

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, May 4, 2026 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on April 20, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering adoption of Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)
 - 3.b. Public Hearing for the purpose of considering approval of the Special Use Permit Application of Frank & Mary Clarke, for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-11 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)
 - 4.b. Resolution Number 26-12 granting Frank & Mary Clarke a Special Use Permit for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is May 18, 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 May 4, 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

April 30, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 20th day of April, 2026 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

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

Commission Member Fralin 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 April 6, 2026, as on file in the City Clerk's Office.

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

Roll Call: Yea: Aden, Bradney, Fletcher, Fralin, McGhee, Riha
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

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

Commission Member Fralin announced that a public hearing will now be held 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.

Taylor Rivera, City Attorney, explained to the Commission the City received an application for the installation of a communications tower to be located south of Beatrice along Hwy 77 on the west side. Rivera had one (1) inquiry on the applications, however, there were no oppositions.

Risa Zimmerman, adjacent landowner, inquired where the tower would be located. Rivera stated the final plans have not yet been received; however, it will have to meet the setbacks from the property lines.

There was no further discussion from the Commission or public.

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

Roll Call: Yea: Aden, Bradney, Fletcher, Fralin, McGhee, Riha
Nay: None

MOTION CARRIED.

RESOLUTIONS

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

There was no further discussion by the Commission or public.

Moved by Aden, seconded by Bradney, that Resolution Number 26-9 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fletcher, Fralin, McGhee, Riha
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 May 4, 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 5:09 p.m.

Roll Call: Yea: Aden, Bradney, Fletcher, Fralin, McGhee, Riha
Nay: None

MOTION CARRIED.

PUBLIC HEARING NOTICE
PLAN MODIFICATION “26-3” TO THE REDEVELOPMENT PLAN FOR
REDEVELOPMENT AREA NO. 5

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing on Monday, May 4, 2025, at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, for the purpose of considering adoption of Plan Modification “26-3” to the Redevelopment Plan for Redevelopment Area No. 5. The developer, Northgate Campus One, LLC, a Nebraska limited liability company, has proposed the redevelopment of real estate legally described as Lot One (1), Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318, and all required public infrastructure improvements within Redevelopment Area #5 in accordance with the redevelopment plan. The developer further proposes financial assistance from the City of Beatrice Community Redevelopment Authority using monies collected and held in a special fund established under Section 18-2147 of the Nebraska Revised Statutes (tax increment financing). At the hearing all interested parties shall be afforded an opportunity to express their views regarding the proposed Modification “26-3”. The plan, maps of the area, and the proposed modifications are available for public inspection in the office of the City Clerk, 400 Ella Street, Beatrice, Nebraska or online at www.beatrice.ne.gov.

Erin Saathoff, MMC, City Clerk

April 17 and 24, 2026

**RESOLUTION NUMBER 26-11
PLANNING AND ZONING COMMISSION**

WHEREAS, the Planning and Zoning Commission of the City of Beatrice received the proposed Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project; and

WHEREAS, the Commission reviewed the proposed Modification in accordance with Neb.Rev.Stat. Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act").

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 reviewed the proposed Plan Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project and finds that the Modification is in conformity with the general plan for the development of the City as a whole.

SECTION 2. The Commission recommends to the Beatrice Community Redevelopment Authority and the Beatrice City Council to approve Plan Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project. Said Plan Modification is marked as "Exhibit A", attached hereto and incorporated by reference.

SECTION 3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 4th day of May, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

**PLAN MODIFICATION "26-3" TO REDEVELOPMENT AREA #5
OF THE CITY OF BEATRICE, NEBRASKA
(NORTHGATE CAMPUS REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #5. The Redevelopment Plan was approved by the Mayor and City Council on May 2, 2016, as amended on March 18, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

I. PROJECT-SPECIFIC AMENDMENT

A. The Project Site

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Northgate Campus Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located northwest of Beatrice Community Hospital, and will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

B. Description of the Northgate Campus Redevelopment Project

Northgate Campus Two, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements along with all required public improvements within Redevelopment Area #5. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constrains or other factors, but it presents the vision and the intended character of the Project.

1. The Private Improvements

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5.

2. The Public Improvements

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcel to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for engineering fees in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and streets.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: architect fees, legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax

increment revenues generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #5. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

C. Implementation of the Northgate Campus Redevelopment Project

The Project will be completed in up to five (5) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

D. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

E. Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

EXHIBIT "A"
Project Site

Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318.*

*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"
Site Plan



EXHIBIT "C"
Statutory Elements

A. Property Acquisition, Demolition and Disposal

The Redeveloper is in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

Population Density is not expected to be significantly affected by the Project. The Project Site is currently vacant. The Project will bring an industrial facility including associated site improvements to the Project Site, but population density will not increase in the immediate area as a result of this project.

C. Land Coverage

The Project consists of the redevelopment of the area into an industrial development, including associated site improvements on the Project Site. The footprint of the improvements for Phase One of the Project is approximately 70,000 ft². The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts and traffic capacity are expected to suffice.

E. Parking

The project includes the construction of off-street parking for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Light Industrial District (LI). The parcel will not require rezoning to permit the construction of planned improvements. Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Northgate Campus Redevelopment Project

This Cost-Benefit Analysis of the Northgate Campus Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #5. The Project consists of the redevelopment of the Project Site into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Northgate Campus Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Northgate Campus Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$149,665.00
b.	Estimated Completed Project Assessed Valuation:	\$11,223,565.00
c.	Estimated Increase in Valuation	\$11,073,900.00
d.	Estimated Annual Projected Tax Increment:	\$176,318.46

Notes:

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Northgate Campus Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.586964, which is the Gage County tax levy based on the*

most current information set forth on the website for the Gage County Assessor, and is subject to change.

