

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, July 20, 2026 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on June 15, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS** - None
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-16 recommending to the City Council approval of the final plat application of the City to replat a portion of their property as Stoddard Place Addition.
5. **DISCUSSION/REPORTS**
6. **MISCELLANEOUS**
 - 6.a. The next regular Planning & Zoning meeting is August 3, 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 July 20, 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

July 15, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 15th day of June, 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, Painter, Riha

Absent: Fetty, Fralin, McGhee, Wright

Tobias J. Tempelmeyer, City Administrator/General Manager, 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 May 18, 2026, as on file in the City Clerk's Office.

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

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

Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of considering approval of the Special Use Permit Application of Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000

Tobias J. Tempelmeyer, City Administrator/General Manager, announced that a public hearing will now be held for the purpose of considering approval of the Special Use Permit Application of Vincenzo and Tamra D'Andrea for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

Tempelmeyer reported to the Commission this property is currently zoned "LC" Light Commercial and adjacent to "GC" General Commercial. Vincenzo and Tamra D'Andrea plan to operate a lounge and off-site liquor sales, which is allowed in LC with a special use permit (SUP). Commission Member Aden inquired if the City would prefer to rezone to GC and Tempelmeyer stated the City would prefer an SUP, which allows for the City to have more control of future business development due to the proximity to the residential neighborhood. Vincenzo D'Andrea stated they plan to have a drive-up window for off-sale liquor at the site as well.

There was no further discussion from the Commission or public.

Moved by Bradney, seconded by Aden, that the public hearing be closed at 5:08 p.m.

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

MOTION CARRIED.

RESOLUTIONS

Resolution Number 26-15 granting Vincenzo and Tamra D’Andrea a Special Use Permit for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000

Tobias J. Tempelmeyer, City Administrator/General Manager, introduced Resolution Number 26-15 granting Vincenzo and Tamra D’Andrea a Special Use Permit for a lounge and off-site sale of beer and liquor on real property legally described as the East 35 feet of Lot 19 and all of Lot 20, Block 7, Lamb Place, an Addition to the City of Beatrice, Gage County, Nebraska, commonly known as 205 North 19th Street, Parcel ID 012742000.

There was no further discussion by the Commission or public.

Moved by Aden, seconded by Bradney, that Resolution Number 26-15 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-15 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 July 6, 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 5:10 p.m.

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

MOTION CARRIED.

RESOLUTION NUMBER 26-16
PLANNING AND ZONING COMMISSION

WHEREAS, the City of Beatrice, Nebraska, a municipal corporation (hereinafter, "Property Owner"), owner of property legally described as:

All of Lots 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, and 150, and the vacated alley lying between lots 145, 146, 147, 148, 149, and 150 on the West, and Lots 139, 140, 141, 142, 143, and 144 on the East, all in South Beatrice, an Addition to the City of Beatrice, Gage County, Nebraska,

wishes to replat a portion of their property as Stoddard Place Addition; and

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

WHEREAS, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

WHEREAS, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

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

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends to the Beatrice City Council, that the request by the Property Owner to replat a portion of their property as Stoddard place Addition, be approved.

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

P&Z RESOLUTION PASSED AND ADOPTED this 20th day of July, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

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



BEATRICE
CITY • BOARD OF PUBLIC WORKS

REVIEW NUMBER: 20260149

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Stoddard Place, LP
Address: 1620 S. 84th Street
Lincoln, NE 68506-1812
Phone: 402-320-1064
Email: Connor@hoppedevelopment.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): City of Beatrice
Address: 205 N. 4th St.
Beatrice, NE 68310
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: R-4 Proposed Zone: R-4 Lot(s): 5 lots & 1 outlot Block: 1 Addition: Stoddard Place
Legal Description: Lots 139-150, portion of vacated alley between Lots
139-150 all in South Beatrice, NW 1/4 of Sec. 3, T3N, R6E
Description of Proposed Changes: 5 lots and 1 outlot for a 54 unit apartment
Complex
List Exhibits or Plans Submitted: Final Plat & Improvement Exhibit

