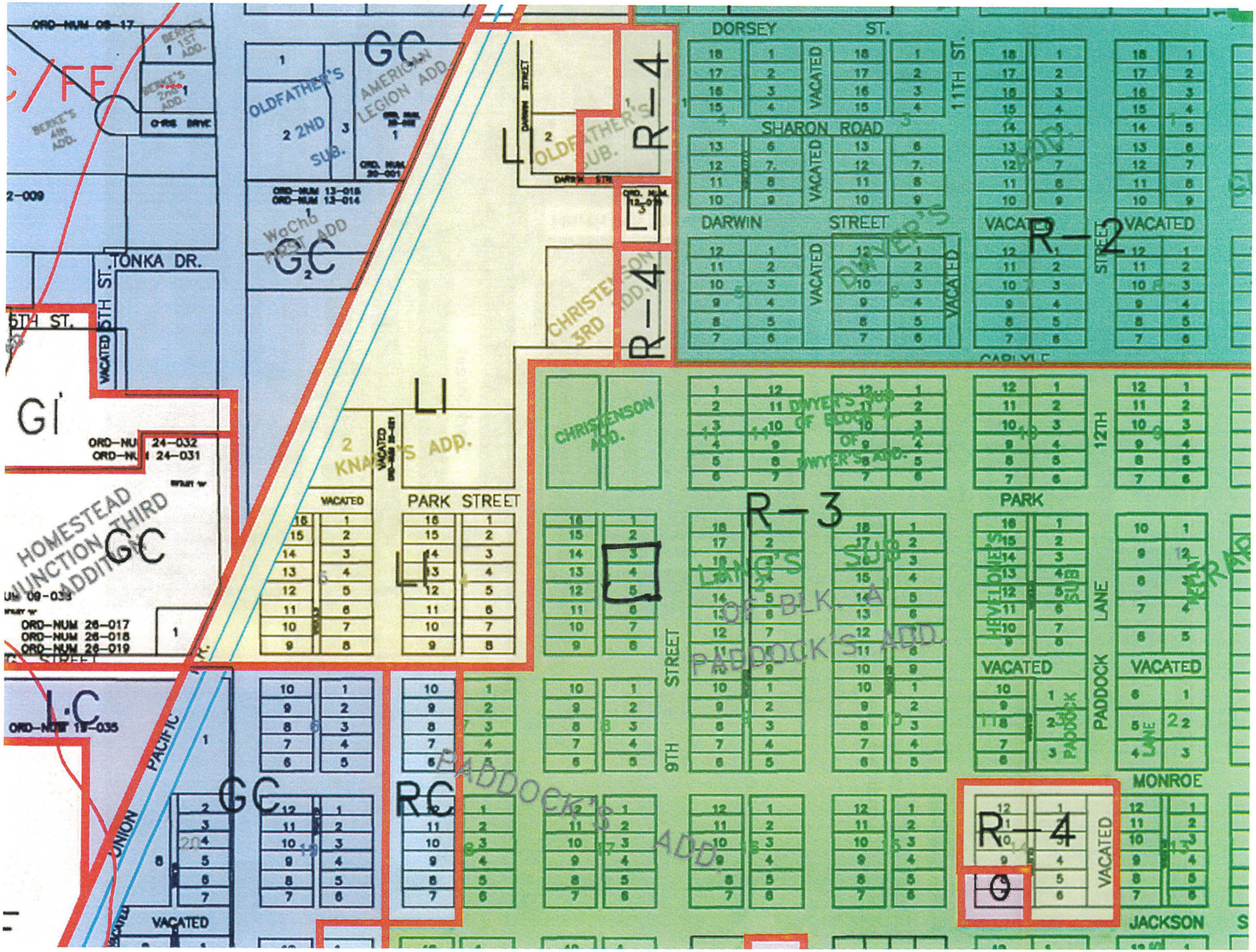
DECISION

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

Planning and Zoning Chairman: _____ Date: _____


N
Property Line
142'
Alley
40 ft
Existing garage
16ft door
24ft
House
87'
Proposed garage addition
concrete floor
5 inch thick
12ft door
14ft
40ft
12 ft
yard Shed
16 ft
4 ft x 8 inch concrete retaining wall with 3ft footing
S
E North 9th street
= 9ft side wall height
= 4/12 roof pitch
= Steel Roof
= Proposed garage Addition


