



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

September 02, 2025 at 6:30 PM
Municipal Council Room – 57775 Main Street

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 6:30 pm, at the New Haven Municipal Offices at 57775 Main Street.

1. Call to Order/Roll Call

2. Public Hearing

- A. 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. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly know as Rite-Aid) - Parcel #26-06-27-300-023
- C. Wise Buys - Special Land Use - Resale & Rentals - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

3. Approval of Agenda

4. Public Comments on Agenda

5. Approval of the Minutes

- A. Regular meeting minutes from July 29, 2025

6. Communications/Correspondence/Workshop

7. Old Business

8. New Business

- A. 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. Dalou Akkar Real Estate - Special Land Use - Vehicle Service Center - 59010 Gratiot Ave, New Haven MI 48048 (formerly known as Rite-Aid) - Parcel #26-06-27-300-023

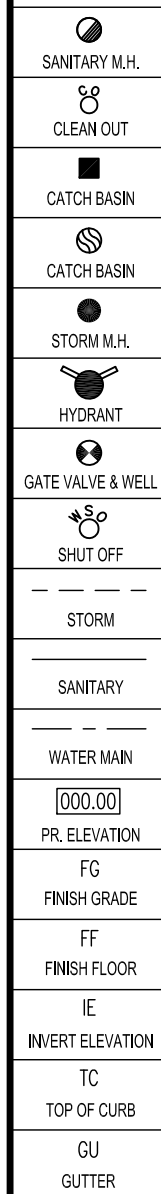
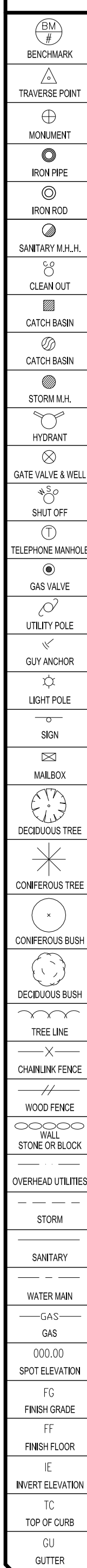
- C. Wise Buys - Special Land Use - Resale & Rentals - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003
- D. Determine what district vehicle rental can exist - Zoning
- E. Set public Hearing for Wise Buys - Special Land Use - 57530 Gratiot Ave, New Haven MI 48048 - Parcel #26-06-33-476-003

9. Planner's Report

10. Public Comments on Non-Agenda Items

11. Call from the Table

12. Adjournment

PROPOSED
LEGENDEXISTING
LEGEND

DESCRIPTION 06-33-276-038 (taken from warranty deed)

PART OF LOTS 19, 20, 21, AND 22, SUPERVISOR'S PLAT OF NEW HAVEN GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 20 OF PLATS, PAGE 31, MACOMB COUNTY RECORDS, DESCRIBED AS COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 23 OF SAID PLAT; THENCE NORTH 32 DEGREES 38'15" EAST 199.79 FEET; THENCE SOUTH 57 DEGREES 21'27" EAST 188.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32 DEGREES 41'04" EAST 348.30 FEET; THENCE SOUTH 57 DEGREES 19'30" EAST 182.00 FEET; THENCE SOUTH 32 DEGREES 41'04" WEST 348.20 FEET; THENCE NORTH 57 DEGREES 21'27" WEST 182.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION 06-33-276-035 (taken from warranty deed)

T.4N., R.14E. SECTION 33 COMM AT THE EAST 1/4 CORNER; THENCE N.60°13'31"E. 178.59 FEET TO POB; THENCE S.32°50'49"W. 43.36 FEET; THENCE N.54°47'16"W. 150.00 FEET; THENCE N.32°52'51"E. 186.11 FEET; THENCE S.57°09'10"E. 149.89 FEET; THENCE S.32°50'50"W. 143.71 FEET TO POB.

BENCHMARKS

B.M. # 200
SET BENCH-TIE IN NORTH FACE OF UTILITY POLE IN FRONT OF FROSTY QUEEN
ELEVATION - 621.27 N.A.V.D. 88

B.M. # 201
ARROW ON HYDRANT, FIRST HYDRANT NORTH OF HIGH TENSION POWER LINES
EAST SIDE OF GRATIOT AVENUE
ELEVATION - 622.37 N.A.V.D. 88

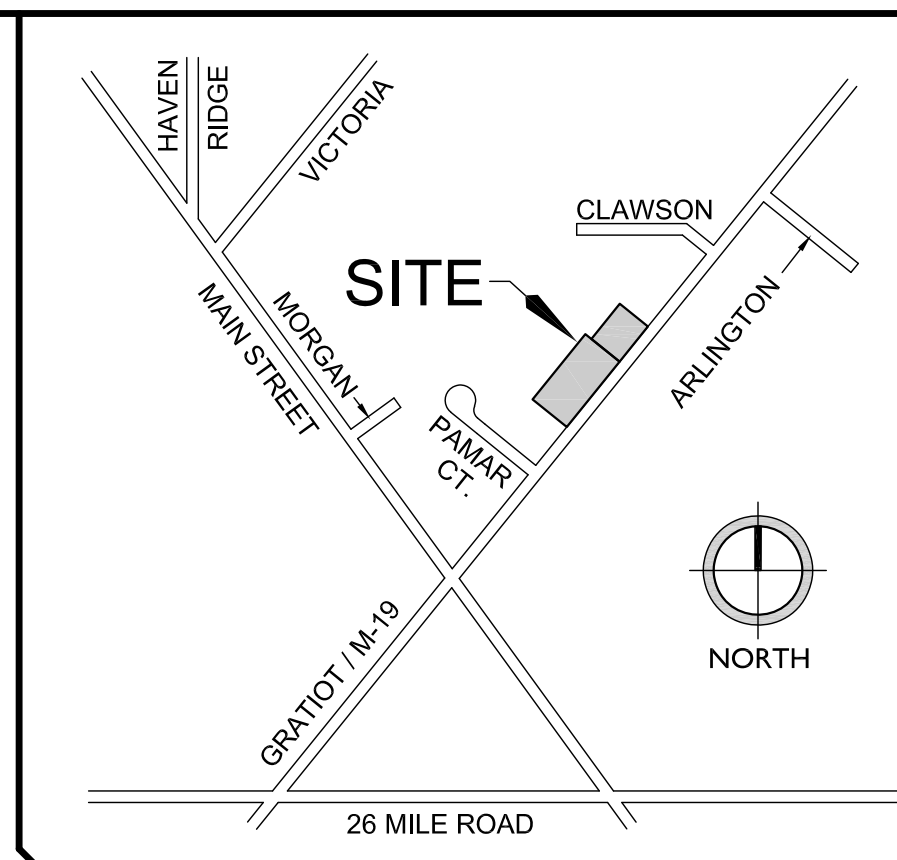
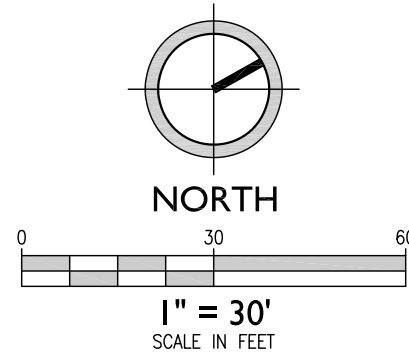
NOTE

A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED,
THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE
SHOWN AT THIS TIME.

LEGEND

F.I.R. - FOUND IRON ROD
F.I.P. - FOUND IRON PIPE
F.T.I. - FOUND TEE IRON
S.I.R. - SET IRON ROD WITH
CAP # 50443 MONTE
(R) - RECORD
(M) - MEASURED
(C) - CALCULATED

JOHN R. MONTE
PROFESSIONAL SURVEYOR NO. 50443



DEVELOPER / OWNER

WHITTLESY
DEVELOPMENT

51512 INDUSTRIAL DRIVE
NEW BALTIMORE, MI 48047



Project Control Engineering, Inc.
Engineers Surveyors Consultants

P.O. Box 307
2420 Pct. Temple Road
Algonac, MI 48001
Phone 810.794.1931
Fax 810.794.3331
www.pce-eng.com

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THIS DOCUMENT AND THE SUBJECT
MATTER CONTAINED HEREIN IS
PROPRIETARY AND MAY NOT BE
REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF:

PROJECT CONTROL
ENGINEERING, INC.

DRAWING STATUS:

- ☒ PRELIMINARY CONSTRUCTION
☐ FINAL CONSTRUCTION
☐ RECORD DOCUMENTS

SEAL:

DATE: 4-4-24

REV. DATE:

BOUNDARY AND
TOPOGRAPHIC SURVEY

50811 & 50825 GRATIOT AVENUE

SHEET TITLE: PROJECT:



JOB NUMBER:

24-016

DRAWN BY:

TMG

CHECK BY:

JRM

DRAWING ID:

24-016 Boundary - Topo

SCALE:

1" = 30'

| of |



Legend

SF - SINGLE FAMILY

SF I - SINGLE FAMILY

SF II - SINGLE FAMILY

MF - MULTIPLE FAMILY

MH - MANUFACTURED HOUSING

GB - GENERAL BUSINESS

GBD - GENERAL BUSINESS DOWNTOWN

LI - LIGHT INDUSTRIAL

HI - HEAVY INDUSTRIAL

RO - RESIDENTIAL OFFICE

IO - INDUSTRIAL OFFICE

PUD

PROPOSED NEW BUILD OUT FOR:

GAS STATION - RETAIL SHOPS

59010 GRATIOT AVENUE

NEW HAVEN, MI

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT- GRATIOT AVENUE	25'-0"	114'-6"	114'-6"
FRONT- 27 MILE ROAD	25'-0"	65'-0"	65'-0"
SIDE	10'-0"	56'-6"	56'-6"
REAR	20'-0"	120'-0"	120'-0"

SITE INFORMATION	
SITE INFORMATION:	
ZONED:	"GB" GENERAL BUISNESS
TOTAL SITE AREA: 271,378 SQ.FT.	
TOTAL ACREAGE: 271,378/43,560 = 6.23 ACERS	
BUILDING COVERAGE	
TOTAL BUILDING AREA: 14,564 SQ.FT	
BUILDING COVERAGE:14,564/271,378 = 0.05X100 = 5 %	
PARKING AVAILABILTY EXISTING:	
BUILDING AREA :	14,564 SQ. FT.
PARKING RATIO :	1 Parking Space For Every 171 Square Feet of Gross Floor Area
TOTAL PARKING :	84 SPACES
PARKING AVAILABILITY PROPOSED:	
BUILDING AREA :	14,564 SQ. FT.
PARKING RATIO :	1 Parking Space For Every 227 Square Feet of Gross Floor Area
TOTAL PARKING :	51 SPACES + 12 SPACES UNDER CANOPY

LEGAL DESCRIPTION
PER THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 50-563504 SITUATED IN THE VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT SOUTH 1/4 POST SECTION 27, TOWN 4 NORTH, RANGE 14 EAST, THENCE SOUTH 85 DEGREES 04 MINUTES 30 SECONDS WEST 850.84 FEET, THENCE NORTH 27 DEGREES 32 MINUTES EAST 1207.70 FEET ALONG EAST SIDELINE GRATIOT HIGHWAY, OR M19, 120 FEET WIDE, THENCE NORTH 84 DEGREES 52 MINUTES EAST 198.50 FEET, THENCE SOUTH 05 DEGREES 08 MINUTES EAST 1019.75 FEET TO POINT OF BEGINNING.
PARCEL IDENTIFICATION
N0. 26-06-27-300-023

TABLE OF CONTENTS
COVER
T-1 TITLE SHEET & PROJECT INFORMATION
SITE PLAN APPROVAL
SP-1 EXISTING SITE PLAN
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SP-3 PROPOSED LANDSCAPING PLAN
SP-4 PROPOSED PHOTOMETRIC PLAN
SP-5 PROPOSED TRUCK CIRCULATION PLAN
A-1.1 EXISTING FLOOR PLAN
A-1.2 PROPOSED FLOOR PLAN
A-2.1 EXISTING ELEVATIONS
A-2.2 PROPOSED ELEVATIONS