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Northgate Campus Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Northgate Campus Redevelopment Project.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Eleven Million Dollars (\$11,000,000.00) for the redevelopment of the Project Site, into an industrial development, along with all required public improvements within Redevelopment Area #5, including expenditures for eligible public improvements. It is proposed that up to approximately One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. It is anticipated that there will be some impact on Beatrice Public Schools but this impact is expected to be minimal. This project will enable the Redeveloper to develop an industrial development located on the Project Site, which may have some school-aged children, is unlikely to have a significant impact on the number of school aged children in the community.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future

without the Project. While the use of tax increment financing will defer the receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is not anticipated to impose a burden or have a negative impact on other local area employers.

5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) in TIF to create approximately Eleven Million Dollars (\$11,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redevelopers' costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.



**STAKE
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CITY HALL

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

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

SCC Board of Governors
Attn: Neal Stenberg, Chairperson
8800 O St.
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

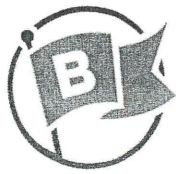
Dear Neal:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Southeast Community College
Attn: Paul Illich
8800 O Street
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

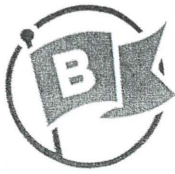
Dear Paul:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Lower Big Blue NRD
Attn: Scott Sobotka, Manager
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

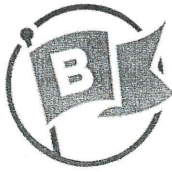
Dear Scott:

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Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Lower Big Blue NRD
Attn: Jason Pohlmann, Chairperson
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

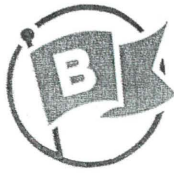
Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

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Taylor Rivera
City Attorney

Enc: per letter



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CITY HALL

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

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Erich Tiemann
Gage County Board of Supervisors
PO Box 429
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Erich:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



BEATRICE

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Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Dawn Hill
Gage County Clerk
612 Grant Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

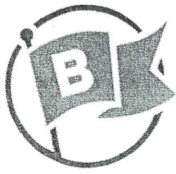
Dear Dawn:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Educational Service Unit #5
Attn: Roger Smidt, President
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

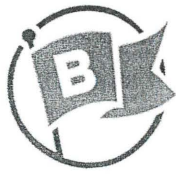
Dear Roger:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Educational Service Unit #5
Attn: Brenda McNiff, Administrator
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

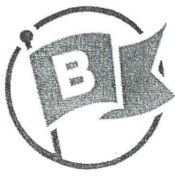
Dear Brenda:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Board of Education
School District #15
Attn: Eric Trusty, President
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

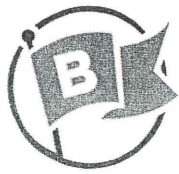
Dear Eric:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Beatrice Public Schools
School District #15
Attn: Jason Alexander
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

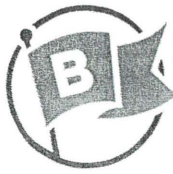
Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Gage County Agricultural Society
Don Esau, President
321 Logan Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Don:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter

**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 Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, for the purpose of considering approval of the Special Use Permit Application of Frank and Mary Clarke, for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street.

Erin Saathoff, MMC, City Clerk

April 24, 2026

**RESOLUTION NUMBER 26-12
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 20, 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 24, 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 24, 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 May 4, 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 Frank and Mary Clarke a, for property legally described as:

Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

for the construction of a 720 sq. ft. detached accessory structure, 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 4th day of May, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson



PERMIT NUMBER: 2026085

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Frank & Mary Clarke

Address: 510 W Park

Phone: 402-239-8017 Email: Wingnutvrv@hotmail.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, Frank & Mary Clarke, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Frank Clarke/Mary, hereby apply for a Special or Conditional Use Permit for the following use:

Addition to current garage 30'x24'
addition will be attached to the north
side of current garage

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.

Frank Clarke
Signature

Mary Corey Clarke
Signature

Signature

3-17-26
Date

3-17-26
Date

Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: C. Griffin Date: 3-19-26
Date Posted on Property: 4/24/26 Date of Hearing: 5-4-26

