

**City of Beatrice, Nebraska  
Planning & Zoning Commission Regular Meeting  
Monday, February 2, 2026 at 5:00 PM  
BPS Administration Building Board Room  
320 N 5th Street  
Beatrice, NE 68310**



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
  - 2.a. Approve agenda as submitted
  - 2.b. Receive and place on file all notices pertaining to this meeting
  - 2.c. Receive and place on file all materials having any bearing on this meeting
  - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on January 19, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS** - None
4. **RESOLUTIONS**
  - 4.a. Resolution Number 26-3 recommending to the City Council approval of the Final Plat Application request by Landmark Snacks, LLC, to replat their property as Landmark Addition.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
  - 7.a. The next regular Planning & Zoning meeting is Tuesday, February 17, 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 February 2, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska. An agenda is available for public inspection at the City Clerk's Office, 400 Ella Street, Beatrice, Nebraska, and on the City website, [www.beatrice.ne.gov](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

January 29, 2026

## MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 19<sup>th</sup> day of January, 2026 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

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

Chair Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

### CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on November 17, 2025, as on file in the City Clerk's Office.

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

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

MOTION CARRIED.

### PUBLIC HEARINGS/BIDS

#### **Public Hearing for the purpose of considering adoption of Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)**

Chair Fetty announced that a public hearing will now be held for the purpose of considering adoption of Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)

Taylor Rivera, City Attorney, reviewed the proposed Stoddard Place II – LIHTC Redevelopment Project with the Commission. Rivera reviewed site plans and pictures of comparable projects with the Commission. Rivera stated this project is for the construction of thirty-eight (38) low to moderate income housing units. The income limits for the LIHTC units will be approximately \$45,000.00 per year for an individual and for a family of four (4), the limit will be approximately \$64,000.00 per year. The project will be completed in two (2) phases. The estimated completed property assessed valuation will be approximately \$3 million. Rivera noted the redeveloper anticipates expenditures in excess of \$10.7 million. The total TIF expenses for this project is approximately \$480,000. Rivera stated since the redeveloper will have three (3) sites in Beatrice, they plan to have a full-time property manager located in Beatrice. Commission Member Wright inquired about the parking and traffic flow in the area and Rivera reported the plans are not final at this time, however, it is something the City is keeping an eye on. Commission Member Aden inquired if the redeveloper has purchased the property and Rivera stated the sale of property will be final once they have received their grant funding.

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

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

MOTION CARRIED.

**Public Hearing for the purpose of considering adoption of Plan Modification "26-2" to the Redevelopment Plan for Redevelopment Area No.2. (Stoddard Place II – Workforce Housing Redevelopment Project)**

Chair Fetty announced that a public hearing will now be held for the purpose of considering adoption of Plan Modification "26-2" to the Redevelopment Plan for Redevelopment Area No.2. (Stoddard Place II – Workforce Housing Redevelopment Project)

Taylor Rivera, City Attorney, reported to the Commission this project is for the construction of seven (7) workforce housing units. The workforce housing limits are approximately eighty to one hundred twenty percent (80-120%) of the median income and it is commonly referred to as market rate housing. Rivera noted the legal descriptions will change when the property is replatted and the City is keeping an eye on the parking and traffic flow. The project will be completed in two (2) phases. The estimated completed project assessed valuation will be approximately \$850,000. Rivera noted the redeveloper anticipates expenditures in excess of \$1 million and the total TIF expenses for this project is approximately \$136,000.

Moved by Aden, seconded by Bradney, that the public hearing be closed at 5:10 p.m.

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

MOTION CARRIED.

**RESOLUTIONS**

**Resolution Number 26-1 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)**

Chair Fetty introduced Resolution Number 26-1 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-1" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II - LIHTC Redevelopment Project)

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Aden, that Resolution Number 26-1 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-1 has been passed and adopted.

**Resolution Number 26-2 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-2" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II – Workforce Housing Redevelopment Project)**

Chair Fetty introduced Resolution Number 26-2 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-2" to the Redevelopment Plan for Redevelopment Area No. 2. (Stoddard Place II – Workforce Housing Redevelopment Project)

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Fralin, that Resolution Number 26-2 be passed and adopted.