Fire Savvy Consultants

701 Woodward Heights, Suite 106

Ferndale, MI 48220

Plan Review #: 25-2-330R

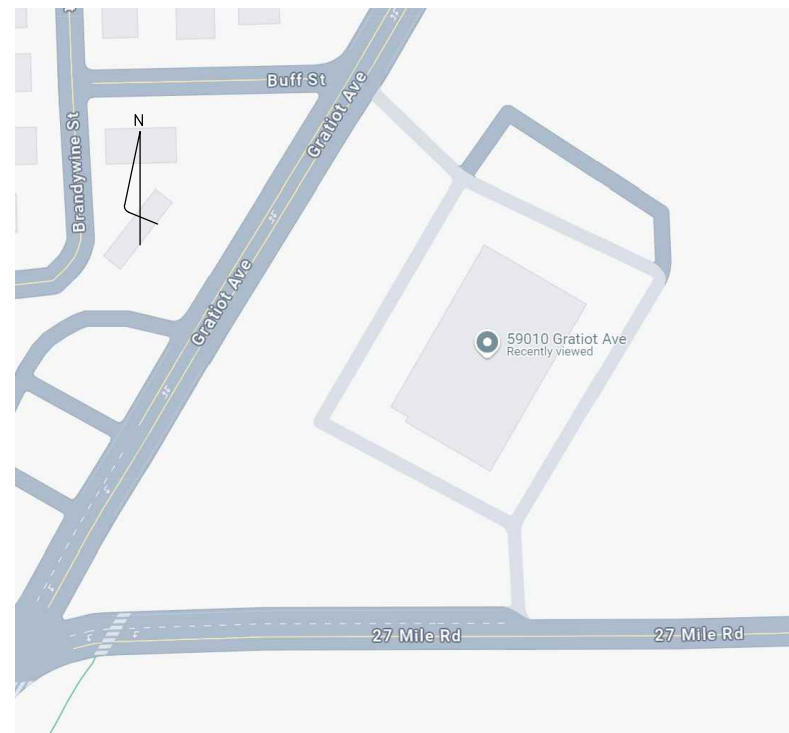
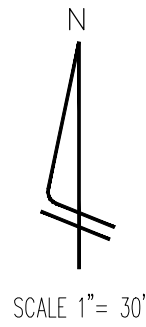
Reviewed by: Timothy J. Blackwood Jr.

We recommend the submittal be: **NOT APPROVED**

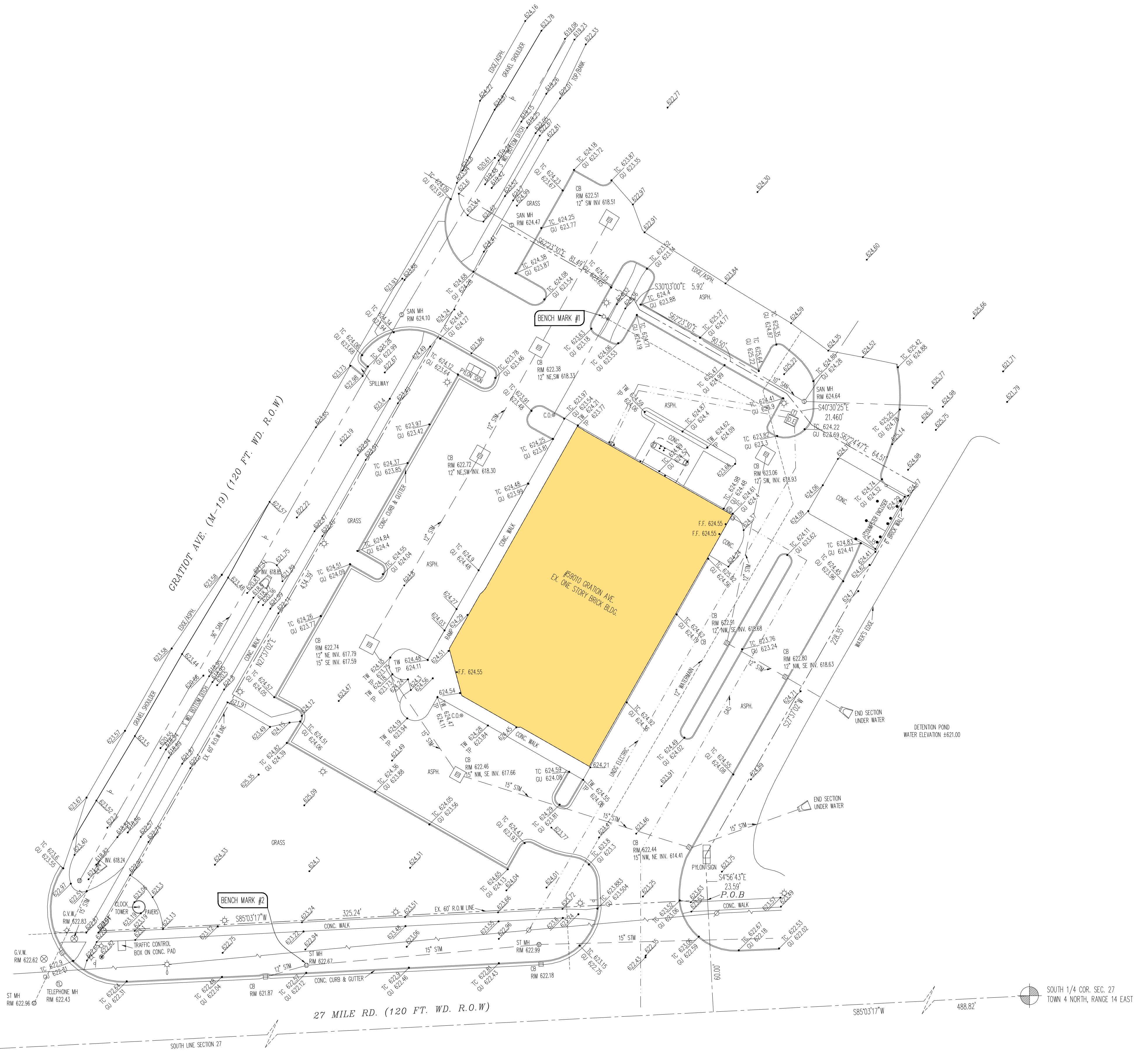
Date: July 25, 2025

See letter for comments

PROJECT DESCRIPTION	SITE INFORMATION
THE EXISTING BUILDING USED TO BE A RITE AID , THE PROPOSED USE OF THE BUILDING WE ARE SUBMITTING IN THE PROPOSED SHEETS BELOW SHOW A PROPOSED GAS STATION WITH A DIVE-IN CANOPY AND 6 PUMPS UNDER, RETAIL SHOPS AS INDICATED IN THE FLOOR PLAN AND ELEVATIONS. IMPORTANT NOTE: ALL EXISTING EXTERIOR LIGHTING AND LANDSCAPING TO REMAIN EXCEPT FOR BEING IN PROGRESS AREA. PROPOSED LIGHTS AND LANDSCAPING TO SUBSTITUTE ANY REMOVED LIGHTS OR TREES OR SHRUBS.	SALE TYPE: INVESTMENT OR OWNER USER PROPERTY TYPE: RETAIL PROPERTY SUBTYPE: DRUG STORE BUILDING SIZE: 14,564 SF YEAR BUILT: 2009 TENANCY: SINGLE BUILDING HEIGHT: 1 STORY BUILDING FAR: 0.05 ZONING: GENERAL BUSINESS PARKING: 85 SPACES (5.84 SPACES PER 1,000 SF LEASED) FRONTAGE: 307 FT ON GRATIOT AVE



LOCATION MAP
(N.T.S.)



FLOOD HAZARD NOTE
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIE WITHIN ZONE "X" (MINIMUM FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 26099C02576 AFFECTIVE DATE OF 09-29-2006

BENCH MARKS

B.M. #1: ARROW ON FIRE HYDRANT
ELEVATION= 626.30 (NAVD88)

B.M. #1: RIM OF STORM MANHOLE
ELEVATION= 622.67 (NAVD88)

PROPERTY DESCRIPTION

LAND IN THE TOWNSHIP OF LENOX, VILLAGE OF NEW HAVEN, COUNTY OF MACOMB, STATE OF MICHIGAN:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWN 4 NORTH, RANGE 14 EAST, VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 27; THENCE S 85°03'17" W, 488.82 FEET ALONG THE SOUTH LINE OF SECTION 27 AND THE CENTERLINE OF 27 MILE ROAD; THENCE N 04°56'43" W, 60.00 FEET TO A POINT ON THE NORTHERLY 60 FEET RIGHT OF WAY LINE OF 27 MILE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID LINE S 85°03'17" W, 325.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GRATIOT AVENUE; THENCE ALONG SAID LINE N 27°37'02" E, 434.39 FEET; THENCE S 62°23'30" E, 81.49 FEET; THENCE S 30°03'00" E, 5.92 FEET; THENCE S 62°23'30" E, 90.50 FEET; THENCE S 40°30'25" E, 21.46 FEET; THENCE S 62°24'47" E, 64.51 FEET; THENCE S 27°37'02" W, 228.35 FEET ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF GRATIOT AVENUE; THENCE S 04°56'43" E, 23.59 FEET TO THE POINT OF BEGINNING.

SURVEY TECH.

LAND SURVEYING CIVIL ENGINEERING
3253 LYNHURST CT., OAKLAND TWP., MI 48306
TEL (248) 670-6556

TOPOGRAPHIC SURVEY

PROPRIETOR: AMMAR DALOU

SCALE: 1"=30'	DATE: 05-02-2025	JOB #: 25115	SHEET:
DRAWN BY: M.M.F.	CHECKED BY: D.R.	APPROVED BY:	



LEGEND

EXISTING	PROPOSED	LEGEND
		AIR PUMP
		WATER SHUT OFF
		TELEPHONE RISER
		AIR CONDITION
		SEWER CLEAN OUT
		GAS METER
		GAS VALVE /GAS MARKER
		MANHOLE
		CATCH BASIN
		GATE VALVE IN WELL (G.V.W.)
		FIRE HYDRANT
		STORM MANHOLE (ST. MH.)
		SIGNAL POLE
		UTILITY POLE
		UTILITY POLE W/ LAMP EXTENSION
		SIGNAL POLE
		FIRE CONNECTION
		ELECTRIC RISER OR METER
		CATHODIC PROTECTION
		GUY WIRE
		TRANSFORMER
		FLAG POLE
		GUARD/METAL POST
		STEEL COLUMN
		MAILBOX
		SIGN
		PARKING METER
		BILLBOARD OR OVERHEAD SIGN
		BASKETBALL HOOP
		VENT PIPE
		FILLER CAP
		C.P. TEST
		MONITOR WELL
		TOP OF WALK ELEVATION
		TOP OF PAVEMENT ELEVATION OR
		SPOT ELEVATION
		TOP OF CURB ELEVATION
		GUTTER ELEVATION
		S.P.K.
		CHISELED "X"
		CONCRETE



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

Section 2, Item B.

Architect Info:

Seal:



GAS STATION - RETAIL SHOPS

59010 Gratiot Avenue, New Haven, MI

HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

SP-1

Sheet Number:

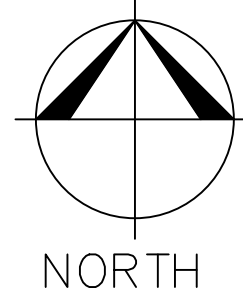
EXISTING SITE PLAN

Scale:

NOTED

DATE:

03/31/2025



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

Section 2, Item B.