013511000
013506000
013501000
013787000
013484200
010673000
010670000
010669000
010672000
010671000
011331000
011328000
011330000
013500000
Landmark Snacks
Carlyle Street
010657000
010662000
010660000
010661000
010658000
010663000
North 8th Street
Sec: 27
Town: 4
Rng: 6E
North 9th Street
011378000
011396000
011379000
011380000
011381000
011382000
012496000
Park Street
013819000
013815000
013818000
013816000
013817000
013814000
013812000
013811000
013810000
013809000
013808000
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012961000
012966000


DORSEY ST.
SHARON ROAD
DARWIN STREET
11TH ST.
VACATED
R-2
R-4
R-4
R-3
R-4
GC
GC
GC
GC
RC
LI
LC
GI
OLDFATHER'S 2 2ND SUB.
AMERICAN LEGION ADD.
OLDFATHER'S SUB.
CHRISTENSON 3RD ADD.
CHRISTENSON ADD.
WaCha FIRST ADD
TONKA DR.
5TH ST.
HOMESTEAD JUNCTION THIRD ADDITION
KNAPP'S ADD.
PARK STREET
DWYER'S SUB OF BLOCK 10 OF DWYER'S ADD.
PARK
12TH
HAVELOCK'S SUB OF BLK. A PADDOCK'S ADD.
PADDOCK LANE
9TH STREET
PADDOCK'S ADD.
MONROE
JACKSON
UNION PACIFIC
ORD-NUM 08-17
ORD-NUM 13-015
ORD-NUM 13-014
ORD-NUM 24-032
ORD-NUM 24-031
ORD-NUM 26-017
ORD-NUM 26-018
ORD-NUM 26-019
ORD-NUM 19-035

6. Restoration of Site: The site of any landfill must be restored, stabilized, planted, and seeded within twelve months after the end of the operation. Dissipation of waste products must be accomplished in a manner approved by the State of Nebraska's Department of Environmental Quality.

7. Toxic Waste: The disposal of hazardous, toxic, or radioactive wastes as defined by the Federal Environmental Protection Agency shall be prohibited within the City of Beatrice and its extra-territorial jurisdiction.

608 Supplemental Use Regulations: Accessory Uses

A. Home Occupations

Home occupations are permitted as an accessory use in residential units subject to the following conditions:

1. External Effects: No noise, odors, bright lights, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.

2. Employees: A home occupation may employ a maximum of two individuals other than the residents of the dwelling unit.

3. Service Traffic: Deliveries or service by commercial vehicles or trucks over ten tons is prohibited.

4. The home occupation shall be carried on entirely within the principal dwelling unit. Operation of a home occupation shall not be carried on within a detached accessory building without approval of a Special Use permit as set forth in Section 1303.

5. Welding, vehicle body repair, mechanical repair, or rebuilding or dismantling of vehicles are not permitted as home occupations.

B. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot:

1. Private garages and parking for the residential use.

2. Recreational activities and uses by residents, excluding the housing of horses.

3. Home occupations, subject to Section 608(a) of these regulations.

4. Residential convenience services for multiple-family uses or mobile home parks for use by residents only.

5. Crafts and garage sales, provided that such sales on any single property occur no more than once every 60 days; and have a maximum duration of 3 days.

C. Detached Accessory Buildings: Residential Uses

Detached accessory buildings located in the R-1, R-2, R-3, or R-4 Districts shall comply with the following requirements:

1. Detached accessory buildings shall not exceed a maximum size of 1200 square feet unless a Special Use Permit to allow a maximum size of 1800 square feet is approved as set forth in Section 1303. The square footage set forth in this subsection shall include the square footage

for all detached accessory buildings located on the site.

2. A maximum of two detached accessory buildings shall be located on a site.

3. Detached accessory buildings shall not exceed a maximum of 18 feet in height, measured to the ridge of the roof, unless a 'Special Use Permit' to allow a maximum height of 22 feet to the ridge of the roof is approved as set forth in Section 1303.

4. For purposes of Section 608(c), an accessory building shall be considered to be detached unless it is constructed as an integral part of the principal dwelling unit and is connected to the principal dwelling unit by a common vertical wall. Detached accessory buildings for multiple-family dwellings shall not be subject to the requirements of subsection 608(c)(1). Gazebos and any detached accessory building that is smaller than 20 square feet shall not be subject to the requirements of Section 608(c).

5. For purposes of Section 608(c), an accessory building shall only be constructed on property which contains an existing principal dwelling unit. The removal or demolition of a principal dwelling unit shall require the removal of all accessory buildings located on the site.

