

**City of Beatrice, Nebraska**  
**Planning & Zoning Commission Regular Meeting**  
**Monday, April 20, 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 April 6, 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 Brian Vrtiska, for the construction of a communications tower and compound on Gage County Parcel ID 005239000.
4. **RESOLUTIONS**
  - 4.a. Resolution Number 26-9 granting Brian Vrtiska a Special Use Permit for the construction of a communications tower and compound on Gage County Parcel ID 005239000.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
  - 7.a. The next regular Planning & Zoning meeting is May 4, 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 April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> 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](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

April 15, 2026

## MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 6<sup>th</sup> day of April, 2026 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Fletcher, Fralin, Painter, Wright  
Absent: Bradney, Fetty, McGhee, Riha

Commission Member Wright 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 March 16, 2026, as on file in the City Clerk's Office.

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

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

MOTION CARRIED.

### PUBLIC HEARINGS/BIDS

**Public Hearing for the purpose of considering recommending to the City Council to amend Section 303 of Article III of the Zoning Ordinance of the City of Beatrice, relating to Agricultural Use Types; Table 4-2 of Article II of the Zoning Ordinance of the City of Beatrice, relating to Permitted Uses by Zoning Districts; and Section 602 of Article VI of the Zoning Ordinance of the City of Beatrice, relating to Supplemental Use Regulations: Agricultural Uses**

Chair Fetty announced that a public hearing will now be held for the purpose of considering recommending to the City Council to amend Section 303 of Article III of the Zoning Ordinance of the City of Beatrice, relating to Agricultural Use Types; Table 4-2 of Article II of the Zoning Ordinance of the City of Beatrice, relating to Permitted Uses by Zoning Districts; and Section 602 of Article VI of the Zoning Ordinance of the City of Beatrice, relating to Supplemental Use Regulations: Agricultural Uses.

Taylor Rivera, City Attorney, explained to the Commission the City has been approached with the possibility of opening a butchery within the two-mile zoning jurisdiction, which is currently not allowed under our zoning ordinance. The proposed amendments add the definition of a butchery and updates Table 4-2 to allow butcheries in Agricultural "AG" or General Industrial "GI" districts with a special use permit. Section 602 adds butchery and sets guidelines that no confinement area shall be located within one hundred feet (100') of the property lines or within seven hundred fifty feet (750') of an existing residential structure. No animals shall remain in the confinement area for more than three (3) calendar days and no more than five (5) animals shall be contained for more than eight (8) consecutive hours at a time. Rivera stated the City wants to ensure this is a clean, quick operation. Commission Member Wright inquired how the waste will be disposed of and Rivera stated that it will be regulated under the Nebraska Department Water, Energy, and Environment (DWEE)

regulations and standards, as well as the City's nuisance ordinance. Insect and rodent control measures must also be instituted. Rivera noted all Special Use Permit applications will be required to provide: a traffic plan, livestock and butchering waste removal or disposal plans, drainage plans, and pollution control measures.

Chair Fetty arrived at 5:07 p.m.

There was no further discussion from the Commission or public.

Moved by Wright, seconded by Aden, that the public hearing be closed at 5:12 p.m.

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

MOTION CARRIED.

**RESOLUTIONS**

**Resolution Number 26-8 recommending to the City Council to amend Section 303 of Article III of the Zoning Ordinance of the City of Beatrice, relating to Agricultural Use Types; Table 4-2 of Article II of the Zoning Ordinance of the City of Beatrice, relating to Permitted Uses by Zoning Districts; and Section 602 of Article VI of the Zoning Ordinance of the City of Beatrice, relating to Supplemental Use Regulations: Agricultural Uses**

There was no further discussion by the Commission or public.

Moved by Fralin, seconded by Wright, that Resolution Number 26-8 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-8 has been passed and adopted.

**Resolution Number 26-9 recommending to the City Council approval of the Final Plat Application request by Evangelical Lutheran Good Samaritan Society, Inc., to replat a portion of their property as Beatrice Commons Addition**

Chair Fetty introduced Resolution Number 26-9 recommending to the City Council approval of the Final Plat Application request by Evangelical Lutheran Good Samaritan Society, Inc., to replat a portion of their property as Beatrice Commons Addition.