Architect Info:

Seal:



GAS STATION - RETAIL SHOPS

59010 Gratiot Avenue, New Haven, MI

HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

SP-2

Sheet Number:

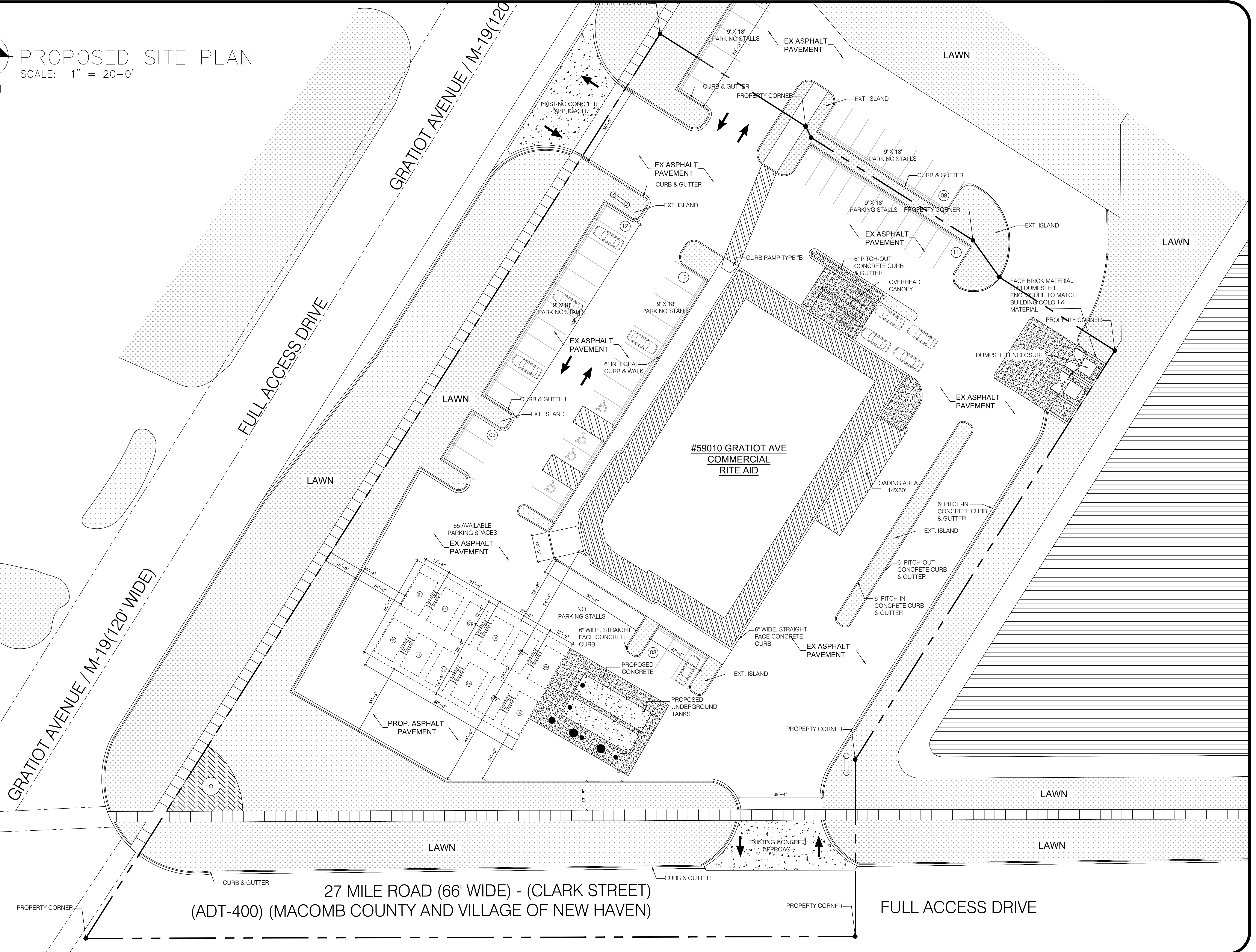
PROPOSED SITE PLAN

Scale:

NOTED

DATE:

03/31/2025



Seal:



GAS STATION - RETAIL SHOPS
59010 Gratiot Avenue, New Haven, MI
HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

SP-3

Sheet Number:
PROPOSED
LANDSCAPING
PLAN

Scale:

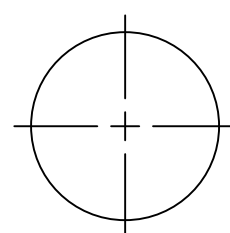
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DATE:

03/31/2025

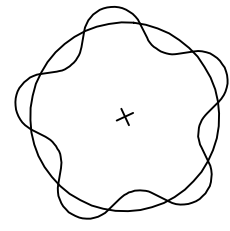


NAME

QUANTITY

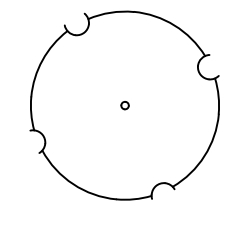
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QTY = 1



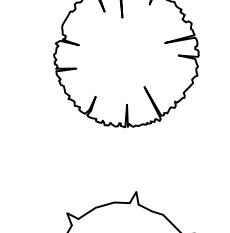
MS

QTY = 1



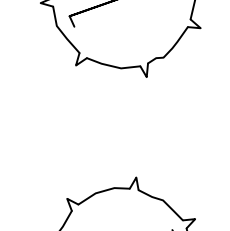
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QTY = 3



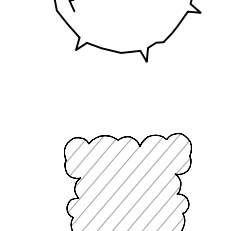
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QTY = 15



SB

QTY = 26



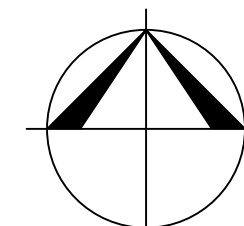
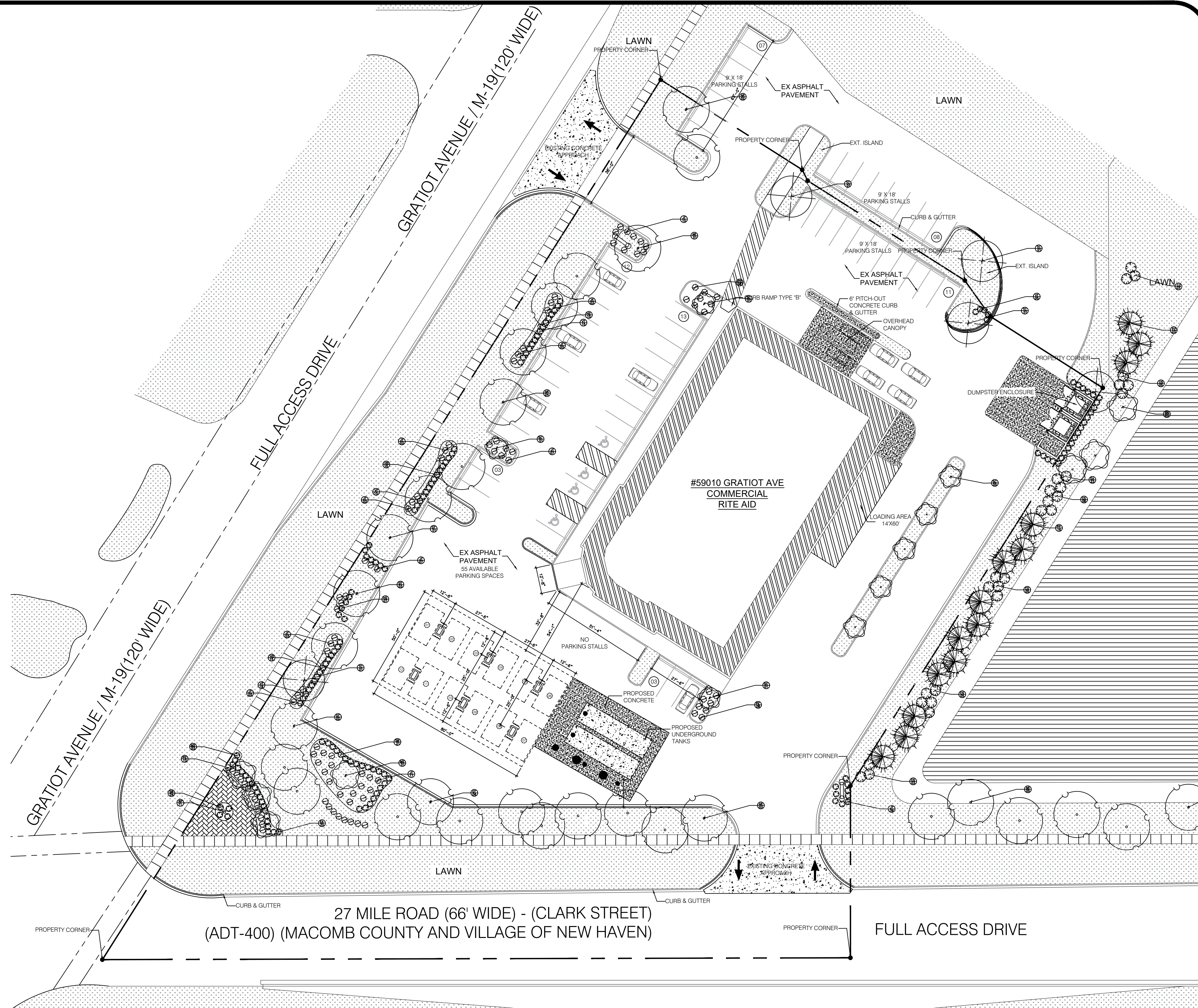
JT

QTY = 9



HS

QTY = 68



NORTH

PROPOSED LANDSCAPING PLAN

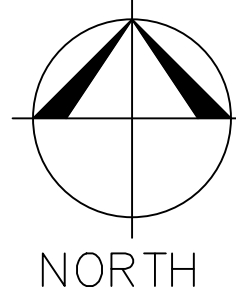
SCALE: 1" = 30'-0"

<i>PROPOSED</i>	<i>QUANTITY REMOVED DUE TO PROPOSED CONSTRUCTION</i>	<i>PROVIDED</i>
<i>FRONTAGE LANDSCAPE TREES (27 MILE RD)</i>	<i>TREES: 1 TC - 1 MS - 1 GT</i> <i>SHRUBS: 3 JT - 26 SB - 53 HS</i>	<i>3 TREES - 29 SHRUBS 53 LILYS</i>
<i>FRONTAGE LANDSCAPE TREES (GRATIOT AVENUE)</i>	<i>TREES: 2 GT</i> <i>SHRUBS: 6 JT - 15 VT - 15 HS</i>	<i>2 TREES - 36 SHRUBS</i>

GENERAL PHOTOMETRIC SCHEDULE	
FOR EVALUATION USE ONLY	2.05
MAXIMUM FOOT-CANDLES	17.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	381.17
AVERAGE TO MINIMUM FC RATIO	43.95

GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND DOES NOT CAUSE GLARE OR LIGHT TRESPASS THAT INTERFERES WITH THE VISION OF MOTORISTS. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO.278.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO.278.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, TRAILER STORAGE, OR SHIPPING CONTAINERS.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO.278,
5. NO LAND DIVISION OR COMBINATION IS REQUIRED,
6. NO SPECIAL LAND USE PERMIT APPLICATIONS ARE REQUIRED.



TECHNICAL DATA SHEET

NAME: LED Canopy Light
P/N: SNC-CP-150W-3421-1602

DLC CODE :#9AFABNC

Advantage:

- UL, cUL, DLC certificate
- High CRI
- Mean Well IP65 driver, input voltage 100-277VAC
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, Long lifespan
- Light is soft and uniform, Safe to eyes
- Instant start, NO flickering, NO humming
- Green and eco-friendly without mercury.

Application:

- ◆ Gas station
- ◆ Service station, Toll station.

