



# NEW HAVEN PLANNING COMMISSION MEETING AGENDA

July 29, 2025 at 7:00 PM  
Municipal Council Room – 57775 Main Street

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*In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301*

**The New Haven Planning Commission will hold its Regular Meeting at 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.**

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

**2. Public Hearing**

**3. Approval of Agenda**

**4. Public Comments on Agenda**

**5. Approval of the Minutes**

A. Regular Meeting Minutes June 1, 2025

**6. Communications/Correspondence/Workshop**

**7. Old Business**

A. Special Land Use - Temporary Batch Plant - 57295 Iafrate Drive - Parcel # 26-06-33-376-007

**8. New Business**

**A.** Set Public Hearing for Macomb Automotive - Special Land Use - New & Used Vehicles Sales - 58025 Gratiot Ave, New Haven MI 48048 Parcel #'s 26-06-33-276-035 & 26-06-33-276-038

**B.** Set Public Hearing for Wise Buys - Special Land Use - Resale & Rentals - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

**C.** Set Public Hearing for Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-27-300-023

**D.** Maritime Real Property - 58359 Main St, New Haven MI 48048 - 26-06-33-326-009 - Site Plan Approval

**9. Planner's Report**

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

**11. Call from the Table**

**12. Adjournment**



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

July 01, 2025 at 7:00 PM  
Municipal Council Room – 57775 Main Street

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## 1. Call to Order/Roll Call

Meeting called to order at 7:01 PM

### PRESENT

Chris Dilbert

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

### ABSENT

Alynne Jones

## 2. Public Hearing

None

## 3. Approval of Agenda

Motion made by R. Pannell to approve the agenda as presented, Seconded by C. Dilbert.

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

## 4. Public Comments on Agenda

None

## 5. Approval of the Minutes

### A. June 3, 2025 Regular Meeting Minutes

Motion made by R. Pannell to approve the regular meeting minutes from June 3, 2025 as presented,  
Seconded by L. Nolan-Dilbert.

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

## 6. Communications/Correspondence/Workshop

None

## **7. Old Business**

### **A. Temporary Batch Plant**

Motion made by R. Pannell to table temporary batch plant pending results of Council and ZBA,  
Seconded by C. Simms.

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

Motion made by R. Pannell to send 6 waiver requirements to Council for Consideration, Seconded by C. Dilbert.

1. Waiver of on-site paving requirements or 28 ft wide paved roadway with 6" thick concrete curbs around entire perimeter.
2. Waiver from on-site 7" thick concrete with 6" aggregate base paving requirement to crushed concrete/gravel already on site.
3. Waiver of traffic impact study.
4. Waiver of onsite parking requirement (contingent upon shared usage parking agreement with Ajax)
5. Complete waiver of detention pond and underground pipes, including all pipes, catch basin, and detention pond.
6. Waiver of access easement, operation & maintenance agreement of pond.

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

## **8. New Business**

### **A. Change of date for August 2025 Planning Meeting**

Motion made by R. Pannell to move August 5, 2025 meeting to July 29, 2025 at 7:00 PM, Seconded by C. Simms.

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

### **B. Planning agenda procedures**

Discussion Only

## **9. Planner's Report**

Making headway with Code Enforcement

Putting together a program for Gratiot Ave.

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

M. Benoit - Pledge of in meetings

## **11. Call from the Table**

None

## **12. Adjournment**

Motion made by R. Pannell to adjourn at 8:40 PM, Seconded by L. Nolan-Dilbert.

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



# NEW HAVEN VILLAGE COUNCIL REGULAR MEETING MINUTES

July 08, 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 7:02 PM

### PRESENT

President Brian Meissen

Trustee Tracy Bonkowski

Trustee Chris Dilbert

Trustee Corinna Guerrero

Trustee Alicia Hashem

Trustee Fred Nona

Trustee Mario Pruccoli

Clerk Rachel Whitsett

Treasurer Tim Sosnovske

## 2. Approval of Agenda

Motion made by Trustee Bonkowski to approve the agenda as presented with change to the total payment of bills to \$667,854.80, Seconded by Trustee Pruccoli.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