Taylor Rivera, City Attorney, reported to the Commission the Beatrice Commons redevelopment project is ready to be platted. This redevelopment will be located south of the nursing home, between the YMCA and Covered Bridge Heights. Rivera noted when the Good Samaritan building was built, it was built over lot lines, therefore requiring a vacation and replat. Rivera noted the street is shown as an outlot, however, it will be treated as a street with a sixty-foot (60') right-of-way.

There was no further discussion by the Commission or public.

Moved by Fralin, seconded by Fletcher, that Resolution Number 26-9 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-9 has been passed and adopted.

#### **ORDINANCES**

There were no ordinances.

#### **PUBLIC FORUM**

No one appeared during public forum.

#### **DISCUSSIONS/REPORTS**

There were no discussions/reports.

#### **ADJOURNMENT**

The next regular Planning and Zoning meeting is scheduled for April 20, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Moved by Aden, seconded by Wright, that the meeting be adjourned at 5:17 p.m.

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

MOTION CARRIED.

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

Notice is hereby given that the Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing at 5:00 p.m. on April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of the Special Use Permit Application of Brian Vrtiska, for the construction of a communications tower and compound on Gage County Parcel ID 005239000.

Erin Saathoff, MMC, City Clerk

April 10, 2026

**RESOLUTION NUMBER 26-10  
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 April 6, 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 April 10, 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 April 10, 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 April 20, 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 Brian Vrtiska, for property legally described as:

The North Half of the Southeast Quarter (N1/2 SE1/4) of Section 16, Township 3 North, Range 6 East of the 6<sup>th</sup> P.M., Gage County, Nebraska, except public road, Gage County Parcel ID 005239000.

for the communications tower and compound, 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 20<sup>th</sup> day of April, 2026.

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Deven McGhee, Secretary

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Alan Fetty, Chairperson

**COMMUNITY DEVELOPMENT**

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



**BEATRICE**  
CITY BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260048

**SPECIAL USE PERMIT APPLICATION**

**APPLICANT(S) INFORMATION**

Name(s): Darren Hunter, agent on behalf of Brian Vrtiska (property owner) and The Towers LLC (tower owner)  
Address: c/o Grinnell Group 1515 Linden St., Suite 210  
Des Moines, IA 50309  
Phone: 913-634-1245 Email: darren@grinnellgroup.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, Brian Vrtiska, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:  
North Half of the Southeast Quarter (N1/2 SE1/4) of Section Sixteen (16), Township Three (3) North,  
Range Six (6) East of the 6th P.M., Gage County, Nebraska, except public road.  
Parcel ID: 005239000

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

**SPECIAL or CONDITIONAL USE ATTESTATION**

I/We, Brian Vrtiska, hereby apply for a Special or Conditional Use Permit for the following use:  
Communications tower and compound

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

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

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

**APPLICANT(S) SIGNATURE**

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

Signature  
*Darren Hunter*

Date  
2/20/2026

Signature

Date

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: C. Griffin Date: 3/30/20  
Date Posted on Property: 4/10/20 Date of Hearing: 4/20/20

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

Com Dev Director: [Signature] Date: 3/23/2020

**DECISION**

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

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

COMMUNITY DEVELOPMENT

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CITY - BOARD OF PUBLIC WORKS

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**APPLICANT(S) SIGNATURE**

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

  
Signature

02/20/2026  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**A AERIAL OVERVIEW OF SITE (LOOKING NORTH)**