SNC OPTO ELECTRONIC CO., LTD

Tel: +86-755-29683909

www.snc-lighting.com

Fax: +86-755-29684853

E-mail:sales@snc-led.com

Section 2, Item B.

Architect Info:

Seal:



Sheet Title:

SP-4

Sheet Number:

PROPOSED
PHOTOMETRIC
PLAN

Scale:

NOTED

DATE:

03/31/2025

Architect Info:

Seal:



GAS STATION - RETAIL SHOPS

59010 Gratiot Avenue, New Haven, MI

HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

SP-5

Sheet Number:

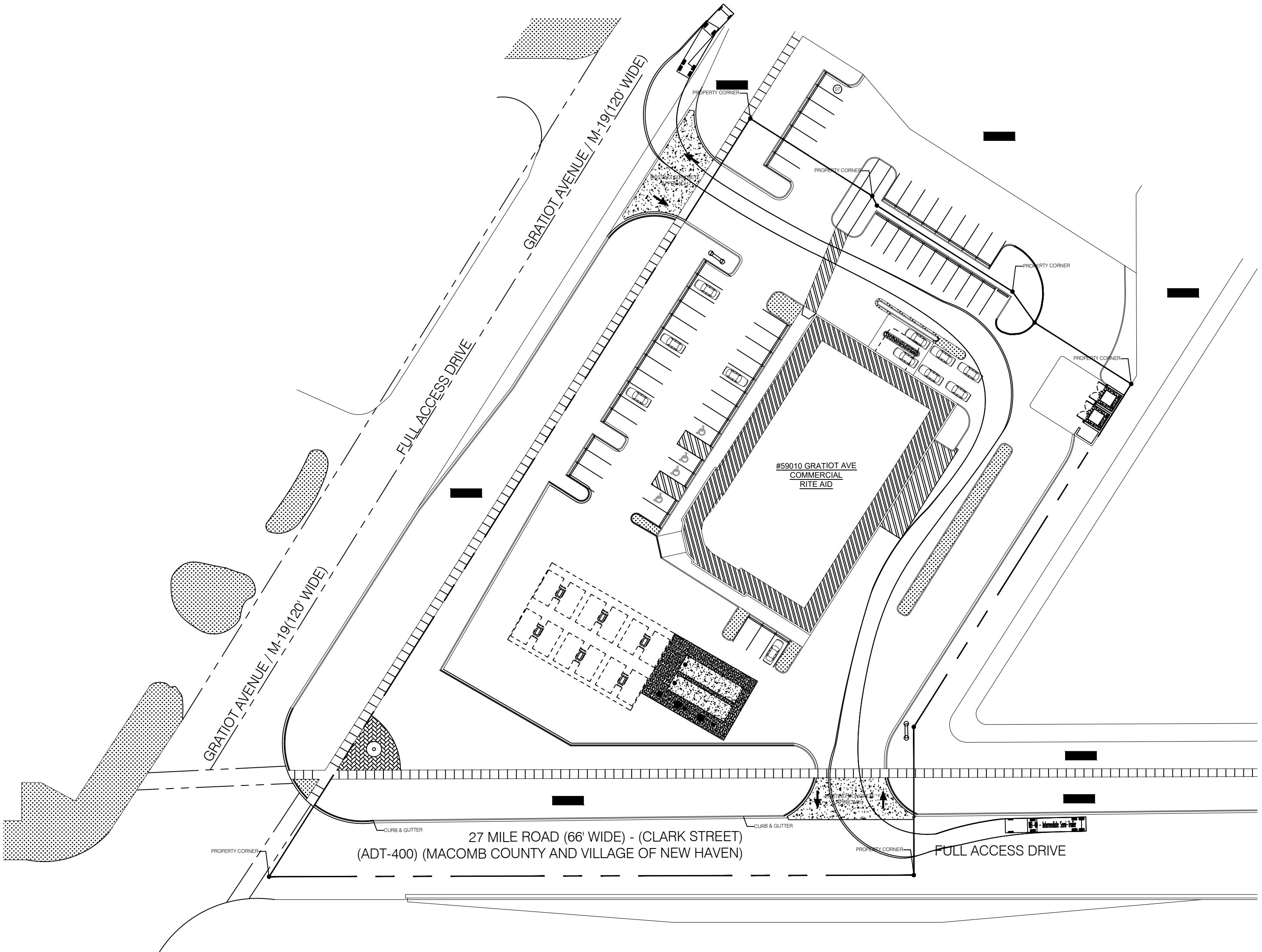
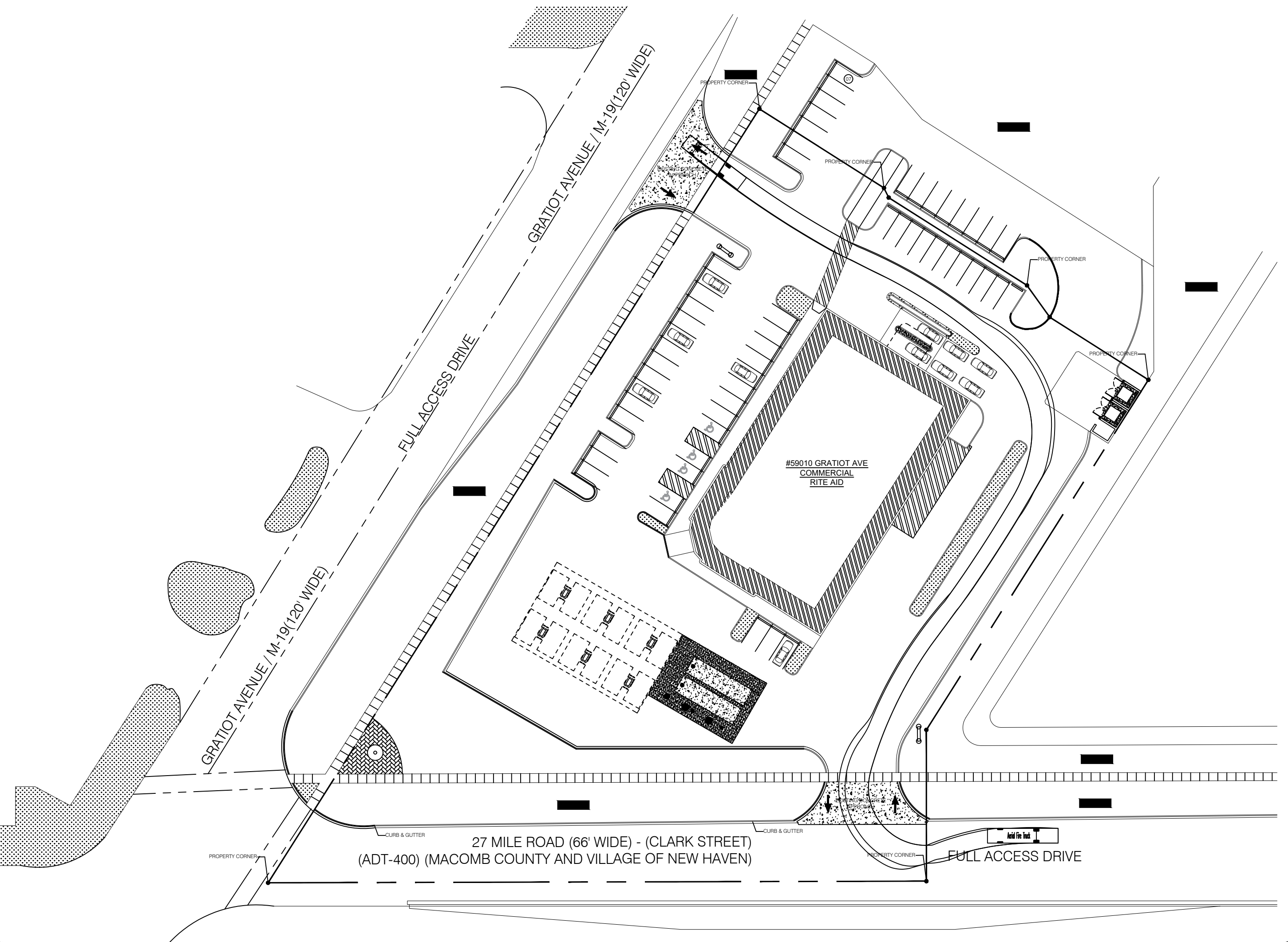
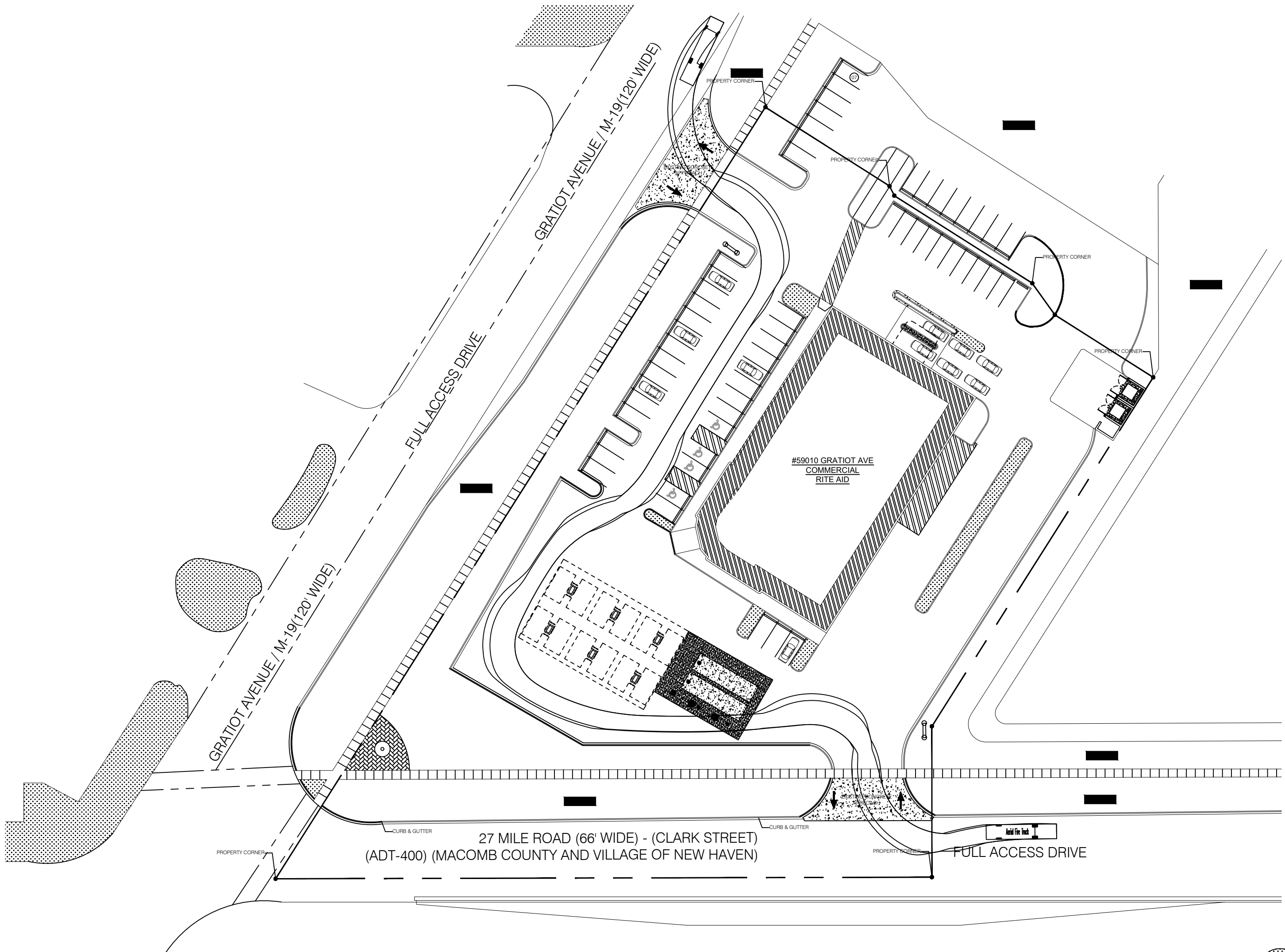
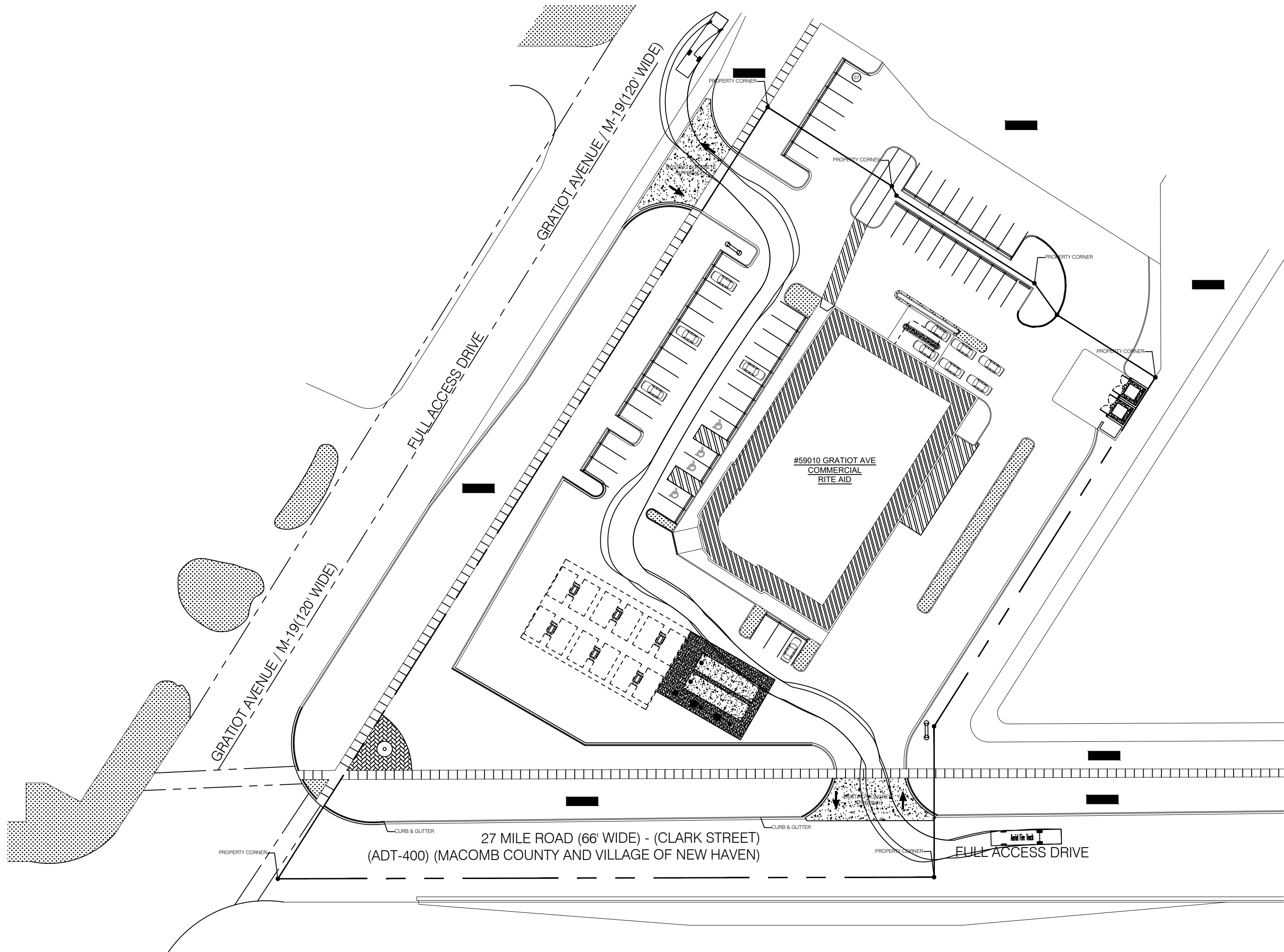
PROPOSED
TRUCK CIRCULATION
PLAN