## 3. Public Comments on Agenda

M. Benoit - Agenda comments

## 4. Approval of the Minutes

### A. General Operating and Fire Millage Public Hearing June 10, 2025

Motion made by Trustee Bonkowski to approve the general operating and fire millage public hearing from June 10, 2025 as presented, Seconded by Trustee Guerrero.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

B. Regular Meeting Minutes June 10, 2025

Motion made by Trustee Bonkowski to approve the regular meeting minutes from June 10, 2025 as presented, Seconded by Trustee Guerrero.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

C. Special Meeting Minutes June 26, 2025

Motion made by Trustee Bonkowski to approve the special meeting minutes from June 26, 2025 as presented, Seconded by Trustee Nona.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

**5. Consent Agenda**

Motion made by Trustee Bonkowski to accept the consent agenda as presented, Seconded by Trustee Guerrero.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

**6. Payment of Bills – Treasurer Report**

A. Approval of June 2025 payroll \$97,706.20 and bills to be paid for July 2025 \$570,148.60 total of \$667,854.80

Motion made by Trustee Pruccoli to approve the payment of bills in the amount of \$667,854.80, Seconded by Trustee Hashem.

Roll Call - Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

B. Treasurer's Report - Total Village cash assets of \$8,328,888.57

Motion made by President Meissen to accept and file Treasurers report, Seconded by Trustee Nona.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

**7. Communications/Committee Reports**

A. Agenda Items for August 12, 2025 due by August 1, 2025 - Clerk Whitsett

B. Planning Commission Update - Trustee Dilbert

C. Parks and Rec Update - Trustee Guerrero

## 8. Unfinished Business

### A. Recreational Marihuana Ordinance Review

Motion made by Trustee Bonkowski to allow for further update to the Recreational Marihuana Ordinance, Seconded by Trustee Nona.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

## 9. New Business

### A. 2026 Cat B Funding

Motion made by Trustee Pruccoli to adopt resolution #2025-004 "A resolution to establish a request for funding, designate an agent, attest to the existence of funds and commit to implementing a maintenance program for the full reconstruction or rehabilitation of certain streets within the village of new haven funded by the transportation economic development fund Category B program", Seconded by Trustee Hashem.

Roll Call - Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

### B. Temporary Batch Plant site plan waiver request

Motion made by Trustee Pruccoli to grant waiver request as presented of the following 6 items,

1. Waiver of on-site paving requirements or 28 ft wide paved roadway with 6" thick concrete curbs around entire perimeter.
2. Waiver from on-site 7" thick concrete with 6" aggregate base paving requirement to crushed concrete/gravel already on site.
3. Waiver of traffic impact study.
4. Waiver of onsite parking requirement (contingent upon shared usage parking agreement with Ajax)
5. Complete waiver of detention pond and underground pipes, including all pipes, catch basin, and detention pond.
6. Waiver of access easement, operation & maintenance agreement of pond, to Mark Anthony Contracting expiring on July 1, 2025, pending final Planning approval, Seconded by President Meissen.

Roll Call - Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

### C. Clinton River Watershed October 1, 2025 through September 30, 2026 contract

Motion made by Trustee Bonkowski to continue Clinton River Watershed storm water education with a cost of \$1,560.00, Seconded by Trustee Pruccoli.

Roll Call - Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli



D. 2024 MSHDA Fee Annual Return

Motion made by Trustee Bonkowski to send payment to State of Michigan totaling \$36,009.47 for the PILOT program for Pine Tree Acres, Bramblewood, and Pinewoods, Seconded by Trustee Dilbert.  
Roll Call - Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli

**10. Call from the Floor (limited to three minutes)**

Annette Higgins - Flooding on west side of Stevens.

William Benoit - Pledge of Allegiance in meetings.

**11. Call from the Table**

B. Meissen - Pledge of allegiance at Planning. Rules of Conduct. New equipment at park damaged by fireworks.

**12. Adjournment**

Motion made by Trustee Dilbert to adjourn at 7:56 PM, Seconded by Trustee Guerrero.

Voting Yea: President Meissen, Trustee Bonkowski, Trustee Dilbert, Trustee Guerrero, Trustee Hashem, Trustee Nona, Trustee Pruccoli