APPLICANT(S) SIGNATURE

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

Jacob F. Hoppe
C8D0EC748E8F40E
Signature

5/7/2026

Date

Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Received By: _____ Date: _____

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 5/15/2026

RECOMMENDATIONS

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

Planning and Zoning Chairman: _____ Date: _____

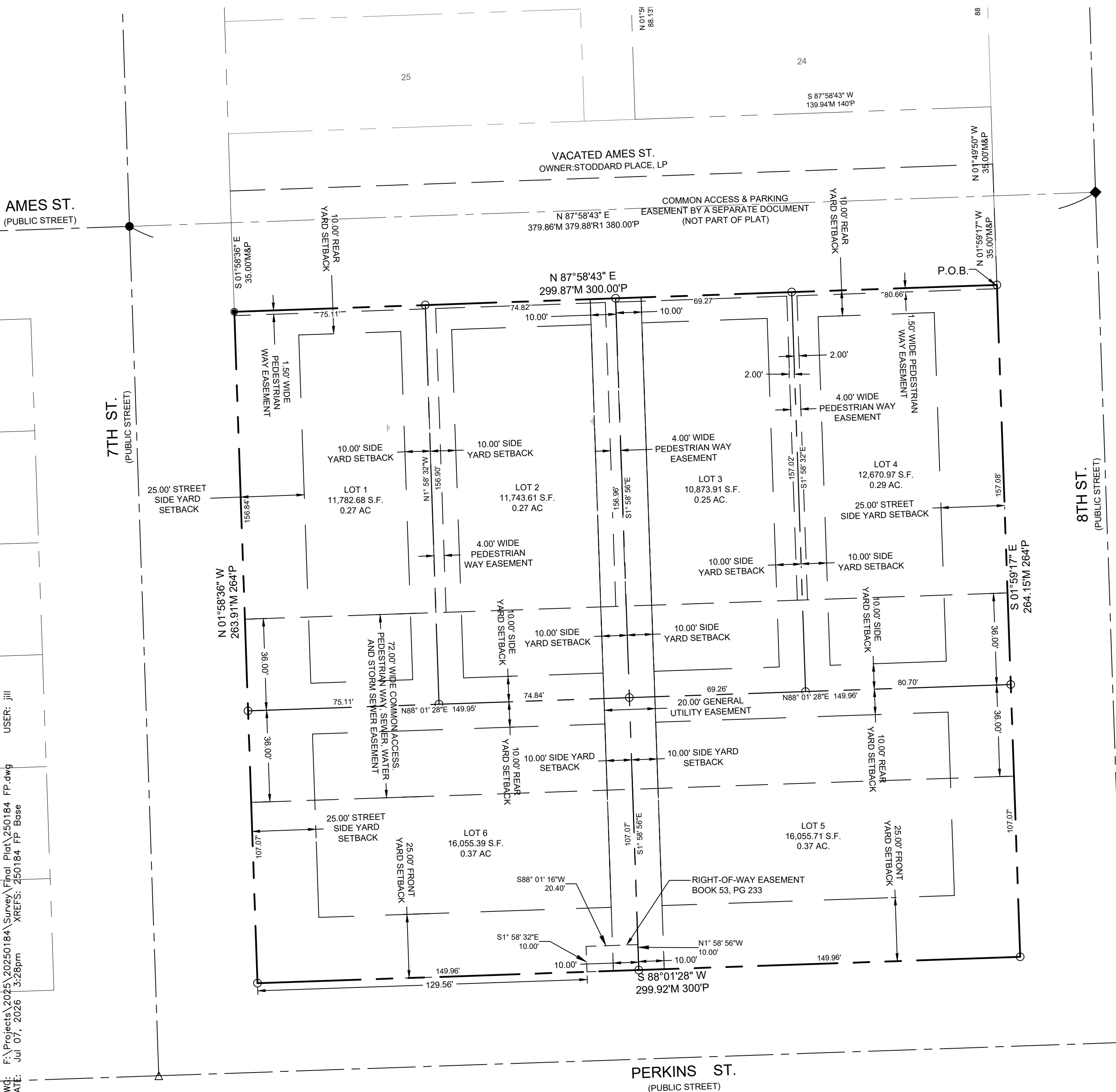
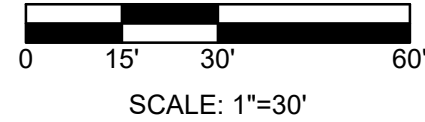
CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. ☐ Approved ☐ Denied