Scale:

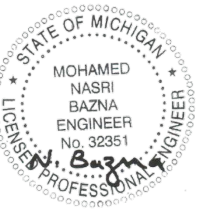
NOTED

DATE:

03/31/2025



Seal:



GAS STATION - RETAIL SHOPS

59010 Gratiot Avenue, New Haven, MI

HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

A-1

Sheet Number:

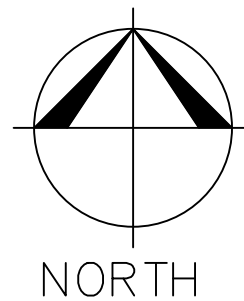
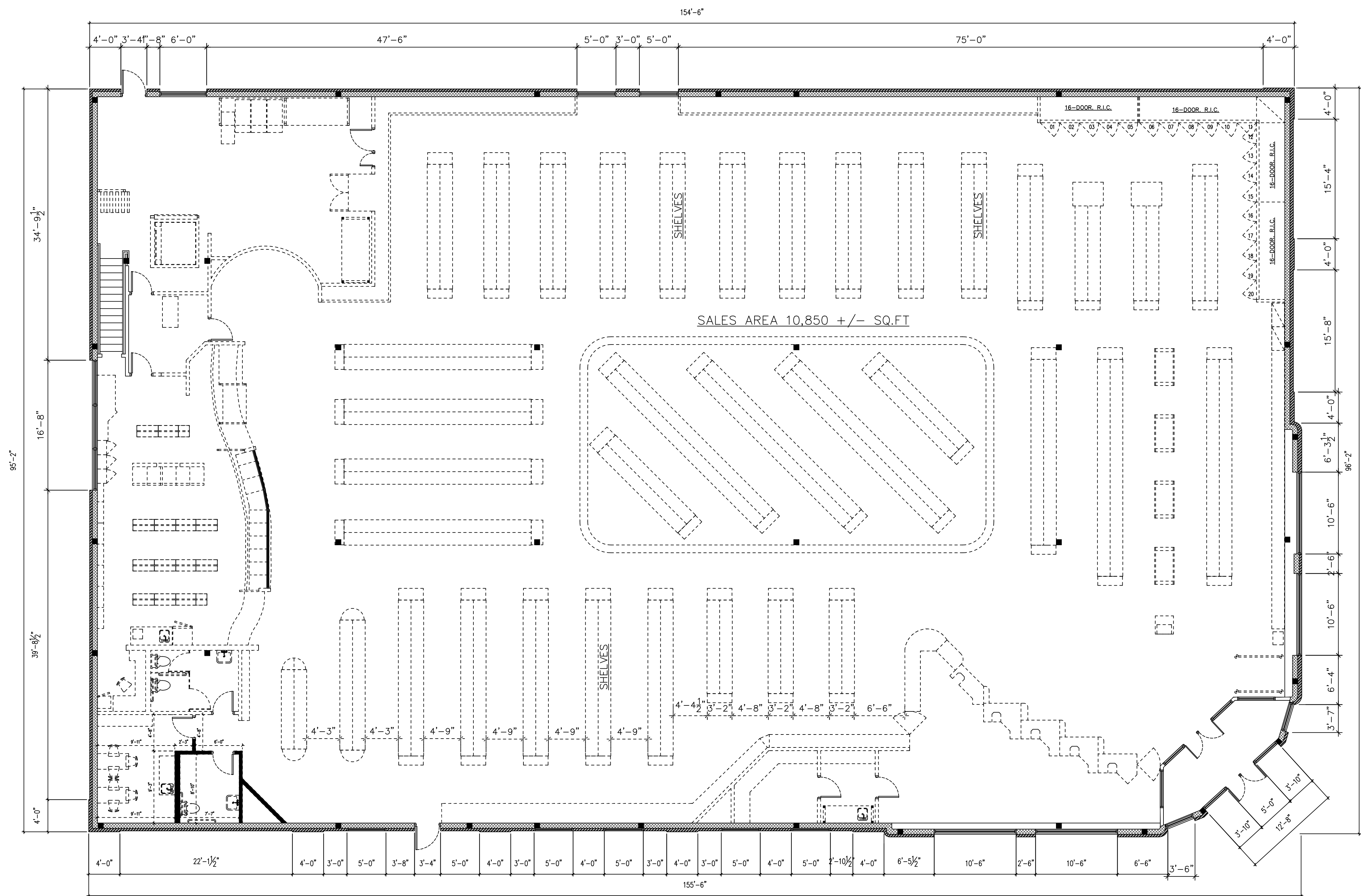
EXISTING FLOOR PLAN

Scale:

NOTED

DATE:

03/31/2025

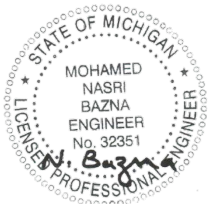


EXISTING FLOOR PLAN / INTERIOR DEMO PLAN

SCALE: $1/8'' = 1' - 0''$

Architect Info:

Seal:



GAS STATION - RETAIL SHOPS

Project Name:

59010 Gratiot Avenue, New Haven, MI

Project Location:

HASSANEIN AL AKARI - AMMAR DALOU

Owner:

Sheet Title:

A-1.2

Sheet Number:

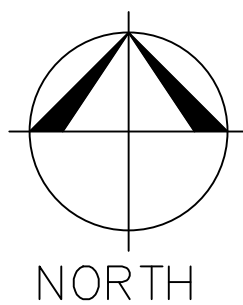
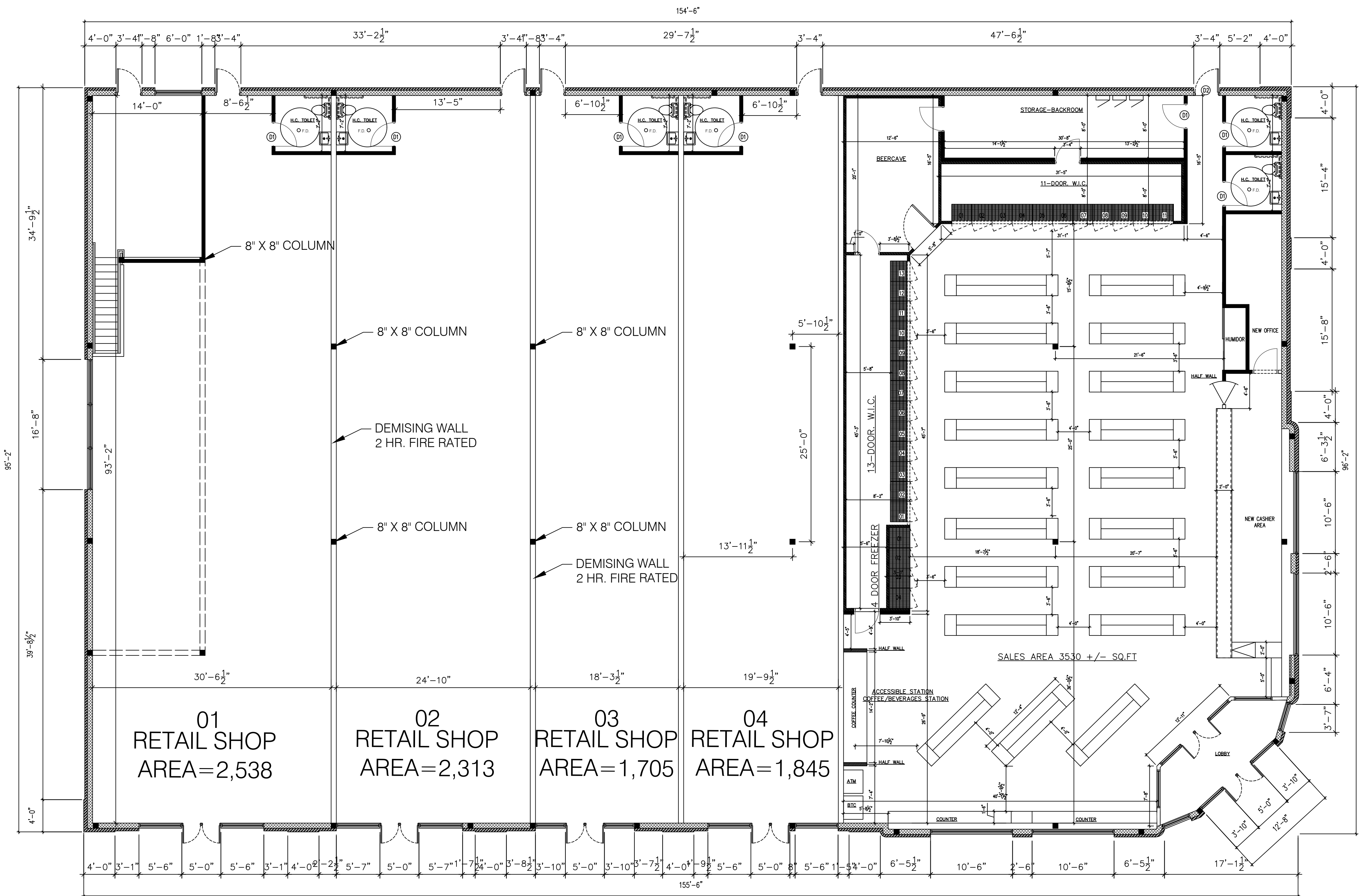
PROPOSED FLOOR PLAN