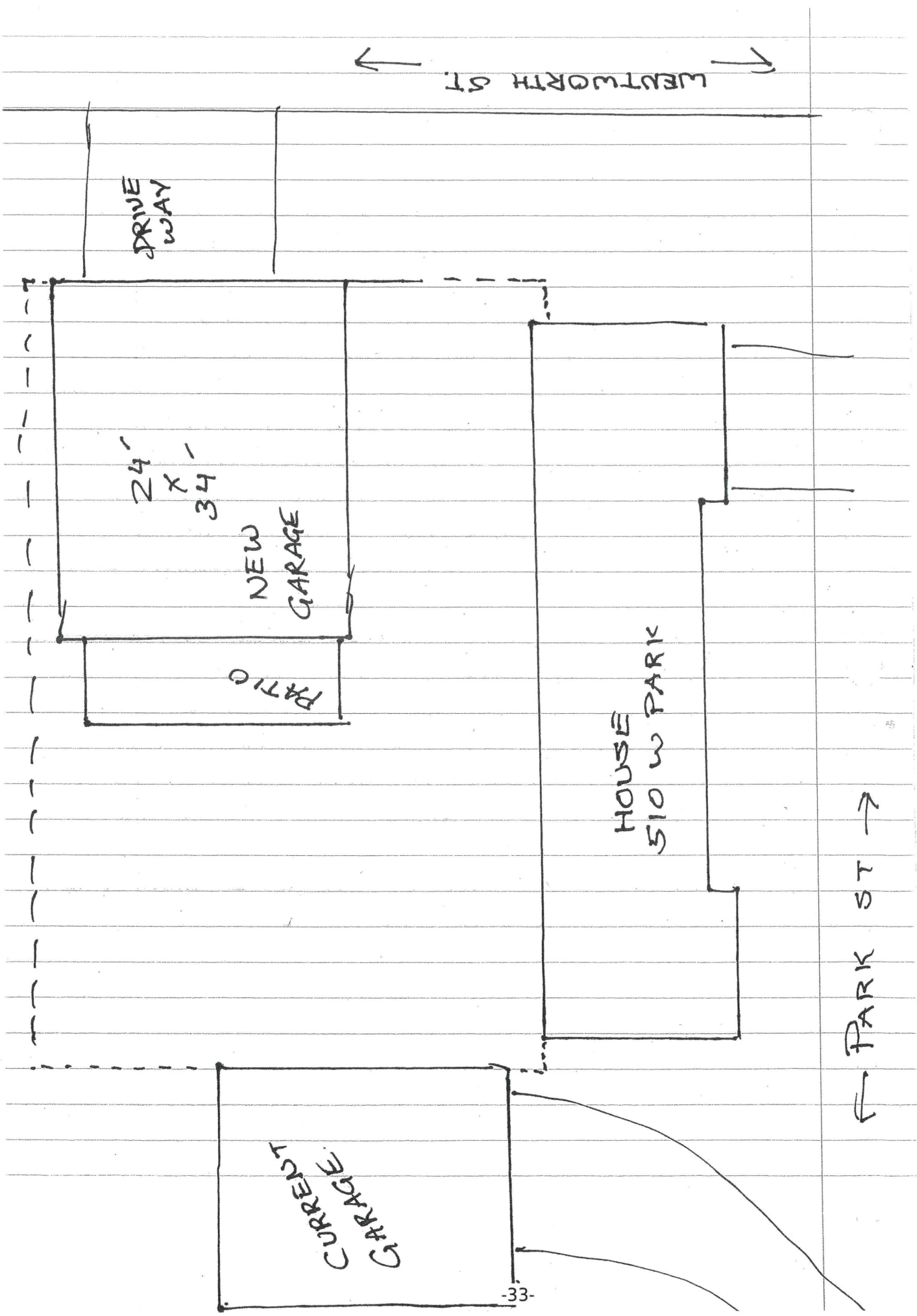
Comments: _____

Com Dev Director: [Signature] Date: 4/20/2024

DECISION

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

Planning and Zoning Chairman: _____ Date: _____



LENTWORTH ST

DRIVE WAY

24' x 34'

NEW GARAGE

PATIO

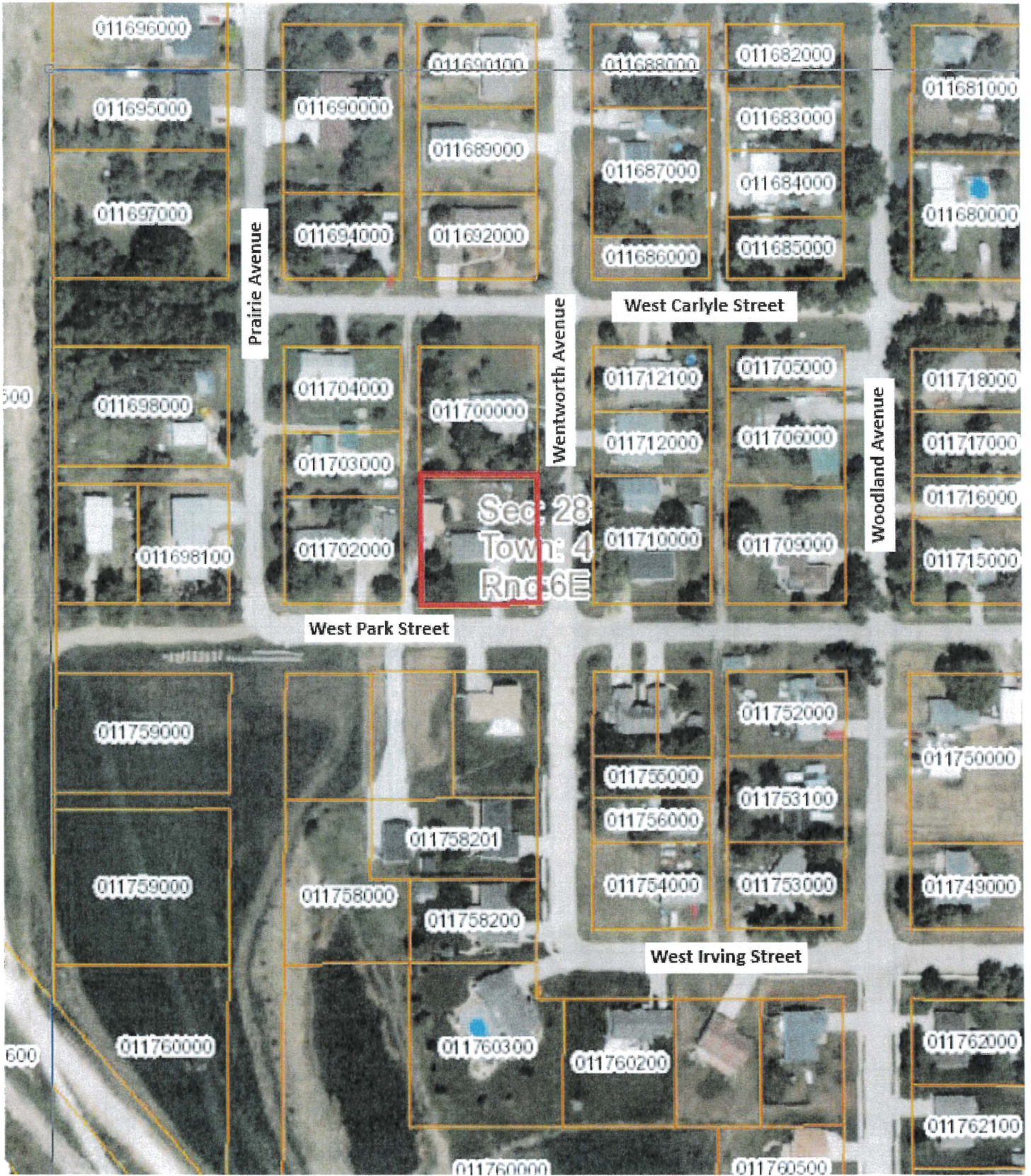
HOUSE 510 W PARK

CURRENT GARAGE

PARK ST

5-51122
SIL
R3





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.

