

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, April 11, 2012, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Paul Egbert, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle, Mayor Thomas G. Bailey, Councilman Gary Bates, Ron Case, Carl Leatham and Councilwoman Glenna Petersen. A copy of the Notice and Agenda was posted, faxed and emailed to the Herald Journal, and mailed to the Planning Commission on April 6, 2012. The meeting was called to order at 6:00 p.m.

<u>Others Present:</u>	Jennifer Leishman	Clyde Demler	Brian Pattee
	Keith Call	Laird Hartman	Don Ewing
	Alison Ewing	Luell Perrett	Sandi Perrett
	Scott Thatcher	Dave Kurek	Sandra Kurek
	Teena Riggs	Lori Berry	Charee Vellinga
	Karma Leatham	Wesley Davis	Elizabeth Davis
	Jill Hales	Gary Smith	Krissy Smith
	Ted Kyriopoulos	Ana Kyriopoulos	Steve Kyriopoulos
	Joan Kyriopoulos	Kent Bankhead	Dale Sant
	Kelly Parkinson	Lisa Parkinson	Alan Sorensen
	Candy Sorensen	Phil Bankhead	Robyn Bankhead
	David Roundy	Diane Roundy	Darren Roundy
	Diane Roundy	Chalet Schenk	Zach Lewis
	Natalie Lewis	Wendy Egbert	Travis Christensen
	Katie Christensen	Bruce King	Peter Nielson
	John Berry	Maree Berry	Jeremy Ellis
	Bart Nicholes	Karen Nicholes	Sharon Cook
	Jennifer Souter	Clayton Case	Daniel Summit
	Jodie Coleman	Becky Benson	Don Bailey
	Jonathan Cook	Ray Bankhead	Robert Bolton
	Kristine Bolton	Cody Merchant	JoLyne Merchant
	Randy Hawkes	Jacob Johnson	Scott Wells
	Bruce Miller	Matt Felt	

Opening Ceremony: M. Kent Larsen

Loyal Green reviewed the agenda with the Commission. Loyal Green asked that the order be changed to 10. Garyn Perrett – discuss the proposed Auto Plaza/Truck stop, 11. Alison Ewing – discuss the proposed Auto Plaza/Truck Stop, and 12. Workshop by the Commission on the proposed Auto Plaza/Truck Stop on the northeast corner of the intersection of 400 North and Highway 89/91. After discussion, John Spence made a motion, seconded by Paul Egbert, that the agenda be approved with the changes.

<b><u>YEA</u> 5</b>	<b><u>NAY</u> 0</b>
Russell Glenn	
Paul Egbert	
Loyal Green	
John Spence	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held March 28, 2012. There were word changes on lines 141, 168, 178, 194, and 195. After review, Russell Glenn made a motion, seconded by M. Kent Larsen, that the minutes of the March 28, 2012 meeting be approved with the corrections.

<b><u>YEA</u> 5</b>	<b><u>NAY</u> 0</b>
Russell Glenn	
Paul Egbert	
Loyal Green	

John Spence  
M. Kent Larsen

Don Hartle stated that there have been some inappropriate things said in the previous meetings. There are attorneys involved. This meeting will be held in a civil manner. This information had to be disclosed so that if there is a conflict of interest, the appropriate action can be taken.