Detached accessory buildings located in the RC, LC, GC, or CBD Districts shall comply with the following requirements:

6. Detached accessory buildings, upon sites which contain buildings used as dwelling units, shall not exceed a maximum size of 1200 square feet unless a Special Use Permit to allow a maximum size of 1800 square feet is approved as set forth in Section 1303. The square footage set forth in this subsection shall include the square footage for all detached accessory buildings located on the site.

7. A maximum of two detached accessory buildings shall be located on a site which contain a building used as a dwelling.

8. Detached accessory buildings, upon sites which contain buildings used as dwellings, shall not exceed 22 feet in height, measured at the ridge of the roof.

9. For purposes of Section 608(c), an accessory building shall be considered to be detached unless it is constructed as an integral part of the principal dwelling unit and is connected to the principal dwelling unit by a common vertical wall. Detached accessory buildings for multiple-family dwellings shall not be subject to the requirements of subsection 608(c)(6). Gazebos and any detached accessory building that is smaller than 20 square feet shall not be subject to the requirements of Section 608(c).

10. For purposes of Section 608(c), an accessory building shall only be constructed on property which contains an existing principal dwelling unit or a principal commercial, industrial, or office building which is open to the public for a minimum of twenty (20) hours per week. The removal or demolition of any dwelling unit, or commercial, industrial, or office building shall require the removal of all accessory buildings located on the site.

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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

October 19, 2026

Alvin & Karen Saltzman
1515 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Alvin and Karen Saltzman:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

Applicants are not required to attend said hearings, 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

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Phone: 402.228.5250 Fax: 402.228.5252

October 19, 2026

Mark & Angela Essam
1519 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Mark & Angela:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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
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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

October 19, 2026

Sargent Investments, LLC
1313 South 3rd Ave
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

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, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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
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ENGINEERING & COMMUNITY DEVELOPMENT
205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

October 19, 2026

Katherine Phillips
1518 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Katherine:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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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Phone: 402.228.5250 Fax: 402.228.5252

October 19, 2026

Sheryl Gay & Neva Wilkinson
1511 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Sheryl & Neva:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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

Space Above Reserved for Recording Information

Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

Notice of Special Use Permit

THIS NOTICE shall hereby certify that the Planning and Zoning Commission of the City of Beatrice approved Resolution No. 26-21 granting Alvin and Karen Saltzman a Special Use Permit for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as:

> Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, Parcel No. 010660000

(Commonly known as 1515 North 9th Street)

Said special use permit shall run with the land.

_____
Date

_____
Chet McGrury
Community Development Director
City of Beatrice

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of November, 2026 by Chet McGrury, Community Development Director.

_____
Notary Public

RESOLUTION NUMBER 26-21
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 October 19, 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 October 23, 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 October 23, 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 November 2, 2026, a public hearing was held regarding the special use application filed by Brian Vrtiska, 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 Alvin and Karen Saltzman, for property legally described as:

> Situated in the City of Beatrice, Gage County, Nebraska: Part of Block One (1) Christenson Addition to the City of Beatrice, Gage County, Nebraska described as follows:

Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska,

for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure on Gage County Parcel ID 010660000, commonly known as 1515 North 9th Street, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, 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 2nd day of November, 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

STAKE YOUR CLAIM
BEATRICE
CITY · BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260427

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Alvin & Karen Saltzman

Address: 1515 North 9th street
Beatrice, NE 68310

Phone: 402-520-0264 Email: Ksalty1515@gmail.com

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

PROPERTY OWNERSHIP ATTESTATION

I/We, Alvin & Karen Saltzman, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

BEG AT A PT 75' S OF NE COR OF BLK 1 THES
87' W 142' N 87' TH E 142' TO POB BLK 1
CHRISTENSONS ADD

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Alvin & Karen Saltzman, hereby apply for a Special or Conditional Use Permit for the following use:

Addition to existing detached garage. Addition is 14x40
560 sqft. This is well below the maximum addition of 800 sqft
confirmed by Building inspector at site. Not to exceed 1800 sq ft

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.