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

MOTION CARRIED.

Resolution Number 26-2 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 February 2, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Moved by Wright, seconded by Aden, that the meeting be adjourned at 5:12 p.m.

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

MOTION CARRIED.

**RESOLUTION NUMBER 26-3  
PLANNING AND ZONING COMMISSION**

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

West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6  
East of the 6th P.M., Gage County, Nebraska, Gage County Parcel ID No.  
004148000,

wishes to replat a portion their property as Landmark 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 Landmark 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 2<sup>nd</sup> day of February, 2026.

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Deven McGhee, Secretary

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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: 20260010

SUBDIVISION PRELIMINARY PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Chad Lottman
Address: 700 Park St Beatrice NE 68310
Phone: 402 230 3594
Email: ChadL@Landmarksnacks.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): Landmark Snacks
Address: same as
Phone:
Email:

PROPOSED PROJECT DETAILS

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

Present Zone: GI Proposed Zone: GI Lot(s): Block: Addition:

Legal Description: a part of the West 1/2 of the SW 1/4, Section 21(4-6) Gage county, NE

Description of Proposed Changes: Lot 1, Landmark Addition

List Exhibits or Plans Submitted: Preliminary Plat, adjacent Landowners, Deed, Tax statement

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.

Signature: [Handwritten Signature]

Date: 1-7-26

Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Received By: [Signature] Date: 1/8/2026

Comments:

City Engineer: [Signature] Date: 1-8-2026

Com Dev Director: [Signature] Date: 1/8/2026

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this \_\_\_ day of \_\_\_, 20\_\_.

Planning and Zoning Chairman: Date:

CITY COUNCIL RECOMMENDATION this \_\_\_ day of \_\_\_, 20\_\_.

Mayor: Date:

City Clerk: Date:

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: \_\_\_\_\_

**SUBDIVISION FINAL PLAT APPLICATION**

**APPLICANT(S) INFORMATION**

**OWNER(S) INFORMATION (if not Applicant)**

Name(s): \_\_\_\_\_ Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPOSED PROJECT DETAILS**

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

Present Zone: GI Proposed Zone: GI Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Addition: \_\_\_\_\_  
 Legal Description: a part of the west 1/2 of the SW 1/4, Section 21(4-6) Gage County, NE  
 Description of Proposed Changes: Lot 1, Landmark Addition  
 List Exhibits or Plans Submitted: final Plat mylar