At 6:05 p.m., conduct a public hearing, then consider making a recommendation to the City Council on a request from David Kurek, agent for South Valley R.V. Repair, agent for James Wagstaff at 802 South 200 East property tax ID # 10-041-0023 (.87 acres), and agent for Lazaro Guerra and Fernando Trejo at 780 South 200 East and 788 South 200 East property tax ID # 10-041-0025 (1.22 acres) and agent for Lance Gunnell's property at 252 East 760 South property tax ID # 10-041-0004 (.37 acres) to amend the Land Use Map to allow said properties to be zoned R-1-12, and then a portion of said land to be rezoned to CH, Highway Commercial. Dave Kurek stated that he owns South Valley R.V. Repair. He would like to amend the land use map to purchase additional property and have more room to move trailers around. Elizabeth Davis stated that she lives across the street at 748 South 200 East. Her concern is expanding the business. Currently, the back of her home is exposed to the RV lot. The guidelines that have been put in place have been followed for the most part. Ms. Davis is not eager to look at more RV's. Expanding the commercial zone will have a huge impact on the neighborhood. Ms. Davis wishes Mr. Kurek well with his business. Ms. Davis stated that Wellsville is a great place to live, but asked how far the commercial business will expand into the neighborhood. Phil Bankhead stated that it was a mistake when Lance Gunnell's property was originally zoned highway commercial, but it was done. The intent was that the highway commercial zone in that area would never be enlarged. Mr. Bankhead stated that the Planning Commission should not make allowance to make everyone happy. The Planning Commission is charged with following the Master Plan. Mr. Bankhead stated that he understands that Mr. Kurek's business needs more room, but changes should not be made to accommodate his business. Mr. Kurek's business may or may not be there in 20 years. Mr. Bankhead asked that the Planning Commission not allow the commercial zone to be any bigger. Wesley Davis stated that he is very opposed to this issue. Mr. Davis stated that this is a residential area. Mr. Davis doesn't want to see any changes or any growth. Mr. Davis stated that the business would be in business for 2 years and then move on. The 2 years have passed. Mr. Davis asked what comes next. This is America, and there are a lot of emotions in this meeting. Mr. Davis pled with the Planning Commission to listen to the people. This issue is not about tax revenue. Mr. Davis asked what type of legacy would be left. A decision needs to be made to move on. Robyn Bankhead read a letter from Mark and Kathryn Broughton because they were unable to attend this meeting, but wanted their voice heard. Robyn Bankhead stated that amending the land use map to allow the properties to be rezoned to R-1-12 is the first step to allowing more property for the highway commercial zone. Ms. Bankhead stated that the South Valley R.V. Repair business needs Mr. James Wagstaff, but Mr. Wagstaff doesn't need South Valley R.V. Repair to be able to rezone his property to R-1-12. Ms. Bankhead stated that she has heard that Mr. Wagstaff wants to rezone his property, but hasn't heard the reasons why. Don Hartle stated that Mr. Wagstaff was into the office yesterday asking if it was possible to rezone his property himself. Mr. Hartle stated yes.

At 6:25 p.m., the public hearing was closed.

M. Kent Larsen stated that he has concern with 2 issues, 1) rezoning the property from RA-1 to R-1-12, and 2) what extent of the rezone is initiated by Mr. Wagstaff. John Spence stated that he didn't see Mr. Wagstaff in attendance to this meeting. Mr. Spence stated that he has listened to both sides of this issue. Mr. Spence has reviewed and walked the area that is being discussed. Mr. Spence doesn't think that the area should be changed so that the highway commercial zone can be enlarged. Loyal Green asked what Mr. Spence's opinion was concerning rezoning the property to R-1-12. Mr. Spence stated that Mr. Wagstaff should request a rezone on his own. Paul Egbert stated that he has similar concerns. Rezoning the property to R-1-12 will lose open space and larger setbacks. Mr. Egbert stated that the highway commercial zone should not be expanded, and he is opposed to rezoning the property to R-1-12. Russell Glenn stated that he agreed with the previous comments and doesn't see any reason to rezone the property to R-1-12 at this time. Mr. Glenn stated that the Mr. Wagstaff could come to the Planning Commission concerning a separate request for rezoning his property. Mr. Glenn stated that the Planning Commission needs to listen to the neighbors, and the impact this expansion of the commercial zone would on property values. Mr. Glenn

stated that there is nothing in the code that supports Planning Commission approval of this request. Mr. Green stated that he agrees with what has been said. There has to be compatibility between highway commercial and residential zones. After discussion, Russell Glenn made a motion, seconded by John Spence, to recommend to the City Council that the request from David Kurek, agency for South Valley R.V. Repair, agent for James Wagstaff at 802 South 200 East property tax ID # 10-041-0023 (.87 acres), and agent for Lazaro Guerra and Fernando Trejo at 780 South 200 East and 788 South 200 East property tax ID # 10-041-0025 (1.22 acres) and agent for Lance Gunnell's property at 252 East 760 South property tax ID # 10-041-0004 (.37 acres) to amend the Land Use Map to allow said properties to be zoned R-1-12, and then a portion of said land to be rezoned to CH, Highway Commercial be disapproved.

