



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

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

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## 1. Call to Order/Roll Call

Meeting called to order at 7:01 PM

### PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

### ABSENT

Alynne Jones

## 2. Public Hearing

None

## 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

## 4. Public Comments on Agenda

None

## 5. Approval of the Minutes

### A. June 3, 2025 Regular Meeting Minutes

Motion made by R. Pannell to approve the regular meeting minutes from June 3, 2025 as presented,

Seconded by L. Nolan-Dilbert.

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

## 6. Communications/Correspondence/Workshop

None

## **7. Old Business**

### **A. Temporary Batch Plant**

Motion made by R. Pannell to table temporary batch plant pending results of Council and ZBA,  
Seconded by C. Simms.

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

Motion made by R. Pannell to send 6 waiver requirements to Council for Consideration, Seconded by C. Dilbert.

1. Waiver of on-site paving requirements or 28 ft wide paved roadway with 6" thick concrete curbs around entire perimeter.
2. Waiver from on-site 7" thick concrete with 6" aggregate base paving requirement to crushed concrete/gravel already on site.
3. Waiver of traffic impact study.
4. Waiver of onsite parking requirement (contingent upon shared usage parking agreement with Ajax)
5. Complete waiver of detention pond and underground pipes, including all pipes, catch basin, and detention pond.
6. Waiver of access easement, operation & maintenance agreement of pond.

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

## **8. New Business**

### **A. Change of date for August 2025 Planning Meeting**

Motion made by R. Pannell to move August 5, 2025 meeting to July 29, 2025 at 7:00 PM, Seconded by C. Simms.

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

### **B. Planning agenda procedures**

Discussion Only

## **9. Planner's Report**

Making headway with Code Enforcement

Putting together a program for Gratiot Ave.

## **10. Public Comments on Non-Agenda Items**

M. Benoit - Pledge of in meetings

## **11. Call from the Table**

None

## **12. Adjournment**

Motion made by R. Pannell to adjourn at 8:40 PM, Seconded by L. Nolan-Dilbert.

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