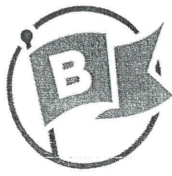
Detached accessory buildings located in the RC, LC, GC, or CBD Districts shall comply with the following requirements:

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.

D. Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

1. Parking for the principal use.
2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided that such manufacturing is totally contained within the structure housing the principal use.
3. Services operated for the sole benefit of employees of the principal use.



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BEATRICE
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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

April 20, 2026

Frank Clarke and Mary Clarke
510 West Park Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

Dear Frank and Mary:

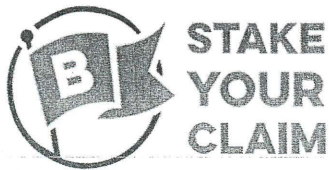
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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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ENGINEERING & COMMUNITY DEVELOPMENT

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

April 20, 2026

Ellie Leners
1419 Wentworth Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

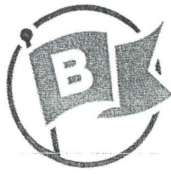
Dear Ellie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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

Sincerely,

Taylor Rivera
City Attorney



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ENGINEERING & COMMUNITY DEVELOPMENT

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

April 20, 2026

Steven Saathoff
1410 Prairie Ave
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

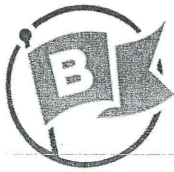
Dear Steven:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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

Sincerely,

Taylor Rivera
City Attorney



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ENGINEERING & COMMUNITY DEVELOPMENT

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

April 20, 2026

Eric Kleine
520 West Park Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

Dear Eric:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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

Sincerely,

Taylor Rivera
City Attorney

**RESOLUTION NUMBER 26-11
PLANNING AND ZONING COMMISSION**

WHEREAS, the Planning and Zoning Commission of the City of Beatrice received the proposed Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project; and

WHEREAS, the Commission reviewed the proposed Modification in accordance with Neb.Rev.Stat. Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act").

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 reviewed the proposed Plan Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project and finds that the Modification is in conformity with the general plan for the development of the City as a whole.

SECTION 2. The Commission recommends to the Beatrice Community Redevelopment Authority and the Beatrice City Council to approve Plan Modification 26-3 to Redevelopment Area No. 5 regarding the Northgate Campus Redevelopment Project. Said Plan Modification is marked as "Exhibit A", attached hereto and incorporated by reference.

SECTION 3. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 4th day of May, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

**PLAN MODIFICATION "26-3" TO REDEVELOPMENT AREA #5
OF THE CITY OF BEATRICE, NEBRASKA
(NORTHGATE CAMPUS REDEVELOPMENT PROJECT)**

The City of Beatrice, Nebraska (the "City") has undertaken a plan of redevelopment within the community pursuant to the adoption of a Redevelopment Plan for a portion the City of Beatrice identified as the Redevelopment Area #5. The Redevelopment Plan was approved by the Mayor and City Council on May 2, 2016, as amended on March 18, 2024. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at Neb Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Redevelopment Authority of the City of Beatrice (the "CRA"), which has administered the Redevelopment Plan for the City.

The primary purpose of this Modification to the Redevelopment Plan is to identify a specific redevelopment project that will cause the removal of blight and substandard conditions on the site located in the City of Beatrice, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

I. PROJECT-SPECIFIC AMENDMENT

A. The Project Site

The Project Site is in need of redevelopment. The CRA has considered whether redevelopment of the Project Site, and specifically, the Northgate Campus Redevelopment Project (the "Project"), will conform to the general plan and the coordinated, adjusted, and harmonious development of the City. In this consideration, the CRA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight.

The Project Site is located northwest of Beatrice Community Hospital, and will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. The initial upfront costs associated with the necessary public improvements make development of the Project Site not feasible. In order to support private development, the Project Site and the Redevelopment Area are in need of redevelopment. The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will include eligible expenditures under the Act and will further the purposes of the Act in conformity with the Redevelopment Plan.

B. Description of the Northgate Campus Redevelopment Project

Northgate Campus Two, LLC, a Nebraska limited liability company (the “Redeveloper”) has submitted a proposal for the redevelopment of the Project Site. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements along with all required public improvements within Redevelopment Area #5. The proposed Site Plan for the Project is attached hereto as Exhibit “B”. The Site Plan is conceptual in nature and subject to revision based on budgetary constraints and physical constraints or other factors, but it presents the vision and the intended character of the Project.

1. The Private Improvements

The Redeveloper will pay the cost of renovating and constructing the private improvements. The Project consists of the redevelopment of the area into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5.

2. The Public Improvements

As part of the Project, the CRA will capture the available tax increment revenues generated by the redevelopment of the Project Site to assist in paying for public improvements listed as eligible expenditures under the Act in the Redevelopment Area, including, but not limited to, the following:

Site Acquisition: The Redeveloper is in the process of acquiring the parcel to be redeveloped.

Site Development: Expenses for site development will include grading.

Professional Fees: The Redeveloper anticipates costs for engineering fees in relation to this Project.

Public Infrastructure: The Redeveloper anticipates costs for utility infrastructure including, but not limited to, water, sanitary sewer, storm sewer, electrical, and streets.