YEA 5  
Russell Glenn  
Paul Egbert  
Loyal Green  
John Spence  
M. Kent Larsen

NAY 0

The Planning Commission reviewed for approval the Preliminary Plat for the Nicholes Subdivision, consisting of a total of 2 lots (1 additional building lot) on the west side of Center Street at 1261 South Center. Karen Nicholes stated that the concept plan was approved, and she is here for approval on the preliminary plat. Paul Egbert stated that these are smaller lots, and asked where the open space is located. Carl Leatham stated that this subdivision is not part of the Wellsville Ranches Subdivision. Mr. Egbert stated that the drainage swell should not be filled, and asked if there is any concern for the 100-year flood plain. Don Hartle stated that the flood plain is shown on the preliminary plat. Mr. Egbert asked if the swell of the flood plain is being protected. Mr. Hartle stated that nothing is allowed in the flood plain without approval from the corp of engineers. Loyal Green asked that his memory be refreshed concerning the culvert. Ms. Nicholes stated that a 12-inch culvert is required, but that the request has been made that the culvert be at least 18 inches. Mr. Hartle stated that the 18-inch culvert can't be installed because no one knows where the driveway of the new home will be. Mr. Hartle stated that the information concerning the culvert needs to be passed on to the individual that purchases the lot. After discussion, M. Kent Larsen made a motion, seconded by Paul Egbert, to approve the Preliminary Plat for the Nicholes Subdivision, consisting of a total of 2 lots (1 additional building lot) on the west side of Center Street at 1261 South Center.

YEA 5  
Russell Glenn  
Paul Egbert  
Loyal Green  
John Spence  
M. Kent Larsen

NAY 0

The Planning Commission reviewed for approval the Preliminary Plat for the Hubbard Subdivision consisting of a total of 2 lots on the west side of 200 West from 450 South to 475 South. Cory Hubbard was not in attendance to this meeting. Don Hartle handed out a memorandum from the City Engineer concerning this subdivision. The memorandum states the following:

Our office has completed a review of the Preliminary Plat for the above mentioned subdivision. This Preliminary Plat is approved, but as this project goes forward, we recommend the following issues be addressed. 1) The width of the public utility easement need to be dimensioned, 2) Contours need to be shown, 3) The current Wellsville City Design Standard and Construction Specifications requires the following in regards to service laterals, a) The water lateral should be placed 8' from side lot line on the high side of the property, so long as it doesn't interfere with the future driveway when the location of the driveway is known, b) The sewer lateral should be placed 8' from the side lot line on the low side of the property, c) The water meter should be placed 8' from the front property line in the right-of-way, d) The sewer lateral should include a cleanout placed on the front property line with a cast iron no-hub cap and stainless steel no-hub band. This is for the purpose of locating the sewer lateral as is required of cities by the Utah State Code, 4) A sidewalk needs to be constructed across the front of the lots unless the City

Council grants a deferral for this requirement, 5) The fire hydrant needs to be placed in the right-of-way 8' from the right-of-way line, 6) A drainage swale in the front of the lots needs to remain in place and culverts must be placed under future driveway at the flow line of the swale. The location of this swale should be shown on the plans, 7) The legal description needs to be tied to a section monument, 8) The street names need to be shown, 9) The existing water and sewer line size and material need to be shown, 10) The following addresses should be shown on the plat, a) Lot 1: 455 South, b) Lot 2: 467 South.

After discussion, Russell Glenn made a motion, seconded by M. Kent Larsen, to approve the Preliminary Plat for the Hibbard Subdivision consisting of a total of 2 lots on the west side of 200 West from 450 South to 475 South with the condition that the memorandum from the City Engineer is implemented on the Final Plat.

