

**CONVERSE COUNTY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
March 20, 2018  
Basement Courthouse Conference Room**

**Call to Order**

This regular meeting was held in the Converse County Courthouse on March 20, 2018. Present were Mr. Dustin Ailport, Mr. David Pellatz, Mr. Jared Vollman, Mrs. Gayle Dickau, members, and Ms. Holly Richardson. Mrs. Larsen was excused. Mr. Pellatz, Chairman, called the meeting to order at 3:00 p.m.

**Minutes**

Mr. Vollman moved to approve the minutes of December 19, 2017, Mrs. Dickau seconded, motion carried.

**New Business**

Reviewed was the proposed RGH Subdivision, located in part of Lot 6, Section 4, T33N, R71W. The following items are required to be added to the plat: 10' utility easements around both lots and the location of the access points for each lot. In addition, the following note is required: A floodplain development permit is required for any future development of Lots 1 and 2 within Zone A. Note 10 needs to be revised: Floodplain: The developed portions of Lot 2, **including the existing house**, is in FEMA designated Zone A and a major portion of Lot 1 is also in FEMA designated Zone A; areas determined to be in the 0.2% annual chance floodplain. The portions of both lots located in FEMA Zone A are shown on this plat.

Prior to approval of the subdivision proposal, the County Floodplain Manager is requiring an elevation certificate for the existing house and attached garage in order to bring Lot 2 in compliance with the Converse County Flood Damage Regulations (2009), Chapter IV, Section 3C(1).

**Old Business**

There has been no response from the subdivider of the Phipps Minor Subdivision following a second letter.

The vacate and replat proposal for the Jade Acres is still waiting a stream-lined water study.

**Public Hearings**

None.

**Report of the Chairman**

No report.

**Adjournment**

The meeting was duly adjourned at 3:25 p.m.

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Holly S. Richardson, Secretary

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David Pellatz, Chairman