**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.

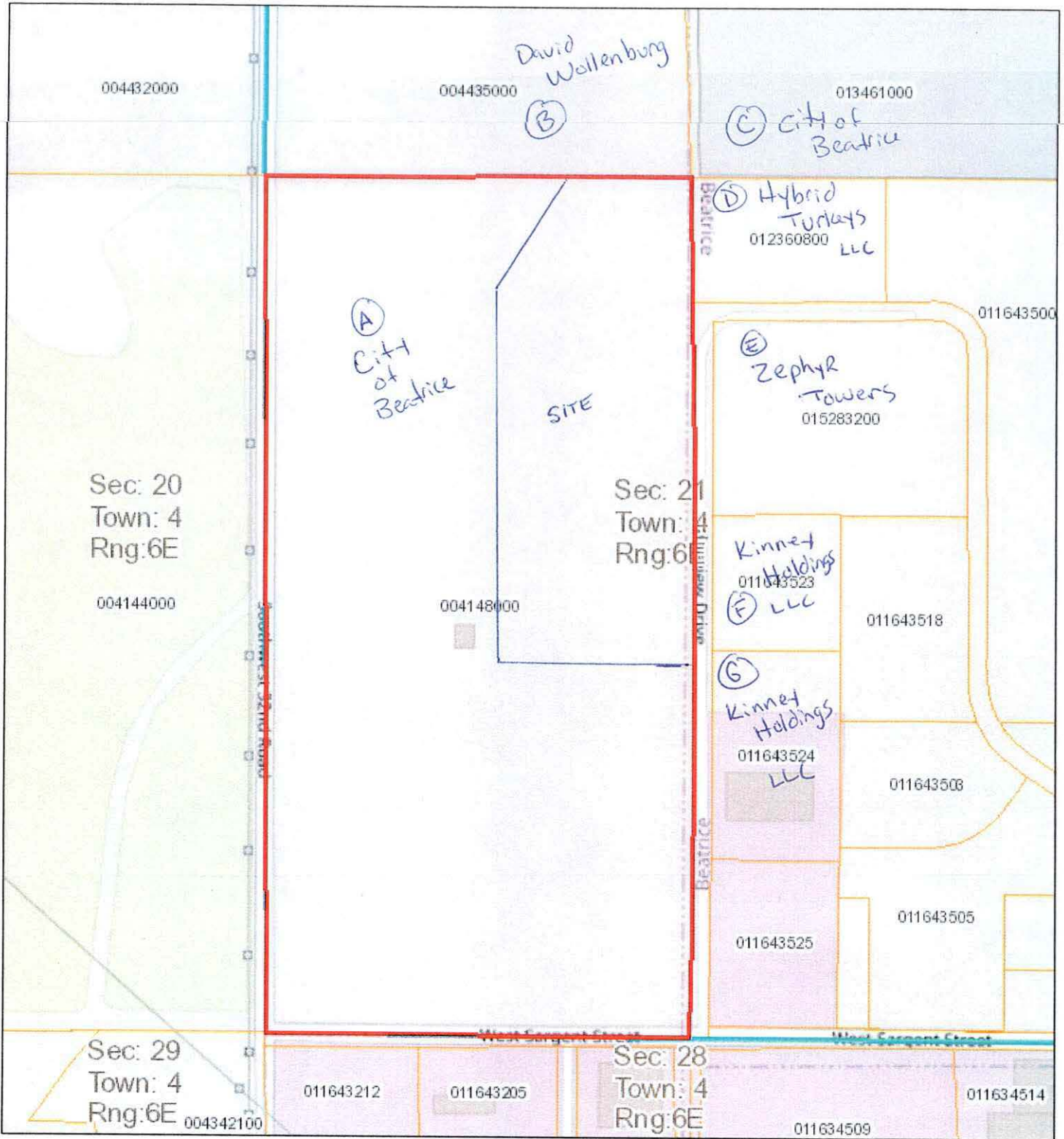
Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY**

Application Fee: \$150.00 Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_  
 City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
 Com Dev Director: \_\_\_\_\_ Date: \_\_\_\_\_

**RECOMMENDATIONS**

**PLANNING & ZONING COMMISSION RECOMMENDATION** to the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied  
 Planning and Zoning Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
**CITY COUNCIL RECOMMENDATION** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  Approved  Denied  
 Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_



January 6, 2026

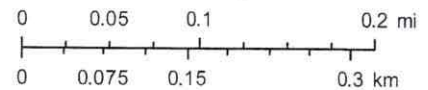
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

- Parcels
- Sections

Adjacent owners

1:6,868



# Landmark Addition

## TO THE CITY OF BEATRICE

### DEDICATION

A part of the West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

The foregoing Addition located on a part of the West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska, and being more particularly described by metes and bounds as follows:

For the purpose of the legal description, the basis of bearings is the East line of the West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, having an assumed reference bearing of N 00°19'09" W.

Referring to the South Sixteenth Corner of the Southwest Quarter of said Section 21, thence northerly N 00°19'09" W, on the East line of the West Half of the Southwest Quarter of said Section 21, 1133.11 feet, to the Point of Beginning; thence westerly N 89°42'32" W, 755.01 feet; thence northerly N 00°19'09" W, 1074.75 feet; thence northeasterly N 45°10'22" E, to a point of intersection on the North line of the West Half of the Southwest Quarter of said Section 21, 620.00 feet; thence easterly S 89°38'21" E, on said North line, 312.83 feet, to the North Sixteenth Corner of the Southwest Quarter of said Section 21; thence southerly S 00°19'09" E, on said East line, 1513.71 feet, to the True Point of Beginning.

Containing a calculated area of 24.010 Acres or 1,045,875.60 Square feet, more or less. Subject to all easements, restrictions and reservations of record.

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

STREETS: Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

The City of Beatrice, Owner of the property hereon described as LANDMARK ADDITION, have caused these presents to be signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2026.

