

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
April 12, 2010 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Courthouse

MEMBERS PRESENT: Charlie Johnson, Jeff Hoffmann, Russell Andrews, Warren Fisk, Kevin Kuehn, Fred Weishaupl, and Brenda Young.

STAFF PRESENT: Dan Jennissen, Lysann Zeller, Mandi Schmierer, and Jeri Ervin. Patrick Grode (SAO Office).

ROLL CALL

1. APPROVAL OF THE MARCH 22, 2010, MINUTES
Moved by Weishaupl and seconded by Young to approve the minutes of the March 22, 2010, Planning Commission meeting. Vote: unanimous (7 to 0).

2. APPROVAL OF THE AGENDA
Moved by Weishaupl and seconded by Kuehn to approve the April 12, 2010, Planning Commission meeting, including the Consent Calendar, with the removal of Items #6, #10, and #11. Vote: unanimous (7 to 0).

CONSENT CALENDAR

The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff's recommendation by a single vote. Any item may be removed from the Consent Calendar by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 05-06:** Rockerville Rural Fire Protection District. To review a fire station in a Limited Agriculture District in accordance with Sections 206-C-9 and 510 of the Pennington County Zoning Ordinance.

That portion of Lot 26 lying south of Coyote Flats Road, Kieffer Ranch Estates, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-06 with the following seven (7) conditions:

1. **That a minimum of eight (8) off-street parking spaces be provided. Each parking space shall measure at least nine (9) feet by eighteen (18) feet and the off-street parking spaces shall be maintained in a dust free manner;**

2. **That all lighting located on the outside of the building be directed towards the ground;**

3. That prior to any expansion to the fire station or addition of any buildings, the applicant be required to have the Conditional Use Permit reviewed with notification to surrounding property owners;
4. That personal vehicles not be stored, maintained or repaired on the property and that all non-fire related overnight stays be prohibited;
5. That access continues to be taken off of Coyote Flats Road and not Neck Yoke Road;
6. That Sign Permits be obtained for the two (2) signs marking the Fire Station and the normal fees be paid (and no administrative fees) within 30 days of the approval of the extension of this Conditional Use Permit; and,
7. That this Conditional Use Permit be reviewed upon a complaint basis only.

Vote: unanimous (7 to 0).

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-11:** Bernard Ness; Ronnie Ness – Agent. To review an auto repair business in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less Right-of-Way, Section 1, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 07-11 with the following nine (9) conditions:

1. That a Building Permit be obtained for any new structures exceeding 144 square feet and located on a permanent foundation, which will require a site plan to be reviewed and approved by the Planning Director;
2. That no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential or agricultural use;
3. That a maximum of two (2) employees, not residing on the premises, may be employed by the home occupation;
4. That a minimum of four (4) off-street parking spaces be provided. Each parking space shall measure at least nine (9) feet by eighteen (18) feet and shall be kept in a dust free manner;
5. That DENR approval is needed prior to the installation of public restroom facilities;

6. That the address of the residence be placed at 154th Avenue where it meets the applicant's property;
7. That the home occupation be limited to an auto body repair business. Any expansion beyond this would require the Conditional Use Permit to be reviewed;
8. That no material or auto parts be stored outside of an enclosed structure located on the property with the exception of a maximum of four (4) vehicles that may be temporarily stored outside in the shop yard while repairs are being made; and,
9. That this Conditional Use Permit be reviewed in two (2) years or on a complaint basis to determine if the conditions are being met.

Vote: unanimous (7 to 0).

5. **CONDITIONAL USE PERMIT REVIEW / CU 08-11:** James and Linda Moses; Cody Schad - Agent. To review an accessory structure without a primary structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Block 1, Nielsen Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-11 with the following nine (9) conditions:

1. That the applicants share the existing approach off of Dark Canyon Road on Lot 1, Block 1 of Nielsen Subdivision to legally access the subject property and no new approaches be created;
2. That if the applicant chooses to install any type of plumbing in the garage, it be hooked into a proper means of wastewater disposal and adhere to all necessary State and County regulations;
3. That proper setbacks be maintained for all structures located on the property or else an approved Setback Variance be obtained;
4. That the garage be used for personal use only and no commercial-type uses;
5. That the property remains free of debris and junk vehicles;
6. That a Floodplain Development Permit shall be submitted for review and approval prior to any work or placement of any structure within the boundaries of the 100-year floodplain;

7. That an address be assigned for the garage and properly posted on both the structure and the approach off of Clarkson Rd. in accordance with Pennington County's Ordinance #20;
8. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director; and,
9. That this Conditional Use Permit be reviewed on a complaint basis only.

