



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

April 01, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Public Hearing

A. Library Rezone parcel #26-06-33-226-017

B. Temporary batch plant special land use parcel #26-06-33-376-007

3. Approval of Agenda

Motion made by R. Pannell to approve the agenda as presented, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Regular meeting March 4, 2025

Motion made by R. Whitsett to approve the meeting minutes from March 4, 2025 as presented, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, G. Rodzik, C. Simms, R. Whitsett, A. Jones

Voting Abstaining: R. Pannell

6. Communications/Correspondence/Workshop

None

7. Old Business

None

8. New Business

A. Library Rezone parcel #26-06-33-226-017

R.Pannell - would like to see library on Gratiot

L.Nolan-Dilbert - would like library to remain in town.

C. Dilbert - would like to see Lombardo reacquire land to help Library with their financial burden.

C. Simms - library market analysis on moving locations versus staying in town. Against spot zoning.

R. Whitsett - Future land use map has that area single family residential. Against spot zoning.

G. Rodzik - Rezoned areas throughout the village for master plan to keep cohesive and remove spot zoning. We need more information on PUD and opinion that comes with that. Consideration to hat Multi Family looks like there and what could be built there.

D. Scurto - Currently medium density includes town homes and duplexes. Multi Family includes town homes, duplexes, and other multiple family builds. Could look into conditional rezoning, but would need to pull current request for rezoning off the table and resubmit for conditional rezone.

Motion made by R. Pannell to table library rezone to next meeting, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

B. Temporary batch plant special land use parcel #26-06-33-376-007

D. Scurto - Title is wrong, temp batch plant is tied to one project, the application submitted is not a temporary proposal. Regular special land use for the parcel would stay with the parcel and allows the applicant to not have to keep coming back. The paperwork provided does not have a proper site plan and we need a proper site plan to make sure the proposal is in compliance with Village ordinances.

Fire Savy has no issues.

Engineering not able to recommend approval as there are several design items not addressed at this time.

C. Dilbert - Concerned with the usage of the fire hydrant.

Motion made by R. Pannell to table temporary batch plant special land use, Seconded by C. Simms.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

9. Planner's Report

Looking into historic districts.

Zoom meeting for the requirements of a redevelopment readiness community program.

On site meetings and calls. Held 2 pre-application meetings and has 2 more next week.

looking int capital improvement and downtown district.

10. Public Comments on Non-Agenda Items

11. Call from the Table

None

12. Adjournment

Motion made by C. Dilbert to adjourn at 7:54 PM, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones