



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

December 02, 2025 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Pledge/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

Alynne Jones

2. Public Hearing

A. Public Hearing for Lenox Township Library Lot Combination - 58976 and 58954 Main Street, Parcels #26-06-33-102-001 and #26-06-33-102-002 respectively

3. Approval of Agenda

Motion made by R. Whitsett to approve the agenda as amended, Seconded by G. Rodzik.

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

Add - New Business - c. Tax abatement and Gratiot Corridor Authority

4. Public Comments on Agenda

Bill - Pembroke - Supports Library

5. Approval of the Minutes

A. Wise Buys Public Hearing November 4, 2025

Motion made by C. Simms to approve the public hearing minutes for Wise Buys November 4, 2025,
Seconded by C. Dilbert.

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

B. Regular meeting November 4, 2025 minutes

Motion made by C. Simms to approve the regular meeting minutes from November 4, 2025, Seconded by G. Rodzik.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

None

8. New Business

- A. Lenox Township Library Lot Combination - 58976 and 58954 Main Street, Parcels #26-06-33-102-001 and #26-06-33-102-002 respectively

Motion made by C. Dilbert motion for Recommendation to approve the lot combination of 58976 and 58954 Main Street, Parcels #26-06-33-102-001 and #26-06-33-102-002 respectively, conditional on meeting all zoning requirements and Utility conditions , Seconded by G. Rodzik.

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

- B. 2026 Calendar

Motion made by G. Rodzik to approve the 2026 meeting dates as presented, Seconded by C. Dilbert.
Voting Yea: C. Dilbert, R. Pannell, G. Rodzik, C. Simms, R. Whitsett, A. Jones

- C. Tax abatement and Gratiot Corridor Authority

Motion made by G. Rodzik motion for recommendation to explore potential of Gratiot Corridor Authority or tax abatement (either direct or escrow) to support business aesthetic improvements, Seconded by C. Simms.

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

9. Planner's Report

Working on code enforcement.

Still working with Maritime and Wise Buys.

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

None

12. Adjournment

Motion made by C. Dilbert to adjourn at 7:22 PM, Seconded by G. Rodzik.

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