The above list of public improvements to be constructed as part of the Project is not intended to be an exhaustive list of the public improvements for which the available tax increment revenues generated by the Project may be used. It is anticipated that the available tax increment revenues will assist in paying for the following eligible expenditures: architect fees, legal fees, engineering fees, site development, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Additionally, the specific public improvements that will be constructed may be revised over time based on changing needs and available TIF and other financing. The specific public improvements for which the available tax

increment revenues generated by the Project will be used will be described in more detail in the Redevelopment Agreement.

The redevelopment of the Project Site pursuant to this Modification to the Redevelopment Plan will eliminate the blight and substandard conditions on the Project Site and will further the purposes of the Act in conformity with the Redevelopment Plan. In addition, the eligible public improvements that are part of the Project will improve public infrastructure, improve the aesthetic appeal of Redevelopment Area #5. Such land use and development are intended to advance the general and specific land use goals set forth in the City's Comprehensive Plan, adopted October 2001 and as updated in March 2006 and April 2015.

C. Implementation of the Northgate Campus Redevelopment Project

The Project will be completed in up to five (5) phases. The Project will be governed by a Redevelopment Agreement between the Redeveloper and the CRA, which will describe the private improvements and the public improvements to be constructed by the Redeveloper.

This Modification to the Redevelopment Plan is intended to be flexible and to serve as a guide for development of the Project Site by Redeveloper. The CRA acknowledges that the Project may include amendments to this Modification to the Redevelopment Plan, including in particular, amendments to the private improvements and the public improvements to be constructed as a part of the Project. It is the CRA's intent that if such changes are necessary then they shall be deemed a minor amendment to this Modification to the Redevelopment Plan.

The use of TIF to assist with the costs of site development, code compliance, professional fees, and public improvements will make the Project feasible. The private improvements cannot be constructed without first acquiring the property and making the necessary public improvements, both of which require the use of TIF to assist with the costs. Additionally, the public improvements are necessary to commence the Project and to serve the Project and would not be feasible without the use of tax increment financing. Due to the scope and costs of the professional fees and public improvements, it is expressly acknowledged that the Redeveloper would not undertake the Project without the anticipated use of tax increment financing for the Project.

D. Statutory Elements

As described above, the Project envisions the capture of the incremental taxes generated by the Project on the Project Site to pay for eligible expenditures under the Act. Attached as Exhibit "C" and incorporated herein by this reference is a consideration of the statutory elements under the Act. No families will be displaced or relocated from the Project Site on account of this Project.

E. Cost-Benefit Analysis

Pursuant to Section 18-2113 of the Act, the CRA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit "D" and shall be approved as part of this Modification. The estimated costs of the project, the estimated TIF proceeds, and the proposed method of financing the project are set forth in the Cost-Benefit Analysis.

EXHIBIT "A"
Project Site

Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318.*

*Subsequent to the approval of this Plan Modification, the Project Site, or a portion thereof, may be subdivided or replatted. Subsequent to said subdivision or replat, the above legal description shall be replaced with the legal description provided in the subdivision or replat of the Project Site approved by the City of Beatrice, Nebraska.

EXHIBIT "B"
Site Plan



EXHIBIT "C"
Statutory Elements

A. Property Acquisition, Demolition and Disposal

The Redeveloper is in the process of acquiring the Project Site. No relocation of families is necessary to accomplish the Project.

B. Population Density

Population Density is not expected to be significantly affected by the Project. The Project Site is currently vacant. The Project will bring an industrial facility including associated site improvements to the Project Site, but population density will not increase in the immediate area as a result of this project.

C. Land Coverage

The Project consists of the redevelopment of the area into an industrial development, including associated site improvements on the Project Site. The footprint of the improvements for Phase One of the Project is approximately 70,000 ft². The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Beatrice.

D. Traffic Flow, Street Layouts and Street Grades

The Project will increase traffic to and from the Project Site. Existing street layouts and traffic capacity are expected to suffice.

E. Parking

The project includes the construction of off-street parking for employees and customers.

F. Zoning, Building Code and Ordinances

The Project Site is an area currently zoned Light Industrial District (LI). The parcel will not require rezoning to permit the construction of planned improvements. Redeveloper shall be responsible for any building code or ordinance changes that are necessary for the Project.

EXHIBIT "D"
Cost-Benefit Analysis
Northgate Campus Redevelopment Project

This Cost-Benefit Analysis of the Northgate Campus Redevelopment Project has been undertaken pursuant to Neb. Rev. Stat. § 18-2113 and is attached as Exhibit "D" to the Modification to the Redevelopment Area #5. The Project consists of the redevelopment of the Project Site into an industrial development, including associated site improvements, along with all required public improvements within Redevelopment Area #5. The location of the Project Site is set forth in Exhibit "A" of this same Redevelopment Plan Modification, and the public and private improvements to be constructed as part of the Northgate Campus Redevelopment Project are described more particularly in this Redevelopment Plan Modification. For purposes of this cost-benefit analysis, the Northgate Campus Redevelopment Project shall be referred to herein as the "Project". The cost-benefit analysis for the Project, which will utilize funds authorized by Neb. Rev. Stat. § 18-2147, can be summarized as follows:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after fifteen (15) years. It is difficult to predict with precision the amount of TIF funds that will be created by the Project, but for the purposes of illustrating the incremental taxes used for TIF, if the completed Project assessed valuation is as listed, the 15-year tax shift would be as follows:

a.	Estimated Base Project Site Valuation:	\$149,665.00
b.	Estimated Completed Project Assessed Valuation:	\$11,223,565.00
c.	Estimated Increase in Valuation	\$11,073,900.00
d.	Estimated Annual Projected Tax Increment:	\$176,318.46

Notes:

- 1. The Estimated Completed Project Assessed Valuation is the estimated completed assessed value of all of the private improvements that the redeveloper anticipates will be constructed as part of the Northgate Campus Redevelopment Project.*
- 2. The Estimated Annual Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax increment may vary materially from the projected amount. The estimated tax levy for this analysis is 1.586964, which is the Gage County tax levy based on the*

most current information set forth on the website for the Gage County Assessor, and is subject to change.