Alvin Saltzman — Signature
10/14/2026 — Date

Karen Saltzman — Signature
10/14/2026 — Date

OFFICE USE ONLY

Application Fee: $100.00 Received By: C Guilfoil Date: 10/14/26

Date Posted on Property: 10/23/26 Date of Hearing: 11/2/26

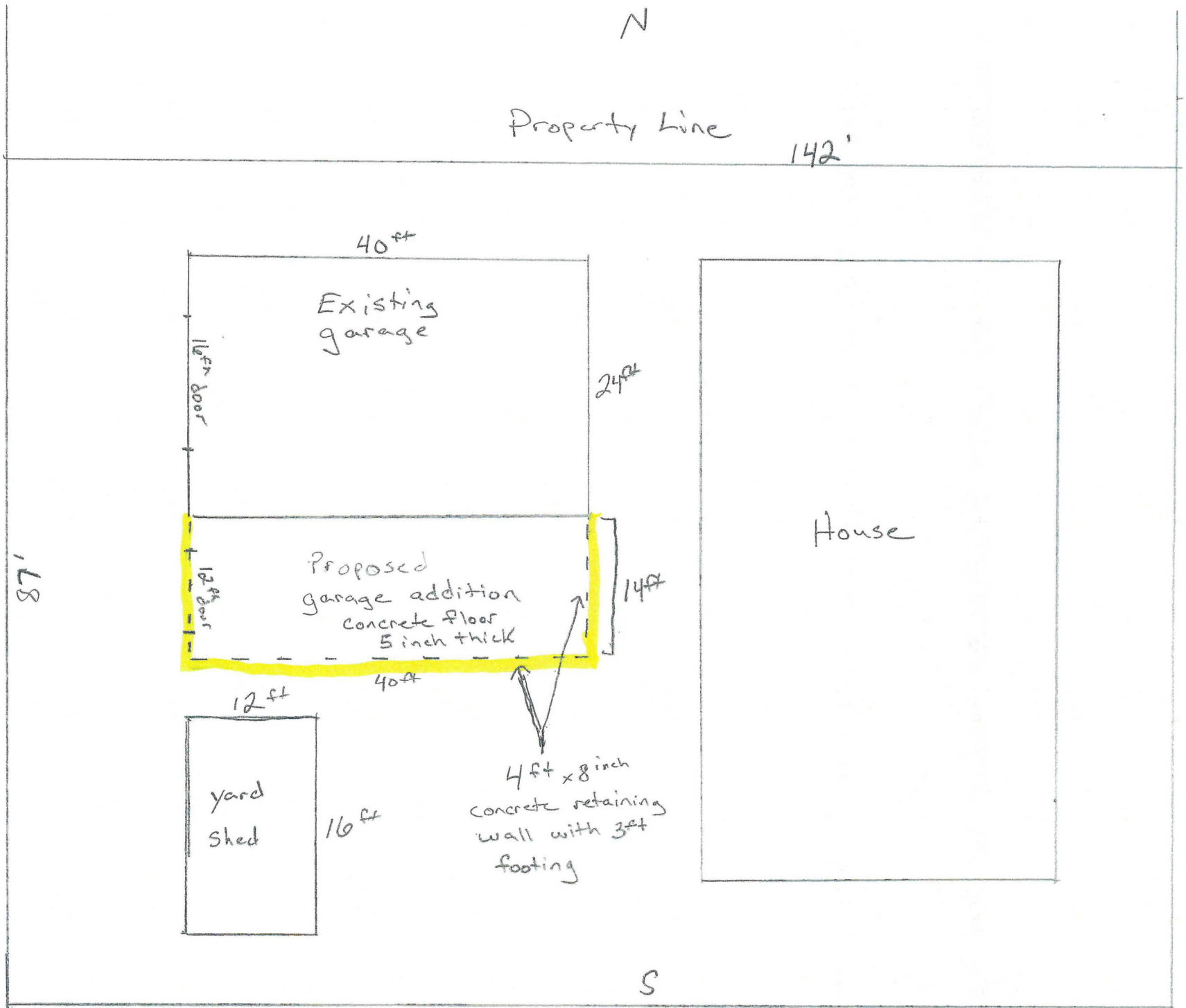
Comments: _____

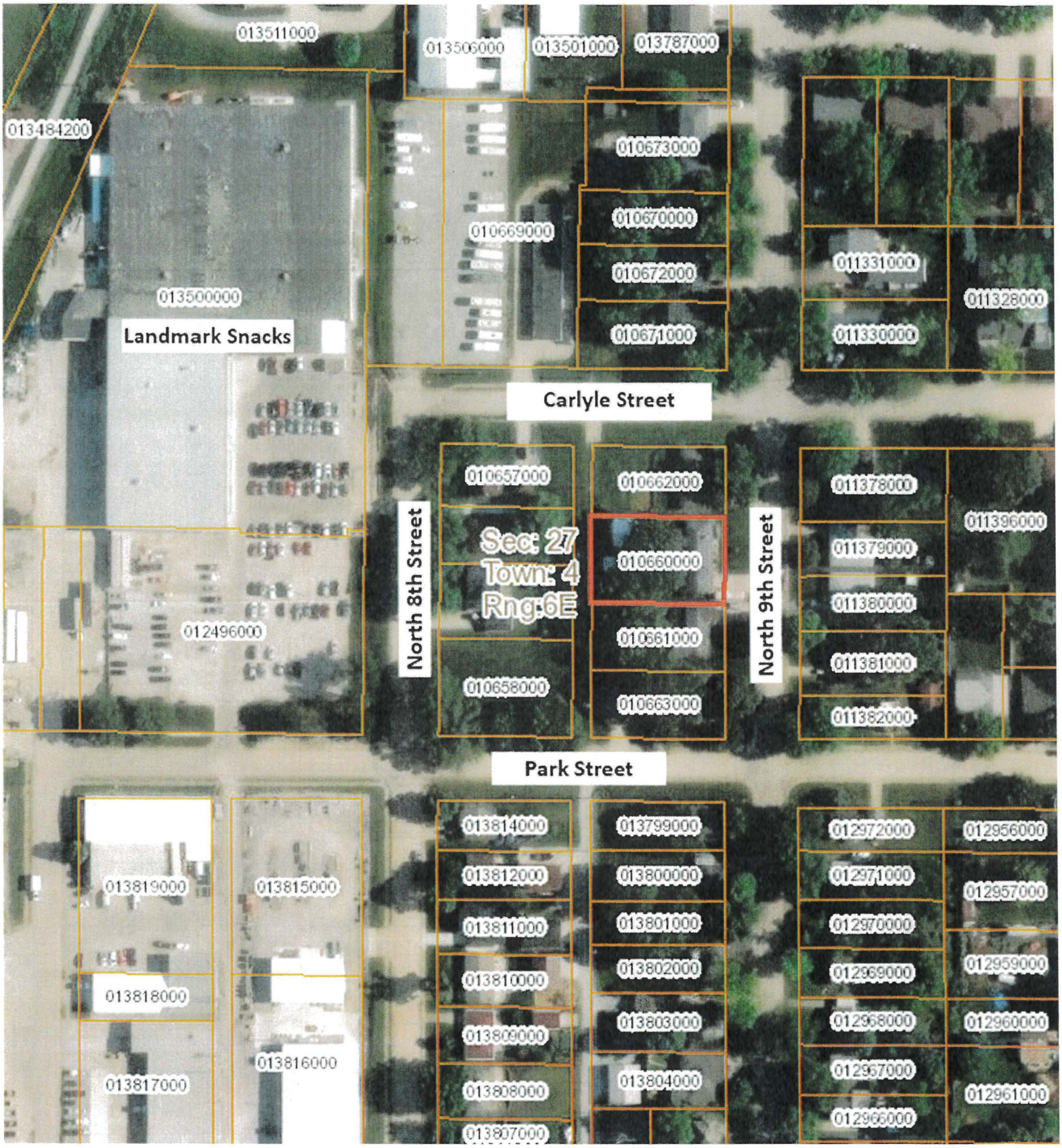
Com Dev Director: _____ Date: 10/14/26

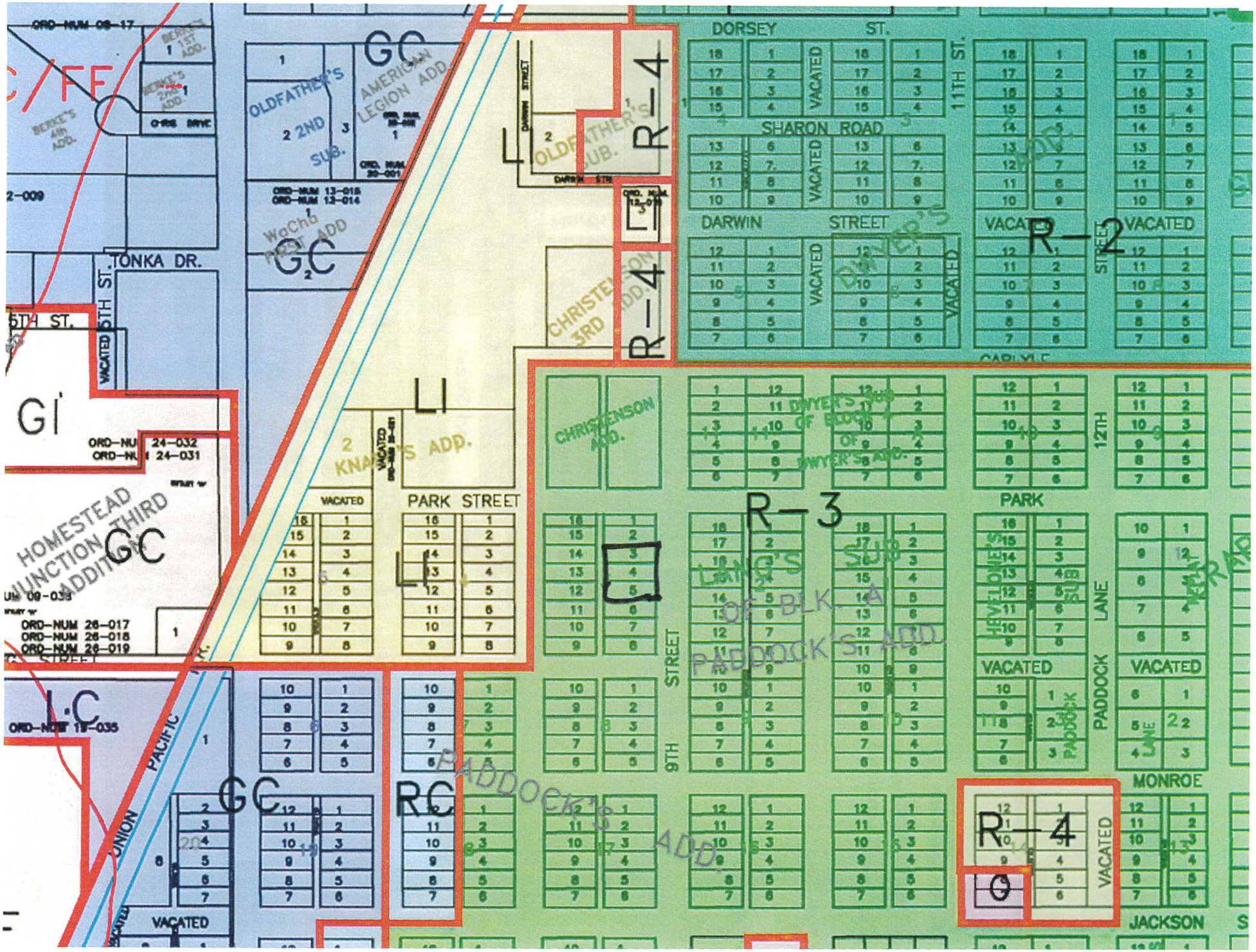
DECISION

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

Planning and Zoning Chairman: _____ Date: _____


N
Property Line
142'
Alley
40 ft
Existing garage
16ft door
24ft
House
87'
Proposed garage addition
concrete floor
5 inch thick
12ft door
14ft
40ft