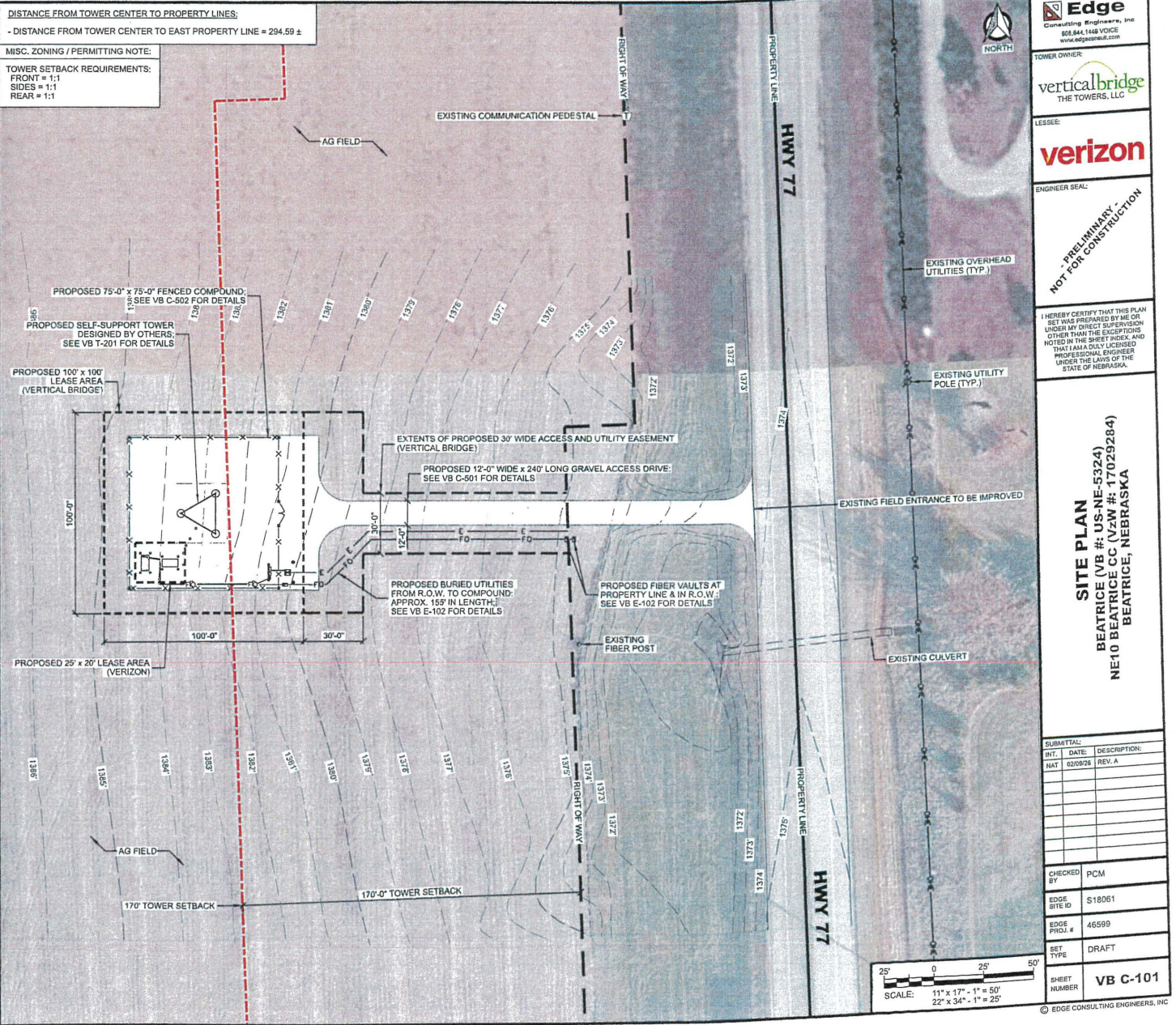
**B AERIAL OVERVIEW OF SITE (LOOKING NORTHEAST)**



**C OVERVIEW OF SITE (LOOKING NORTH)**

DISTANCE FROM TOWER CENTER TO PROPERTY LINES:  
 - DISTANCE FROM TOWER CENTER TO EAST PROPERTY LINE = 294.59 ±

MISC. ZONING / PERMITTING NOTE:  
 TOWER SETBACK REQUIREMENTS:  
 FRONT = 1:1  
 SIDES = 1:1  
 REAR = 1:1



CONSULTANT:  
**Edge**  
 Consulting Engineers, Inc.  
 808.844.1448 VOICE  
 www.edgeconsul.com

TOWER OWNER:  
**verticalbridge**  
 THE TOWERS, LLC

LESSEE:  
**verizon**

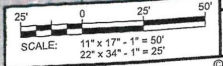
ENGINEER SEAL:  
 - PRELIMINARY  
 NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.

**SITE PLAN**  
 BEATRICE (VB #.: US-NE-5324)  
 NE-10 BEATRICE CC (V2/W #.: 17029284)  
 BEATRICE, NEBRASKA

SUBMITTAL:		
INT.	DATE	DESCRIPTION
NAT	02/09/24	REV. A

CHECKED BY	PCM
EDGE SITE ID	S18061
EDGE PROJ. #	46599
SET TYPE	DRAFT
SHEET NUMBER	<b>VB C-101</b>



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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 20<sup>th</sup> day of April, 2026.

