



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

July 08, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:01 PM

PRESENT

Katie Cendrowski

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Whitsett to approve the agenda as amended, Seconded by L. Nolan-Dilbert.

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

Switch New Business & Old Business items

Remove Morgan's Auto - Final Site Plan Approval

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. May 7, 2024 Regular meeting minutes

Motion made by G. Rodzik to approve the minutes from May 7, 2024 as presented, Seconded by C. Simms.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

A. Outdoor Cafe, Dining, or Seating Ordinance

Look further into outdoor food preparation, bring back in August.

8. New Business

A. Crossroads Liquor Store Preliminary Site Plan

Motion made by G. Rodzik to deny the site plan approval based on reports from planning and engineering on setbacks, sidewalks, parking total number and location, in addition to any other engineering and planning comments and concerns, Seconded by R. Pannell.

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

Planning - Zoning is General Business Downtown

Orientation - front yard Max 10 ft - not compliant

Parking - requirement is 24, only 12 on site plan - not compliant

Dumpster - need further detail

Lighting - no plan given, need further information

Landscaping - screen/buffer strip and fence (masonry) required between residential

Signage - none given, need further information

Building on property line in back, meets requirements of zoning

Engineering

Water and sewer - OK

Paving - Compliant

Fire Hydrant at corner

Sidewalk - Needed uninterrupted and contained along Main Street and connected to building

Fire Department - plan approval given on June 13, 2024 based on fire hydrant on site

9. Planner's Report

None

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

None

12. Adjournment

Motion made by R. Whitsett to adjourn at 8:26 PM, Seconded by R. Pannell.

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