Vote: unanimous (7 to 0).

7. **CONDITIONAL USE PERMIT REVIEW / CU 09-10:** DTH, LLC; Tom Bodensteiner – Agent. To review a Sawmill in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Beaird Subdivision, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 09-10 to the April 26, 2010, Planning Commission meeting.

Vote: unanimous (7 to 0).

8. **CONDITIONAL USE PERMIT REVIEW / CU 10-02:** Archie Corbin; Mary Wilson - Owner. To review a single-wide mobile home to be placed on the subject property, attached to the garage and converted into a metal frame shop building in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Morning View Subdivision, Section 31, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 10-02 with the owner's concurrence.

Vote: unanimous (7 to 0).

9. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 08-04:** Linda Kramer. To review a Planned Unit Development to allow for three (3) additional cabins in accordance with Section 213 of the Pennington County Zoning Ordinance.

The N1/2 of the NE1/4 lying east of County Road, Section 18, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development Amendment / PU 08-04 to the May 24, 2010, Planning Commission meeting.

Vote: unanimous (7 to 0).

12. **CONDITIONAL USE PERMIT REVIEW / CU 08-48:** Spring Creek Premier Property/Cody Schad. To review accessory structures (garage and pump house) without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Bighorn Sheep Preserve, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the February 8, 2010, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-48 to the June 14, 2010, Planning Commission meeting.

Vote: unanimous (7 to 0).

END OF CONSENT CALENDAR

6. **CONDITIONAL USE PERMIT REVIEW / CU 08-20:** David and Karen Maudlin. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

Staff asked to have this item removed from the Consent Calendar to clarify that the recommendation had been changed to continue this item to the July 12, 2010, Planning Commission meeting. Staff wanted to note this because although the recommendation did get changed in the Staff Report, it did not get changed on the meeting Agenda.

Commissioner Weishaupl asked if the applicants can rent the Bed and Breakfast in May and June while the item is being continued.

Zeller stated yes.

Moved by Hoffmann and seconded by Johnson to continue the review of Conditional Use Permit 08-20 to the July 12, 2010, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

10. ROAD NAME: Turkey Hill Trail. Pennington County. Proposed road naming for the 40-foot-wide and 66-foot-wide private access easement which provides access to properties located in Section 31, T2N, R7E and Section 6, T1N, R7E, all in BHM, Pennington County, South Dakota.

Commissioner Weishaupl asked to have this item removed from the Consent Calendar to discuss if the easement is for only one or two properties or is it a public easement for anyone.

Zeller explained that it is a private access easement dedicated for the use of seven property owners.

Commissioner Weishaupl expressed concern with the private access easement not being accessible for emergency vehicles.

Zeller responded that the access easement was previously dedicated as a private access and added that emergency vehicles are allowed. She further commented that the easement serves more than five lots and due to no more address numbers off of Westberry Court, the easement needs to be named. Zeller also clarified that the easement is already dedicated as private and she is only attempting to name the road for emergency purposes and has no authority to require the easement to be public.

Jennissen stated staff is only naming the road for emergency purposes in order to assign addresses to those properties.

Discussion further followed on the private access easement, access to properties, and the road name.

Mr. Brett Lawlor, affected property owner, appeared and stated he purchased his property about ten years ago and the access was already in place at that time. He is in favor of naming the road but would like a different name.

Commissioner Johnson asked Mr. Lawlor if he would like this item continued in order to discuss a different road name with staff.

Mr. Lawlor responded yes.

Moved by Weishaupl and seconded by Hoffmann to continue the Road Name of Turkey Hill Trail to the May 10, 2010, Planning Commission meeting.

Zeller explained that the road name to be submitted has to be agreed upon by all the affected property owners.

Moved by Weishaupl and seconded by Hoffmann to continue the Road Name of Turkey Hill Trail to the May 10, 2010, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

11. LAYOUT PLAT / PL 10-13 AND SUBDIVISION REGULATIONS VARIANCE / SV 10-04: A. Alan and Sally Kelts; Fisk Land Surveying – Agent. To reconfigure lot lines to create Lot 1 – Revised, Block 3 of Plat No. 2 of Pine Cliff Subdivision and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Block 3 of Pine Cliff Subdivision and a portion of Green Tract A of Lot A of Plat No. 2 of Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 – Revised, Block 3 of Plat No. 2 of Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

Staff asked to have this item removed from the Consent Calendar to add Condition #7 and Condition #8 to the conditions of approval. Condition #7 states: That prior to recording the plat with the Register of Deeds, the propane tank and storage shed be relocated/removed from within the utility/drainage easement. Condition #8 states: That a Building Permit be obtained for the storage shed.