---

Deven McGhee, Secretary

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Alan Fetty, Chairperson

**COMMUNITY DEVELOPMENT**

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

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

**APPLICANT(S) SIGNATURE**

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

Signature  
*Darren Hunter*

Signature

Date  
2/20/2026

Date

**OFFICE USE ONLY**

Application Fee: \$100.00 Received By: C. Griffin Date: 3/30/20  
Date Posted on Property: 4/10/20 Date of Hearing: 4/20/20

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

Com Dev Director: [Signature] Date: 3/23/2020

**DECISION**

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

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

COMMUNITY DEVELOPMENT

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
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**BEATRICE**  
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I/We declare under penalties of perjury that I/we have examined this application and to the best of my/our knowledge and belief, it is correct and complete.

Signature

02/20/2026  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**B. Railroad Facilities**

Railroad yards, equipment servicing facilities, and terminal facilities.

**C. Transportation Terminal**

A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express, including bus terminals, railroad stations, and public transit facilities.

**D. Truck Terminal**

A facility for the receipt, transfer, short term storage, and dispatching of goods transported by truck.

**311 Miscellaneous Use Types**

**A. Broadcasting Tower**

A structure for the transmission or broadcasting of radio, television, radar, or microwaves, ordinarily exceeding the maximum height permitted in its zoning district. Radio towers not exceeding fifty feet in height are excluded from this definition.

**B. Construction Batch Plant**

A temporary demountable facility used for the manufacturing of concrete, asphalt, or other paving materials intended for specific construction projects.

**C. Wind Energy Conservation System (WECS)**

Any device which converts wind energy to a form of usable energy, including wind charges, windmills, or wind turbines.

**D. Landfill (Non-putrescible Solid Waste Disposal)**

The use of a site as a depository for solid wastes that do not readily undergo chemical or biological breakdown under conditions normally associated with land disposal operations. Typical disposal material would include ashes, concrete, paving wastes, rock, brick, lumber, roofing materials and ceramic tile.

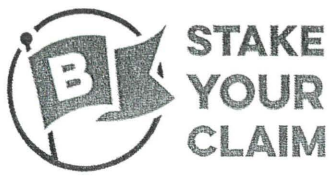
**E. Landfill (Putrescible and Non-putrescible Solid Waste Disposal)**

The use of a site as a depository for any solid waste except hazardous and toxic waste as defined by the Federal Environmental Protection Agency. Typical disposal material would include non-putrescible wastes and vegetation, tree parts, agricultural wastes (garbage) and manure. All such landfills must be owned by a public agency or entity.

USE TYPES	AG	RR	R-1	R-2	R-3	R-4	RC	O	LC	GC	CBD	CS	LI	GI	FW
<b>TRANSPORTATION USES</b>															
Aviation Facilities	S												S	S	
Railroad Facilities	S										S		P	P	P
Transportation Terminal	S									S	S		P	P	
Truck Terminal											S	S	S	P	
<b>MISCELLANEOUS USES</b>															
Broadcasting Tower	S	S			S	S	S	S	S	S		S	S	S	
Construction Batch Plant	P												S	P	
WECS	S	S	S	S	S	S	S	S	S	S		S	S	P	
Landfill (Non-Putrescible)	S	S												S	
Landfill (Putrescible)	S														

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

(Ord. No. 94-69, Sec. 3, 4-3-95; Ord. No. 95-29, Sec. 1, 8-21-95; Ord. No. 96-28, Sec. 1, 5-20-96; Ord. No. 96-38, Sec. 1, 7-15-96; Ord. No. 96-39, Sec. 1, 8-5-96; Ord. No. 00-41, Sec. 2, 11-6-00; Ord. No. 11-014, Table 4-2; Ord. No. 12-18, Sec. 2, 4-2-12; Ord. No. 14-021, Table 4-2, 9-2-14; Ord. No. 16-010, Table 4-2, 3-7-16; Ord. No. 16-011, Table 4-2, 3-7-16; Ord. No. 16-025, Table 4-2, 6-6-16; Ord. No. 16-052, Table 4-2, 9-19-16; Ord. No. 16-054, Table 4-2, 10-17-16; Ord. No. 17-015, Table 4-2, 8-21-17; Ord. No. 18-012, 6-18-18; Ord. No. 18-017, Table 4-2, 7-16-18; Ord. No. 19-047, Table 4-2, 10-7-19; Ord. No. 22-7, Table 4-2, 3-8-22; Ord. No. 24-33, Table 4-2, 12-2-24)