Scale:

NOTED

DATE:

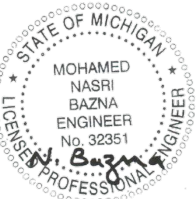
03/31/2025



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1' - 0"

Architect Info:

Seal:



GAS STATION - RETAIL SHOPS
59010 Gratiot Avenue, New Haven, MI
HASSANEIN AL AKARI - AMMAR DALOU

Project Name:

Project Location:

Owner:

Sheet Title:

A-2.0

Sheet Number:

EXISTING
ELEVATIONS

Scale:

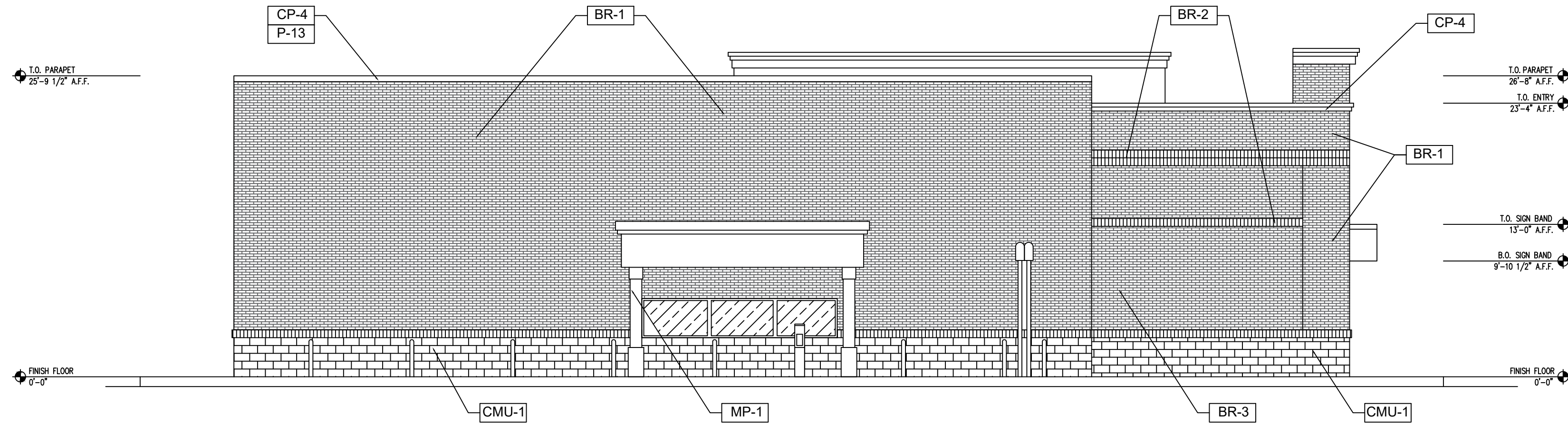
NOTED

DATE:

03/31/2025

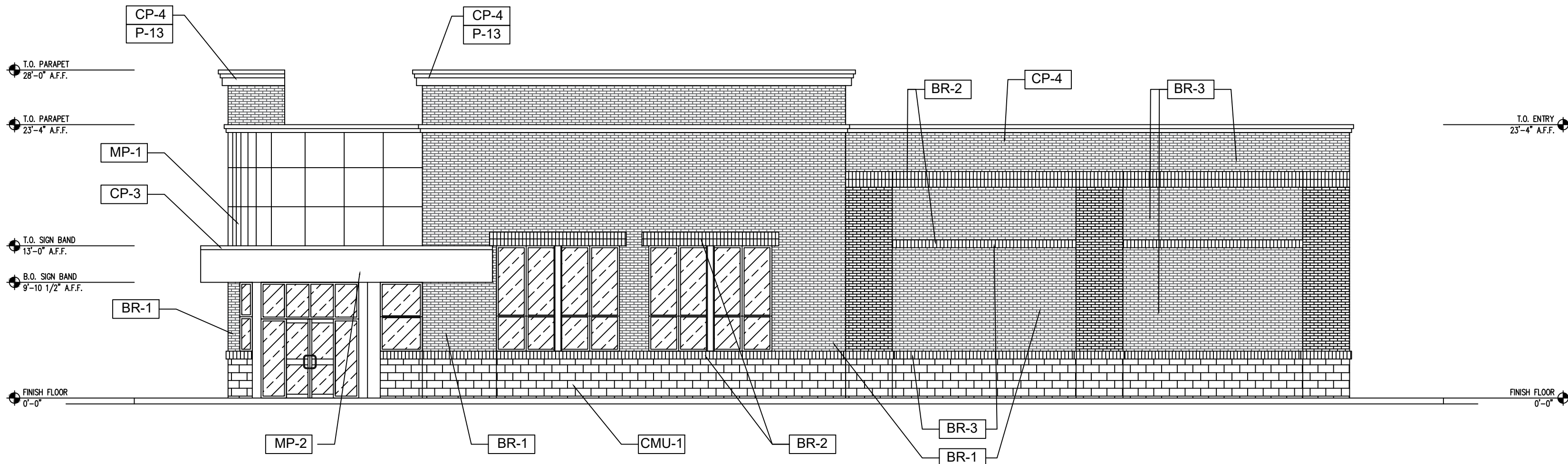
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



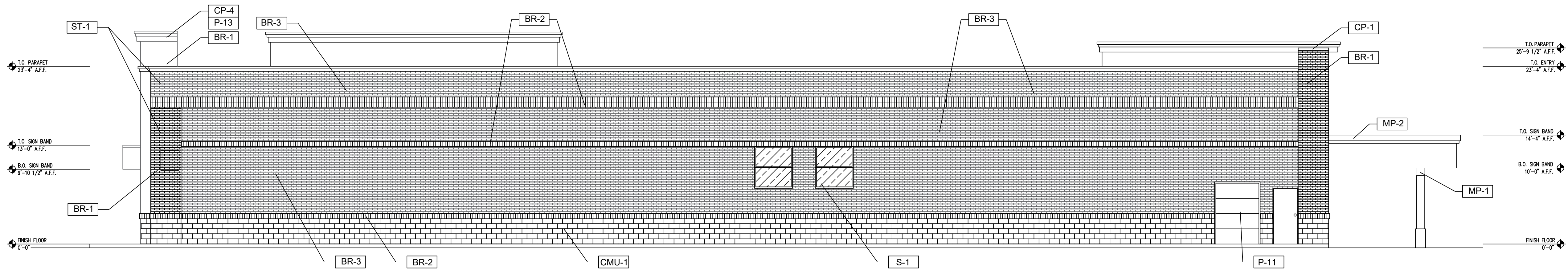
EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"



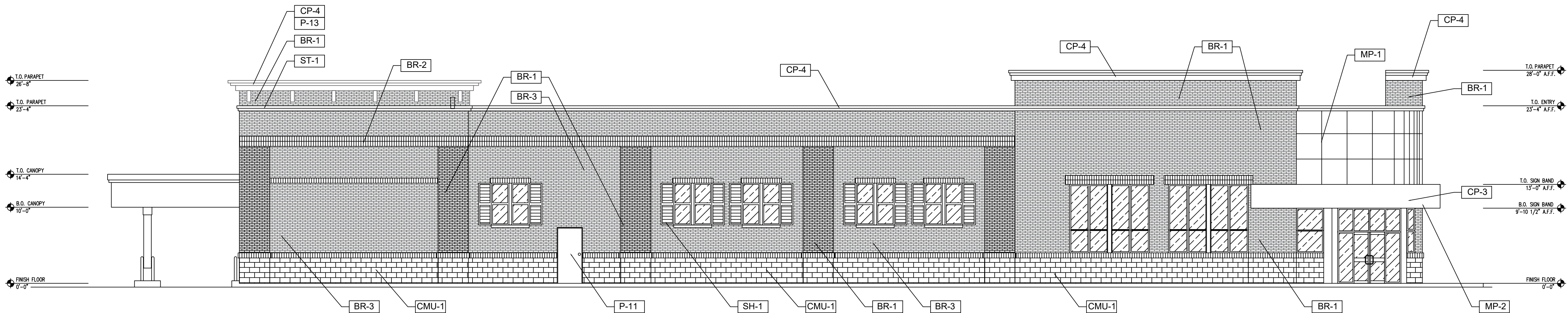
EXISTING EAST ELEVATION

SCALE: 1/8" = 1' - 0"



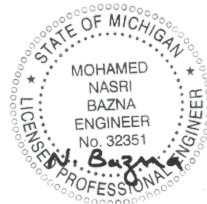
EXISTING WEST ELEVATION

SCALE: 1/8" = 1' - 0"



Architect Info:

Seal:



GAS STATION - RETAIL SHOPS
59010 Gratiot Avenue, New Haven, MI
HASSANEIN AL AKARI - AMMAR DALOU

Project Name:
Project Location:
Owner:

Sheet Title:

A-2.1

Sheet Number:

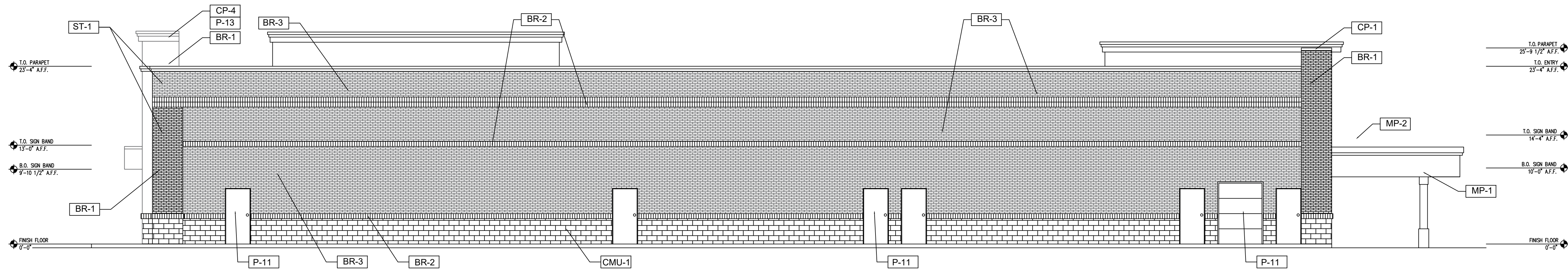
PROPOSED
ELEVATIONS

Scale:

