



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

June 10, 2026 at 7:00 PM  
Municipal Council Room – 57775 Main Street

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## 1. Call to Order/Pledge/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Rob Pannell

Genevieve Rodzik

Rachel Whitsett

James Shepherd

ABSENT

Craig Simms

Alyne Jones

## 2. Public Hearing

None

## 3. Approval of Agenda

Motion made by G. Rodzik to approve the agenda as amended, Seconded by C. Dilbert.

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

Add

Unfinished Business

D. Micro Business Ordinance discussion

New Business

A. Lombardo Lot Split #26-06-34-153-007

B. Lombardo Lot Split #26-06-34-152-034

## 4. Public Comments on Agenda

Bill - Pembroke - Admin review ordinance

## 5. Approval of the Minutes

A. Regular meeting minutes from May 5, 2026

Motion made by G. Rodzik to approve the May 5, 2026 regular meeting minutes as presented, Seconded by C. Dilbert.

Voting Yea: C. Dilbert, G. Rodzik, R. Whitsett, J. Shepherd

Voting Abstaining: R. Pannell

**6. Communications/Correspondence/Workshop**

None

**7. Old Business**

A. Discussion of GBD General Business Downtown zoning district amendments

Motion made by G. Rodzik to recommend adoption of General Business Downtown zoning district amendments to Council, Seconded by J. Shepherd.

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

B. Discussion of GB General Business zoning district amendments

Motion made by G. Rodzik to recommend adoption of General Business zoning district amendments to Council, Seconded by C. Dilbert.

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

C. Discussion of a data center zoning ordinance provision

Motion made by R. Whitsett to table data center zoning ordinance until next month, Seconded by G. Rodzik.

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

D. Micro Business Ordinance

Motion made by G. Rodzik to postpone micro business ordinance to next month, Seconded by C. Dilbert.

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

**8. New Business**

A. Lombardo Lot Split #26-06-34-153-007

Motion made by R. Whitsett to recommend lot split approval of parcel id #26-06-34-153-007 to Council referring to the recommendations of Planner, Seconded by C. Dilbert.

Roll Call - Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, R. Whitsett, J. Shepherd

B. Lombardo Lot Split #26-06-34-152-034

Motion made by C. Dilbert to recommend lot split approval of parcel id #26-06-34-152-034 to Council referring to the recommendations of Planner, Seconded by R. Whitsett.

Roll Call - Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, R. Whitsett, J. Shepherd

**9. Planner's Report**

Code Enforcement matters

Introduction of Jessa, back up for Dave.

Parks and Rec master plan

**10. Public Comments on Non-Agenda Items**

**11. Call from the Table**

None

**12. Adjournment**

Motion made by G. Rodzik to adjourn at 7:59 PM, Seconded by C. Dilbert.

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