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**CITY HALL**

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

**ENGINEERING & COMMUNITY DEVELOPMENT**

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

April 6, 2026

Brian Vrtiska  
c/o Grinnell Group  
1515 Linden Street, Ste. 210  
Des Moines, IA 50309

RE: Special Use Permit Application of Brian Vrtiska  
Construction of a Communications Tower & Compound

Dear Brian:

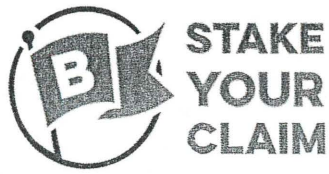
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of a communications tower and compound, all at property legally described as: The North Half of the Southeast Quarter (N ½ SE ¼) of Section 16, Township 3 North, Range 6 East of the P.M., Gage County, Nebraska, Parcel No. 005239000.

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](mailto:community@beatrice.ne.gov) if you have any questions.

Sincerely,

Taylor Rivera  
City Attorney



**BEATRICE**  
CITY • BOARD OF PUBLIC WORKS

**CITY HALL**

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

**ENGINEERING & COMMUNITY DEVELOPMENT**

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

April 6, 2026

Rise L. Zimmerman  
1919 South 9<sup>th</sup> Street  
Beatrice, NE 68310

RE: Special Use Permit Application of Brian Vrtiska  
Construction of a Communications Tower & Compound

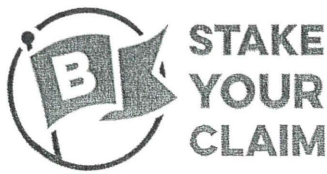
Dear Rise:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of Brian Vrtiska's Special Use Permit Application for the construction of a communications tower and compound, all at property legally described as: The North Half of the Southeast Quarter (N ½ SE ¼) of Section 16, Township 3 North, Range 6 East of the P.M., Gage County, Nebraska, Parcel No. 005239000.

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

Sincerely,

Taylor Rivera  
City Attorney



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April 6, 2026

Christopher P. Riley and Anastasia M. Riley  
30071 US Hwy 77  
Beatrice, NE 68310

RE: Special Use Permit Application of Brian Vrtiska  
Construction of a Communications Tower & Compound

Dear Christopher and Anastasia:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of Brian Vrtiska's Special Use Permit Application for the construction of a communications tower and compound, all at property legally described as: The North Half of the Southeast Quarter (N ½ SE ¼) of Section 16, Township 3 North, Range 6 East of the P.M., Gage County, Nebraska, Parcel No. 005239000.

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

Sincerely,

Taylor Rivera  
City Attorney



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April 6, 2026

Bryce Buss, Brooke Pohlman, and Jon Weichel  
1509 Doyle Lane  
Beatrice, NE 68310

RE: Special Use Permit Application of Brian Vrtiska  
Construction of a Communications Tower & Compound

Dear Bryce, Brooke, and Weichel:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of Brian Vrtiska's Special Use Permit Application for the construction of a communications tower and compound, all at property legally described as: The North Half of the Southeast Quarter (N ½ SE ¼) of Section 16, Township 3 North, Range 6 East of the P.M., Gage County, Nebraska, Parcel No. 005239000.

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

Sincerely,

Taylor Rivera  
City Attorney



**STAKE  
YOUR  
CLAIM**

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April 6, 2026

Kristin A. Bauman  
2520 West Elm Road  
Beatrice, NE 68310

RE: Special Use Permit Application of Brian Vrtiska  
Construction of a Communications Tower & Compound

Dear Kristin:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, April 20, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of Brian Vrtiska's Special Use Permit Application for the construction of a communications tower and compound, all at property legally described as: The North Half of the Southeast Quarter (N ½ SE ¼) of Section 16, Township 3 North, Range 6 East of the P.M., Gage County, Nebraska, Parcel No. 005239000.

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

Sincerely,

Taylor Rivera  
City Attorney