YEA 5

NAY 0

Russell Glenn  
Paul Egbert  
Loyal Green  
John Spence  
M. Kent Larsen

Garyn Perrett met with the Planning Commission to discuss the proposed Auto Plaza/Truck Stop. Mr. Perrett stated that the citizens in the area of the proposed truck stop have hired Attorney Herm Olsen to represent them in this matter. Mr. Perrett read the letter sent to Wellsville City Mayor, City Council, and Planning Commission. The letter from Attorney Herm Olsen is part of these minutes known as "Exhibit A". Mr. Perrett stated that safety is addressed in the Wellsville City code 10-7-9 and 10-15-2. Mr. Perrett stated that if this truck stop is approved, it will be the only truck stop in Utah located in a city without a police department. Mr. Perrett referred to the truck stop located off of I-15 in Perry, Utah. Mr. Perrett stated that he has approximately 200 signatures on a petition that is against the proposed truck stop. Mr. Perrett stated that the common rebuttal is the tax revenue that the truck stop will generate for Wellsville City. Mr. Perrett stated that the truck stop in Perry, Utah generated \$1,100 per month for the year 2011 for Perry, Utah. Mr. Perrett stated that he has done a lot of research on this subject, and is against the proposed truck stop.

Alison Ewing met with the Planning Commission to discuss the proposed Auto Plaza/Truck Stop. Ms. Ewing stated that she lives on 850 East in the Southwest Heritage Estates Subdivision. Ms. Ewing stated that there are 99 children between the ages of 2 weeks and high school age that live in the subdivision. Ms. Ewing stated that these children are the future, and they need to be protected. These children need to be safe and healthy.

Loyal Green opened the meeting up for any other person who wanted to comment. John Spence disagreed. This is not a public hearing. This is a workshop for the Planning Commission on the proposed truck stop. Mr. Spence stated that he believes Mr. Green should recuse himself because he owns property in the area. Mr. Green stated that he doesn't own any residential property in the area, and will continue to serve on the Planning Commission on this matter.

The Planning Commission held a workshop on the proposed Auto Plaza/Truck Stop on the northeast corner of the intersection of 400 North and Highway 89/91. Loyal Green handed out an agenda for the workshop. It states the following: 1-Review conditional use purpose...ensure compatible integration in the land use pattern 10-15-1 Review Planning Commission action, 2-Review General Plan a) Interpret main intersections, b) Section requiring development to protect present and future residents from noise, lights, traffic and other disturbances, 3-Review CH Highway Commercial zone 10-9E-1, 4-Review other commercial zone conditional uses and compare them with the Land Use Map, 5-Review motor vehicle access roads and streets 10-14-1, 6-Adult hotel-sexually oriented business license-does it have merit, 10-10-6, 7-Review landscaping and buffering. Other questions for discussion, 1) What conditional must be put in place to meet the code and General Plan to ensure compatible land use integration?, 2) Does the overnight truck parking portion of the proposed plan meet code requirements in the CH Highway Commercial zone?, 3) What rights do the residential property owners have that must be protected?, 4) What will the developers of the project need to do to protect present and future residents from noise, lights, traffic and other

disturbances?, 5) Other questions the Planning Commission must address to satisfy code 10-15-2-F? Mr. Green stated that he has reviewed the Wellsville Code in preparation for this workshop. M. Kent Larsen asked what has been done by previous City Councils and Planning Commissions by projecting the future and identifying areas where certain things occur, and what could work long-term. Paul Egbert stated that there is no detail what can and cannot be done. There is some flexibility with what can be done. Russell Glenn asked if the Highway Commercial zone was established prior to the Southwest Heritage Estates. Don Hartle stated zoning was adopted on April 15, 1972. The earliest map that Mr. Hartle has is when the zoning code was updated in 1981, and Mr. Kyriopoulos' property was CH, Highway Commercial. Mr. Hartle stated that all the property on the east side of Highway 89/91 was zoned Highway Commercial on April 24, 1995 when it was annexed into Wellsville City. Mr. Glenn stated that the property was zoned Highway Commercial before the Southwest Heritage Estates Subdivision was approved. City Attorney Bruce Jorgensen advises that the proposed use meets Wellsville City code. Mr. Glenn stated that there are 2 lawyers that disagree. There will be a fee to pay even if the proposed truck stop is approved. Mr. Glenn stated that the Planning Commission should rely on City Attorney Bruce Jorgensen for judgment. Mr. Glenn asked if Mr. Jorgensen has a copy of the letter from Mr. Herm Olsen. Mr. Hartle stated that Mr. Jorgensen has been sent a copy of the letter. Mr. Glenn stated that 900 East is a residential street. Trucks would have to access the business other than using 900 East. Highway 89/91 may be a right turn off/on only. Mr. Glenn stated that there is nothing in the concerns expressed that can't be addressed as the development moves forward. Mr. Egbert stated that the project meets Wellsville City code. The Planning Commission can make the development compatible with conditions. The Planning Commission doesn't have all of the answers today. John Spence asked if Mr. Kyriopoulos would need the number of overnight stalls that he has proposed on the plan. There was a disruption concerning this meeting not being a public hearing from some of the audience. Mr. Spence stated that this is a workshop for the Planning Commission to ask questions to get answers. Steve Kyriopoulos stated that he is willing to review anything that there is a question about. Mr. Kyriopoulos would like to make this project as viable as possible. If the truck stop is not allowed to have overnight parking, the business would be similar to Wellcome Mart. Mr. Kyriopoulos stated that it doesn't make sense to trade business with Wellcome Mart. Mr. Spence asked if it would be possible to have fuel for the trucks, but not overnight stay. Mr. Kyriopoulos stated that truckers need a place to park. This will be more of a regional facility. This truck stop will be for route drivers, which is different than an interstate truck stop. Mr. Kyriopoulos stated that he doesn't anticipate many overnight truckers to park at the business, but would like a place for truckers to be able to pull over and stay if needed. Mr. Egbert stated that the 3 closest truck stops have between 30 and 40 overnight stalls. Mr. Egbert stated that the project shows about 40 stalls. Mr. Kyriopoulos stated that the plan has been changed and the parking has been reduced to 32 stalls. Mr. Egbert stated that the concerns from the public and the Planning Commission need to be written down so that the applicant can detail them out and answer them. The pros and cons can then be highlighted. Mr. Larsen stated that the issues that he sees with this plan are air pollution, noise, safety and welfare, and sexually-oriented business. Mr. Larsen asked what the increase in air pollution would be having the truck stop versus 22,000 driving by daily. Mr. Larsen stated that it should be reasonable to find an answer to the volume of noise from the truck stop versus stop and go traffic. Mr. Larsen stated that it is unknown if the truck stop fits into a sexually-oriented business. Mr. Larsen stated that facts are needed, not hysteria. Mr. Kyriopoulos stated that he has met with the Cache County Sheriff's Office concerning this project. Mr. Kyriopoulos handed out a page of comment made by the Cache County Sheriff's Office. It is listed as "Exhibit B". Mr. Kyriopoulos stated that he will find out what the EPA guidelines are, and the truck stop will meet the EPA guidelines. Mr. Green stated that the Bear River Health Department should have the statistics from the EPA. Mr. Spence asked about trucks using 900 East, and who would be responsible for improving the intersection. Mr. Egbert stated that a possibility of improving the intersection would be the developer. Mr. Egbert stated that once the traffic study is completed, there would be many options. Mr. Kyriopoulos stated that he has hired an engineering firm to help develop this project based on the number the fuel pumps and the square footage of the convenience store. Mr. Kyriopoulos stated that the 50-foot access will be determined by the traffic impact study. Mr. Larsen stated that trucks will not be the only vehicle that stops at this location. Mr. Larsen asked if it is known what percentage of cars versus trucks will stop at this location. Mr. Kyriopoulos stated that the projections are based on traffic counts. The vast majority of traffic on Highway 89/91 is passenger cars and trucks. Mr. Spence asked if the truck stop would be opened 24 hours a day. Mr. Kyriopoulos stated most truck traffic is on the graveyard shift, and it is his intent to be opened 24 hours per day. Mr. Kyriopoulos stated that he will most certainly discuss light control. Mr. Spence stated that some lights can dim or shine

