

GLEN ARBOR TOWNSHIP

Planning Commission  
Glen Arbor, Michigan 49636  
Public Hearing  
November 5, 2020

**In accordance with the Governor's Executive Orders, the meeting will be available to the public via teleconference.**

**CALL TO ORDER:**

Chairman Lance Roman called the meeting of the Planning Commission to order at 7PM.

**ROLL CALL:**

Bill Thompson, John Pepler, Bill Stege and Michael Plessner and Bob Ihme by teleconference. Pam Lysaght was absent.

**AGENDA:**

1. Old Grist Mill Project - Tim Cypher.

Turner Booth's application was received.

The public notice was published in the Enterprise and the 300 foot letters were sent out at the same day.

The Findings of Fact was sent to all commission members to peruse.

Roman: There are two separate requests before the Planning Commission (PC). Both are at the request of Mr. Turner Booth

1) Mr. Booth is requesting PC approval for a *change of use* site plan for the Grist Mill Project

2) Mr. Booth is requesting to rezone the property adjacent to the Grist Mill

There will be two separate votes by the PC, one for each request before the PC. The vote can approve both, one or the other, or neither of the applications.

While the Planning Commission can approve a site plan, the PC can only recommend a rezoning request. The rezoning request (with or without the PC recommendation) will then go to the County PC for its review and approval, and then for consideration and possible approval by the Township Board. The Township Board approves or denies the rezoning request.

Turner Booth presented his plans for his restoration of the Grist Mill as a historic property. The Mill is filled with old equipment which is being

documented. Booth's plan's primary use will be a museum with a small café and shop as well as some lodging and a space for the community to use for meetings etc. The lodging is almost completely renovated for three separate units for short term rentals.

Turner Booth, on behalf of the Mill Glen Arbor LLC is respectfully submitting an application for a site plan review to change the use of the existing structures to a rooming house, museum, gift shop, café, community space, and employee's accommodations pursuant to Section XIV.7 of the Glen Arbor Zoning Ordinance

In addition, Turner Booth on behalf of the Mill Glen Arbor LLC is respectfully submitting a petition for a rezoning amendment pursuant to Section IV.17 of the Glen Arbor Township Zoning Ordinance.

**PUBLIC COMMENTS:**

Many members of the community were in attendance and voiced concerns from Ron Becker, Rob Karner, Polly Jackson and others as well. There were many comments supporting and not supporting the project. Many of the concerns were regarding the Crystal River and how the activity will affect neighboring properties. Concerns were addressed by Booth.

Booth: I have a request to rezone the adjacent property but do not have a specific plan for it. Another site plan would be required to develop that property. Booth's brother and his wife presently own the Brammer property with Booth having a lease with an option to purchase.

Roman: There are a lot of references to the Master Plan. The State of Michigan mandates every community has a Planning Commission. A Master Plan proposes language for the Zoning Ordinance and the zoning map. These items are proposed to the Township Board. Then the legal process ensues. The Township Board makes the final decision to adopt the Master Plan and Ordinances. The Planning Commission is allowed to approve a site plan. The Planning Commission has the ability to come up with the decision to accept or deny a site plan.

**COMMISSION MEMBER COMMENTS:**

Plessner: The site plan does meet all the zoning ordinances. A lot of the things that people are rightfully concerned about are addressed in the Ordinances.

Thompson: it is a great project and one that everyone will enjoy.

Cypher: In 2000 the mill property was rezoned. It was always anticipated that the property would be part of the Homestead Resort. The Master Plan addresses this project.

Roman: The applicant has satisfied all requirements.

**I, John Pepler, move to approve the proposed Glen Arbor Mill Site project pursuant to the Site Plan Review and Approval Standards of Section XIV.7 as completed in the findings of fact document. Supported by Thompson.**

**Yeas 6 Nays 0 Motion carried.**

Rezoning:

Roman: No decisions can be made here just a recommendation by the Planning Commission. The final decision will be made by the Township Board.

Cypher: The recommendation is for rezoning an adjoining parcel from residential to recreational

Booth: The properties were operated together. I am looking forward to reviving the ice house some day. I wish to rezone the parcel with no real change at this time.

**PUBLIC COMMENTS:**

The lighting and parking on the river's edge should be addressed before changing the zoning to recreational.

Roman: any site plan presented for this property has to fit the Ordinance. When Booth has a plan it will only be approved if it fits the Ordinance.

**I, John Pepler, move to recommend approval of the proposed Mill Glen Arbor parcel rezoning from Residential 2 to Recreational pursuant to Section IV-17 as completed in the findings of fact document. Supported by Thompson Yeas 6 Nays 0 Motion carried.**

This recommendation will now go to County.

**ADJOURN:**

The Public Hearing was adjourned by Chairman Lance Roman at 9:30 PM

Respectfully Submitted  
Dotti Thompson  
Recording Secretary  
Planning Commission

**Approved**