12 ft
yard Shed
16 ft
4 ft x 8 inch concrete retaining wall with 3ft footing
S
E North 9th street
= 9ft side wall height
= 4/12 roof pitch
= Steel Roof
= Proposed garage Addition


013511000
013506000
013501000
013787000
013484200
010673000
010670000
010669000
010672000
010671000
011331000
011328000
011330000
013500000
Landmark Snacks
Carlyle Street
010657000
010662000
010660000
010661000
010658000
010663000
North 8th Street
Sec: 27
Town: 4
Rng: 6E
North 9th Street
011378000
011396000
011379000
011380000
011381000
011382000
012496000
Park Street
013819000
013815000
013818000
013816000
013817000
013814000
013812000
013811000
013810000
013809000
013808000
013807000
013799000
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012960000
012967000
012961000
012966000


DORSEY ST.
SHARON ROAD
DARWIN STREET
11TH ST.
VACATED
R-2
R-4
R-4
R-3
R-4
GC
GC
GC
GC
RC
LI
LC
GI
OLDFATHER'S 2 2ND SUB.
AMERICAN LEGION ADD.
OLDFATHER'S SUB.
CHRISTENSON 3RD ADD.
CHRISTENSON ADD.
WaCha FIRST ADD
TONKA DR.
5TH ST.
HOMESTEAD JUNCTION THIRD ADDITION
KNAPP'S ADD.
PARK STREET
DWYER'S SUB OF BLOCK 10 OF DWYER'S ADD.
PARK
12TH
HAVELOCK'S SUB OF BLK. A PADDOCK'S ADD.
PADDOCK LANE
9TH STREET
PADDOCK'S ADD.
MONROE
JACKSON
UNION PACIFIC
ORD-NUM 08-17
ORD-NUM 13-015
ORD-NUM 13-014
ORD-NUM 24-032
ORD-NUM 24-031
ORD-NUM 26-017
ORD-NUM 26-018
ORD-NUM 26-019
ORD-NUM 19-035

