



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

November 05, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Rob Pannell

Genevieve Rodzik

Rachel Whitsett

ABSENT

Katie Cendrowski

Lucy Nolan-Dilbert

Craig Simms

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, R. Pannell, G. Rodzik, R. Whitsett

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Approval of October 1, 2024 minutes

Motion made by R. Pannell to approve October 1, 2024 regular meeting minutes as presented, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, R. Whitsett

6. Communications/Correspondence/Workshop

None

7. Old Business

8. New Business

A. Havenridge Estates - Preliminary site plan review

Motion made by R. Pannell to table Haven Ridge Estates until applicant is ready to return, Seconded by R. Whitsett.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, R. Whitsett

Planners comments - No objection

Meets set backs of single family

Screening not required

Sign set back - need drawing

Engineering comments -

Preliminary only - lacking full site plan items

Green space needed between street and sidewalk

Dimensional items missing

Connector missing on Margo

No open space/green space/common space

Fire simulation required - not provided

Letter of intent from Merritt to allow egress

Merritt Academy traffic concerns - need analysis

Water - over 30 units, looped system. Connect to 8 inch, subject to Fire Department approval.

Sanitary - 8 inch on west, New Haven has capacity

Paving private road - Parking on both sides, Fire Department needs 36 feet to clear

Wetlands - need EGLE permit and water quality concerns.

Railroad - need approval

Retention pond - no runoff without drainage.

Fire Savy comments -

need second road access

9. Planner's Report

Macomb County will no longer be providing services to the village after the end of 2024.

John will help with transition and send a list of recommended people to replace and support where he can.

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

R. Whitsett - thank you John!

R. Pannell - December meeting

12. Adjournment

Motion made by R. Whitsett to adjourn at 8:10, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, R. Whitsett