

Lyndon Township
PLANNING COMMISSION
SPECIAL LAND USE PUBLIC HEARING
17751 N. Territorial Rd., Chelsea, MI 48118
January 29, 2008 @ 7:00 PM

APPROVED MINUTES

Members Present: Leon Moore, John Reilly, Joyce Spencer, Jerry Nelson, Robert Mester, Mary Jane Maze, Michael Grambau

Members Absent: None

Also Present: Merritt Honbaum, Maryann Noah, John Enos

Moore called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Moore explained the reason for the public hearing was to review the Special Land Use Application Mr. and Mrs. Glenn Brown, 2211 Seminole Dr., Okemos, MI 48805, who wish to convert the church building located at 7665 Werkner Rd., Chelsea, MI (Parcel ID# E05-36-100-008) to a private recording studio and to revert the house used for offices into a home in which they could reside.

John Enos, Township Planning Consultant, Carlisle/Wortman Associates Inc., reviewed the application and suggested conditions be added to prevent any potential nuisance activities from occurring on the site. Enos recommended approval of the Brown's application based on several recommendations, which included having no more than three full-time employees, use of the home as a dwelling only, no outside storage, outside appearance remains the same, no increase in traffic, no equipment that would produce lights or excess noise, no outdoor concerts/recording, and no land split. (See Attachment A) Enos' recommendations originally called for no more than two full-time employees, however, the Brown's questioned that limit and felt it was a little too restrictive. Planning Commission members discussed this issue and agreed three was acceptable.

Moore opened up the public hearing.

Public comment came from Bob Calkins, 7660 Werkner Rd., who expressed concern the pole barn on the property could be used to conduct music sessions. Moore assured him the pole barn would be addressed later in the discussion.

Mr. Brown stated work would be done during normal hours and that soundproofing would be added where necessary. Brown added he has no plans to do any recording in the pole barn and may use it for storage or possibly local theatre rehearsal space and asked that no limitations be placed on the pole barn at the present time. The Commission wants to restrict music events from taking place in the pole barn. Pastor Larry Lyons of the Chelsea Free Methodist Church explained the pole barn is currently used on a regular basis for a full band to practice and has never had any complaints of noise. The Commission and the Brown's agree that any further use of the pole barn would require discussion with Honbaum and possible Special Land Use.

Moore commented on two letters from neighbors who had questions about property values and if the electronic equipment would cause any interference. Kim Sexton wrote she was in full support of the conversion to the sound studio.

Members continued to discuss Mr. Brown's work, signage, taxable value, landscaping...adding more trees, etc. and noise issues. After all questions were answered and there were no further public comments, Moore stated it was time to entertain a motion.

Reilly moved, supported by Spencer, to approve the special land use with acceptance of the conditions set by the Planning Commission listed on the attachment document, of which the Browns have a copy. (See Attachment A) **CARRIED UNANIMOUSLY 7-0.**

The meeting adjourned at 7:45 PM.

Respectfully submitted,

Roxanne Petrie
Office Manager