6. Restoration of Site: The site of any landfill must be restored, stabilized, planted, and seeded within twelve months after the end of the operation. Dissipation of waste products must be accomplished in a manner approved by the State of Nebraska's Department of Environmental Quality.

7. Toxic Waste: The disposal of hazardous, toxic, or radioactive wastes as defined by the Federal Environmental Protection Agency shall be prohibited within the City of Beatrice and its extra-territorial jurisdiction.

608 Supplemental Use Regulations: Accessory Uses

A. Home Occupations

Home occupations are permitted as an accessory use in residential units subject to the following conditions:

1. External Effects: No noise, odors, bright lights, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.

2. Employees: A home occupation may employ a maximum of two individuals other than the residents of the dwelling unit.

3. Service Traffic: Deliveries or service by commercial vehicles or trucks over ten tons is prohibited.

4. The home occupation shall be carried on entirely within the principal dwelling unit. Operation of a home occupation shall not be carried on within a detached accessory building without approval of a Special Use permit as set forth in Section 1303.

5. Welding, vehicle body repair, mechanical repair, or rebuilding or dismantling of vehicles are not permitted as home occupations.

B. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot:

1. Private garages and parking for the residential use.

2. Recreational activities and uses by residents, excluding the housing of horses.

3. Home occupations, subject to Section 608(a) of these regulations.

4. Residential convenience services for multiple-family uses or mobile home parks for use by residents only.

5. Crafts and garage sales, provided that such sales on any single property occur no more than once every 60 days; and have a maximum duration of 3 days.

C. Detached Accessory Buildings: Residential Uses

Detached accessory buildings located in the R-1, R-2, R-3, or R-4 Districts shall comply with the following requirements:

1. Detached accessory buildings shall not exceed a maximum size of 1200 square feet unless a Special Use Permit to allow a maximum size of 1800 square feet is approved as set forth in Section 1303. The square footage set forth in this subsection shall include the square footage

for all detached accessory buildings located on the site.

2. A maximum of two detached accessory buildings shall be located on a site.

3. Detached accessory buildings shall not exceed a maximum of 18 feet in height, measured to the ridge of the roof, unless a 'Special Use Permit' to allow a maximum height of 22 feet to the ridge of the roof is approved as set forth in Section 1303.

4. For purposes of Section 608(c), an accessory building shall be considered to be detached unless it is constructed as an integral part of the principal dwelling unit and is connected to the principal dwelling unit by a common vertical wall. Detached accessory buildings for multiple-family dwellings shall not be subject to the requirements of subsection 608(c)(1). Gazebos and any detached accessory building that is smaller than 20 square feet shall not be subject to the requirements of Section 608(c).

5. For purposes of Section 608(c), an accessory building shall only be constructed on property which contains an existing principal dwelling unit. The removal or demolition of a principal dwelling unit shall require the removal of all accessory buildings located on the site.

Detached accessory buildings located in the RC, LC, GC, or CBD Districts shall comply with the following requirements:

6. Detached accessory buildings, upon sites which contain buildings used as dwelling units, shall not exceed a maximum size of 1200 square feet unless a Special Use Permit to allow a maximum size of 1800 square feet is approved as set forth in Section 1303. The square footage set forth in this subsection shall include the square footage for all detached accessory buildings located on the site.

7. A maximum of two detached accessory buildings shall be located on a site which contain a building used as a dwelling.

8. Detached accessory buildings, upon sites which contain buildings used as dwellings, shall not exceed 22 feet in height, measured at the ridge of the roof.

9. For purposes of Section 608(c), an accessory building shall be considered to be detached unless it is constructed as an integral part of the principal dwelling unit and is connected to the principal dwelling unit by a common vertical wall. Detached accessory buildings for multiple-family dwellings shall not be subject to the requirements of subsection 608(c)(6). Gazebos and any detached accessory building that is smaller than 20 square feet shall not be subject to the requirements of Section 608(c).