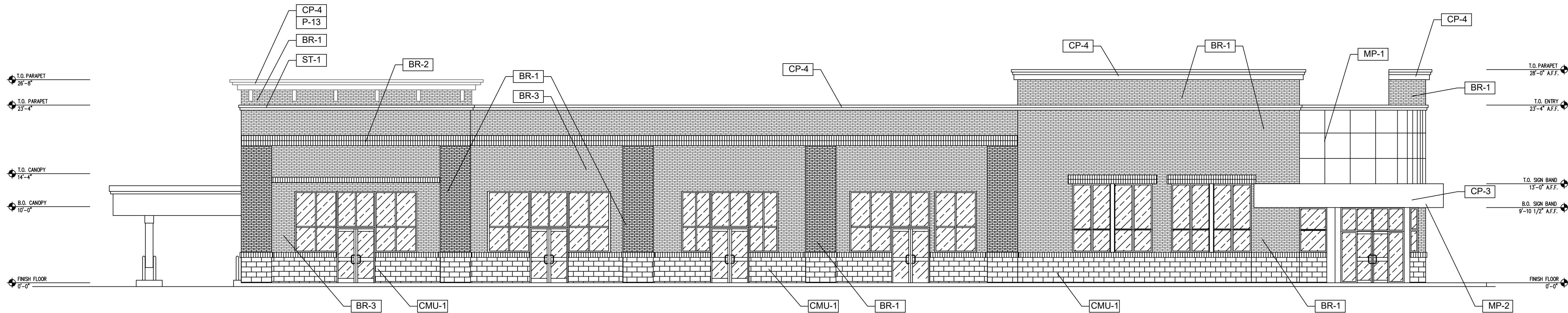
NOTED

DATE:

03/31/2025



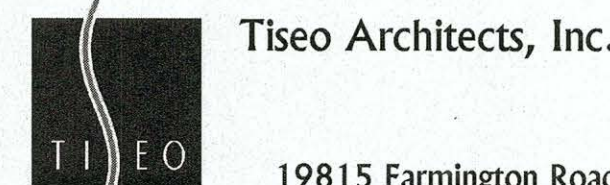
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1' - 0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1' - 0"

NOTE :
ALL EXISTING MATERIALS TO REMAIN
(VERIFY COLORING BY OWNER MATCHING NEW HAVEN TOWNSHIP CODES)
PROPOSED MATERIAL SUCH AS WINDOWS (GLASS - ALUMINUM) TO MATCH EXISTING

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WISE BUYS SALES
57530 Gratiot Ave.
New Haven, MI 48048

Drawn by: Anthony J Baker IV
Checked by: Benedetto Tiseo

Seal / Signature

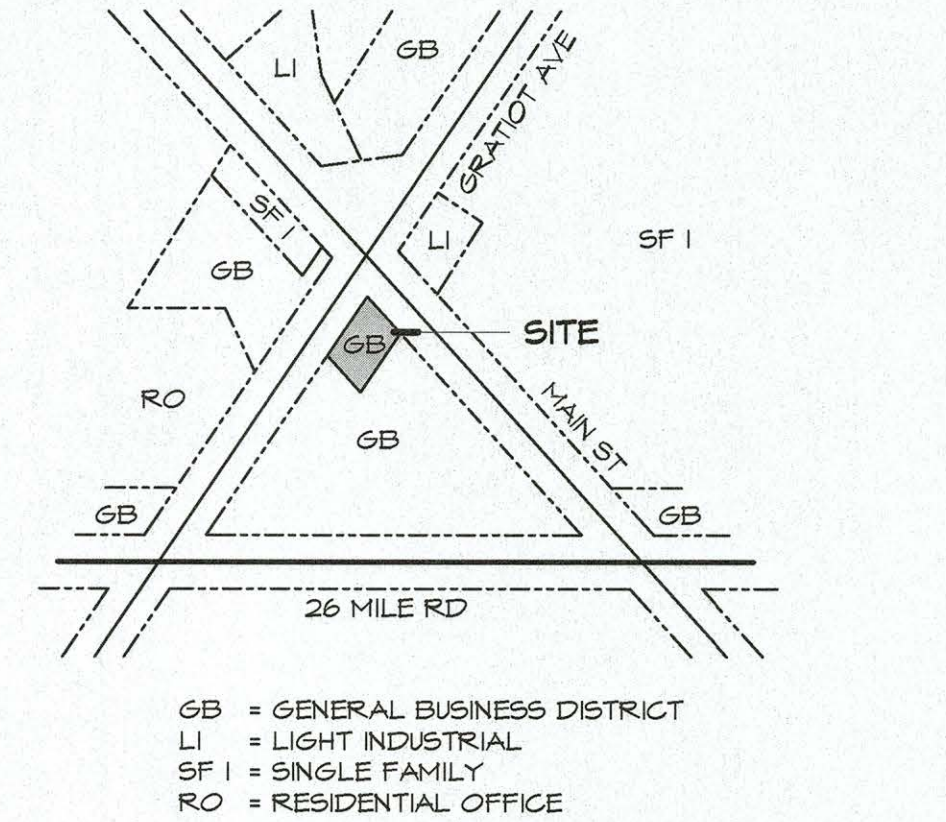
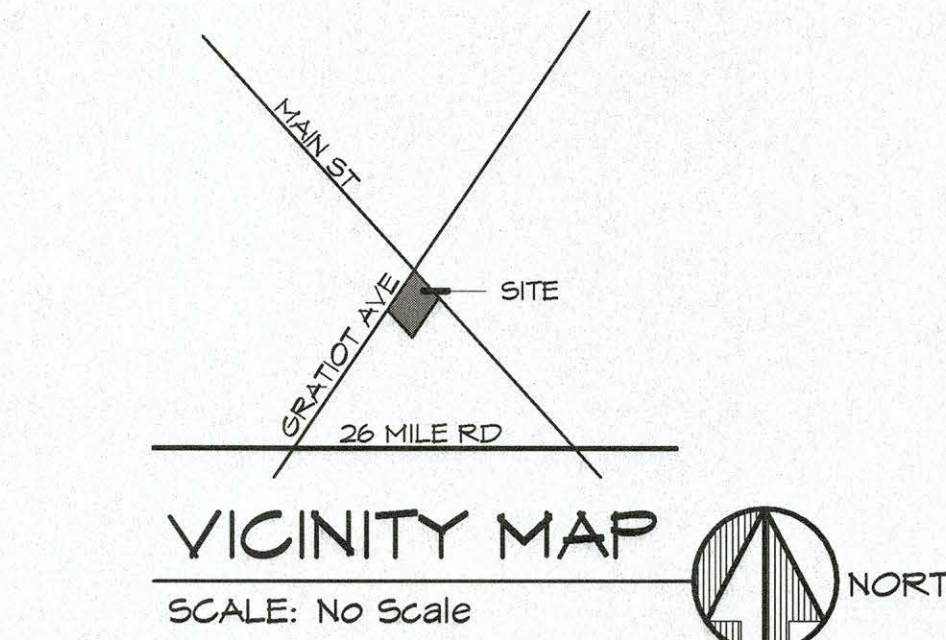


Date: JUL 1 5 2025

Issued for: Date:
SITE PLAN APPROVAL - SLU 15 JUL 2025

NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
Project No. 25011
Date Printed:
Sheet No. A1



LEGAL DESCRIPTION

LAND SITUATED IN THE VILLAGE OF NEW HAVEN, MACOMB TOWNSHIP, MICHIGAN, DESCRIBED AS:
PARCEL 1- A PARCEL OF LAND LOCATED IN SECTION 33, TOWN 4 NORTH, RANGE 14 EAST, VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33; THENCE NORTH 00 DEGREES 31 MINUTES 30 SECONDS WEST 542.5 FEET; THENCE NORTH 40 DEGREES 30 MINUTES WEST 330 FEET; THENCE NORTH 32 DEGREES 36 MINUTES EAST 416.6 FEET ALONG THE CENTERLINE OF GRATIOT AVENUE; THENCE SOUTH 40 DEGREES 30 MINUTES EAST 330 FEET ALONG THE RESERVING EASEMENT OF RECORD, SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES. NOTE: THE PROPERTY DESCRIPTION IS AS FURNISHED BY CLIENT.