3. *The projected valuations and the tax increment set forth above are subject to change before the Redevelopment Agreement for the Northgate Campus Redevelopment Project is signed. However, these figures present an estimate for the purpose of weighing the overall costs and benefits of the Northgate Campus Redevelopment Project.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

The Redeveloper anticipates expenditures in excess of Eleven Million Dollars (\$11,000,000.00) for the redevelopment of the Project Site, into an industrial development, along with all required public improvements within Redevelopment Area #5, including expenditures for eligible public improvements. It is proposed that up to approximately One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) of the public expenditures, not to exceed the amount of verified eligible TIF Costs, will be financed with the proceeds of tax increment financing indebtedness, with the remaining balance to be paid by the Redeveloper. The sources and uses of the TIF indebtedness will be more particularly set forth in the Redevelopment Agreement for this Project. It is anticipated that eligible uses of the TIF indebtedness may include the following: Site acquisition, site development, engineering fees, and public utilities/infrastructure. All expenditures financed by tax increment financing indebtedness shall be eligible public expenditures under the Act.

It is not anticipated that the Project will have a material adverse impact on existing public infrastructure. Police and Fire service is already provided to the area, as is street maintenance and snow removal. It is anticipated that there will be some impact on Beatrice Public Schools but this impact is expected to be minimal. This project will enable the Redeveloper to develop an industrial development located on the Project Site, which may have some school-aged children, is unlikely to have a significant impact on the number of school aged children in the community.

The required public infrastructure improvements shall be constructed and installed as part of the Project, and paid for in part utilizing tax increment financing. The infrastructure constructed as part of the Project will materially benefit and serve the Project Site. Overall, the Project will have a substantial positive impact on the city's public infrastructure by facilitating the improvement of needed public infrastructure improvements.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. The proposed improvement will increase property tax revenue for the Property Site. The City would be unlikely to realize additional ad valorem taxes in the near future

without the Project. While the use of tax increment financing will defer the receipt of a majority of new ad valorem real property taxes generated by the Project, it is intended to create long-term benefit and a substantial increase in property taxes to the City and other local taxing jurisdictions.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that this Project will have a material positive or negative impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project is not expected to have a material impact on private sector businesses in and around the immediate area outside the boundaries of the redevelopment project. TIF Financing can be used to reimburse the redeveloper for the costs of public space improvements which would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Project is not anticipated to impose a burden or have a negative impact on other local area employers.

5. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project furthers the implementation of the Redevelopment Plan and helps fund infrastructure improvements the City deemed important and necessary enough to enter into the Redevelopment Agreement. The CRA shall leverage up to One Million Six Hundred Twenty-One Thousand Dollars (\$1,621,000.00) in TIF to create approximately Eleven Million Dollars (\$11,000,000.00) in direct development. The Redeveloper shall pay the costs of the private developments, and the public improvements will be paid by a combination of TIF proceeds and Developer obligations as set forth in the Redevelopment Agreement. Redeveloper shall be responsible for locating a lender to provide financing for Redevelopers' costs, including funding the TIF Indebtedness.

There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project.

6. Cost Benefit Analysis Conclusion:

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Project.



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Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310
Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

SCC Board of Governors
Attn: Neal Stenberg, Chairperson
8800 O St.
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

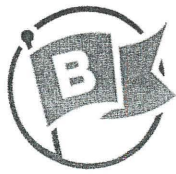
Dear Neal:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Southeast Community College
Attn: Paul Illich
8800 O Street
Lincoln, NE 68520

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

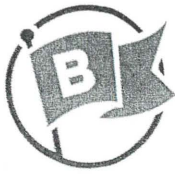
Dear Paul:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Lower Big Blue NRD
Attn: Scott Sobotka, Manager
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

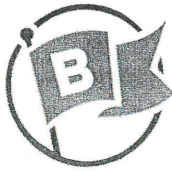
Dear Scott:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Lower Big Blue NRD
Attn: Jason Pohlmann, Chairperson
805 Dorsey Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

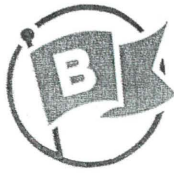
Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Erich Tiemann
Gage County Board of Supervisors
PO Box 429
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Erich:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Dawn Hill
Gage County Clerk
612 Grant Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

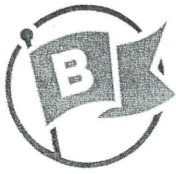
Dear Dawn:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Educational Service Unit #5
Attn: Roger Smidt, President
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

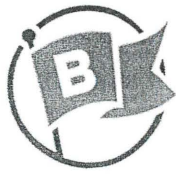
Dear Roger:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Educational Service Unit #5
Attn: Brenda McNiff, Administrator
900 West Court Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

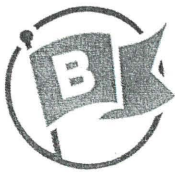
Dear Brenda:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Board of Education
School District #15
Attn: Eric Trusty, President
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

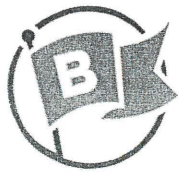
Dear Eric:

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Sincerely,

Taylor Rivera
City Attorney

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400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

SERVICE CENTER

500 North Commerce Street | Beatrice, NE 68310

Phone: 402.228.5211 Fax: 402.223.5181

April 20, 2026

Beatrice Public Schools
School District #15
Attn: Jason Alexander
320 North 5th Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

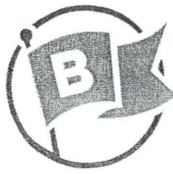
Dear Jason:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter



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April 20, 2026

Gage County Agricultural Society
Don Esau, President
321 Logan Street
Beatrice, NE 68310

RE: Consideration of Plan Modification 26-3 for the Development Plan of Development Area No. 5

Dear Don:

