



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

July 29, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Alynne Jones

ABSENT

Rachel Whitsett

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Pannell to approve agenda with changes, Seconded by C. Simms.

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

Change - June 2025 minutes to July 2025

4. Public Comments on Agenda

William Benoit - 58415 Pembroke - request site plans be in packet

5. Approval of the Minutes

A. Regular Meeting Minutes June 1, 2025

Motion made by L. Nolan-Dilbert to approve July 1, 2025 minutes as presented, Seconded by C. Simms.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

A. Special Land Use - Temporary Batch Plant - 57295 Iafrate Drive - Parcel # 26-06-33-376-007

Motion made by C. Dilbert, to accept the special land use request for temporary batch plant located at 57295 Iafrate Drive, New Haven, MI, 48048 Parcel number # 26-06-33-3676-007 with the following conditions: Accepting councils engineering waivers which are to be renewed annually. 50' buffer reduction per ordinance 515-91 C(4) providing neighboring parcels continued acceptance. Letter to be provided by AJAX for shared parking arrangement., Seconded by R. Pannell.

Voting Yea: R. Pannell, G. Rodzik, C. Simms, A. Jones

Voting Nay: C. Dilbert, L. Nolan-Dilbert

Representing Ownership: Bill Hartsock 4810 Old Plank Rd/Milford - noted that batch plant has been moved back from the rail line as required by ordinance

Engineering - All necessary Engineering Requirement Waivers approved by Council. Otherwise no objections.

Planning - Requires 50' buffer reduction which planning can or cannot approve per ordinance 515-91 C(4). Request letter from AJAX for shared parking agreement. Otherwise no objections.

Fire - no objections.

General Discussion also took place regarding the agreement between the village and the applicant to renew requirements - including waivers annually through planning and village council. Discussion also took place in regards to the buffer reduction being contingent on the neighboring parcels acceptance of these Conditions. Discussed shared parking arrangement with neighboring property owner (AJAX) which the applicant said they would provide.

8. New Business

A. Set Public Hearing for Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038

Motion made by C. Dilbert to set public hearing for Special Land Use (New & Used Vehicle Sales) for the above property for September 2nd, 2025 at 6:30PM, Seconded by L. Nolan-Dilbert.

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

B. Set Public Hearing for Wise Buys - Special Land Use - Resale & Rentals - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

Motion made by R. Pannell to set public hearing for Special Land Use (Resale & Rentals) for the above property for September 2nd, 2025 at 6:30PM, Seconded by C. Simms.

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

- C. Set Public Hearing for Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-27-300-023

Motion made by R. Pannell to set public hearing for Special Land Use (Vehicle Service Center) for the above property for September 2nd, 2025 at 6:30PM, Seconded by C. Dilbert.

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

- D. Maritime Real Property - 58359 Main St, New Haven MI 48048 - 26-06-33-326-009 - Site Plan Approval

Motion made by R. Pannell to deny site plan for not meeting engineering, planning, and fire ordinance requirements, Seconded by C. Dilbert.

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

Engineering - They have many requirements left unmet. They would need to comply or seek waivers from council for these requirements. List provided with engineering feedback.

Planning - They have many requirements left unmet. List provided with planning review. They will either need to comply to these requirements or meet with ZBA to acquire variances.

Fire - They still have fire requirements that must be met for safety purposes.

General: Significant time has taken place since their initial site plan submission (March) with limited progress towards fulfilling their obligations. They are currently operating without a Certificate of Occupancy. They have shared access with Shoreline Steel.

9. Planner's Report

None

10. Public Comments on Non-Agenda Items

1. William Benoit 58415 Pembroke - discussed table communication
2. Brian Meissen - announced resignation of building inspector

11. Call from the Table

Rob Pannell - Thank you to our professionals/support staff.

12. Adjournment

Motion made by C. Dilbert to adjourn at 8:13 PM, Seconded by C. Simms.

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