



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

June 03, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:02 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Pannell to approve the agenda as presented, Seconded by L. Nolan-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. Public hearing for library rezone minutes April 1, 2025

Motion made by R. Pannell to approve the April 1, 2025 Public Hearing minutes for the library rezone,
Seconded by C. Dilbert.

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

B. Public hearing for temporary batch plant special land use minutes April 1, 2025

Motion made by R. Pannell to approve the April 1, 2025 Public Hearing minutes for the temporary batch plant, Seconded by C. Dilbert.

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

C. Regular meeting minutes April 1, 2025

Motion made by R. Pannell to approve the April 1, 2025 regular meeting minutes, Seconded by C. Dilbert.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

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

No additional information was received after being tabled at the April 1, 2025 meeting.

Zoning map was updated by the county removing the library parcel from the PUD of Pembroke South.

Master Plan does not support rezone of this parcel to multi family as requested.

Motion made by R. Pannell to recommend denial of rezone to Village Council based on Planner's recommendations and answer to email questions, Seconded by C. Dilbert.

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

B. Batch Plant

Engineering requirements have not been met.

No previous concerns with from Fire.

Planner can recommend approval once engineering standards are met, property line variances are granted by ZBA, and landscape buffer variance is granted.

Motion made by R. Pannell to deny batch plant request, Seconded by C. Dilbert.

Roll Call - Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Pannell

Voting Nay: G. Rodzik, C. Simms, R. Whitsett, A. Jones

Motion Fail

Motion made by G. Rodzik to table temp batch plant request, Seconded by C. Simms.

Roll Call - Voting Yea: C. Dilbert, G. Rodzik, C. Simms, R. Whitsett, A. Jones

Voting Nay: L. Nolan-Dilbert, R. Pannell

Motion Carried

8. New Business

None

9. Planner's Report

Answering lots of zoning questions

Meeting with Code Enforcement, President Meissen, Fire Department, and Attorney

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

G. Rodzik - emails to send for packet throughout the month

12. Adjournment

Motion made by R. Pannell to adjourn at 7:24 PM, Seconded by G. Rodzik.

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