directly down more than out. Mr. Kyriopoulos stated that there are some fascinating things that can be done with lighting. Mr. Kyriopoulos stated that he wants to be a demonstration facility, and lower the carbon footprint as much as possible. Mr. Spence asked about noise pollution and reefers running versus noise from the highway which is already there. Mr. Kyriopoulos stated that he will use the best practices. Mr. Kyriopoulos stated that there are similar examples, but it is hard to say what will happen at this facility. Mr. Egbert stated that he has experience with noise, and read a paragraph about current noise versus additional noise. Mr. Kyriopoulos stated that he will do his very best concerning noise pollution. Mr. Hartle stated that there is a noise ordinance, which is part of the Wellsville City code. Mr. Green stated that all concerns need to be detailed. The Planning Commission is under obligation to enforce the code. Mr. Green stated that they have the responsibility concerning how this project will impact the residential zone. Mr. Egbert stated that all of the answers are not known, but as the process goes on, the answer will be found. Mr. Egbert stated that water quality and drainage would have to be reviewed by City Engineer Chris Breinholt and other State agencies. Mr. Green asked what the cost would be to supply truck drivers with hookups. Mr. Kyriopoulos stated that he is reviewing a company named Shorepower, which is similar to what boats use as a power source. It will provide electrical power. Mr. Kyriopoulos stated that the project will provide wireless internet for free to anyone. Mr. Kyriopoulos is not sure about air-conditioning and cable TV. Mr. Green asked about preventing or lessening the reefer units running. Mr. Kyriopoulos stated that reefer units don't run like before. There is newer equipment and higher EPA standards. Mr. Kyriopoulos doesn't anticipate a lot of overnight traffic, but would be dishonest to say that there will not be any overnight traffic. Highway 89/91 services a large region and thinks of this truck stop as a route service stop. Mr. Green suggested that the Planning Commission review truck stops and find out as much information as possible. Mr. Green referred to a 44-stall truck stop in North Carolina that cost over \$500,000.00 to install equipment to reduce pollution. Mr. Kyriopoulos stated that he has applied for a grant to install services that will help to reduce emissions. Mr. Kyriopoulos believes that the electrical service is the way to go. Mr. Egbert asked if Mr. Kyriopoulos knows the upfront cost concerning the number of stalls at the truck stop. Mr. Egbert asked about providing 10 stalls to begin with. Mr. Kyriopoulos stated that he doesn't know the cost, and that he would review the cost for 10 stalls versus 40 stalls. Mr. Kyriopoulos stated that Shorepower may not be installed during phase 1, and may be put in during phase 2 or phase 3. Mr. Spence asked if Mr. Kyriopoulos has an idea of how the phases will be broken up. Mr. Kyriopoulos stated that the current plan shows phase 1, and the rest will be shown as future phases. Mr. Kyriopoulos stated that phase 1 consists of a convenience store, food service (restaurant), fuel, and car wash. Mr. Kyriopoulos stated that the car wash will depend on financing. Mr. Spence stated that each phase would have to be approved separately. Mr. Green asked if Mr. Kyriopoulos had met with the East Field Irrigation Company. Mr. Kyriopoulos stated not yet, but will make it the best situation for everyone, and may have to reengineer the irrigation. Mr. Kyriopoulos stated that his other assignment was to know the height of the fuel tanks. Mr. Kyriopoulos stated that the height cannot be over 35 feet, and he will fall underneath that requirement. Mr. Green asked if Scott Leishman, President of the East Field Irrigation Company wanted to say anything. Mr. Leishman stated that he has to take a plan back to the Irrigation Board. Mr. Leishman stated that no approval can be given for this project until a plan concerning the irrigation has been reached. Mr. Green asked if the Southwest Heritage Estates Subdivision HOA had anything else. Mr. Perrett stated that he is concerned that the truck stop is a sexually-oriented business because when a truck plugs into hookups, a room tax is charged. Mr. Glenn stated that City Attorney Bruce Jorgensen should specifically review that issue to make sure that a truck stop is in compliance regarding sexually-oriented businesses. Mr. Hartle stated that Mr. Jorgensen does not feel it is a sexually-oriented business. Mr. Egbert stated that the biggest concern with this project is truck parking. Mr. Green stated that Mr. Kyriopoulos needs to be very specific with the proposal. Mr. Egbert stated that some phases will be more complicated than others. Mr. Green stated that the Planning Commission is assuming a lot of responsibility concerning land use compatibility. Mr. Green encouraged the Planning Commission to go home and study the Wellsville City code, and know what it says concerning the zoning issues. Mr. Green stated that all questions should be listed so that they can be reviewed. Mr. Egbert thanked the public for attending this meeting.

At 8:02 p.m., Russell Glenn made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5

Russell Glenn  
Paul Egbert  
Loyal Green  
John Spence  
M. Kent Larsen

NAY 0

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Loyal Green  
Chairman