Commissioner Weishaupl questioned staff's conditions of approval for the Layout Plat and wanted to know why Conditions #1, #2, #4, and #5 were included, when staff recommends waiving the submitted Subdivision Regulation requests.

Jennissen explained that staff is required to place conditions on the plat, based upon the review of the file and in conjunction with the Zoning Ordinance and Subdivision Regulations.

Ms. Janelle Finck, agent, appeared and discussed the proposed application. She stated the applicant is in agreement with all the conditions with the exception of Condition #7. Ms. Finck added that the propane tank is located on a concrete slab and is a utility in a utility easement. She also reviewed that the subdivision was developed in the 1970s and doesn't believe any additional development will incur in the area as the property is abutted by Forest Service land.

Mrs. Sally Kelts, applicant, appeared and asked that the propane tank and the shed not be moved. She added that when the propane tank was placed on the property, they were not aware that it could not be placed in its current location.

Commissioner Johnson asked Mrs. Kelts if the shed was located on a permanent foundation.

Mrs. Felts said no and reiterated that they did not want to move the shed.

Jennissen added that no structures are allowed in utility/drainage easements.

Mrs. Kelts further added that the shed was located on the property before they purchased it.

Commissioner Weishaupl wanted to know how far the structures are located within the utility/drainage easement.

Jennissen responded the shed is located about 1 foot from the property line.

Commissioner Weishaupl questioned if other utilities were located in the rear of the property.

Jennissen stated he did not know.

Ms. Finck added that a utility locator request was not done for this property.

Commissioner Johnson discussed utility easements.

Jennissen commented that a Building Permit is not required for a propane tank but a Building Permit is required for the shed. Staff cannot issue Building Permits for anything located within a utility/drainage easement and recommend the applicant vacate a portion of the 6 foot easement with the new plat.

Commissioners Johnson and Weishaupl both stated they are in agreement to vacate a portion of the easement in order to clear the violations with the structures being left where they are located on the property.

Ms. Finck stated the applicant could remove the utility/drainage easement shown on the rear portion of the property.

Jennissen further explained that if the shed is left in its current location, it does not meet the setback from the property line and the applicant would then need to apply for a Variance to meet the setbacks.

Discussion followed.

Moved by Weishaupl and seconded by Andrews to approve of Subdivision Regulations Variance 10-04 and approval of Layout Plat 10-13 with eight (8) conditions with a change in the wording of Condition #7 to state: "That prior to recording the plat with the Register of Deeds, the utility/drainage easement where the propane tank and storage shed are located be vacated, and if the applicants do not relocate the shed on the property to meet the setback, the applicants need to apply for and obtain approval of a Setback Variance."

Ms. Finck clarified that if the applicants decide to move the shed to meet the setback, they will not need to apply for a Variance.

Commissioner Johnson said yes.

Commissioner Fisk stated he would abstain from voting on this item

Moved by Weishaupl and seconded by Andrews to approve of Subdivision Regulations Variance 10-04 to waive percolation tests, soil profile information, engineered road construction plans, road improvements, paved surface, sidewalks, curbs, 24 foot-wide driving surface, two foot deep road ditches, fire flow requirements, 40 units served by a dead end road and to allow a 40 foot access easement to serve more than two lots and an 18 foot driving surface and approval of Layout Plat 10-13 with the following eight (8) conditions:

- 1. That at the time of Minor Plat submittal, engineered road construction plans be submitted for the both Wild Flower Lane and Pine Cliff Drive or a Subdivision Regulations Variance be obtained waiving this requirement;**
- 2. That at the time of Minor Plat submittal, the applicant submits percolation tests and soil profile information or obtain approval of a Subdivision Regulations Variance waiving this requirement;**
- 3. That at the time of Minor Plat submittal, the applicant remove the dash between Lot 1 and Revised in the title of the plat;**
- 4. That at the time of submittal of the Minor Plat, the applicant meet fire flow requirements or obtain approval of a Subdivision Regulations Variance waiving this requirement;**
- 5. That Wild Flower Lane and Pine Cliff Drive be improved to Local Road standards or obtain approval of a Subdivision Regulations Variance waiving this requirement;**
- 6. That a second means of ingress/egress be provided or obtain approval of a Subdivision Regulations Variance waiving this requirement;**
- 7. That prior to recording the plat with the Register of Deeds, the utility/drainage easement where the propane tank and storage shed are located be vacated, and if the applicants do not relocate the shed on the property to meet the setback, the applicants need to apply for and obtain approval of a Setback Variance; and,**
- 8. That a Building Permit be obtained for the storage shed.**

All voting aye, the Motion carried 6 to 0. Commissioner Fisk abstained.