Mayor: _____ Date: _____

City Clerk: _____ Date: _____

STODDARD PLACE ADDITION

A FINAL PLAT OF A TRACT OF LAND COMPOSED OF ALL OF LOTS 139-150, THAT PORTION OF THE VACATED ALLEY LYING BETWEEN LOTS 139-150 ALL IN SOUTH BEATRICE, AN ADDITION TO BEATRICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 6 EAST, OF THE 6TH P.M., BEATRICE, GAGE COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:



DEDICATION

A legal description of a tract of land composed of all of Lots 139-150, that portion of the vacated alley lying between Lots 139-150 all in South Beatrice, an addition to Beatrice, located in the Northwest Quarter of Section 3, Township 3 North, Range 6 East, of the 6th P.M., Beatrice, Gage County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of Lot 139 South Beatrice, an addition to Beatrice; Thence South, on the East Line of Lots 139 thru 144 South Beatrice, an addition to Beatrice, on an assumed bearing of S 01°59'17" E for a distance of 264.15' to the Southeast Corner of said Lot 144; Thence S 88°01'28" W, on the South Line of Lots 144 and 145 and the South Line of the vacated alley between them in South Beatrice, an addition to Beatrice, for a distance of 299.92' to the Southwest Corner of said Lot 145; Thence N 01°58'36" W, on the West Line of Lots 145 thru 150 South Beatrice, an addition to Beatrice for a distance of 263.91' to the Northwest Corner of said Lot 150; Thence N 87°58'43" E, on the North Line of Lots 150 and 139 and the North Line of the vacated alley between them in South Beatrice, an addition to Beatrice, for a distance of 299.87' to the **Point of Beginning** and having a calculated area of 1.82 acres more or less.

Subject to any and all easements and restrictions of record.

EASEMENTS: The utility easements shown thereon are hereby dedicated for public use, as well as Easements of Record.

IN TESTIMONY WHEREOF:

City of Beatrice Nebraska, a Nebraska municipal corporation, Owner of the property hereon described as Stoddard Place Addition, have caused these presents to be signed this ____ day of _____, 2026.

Robert Morgan, Mayor
City of Beatrice

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF GAGE) S.S.

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by Mayor Robert Morgan, Mayor, City of Beatrice Nebraska, a Nebraska municipal corporation owner of Stoddard Place Addition to the City, witness my hand and Notary Seal the day and year last above written.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of Stoddard Place Addition is hereby approved this ____ day of _____, 2026.

Chairperson

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska the foregoing plat of Stoddard Place Addition is hereby approved this ____ day of _____, 2026.

City Administrator

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve this plat.

James Burroughs

Date

SURVEYOR'S CERTIFICATE

I, Marc J. Raphael, Nebraska Professional Land Surveyor No. 695, duly licensed under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey. All dimensions are chord measurements unless otherwise shown, and are in feet and decimals of a foot.

Marc J. Raphael

Date

FILED FOR RECORD

STATE OF NEBRASKA)
COUNTY OF GAGE) S.S.

The foregoing plat was filed for Record and entered in Numerical Index on this ____ day of _____, 2026, at ____ o'clock ____ m., and recorded as Instrument No. _____.

Register of Deeds

LEGEND

- = FD. HOLE IN PLATE IN POT
- ◆ = FD. MAG NAIL
- = FD. SURVEY SPIKE
- ✕ = FD. CAPPED REBAR
- ⌵ = FD. CHISELED "X"
- △ = TEMPORARY POINT
- = SET 5/8" CAPPER REBAR #695
- M = MEASURED DISTANCE
- P = PLATTED DISTANCE
- D = DEED DISTANCE
- R1 = SURVEY BY CHRIS WITULSKY DATED 9-1-2009
- R3 = SURVEY BY CHRIS WITULSKY DATED 2-16-2023