Name \_\_\_\_\_ Title \_\_\_\_\_

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF GAGE } S.S.

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by, \_\_\_\_\_ of the City of Beatrice.

Name \_\_\_\_\_ Title \_\_\_\_\_

Witness my hand and Notary Seal the day and year last above written.

Notary Public \_\_\_\_\_

### CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of LANDMARK ADDITION is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Mayor \_\_\_\_\_ City Clerk \_\_\_\_\_

### FILED FOR RECORD

STATE OF NEBRASKA }  
COUNTY OF GAGE } S.S.

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

Register of Deeds \_\_\_\_\_ Deputy \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of LANDMARK ADDITION, is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairperson \_\_\_\_\_

Secretary \_\_\_\_\_

### CITY ENGINEER'S APPROVAL

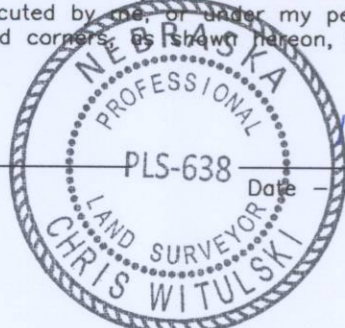
I, James Burroughs, City Engineer, approve this plat.

James Burroughs \_\_\_\_\_ Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Chris Witulski, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was executed by me, or under my personal supervision. Permanent corners will be placed at all missing or remonumented corners of this addition, within 30 days from approval of the Final Plat by the City of Beatrice City Council.