13. PLANNED UNIT DEVELOPMENT AMENDMENT / PU 10-01: Tammy Brodie-Gusmano; Leon Brodie – Owner. To amend a Planned Unit Development to allow for additional uses to occur on the property, such as Sunday Brunches, tea parties, a patio area for BBQs, and other special events to be hosted on the property. The applicant is also requesting an on-premise lighted sign and to allow the Rushmore Soccer Club to train once a week with no more than 20 players at a time in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 6 of Tract A, Knights Acres Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

Staff reviewed the Staff Report indicating the applicant has applied to amend the Planned Unit Development to allow for additional uses to occur on the property, such as Sunday Brunches, tea parties, a patio area for BBQs, and other special events to be hosted on the property. The applicant is also requesting an on-premise lighted sign and to allow the Rushmore Soccer Club to train once a week with no more than 20 players.

Staff recommended approval of Planned Unit Development Amendment 10-01 with the following ten (10) conditions:

1. That all other existing conditions of the original PUD #07-02 are still valid and applicable to the subject property, with the exception of Condition #20 regarding the on-premise sign and the removal of Conditions 6 thru 8 pertaining to the operation of a winery;
2. That only one activity/event occurs on the property at any given time;
3. That this PUD Amendment allows for the uses outlined in the project description submitted by the applicant dated March 16, 2010;
4. That reservations be required and the number of people allowed to be seated in the dining area be limited to no more than 30 people at any given time for the Sunday Brunch;
5. That the hours of operation for the Sunday Brunch be from 9:00 a.m. to 2:00 p.m.;
6. That the Rushmore Soccer Club be allowed to provide tactical training once a week on-site for no more than 20 players at a time;
7. That no more than 1-acre be manicured for the Rushmore Soccer Club;
8. That prior to the additional uses occurring on the property, the applicant shall provide an approval letter from DENR confirming that the on-site wastewater treatment system is sized adequately for the additional uses on the property;

9. That only one (1) lighted, on-premise sign be allowed; and,
10. That this Planned Unit Development Amendment be reviewed in two (2) years or on a complaint basis.

Schmierer added that staff would like to amend Condition #5 of the original Conditions of Approval of the PUD and remove the wording “the storing, bottling, and shipping of wine, and a vineyard” from that condition because the applicant has no intentions to have a winery.

Commissioner Weishaupl discussed the operation of the Sunday Brunch from 9 a.m. to 2 p.m. and questioned staff limiting the number of people allowed to no more than 30 people at any given time.

Schmierer explained that this condition applies to no more than 30 people in the seating area for brunch because of limited available space, and further reviewed site pictures of the seating area with the Planning Commission.

Commissioner Weishaupl asked about Condition #2 where only one activity/event occurs on the property at any given time.

Schmierer responded that the surrounding area is residential in nature and the subject property will have commercial activities on the property. Staff would like to limit the impact of those commercial activities with regards to the residential area.

Commissioner Weishaupl also spoke of the applicants intentions and asked if these requests are changes to the uses occurring on the property.

Schmierer explained the applicant would like to know exactly what she is allowed to do for uses occurring on the property and also what she is not allowed to do.

Commissioner Weishaupl also expressed concern about the sign and wanted to know the size because of possible illumination onto adjacent property owners. He further discussed the driveway to the property and complaints received.

Ms. Brodie-Gusmano, applicant, appeared and explained that the sign located on the property at this time is not lighted and if it is lighted during events, it is unplugged once the function is over. She also added that she hopes to pave the driveway in the future.

Commissioner Johnson discussed the request for the Rushmore Soccer Club to utilize the property for training. He expressed concern that more than just the soccer players will come to the subject property during those times and create a possible nuisance.

Ms. Brodie-Gusmano stated she has been on the property since November of 2009 and there has not been a problem with traffic or parking on the property.

