



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

October 07, 2025 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

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 approve agenda as amended, Seconded by C. Dilbert.

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

Add: Old Business C. Macomb Auto - Special Land Use

## 4. Public Comments on Agenda

Bill - Pembroke - Election of Officers.

## 5. Approval of the Minutes

A. Special meeting September 2, 2025

Motion made by R. Pannell to approve Special Meeting minutes from September 2, 2025 as presented,  
Seconded by C. Simms.

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

B. Macomb Auto Public Hearing September 2, 2025

Motion made by R. Pannell to approve Public Hearing for Macomb Auto Meeting minutes from September 2, 2025 as presented, Seconded by C. Simms.

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

C. Daloy Akkar Real Estate Public Hearing September 2, 2025

Motion made by R. Pannell to approve Public Hearing minutes for Dalou Akkar Real Estate from September 2, 2025 as presented, Seconded by L. Nolan-Dilbert.

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

D. Regular Meeting Minutes September 2, 2025

Motion made by R. Pannell to approve Regular Meeting minutes from September 2, 2025 as presented, Seconded by L. Nolan-Dilbert.

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

**6. Communications/Correspondence/Workshop**

Rite Aid was resold, Dalou AKkar Real Estate is no longer moving forward with site plan

**7. Old Business**

A. Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) - Determine Classification

Motion made by R. Pannell to classify Special Land Use for Wise Buys 57530 Gratiot Ave , Seconded by L. Nolan-Dilbert.

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

B. Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) - Set Public Hearing (Special Land Use) Based on determined classification

Motion made by R. Pannell to set public hearing for Wise Buys - Parcel 26-06-33-476-003 (57530 Gratiot) or special land use on November 4, 2025 at 7:00 PM, Seconded by L. Nolan-Dilbert.

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

C. Macomb Auto - Special Land Use

Motion made by R. Pannell to table Macomb Auto - Special Land Use until next month, Seconded by C. Dilbert.

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

D. Macomb Automotive - Parcels 26-06-33-276-035 & 26-06-33-276-038 (58025 Gratiot) Preliminary Site Plan

Motion made by R. Pannell to table Macomb Auto preliminary site plan until next month, Seconded by L. Nolan-Dilbert.

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

E. Maritime Real Property - Parcel 26-06-33-326-009 (58359 Main Street) Preliminary Site Plan

Motion made by L. Nolan-Dilbert to deny Maritime Real Property, Parcel 26-06-33-326-009 (58359 Main Street) preliminary site plan , Seconded by R. Whitsett.

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

**8. New Business**

A. Rezoning (Residential to Multi-Family)- Set Public Hearing - Parcels 26-06-33-429-010 (Main Street) & 26-06-33-429-005 (57675 Main Street)

Motion made by R. Whitsett to accept withdrawal of rezone application on parcel 26-06-33-429-010 and 26-06-33-429-005, Seconded by R. Pannell.

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

B. Election of Officers

Motion made by G. Rodzik to appoint Rob Pannell to Chair of Planning Commission, Seconded by R. Whitsett.

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

Motion made by R. Pannell to appoint Genevieve Rodzik as Co-Chair of Planning Commission, Seconded by R. Whitsett.

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

C. General Business Zoning Districts - Discussion

Discussion only

**9. Planner's Report**

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

Chief Stier - Guidance from Planning Commission for complaints on home occupations.

**11. Call from the Table**

Rob Pannell - thanks Gen!

Gen Rodzik - chairman pay

**12. Adjournment**

Motion made by R. Whitsett to adjourn at 8:37, Seconded by R. Pannell.

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