Enclosed is a copy of the Notice of a Public Hearing to consider a redevelopment plan for Redevelopment No. 5, in the City of Beatrice, Nebraska. The Public Hearing before Planning and Zoning Commission shall be held on May 4, 2026 at 5:00 p.m. Said hearing shall be held at the Beatrice Public Schools Administration Meeting Room, 320 North 5th Street, Beatrice, Nebraska. The purpose of the hearings is to consider the adoption of a redevelopment plan modification and tax increment financing on a project on real property which will consist of Lot One (1) Northgate Crossing Third Addition, an Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 013679318. Enclosed is a map of the area to be included in this redevelopment plan. Please feel free to contact me with any questions at (402) 228-5200 or trivera@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

Enc: per letter

**RESOLUTION NUMBER 26-12
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 20, 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 24, 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 24, 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 May 4, 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 Frank and Mary Clarke a, for property legally described as:

Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

for the construction of a 720 sq. ft. detached accessory structure, 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 4th day of May, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson



PERMIT NUMBER: 2026085

SPECIAL USE PERMIT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Frank & Mary Clarke

Address: 510 W Park

Phone: 402-239-8017 Email: Wingnutvrv@hotmail.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, Frank & Mary Clarke, hereby certify that I/we are the lawful owner(s) of real estate legally described as follows:

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

SPECIAL or CONDITIONAL USE ATTESTATION

I/We, Frank Clarke/Mary, hereby apply for a Special or Conditional Use Permit for the following use:

Addition to current garage 30'x24'
addition will be attached to the north
side of current garage

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.

Frank Clarke
Signature

Mary Corey Clarke
Signature

Signature

3-17-26
Date

Date

3-17-26
Date

Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: C. Griffin Date: 3-19-26
Date Posted on Property: 4/24/26 Date of Hearing: 5-4-26

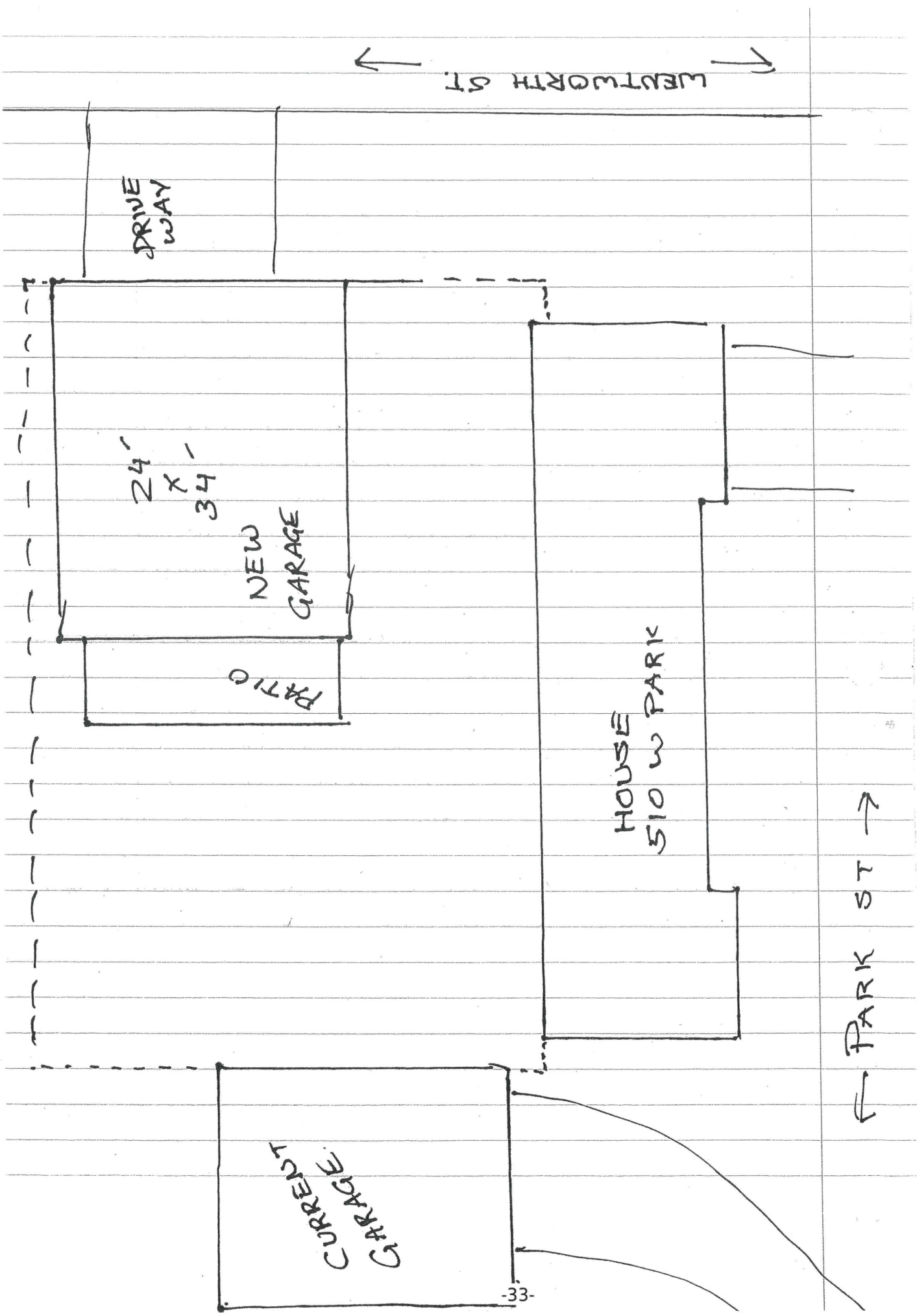
Comments: _____

Com Dev Director: [Signature] Date: 4/20/2024

DECISION

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

Planning and Zoning Chairman: _____ Date: _____



LENTWORTH ST

DRIVE WAY

24' x 34'