Commissioner Young wanted to know what the ages are of the soccer players.

Ms. Brodie-Gusman responded between the ages of 10 to 16 years of age.

Commissioner Weishaupl asked Ms. Brodie-Gusmano if the location of the soccer field could be moved further away. He feels the cars will be located too close to the neighboring landowners and he also expressed concern of noise from the event.

Ms. Brodie-Gusmano responded that not very many of the kids drive themselves to the property and feels any noise and parking issues would be handled in an appropriate manner.

Mr. Howard Rice, neighbor, appeared and stated he has been before the Planning Commission four times regarding requests of the Governor's Mansion. He discussed that he is opposed to the soccer field request because he does have cows located on his property which is next to the Governor's Mansion. He feels the place is becoming more of a restaurant instead of a specialty resort and added that he has had to replace his fence twice because of the previous managers ruining his fence. He also expressed concern that the soccer balls will go onto his land and debris from events end up on his property.

Ms. Doreen Lance, neighbor, appeared and discussed the road and spoke of dust coming from it. She commented that the sign in place is very tacky and also discussed noise coming from the events on the property. She feels the Governor's Mansion is making the area too commercial and added that the area is residential.

Commissioners Weishaupl and Johnson both expressed concern with the use of the property as a soccer field.

Commissioner Young stated she would like the Planned Unit Development reviewed earlier than the recommended 2-year period.

Commissioner Kuehn discussed the original intent of the Planned Unit Development and the neighbors being concerned with dust and noise issues.

Commissioner Johnson suggested that this item be reviewed within six months and a one time use of the property for the Rushmore Soccer Club.

Ms. Brodie-Gusmano added that the soccer season is from May to July and then from September to November.

Commissioner Fisk asked if the soccer league's insurance covers practice on a private field.

Ms. Brodie-Gusmano stated yes.

Moved by Johnson and seconded by Young to recommend approval to amend Condition #5 of the original Conditions of Approval of the PUD and remove the wording “the storing, bottling, and shipping of wine, and a vineyard” from that condition and to approve of Planned Unit Development Amendment 10-01 with the following ten (10) conditions:

1. That all other existing conditions of the original PUD #07-02 are still valid and applicable to the subject property, with the exception of Condition #20 regarding the on-premise sign and the removal of Conditions 6 thru 8 pertaining to the operation of a winery;
2. That only one activity/event occurs on the property at any given time;
3. That this PUD Amendment allows for the uses outlined in the project description submitted by the applicant dated March 16, 2010;
4. That reservations be required and the number of people allowed to be seated in the dining area be limited to no more than 30 people at any given time for the Sunday Brunch;
5. That the hours of operation for the Sunday Brunch be from 9:00 a.m. to 2:00 p.m.;
6. That the Rushmore Soccer Club be allowed to provide tactical training once a week on-site for no more than 20 players at a time;
7. That no more than 1-acre be manicured for the Rushmore Soccer Club;
8. That prior to the additional uses occurring on the property, the applicant shall provide an approval letter from DENR confirming that the on-site wastewater treatment system is sized adequately for the additional uses on the property;
9. That only one (1) lighted, on-premise sign be allowed and the sign be turned off by 9 p.m.; and,
10. That this Planned Unit Development Amendment be reviewed on November 8, 2010, or on a complaint basis.

All voting aye, the Motion carried 7 to 0.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commissions' recommendations from the March 22, 2010, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

There were no items from the public.

16. ITEMS FROM THE STAFF

- A. Building Permit Report. Jennissen reviewed the Building Permit Report for March 2010.
- B. 319 Project Spring Creek. Jennissen informed the Commission of the Open House to be held in Hill City on April 29th from 6 p.m. to 8 p.m. at the Hill City Senior Center.

17. ITEMS FROM THE MEMBERSHIP

- A. Proposed On-Site Wastewater Treatment Ordinance: Commissioner Johnson discussed the upcoming Planning Commission meetings scheduled for April 27th and May 4th from 6 p.m. to 9 p.m. in the Fine Arts Buildings at the Fairgrounds and also suggested the meetings be filmed.

18. DISCUSSION ITEMS

- A. Commissioner Johnson discussed the procedure for any recommendations or revisions to the On-Site Wastewater Treatment Systems Ordinance to be given by the Planning Commission.

19. ADJOURNMENT

Moved by Weishaupl and seconded by Young to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at **10:36 a.m.**

Charlie Johnson, Chairperson