10. For purposes of Section 608(c), an accessory building shall only be constructed on property which contains an existing principal dwelling unit or a principal commercial, industrial, or office building which is open to the public for a minimum of twenty (20) hours per week. The removal or demolition of any dwelling unit, or commercial, industrial, or office building shall require the removal of all accessory buildings located on the site.

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

October 19, 2026

Alvin & Karen Saltzman
1515 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Alvin and Karen Saltzman:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

Applicants are not required to attend said hearings, 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

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

October 19, 2026

Mark & Angela Essam
1519 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Mark & Angela:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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

October 19, 2026

Sargent Investments, LLC
1313 South 3rd Ave
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

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, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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
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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

October 19, 2026

Katherine Phillips
1518 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Katherine:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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
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ENGINEERING & COMMUNITY DEVELOPMENT
205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

October 19, 2026

Sheryl Gay & Neva Wilkinson
1511 North 9th Street
Beatrice, NE 68310

RE: Special Use Permit Application of Alvin and Karen Saltzman
Construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures

Dear Sheryl & Neva:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, November 2, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Alvin and Karen Saltzman's Special Use Permit Application for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as: Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, commonly known as 1515 North 9th Street, Parcel No. 010660000.

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

Space Above Reserved for Recording Information

Return to:
Taylor Rivera
City of Beatrice
400 Ella Street
Beatrice, NE 68310

Notice of Special Use Permit

THIS NOTICE shall hereby certify that the Planning and Zoning Commission of the City of Beatrice approved Resolution No. 26-21 granting Alvin and Karen Saltzman a Special Use Permit for the construction of a 560 sq. ft. addition to an existing 800 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, all at property legally described as:

> Beginning at a point 75 feet South of the Northeast corner of said Block One (1), thence running South along the East line of said Block One (1) a distance of 87 feet, thence running West 142 feet more or less to a point in the East line of the alley running North and South through said Block One (1), thence North along the East line of said alley a distance of 87 feet; thence East 142 feet more or less to the point of beginning, platted on the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 North, Range 6 East of the 6th P.M., Gage County, Nebraska, Parcel No. 010660000

(Commonly known as 1515 North 9th Street)

Said special use permit shall run with the land.

_____
Date

_____
Chet McGrury
Community Development Director
City of Beatrice

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this ____ day of November, 2026 by Chet McGrury, Community Development Director.

_____
Notary Public

STAKE YOUR CLAIM

BEATRICE

CITY · BOARD OF PUBLIC WORKS

MEMORANDUM

TO:	Planning & Zoning Commission	**DATE SUBMITTED:**	October 22, 2026
FROM:	Erin Saathoff City Clerk	**FOR AGENDA OF:**	November 2, 2026
SUBJECT:	Reasonable Advance Public Notice	**EXHIBIT(S):**	Resolution

Previously the Open Meetings Act required first class cities to publish notice in a legal newspaper of general circulation within the public body's jurisdiction. LB596 of the 2026 legislative session amended Section 84-1411 of the Open Meetings Act, giving first class cities the option to only post notice of meetings.

This resolution designates that the City will give reasonable advance publicized notice by posting notices on the City's website and on the public bulletin boards located at City Hall and the Beatrice Public Library. The City is still required to publish notice of all public body meetings of the City at least four (4) times each year in our local newspaper.

RESOLUTION NUMBER 26-22
PLANNING AND ZONING COMMISSION

WHEREAS, pursuant to Nebraska State Statute 84-1411, each public body shall give reasonable advance publicized notice of the time and place of each meeting by a method designated by each public body and recorded in its minutes; and

WHEREAS, the Planning and Zoning Commission of the City of Beatrice ("City") desires to designate how the City will give reasonable advance publicized notice.

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

SECTION 1. That the Planning and Zoning Commission of the City of Beatrice shall provide reasonable advance publicized notice for meetings of all Planning and Zoning Commission meetings by posting on the City's website, the City Hall Public Bulletin Board at 400 Ella Street, Beatrice, Nebraska, and the Beatrice Public Library Public Bulletin Board at 100 North 16th Street, Beatrice, Nebraska.

SECTION 2. That the City Clerk shall record the reasonable advance publicized notice for said meetings in the minutes of said public meetings.

SECTION 3. That the City Clerk shall publish notice via the Beatrice Daily Sun at least four (4) times each year of the regular meeting schedule, location, and the method designated by the Mayor and City Council to provide reasonable advance publicized notice.

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

P&Z RESOLUTION PASSED and ADOPTED this 2nd day of November, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson