



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

September 02, 2025 at 6:30 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Public Hearing

A. 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

B. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly know as Rite-Aid) - Parcel #26-06-27-300-023

3. Approval of Agenda

Motion made by R. Pannell to approve the agenda removing public hearing C.Wise Buys and New Business C. Wise Buys, Seconded by C. 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. Regular meeting minutes from July 29, 2025

Motion made by R. Pannell to approve the regular meeting minutes from July 29, 2025, Seconded by C. Simms.

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

8. New Business

- A. 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 table Macomb Auto to address decencies, Seconded by L. Nolan-Dilbert.

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

Voting Nay: R. Pannell

- B. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly known as Rite-Aid) - Parcel #26-06-27-300-023

Motion made by R. Pannell to table Dalou Akkar Real Estate site plan review and notify public if it comes back before the Planning Commission, 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 Failed

Motion made by R. Whitsett to table Dalou Akkar Real Estate site plan review, Seconded by C. Simms.

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

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

Motion Passes

- C. Determine what district vehicle rental can exist - Zoning

Motion made by R. Pannell to table what district vehicles rentals can exist - Zoning, Seconded by A. Jones.

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

- D. Set public Hearing for Wise Buys - Special Land Use - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

Motion made by R. Pannell to table setting public hearing for Wise Buys Special Land Use, Seconded by R. Whitsett.

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

9. Planner's Report

All Set

10. Public Comments on Non-Agenda Items

M. Banoit - Thanks for including site plans in the packet.

R. Huck - Chief Dan Stier doing a great job.

11. Call from the Table

C. Dilbert - clarification on re-notifying residents if the Dalou Akkar Real Estate site plan comes before the Planning Commission again.

12. Adjournment

Motion made by R. Whitsett to adjourn at 7:50 PM, Seconded by C. Dilbert.

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