NEW GARAGE

PATIO

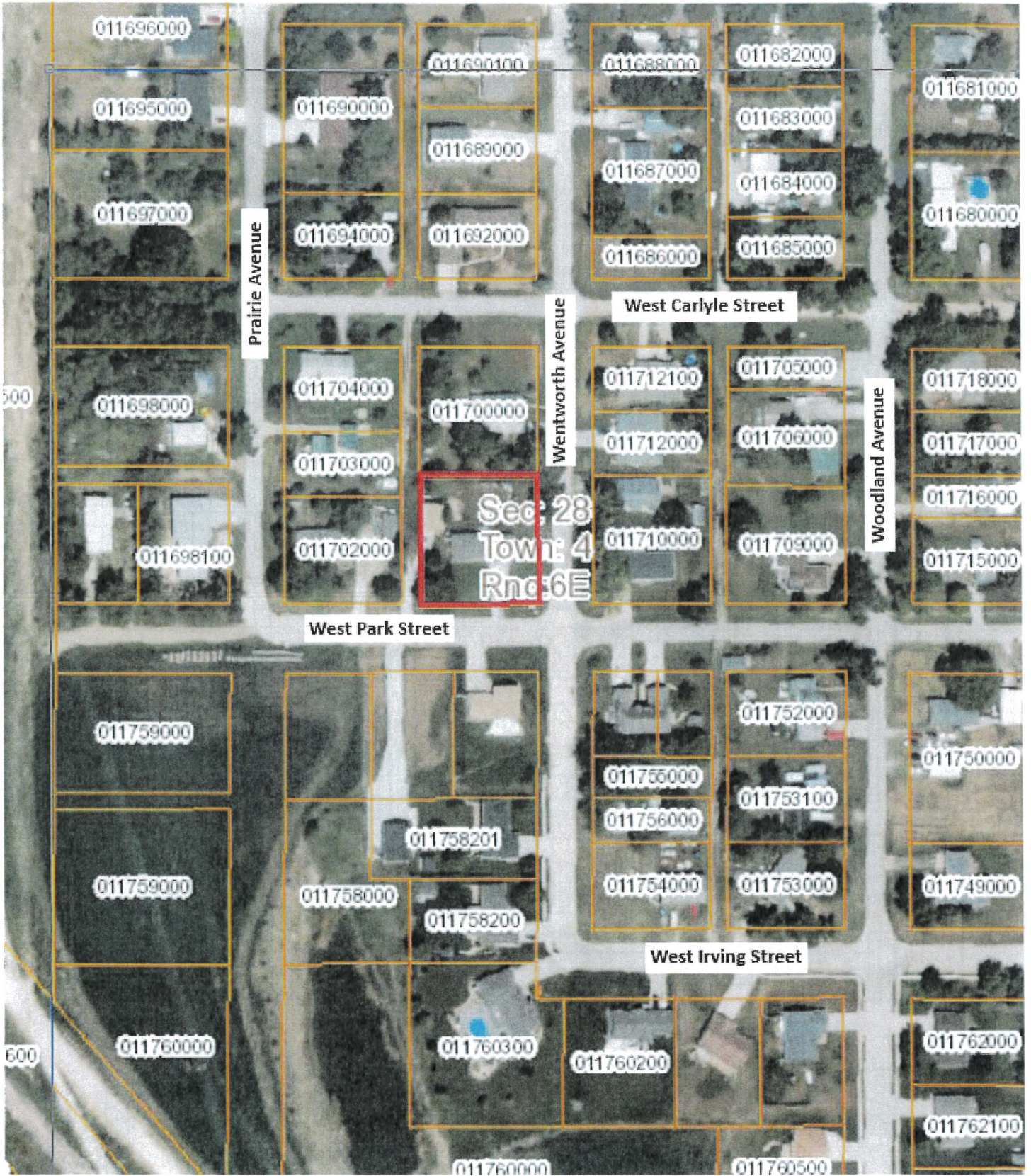
HOUSE 510 W PARK

CURRENT GARAGE

PARK ST

5-51122
SIL
R3







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.

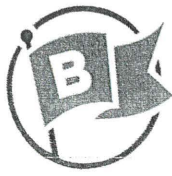
Detached accessory buildings located in the RC, LC, GC, or CBD Districts shall comply with the following requirements:

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.

D. Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

1. Parking for the principal use.
2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided that such manufacturing is totally contained within the structure housing the principal use.
3. Services operated for the sole benefit of employees of the principal use.



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ENGINEERING & COMMUNITY DEVELOPMENT

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

April 20, 2026

Frank Clarke and Mary Clarke
510 West Park Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

Dear Frank and Mary:

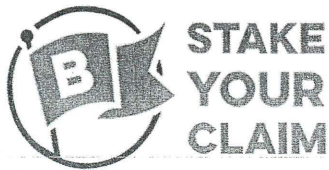
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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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April 20, 2026

Ellie Leners
1419 Wentworth Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

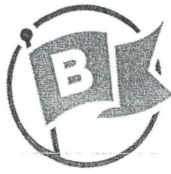
Dear Ellie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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

Sincerely,

Taylor Rivera
City Attorney



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

April 20, 2026

Steven Saathoff
1410 Prairie Ave
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

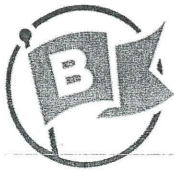
Dear Steven:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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

Sincerely,

Taylor Rivera
City Attorney



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April 20, 2026

Eric Kleine
520 West Park Street
Beatrice, NE 68310

RE: Special Use Permit Application of Frank and Mary Clarke
Construction of a 30' x 24' detached accessory building

Dear Eric:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, May 4, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of Frank and Mary Clarke's Special Use Permit Application for the construction of a 30' x 24' detached accessory building, all at property legally described as: Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Glenover Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 510 West Park Street.

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