*Chris W. Witulski*

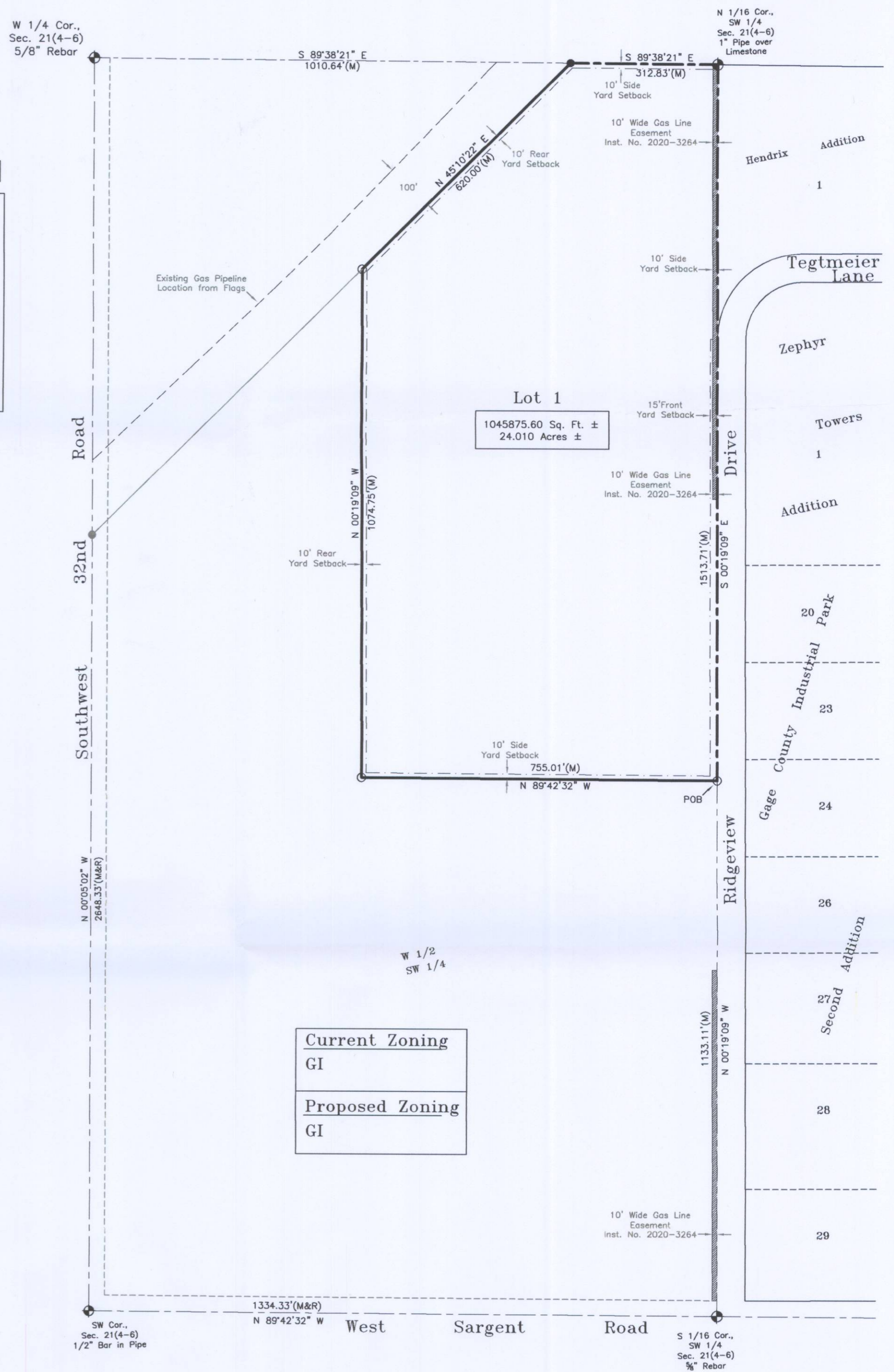


Date - JUN 27 - 2026

Chris Witulski - NE LS 638 Date - JUN 27 - 2026

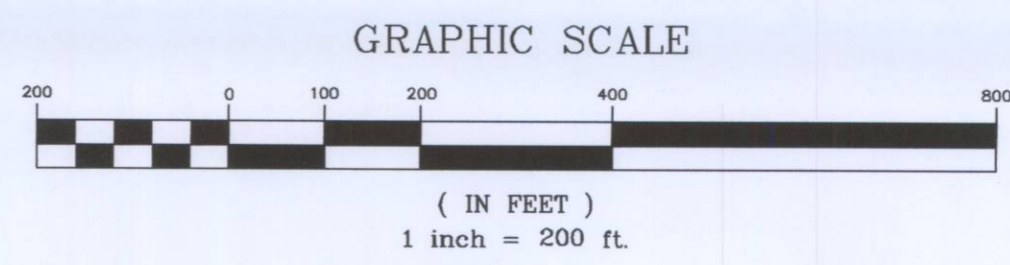
All Bearings are Assumed

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Cor. Fnd.
  - = Cor. Fnd.
  - = Cor. Set
  - ⊕ = 3/8" Rebar w/LS638 plastic cap, unless otherwise noted.
  - BC = Brass Cap in Concrete
  - SQ = 3/4" Square Iron Meas. Dist.
  - (P) = Plat Dist.
  - (D) = Deed Dist.
  - (R) = Record Dist.
  - (Δ) = Temp Point



Repository Stamp

Current Zoning  
GI  
Proposed Zoning  
GI



SECTION CORNER DESCRIPTIONS Section 21, T4N, R6E, of the 6th P.M.	
N 1/16 Cor., SW 1/4, 1" Pipe over Limestone	SW Cor., 1/2" rebar inside 3/4" pipe
1.56'-N to Mag nail & shiner E face FP	48.75'-SE to nail & shiner SW side TUG post
9.22'-W to RM 638 cap	75.20'-SSW to nail & shiner SE side E double PP
21.10'-SW to RM 638 cap	49.53'-SW to 5/8" rebar
	47.95'-NW to 5/8" rebar
W 1/4 Cor., 5/8" Rebar	S 1/16 Cor., SW 1/4, 5/8" Rebar in POT
35.58'-W to nail & shiner S side E PP of double PP	41.57'-SSE to punch mark top of end steel FP
60.25'-NW to nail & shiner top W end 60" CMP(furthest S)	69.67'-SE to punch mark top of steel FP(3rd E of end post)
47.98'-NNE to nail & shiner top E end 60" CMP(furthest S)	42.97'-NE to nail & shiner SE side gate post
-On CL N-S road	27.65'-N to nail & shiner W side PP
	-On CL E-W road

