



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

April 07, 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

Craig Simms

Rachel Whitsett

Alynne Jones

James Shepherd

## 2. Public Hearing

A. Administrative Standards

B. Lenox Township Library rezone to GBD

## 3. Approval of Agenda

Motion made by R. Whitsett to approve the agenda as presented, Seconded by C. Simms.

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

## 4. Public Comments on Agenda

None

## 5. Approval of the Minutes

A. Regular meeting minutes March 26, 2026

Motion made by R. Whitsett to accept the March 26, 2026 regular meeting minutes as presented,  
Seconded by G. Rodzik.

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

## 6. Communications/Correspondence/Workshop

- A. Citizen Planner (via Zoom) Wednesdays April 29th – June 3rd (6 weeks)

Discussion only

## 7. Old Business

- A. GB Design Standards

Motion made by C. Dilbert to table GB Design Standards, Seconded by R. Whitsett.

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

- B. GBD Design Standards

Motion made by C. Dilbert to table GBD Design Standards, Seconded by G. Rodzik.

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

- C. Data Centers

Discussion Only

- D. Warehouses

Discussion Only

## 8. New Business

- A. Library Conditional Rezoning (recommendation to Council)

Motion made by G. Rodzik to recommend to council the rezone of Lenox Twp Library parcel 26-06-33-102-001 from SF2 to GBD, Seconded by C. Dilbert.

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

Voting Nay: R. Pannell

Motion made by G. Rodzik to rescind the above motion, Seconded by R. Whitsett.

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

Motion made by G. Rodzik to recommend to council the rezone of Lenox Township Library parcel #26-06-33-102-001 from SF2 to GBD conditional rezone. Conditions; Land use will be restricted to a public library and associated off-street parking, on-street parking adjacent to the property meeting engineering and zoning standards can be counted toward the required off-street parking count, and applicable special land use, site plan review, and variance standards and procedure will be followed and met , Seconded by C. Dilbert.

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

Motion made by G. Rodzik to recommend to council the rezone of Lenox Township Library parcel #26-06-33-102-002 from SF2 to GBD conditional rezone. Conditions; Land use will be restricted to a public library and associated off-street parking, on-street parking adjacent to the property meeting

engineering and zoning standards can be counted toward the required off-street parking count, and applicable special land use, site plan review, and variance standards and procedure will be followed and met, Seconded by C. Dilbert.

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

**B. Administrative Review (recommendation to Council)**

Motion made by G. Rodzik to table Admin Review to May 2026 meeting, Seconded by C. Dilbert.

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

**9. Planner's Report**

U-Haul Meeting

Concept plan on Amherst expansion

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

None

**11. Call from the Table**

None

**12. Adjournment**

Motion made by R. Whitsett to adjourn at 9:15 PM, Seconded by G. Rodzik.

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