



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

February 06, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

PRESENT

Genevieve Rodzik

Rob Pannell

Rachel Whitsett

Lucy Nolan-Dilbert

Katie Cendrowski

Craig Simms

ABSENT

Chris Dilbert

2. Public Hearing

None

3. Approval of Agenda

Motion made by L. Nolan-Dilbert to approve the agenda, Seconded by R. Pannell.

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

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Public Hearing Meeting Minutes - Dated January 2nd, 2024 - Discussion/Action

Motion made by R. Pannell to approve the Public Hearing Minutes from January 2, 2024 as presented,
Seconded by C. Simms.

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

B. Regular Meeting Minutes - Dated January 2nd, 2024 - Discussion/Action

Motion made by R. Pannell to accept the regular meeting minutes from January 2, 2024 as presented,
Seconded by L. Nolan-Dilbert.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

A. Temporary Batch Plant - Mullins New Haven LLC, Parcel # 26-06-33-301-002 - Special Land Use
Discussion/Action

Nick Benacquisto, Property Owner spoke requesting special land use for Temporary Batch Plant.

Leasing to property to ML Chartier who is looking to install a Temporary Batch Plant to provide the
funding to become a perm install recycling facility.

Proposed batch plant in operation for 2 years, any longer would need to come back before planning to
be recognized.

Special Land Use conditional approval subject to planning/engineering/fire conditions and approval of
applicable variances.

No specific contract or project listed.

Concern with requested railroad set back of only 60 ft, ordinance requires 250 ft.

Dust out put - dust suppression system, self contained.

Has EGLE to operate.

Engineering -

Fire simulation need access to turn around. Fire Department needs knock box.

Pavement width need to be 26 feet, not 24.

Truck impact on traffic study suggests no more than 10 trucks daily, similar if not less than neighbors.

Bonding requirement/performance guarantee.

Water/sanitation - Port-a-Johns and batch plant has self-contained potable water unit.

Trash - Roll off units

Lighting - lighting on generators. DTE has been consulted.

Motion made by G. Rodzik to table Temporary Batch Plant until March 5, 2024, Seconded by R. Pannell.

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

8. New Business

A. Downtown Zoning - Discussion Only

B. Planning Rules of Procedure

Discussion Only

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. Pannell to adjourn at 8:38 PM, Seconded by L. Nolan-Dilbert.

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

Approved March 5, 2024