DRAWING INDEX

ARCHITECTURAL
A1 PROPOSED SITE PLAN

SURVEY
1 OF 1 MORTGAGE SURVEY

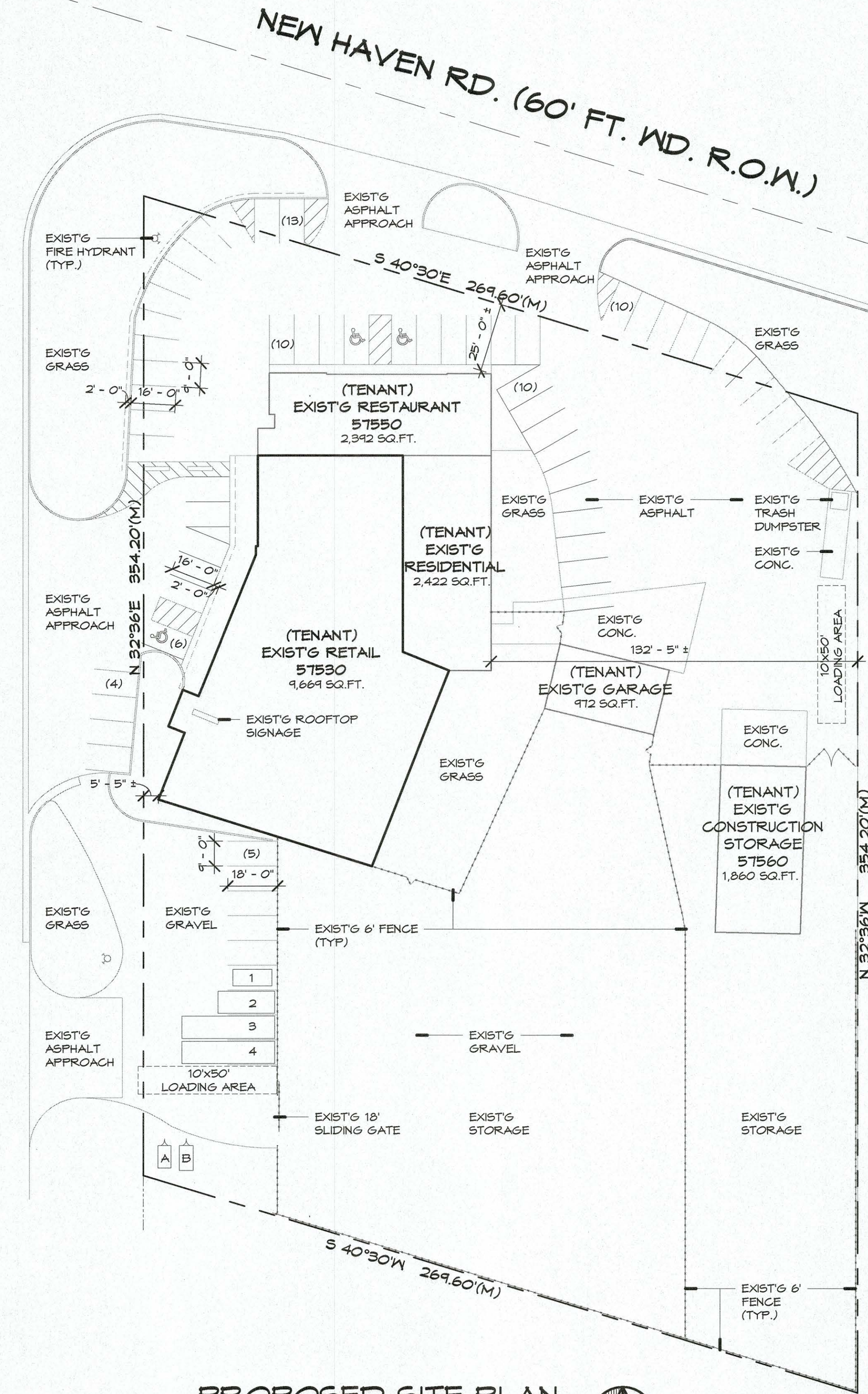
Site/Building Data

Site/Property Area: 95,492 Sq Ft (2.19 Ac)		
Chapter 515: Zoning:		
515-5 Zoning Map: Zoning Districts		
Existing Zoning: GB - General Business		
Existing Retail:	9,669	Sq. Ft.
Existing Restaurant:	2,392	Sq. Ft.
Existing Residential:	2,422	Sq. Ft.
Existing Construction Storage:	1,860	Sq. Ft.
Existing Garage:	972	Sq. Ft.
Total	17,315	Sq. Ft.
Max Lot Coverage		
Building / Property	17315 / 95,492	Sq. Ft.
Lot Coverage (Max: 35%):	18.13%	Existing No Change
Chapter 515-50: General Business Districts (GB)		
515-51 Principal Permitted Uses General Business Districts - GB		
515-51 (C) Restaurants		
515-51 (N) Antique, Thrift and Resale Shops		
515-51 (O) Accessory Uses (Construction Storage, Garage)		
Existing Apartments	Pre-Existing / Nonconforming	
515-52 Special Land Uses General Business Districts - GB		
515-152 Outdoor Storage Yards		
515-74 Schedule of Area Regulations		
Zoning District: GB - General Business Districts - GB		
Building Height		
Max (2 Stories):	1	Existing No Change
Max (35 Feet):	18'-8"	Existing No Change
Building Setback		
Min Front (35 Feet):	5'-5", 25'-0"	Existing No Change
Min Rear (15 Feet):	132'-10"	Existing No Change
Chapter 515-101: Off Street Parking and Loading		
515-101 (D) Number of Spaces Required:		
515-101 (D) Restaurants		
(Restaurant, Sit Down) 1 per 70 Sq Ft of Gross Floor Area:	2,392	Sq. Ft.
2,392/70 =		
Required:	34	Parking
515-101 (D) Antique, Thrift and Resale Shops		
(Retail) 1 per 175 Sq Ft of Gross Floor Area:	9,669	Sq. Ft.
9,669/175 =		
Required:	55	Parking
Total Parking Required:	89	Spaces
Total Parking Provided:	58	Spaces
Parking Overage/Underage:	-31	Spaces
515-101 (G) Barrier-free parking standards:	51-75 (58)	Spaces
Total Parking Required:	3	Spaces
Total Parking Provided:	3	Spaces
515-101 (B1) Parking Space Layout and Design:		
Parking Pattern:	75° to 90°	
Parking Space Width (Min 9 Ft):	9'	Actual
Parking Space Length (Min 18 Ft):	18'	Actual
Maneuvering Lane (Min 24 Ft):	24'	Actual
515-101 (H1) Off Street Loading Requirements:		
515-51 (C) Restaurants		
Gross Floor Area:	2,392	Sq. Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
515-51 (N) Antique, Thrift and Resale Shops		
Gross Floor Area:	9,669	Sq. Ft.
2,000 to 19,999 Gross Sq Ft:	1	Required
Required:	2	10ft x 50ft Loading Area
Provided:	2	10ft x 50ft Loading Area

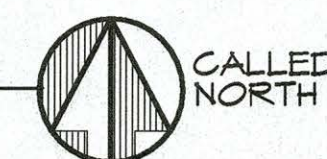
UHAUL LEGEND

- 1 CARGO VAN
 - 2 15' TRUCK
 - 3 26' TRUCK
 - 4 26' TRUCK
- A 5'x8' CARGO TRAILER
B 5'x8' UTILITY TRAILER

GRATIOT AVE (60' FT. WD. R.O.W.)



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"



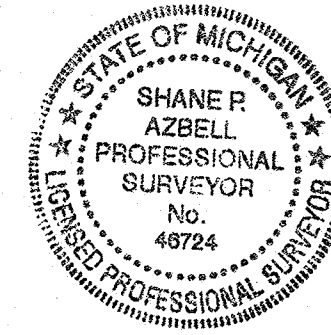
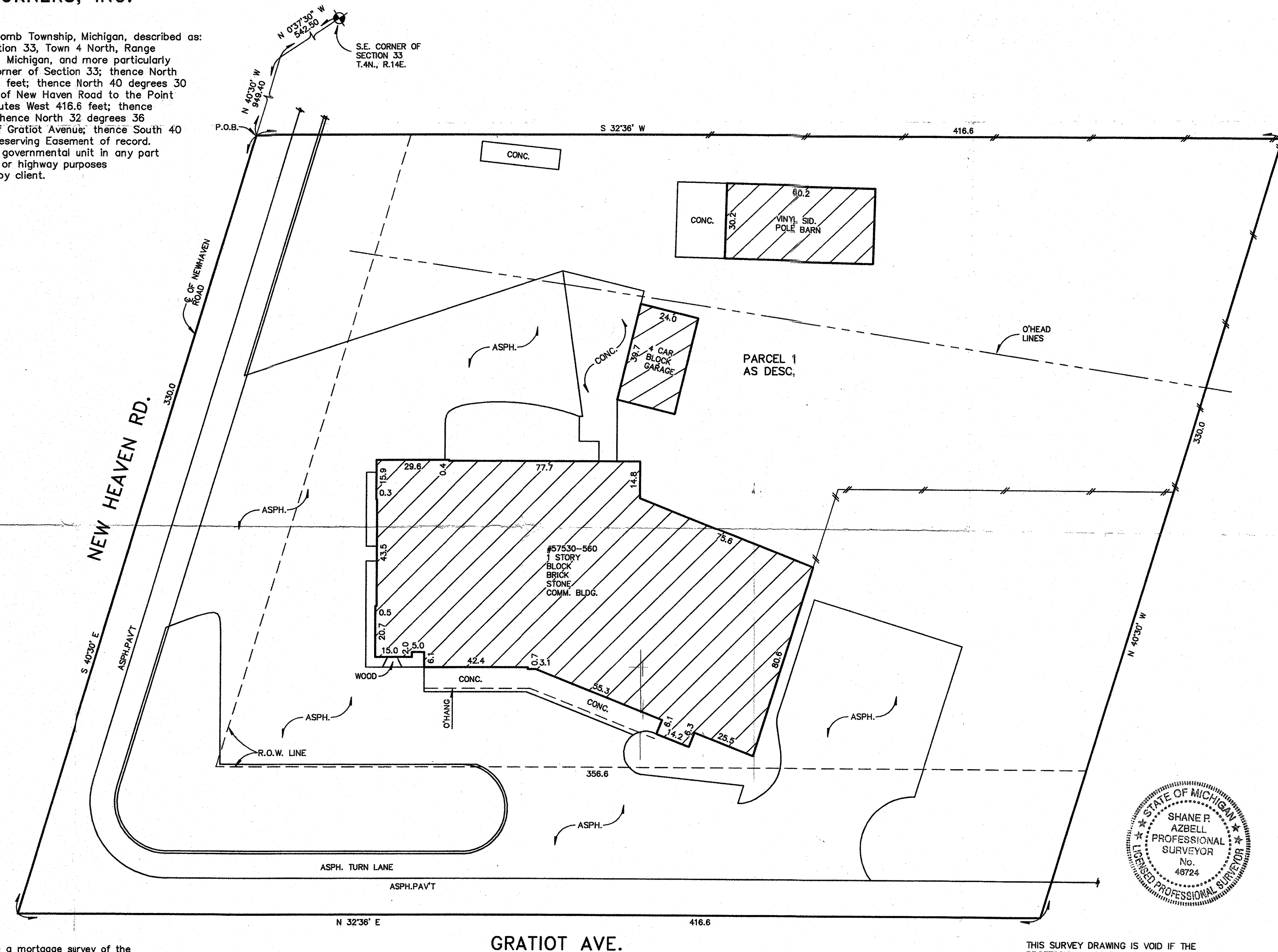
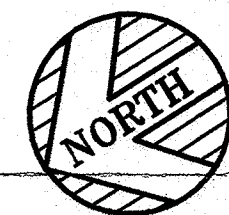
MORTGAGE SURVEY

Certified to: NEW HAVEN CORNERS, INC., CLINTON VALLEY TITLE COMPANY, COMERICA BANK

Applicant: NEW HAVEN CORNERS, INC.

Property Description:

Land situated in the Village of New Haven, Macomb Township, Michigan, described as:
Parcel 1- A PARCEL OF LAND LOCATED IN Section 33, Town 4 North, Range 14 East, Village of New Haven, Macomb County, Michigan, and more particularly described as: Commencing at the Southeast corner of Section 33; thence North 00 degrees 37 minutes 30 seconds West, 542.5 feet; thence North 40 degrees 30 minutes West 949.40 feet along the centerline of New Haven Road to the Point of Beginning; thence South 32 degrees 36 minutes West 416.6 feet; thence North 40 degrees 30 minutes West 330 feet; thence North 32 degrees 36 minutes East 416.6 feet along the centerline of Gratiot Avenue; thence South 40 degrees 30 minutes East 330 feet along the Reserving Easement of record. Subject to the rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes
Note: The property description is as furnished by client.



WE HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.

Certified to all Title Companies.

SHANE P. AZBELL P.S. 46724

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

KEM-TEC
LAND SURVEYORS

22558 Gratiot Avenue
Eastpointe, MI 48021-2819
(586) 772-2252
FAX: (586) 772-4045

KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48104-4308
(734) 964-0901 • (800) 435-8103
FAX: (734) 964-2007

PREPARED FOR: NEW HAVEN CORNERS, INC., CLINTON VALLEY
TITLE COMPANY, COMERICA BANK

DATE: 9-27-05 JOB #: 05-29802

SCALE: 1"=30' REV.:

DRW. BY: LAO/BDB REV.:



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

July 29, 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

Lucy Nolan-Dilbert

Rob Pannell

Genevieve Rodzik

Craig Simms

Alynne Jones

ABSENT

Rachel Whitsett

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Pannell to approve agenda with changes, Seconded by C. Simms.

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

Change - June 2025 minutes to July 2025

4. Public Comments on Agenda

William Benoit - 58415 Pembroke - request site plans be in packet

5. Approval of the Minutes

A. Regular Meeting Minutes June 1, 2025

Motion made by L. Nolan-Dilbert to approve July 1, 2025 minutes as presented, Seconded by C. Simms.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

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

Motion made by C. Dilbert, to accept the special land use request for temporary batch plant located at 57295 Iafrate Drive, New Haven, MI, 48048 Parcel number # 26-06-33-3676-007 with the following conditions: Accepting councils engineering waivers which are to be renewed annually. 50' buffer reduction per ordinance 515-91 C(4) providing neighboring parcels continued acceptance. Letter to be provided by AJAX for shared parking arrangement., Seconded by R. Pannell.

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

Voting Nay: C. Dilbert, L. Nolan-Dilbert

Representing Ownership: Bill Hartsock 4810 Old Plank Rd/Milford - noted that batch plant has been moved back from the rail line as required by ordinance

Engineering - All necessary Engineering Requirement Waivers approved by Council. Otherwise no objections.

Planning - Requires 50' buffer reduction which planning can or cannot approve per ordinance 515-91 C(4). Request letter from AJAX for shared parking agreement. Otherwise no objections.

Fire - no objections.

General Discussion also took place regarding the agreement between the village and the applicant to renew requirements - including waivers annually through planning and village council. Discussion also took place in regards to the buffer reduction being contingent on the neighboring parcels acceptance of these Conditions. Discussed shared parking arrangement with neighboring property owner (AJAX) which the applicant said they would provide.

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

Motion made by C. Dilbert to set public hearing for Special Land Use (New & Used Vehicle Sales) for the above property for September 2nd, 2025 at 6:30PM, Seconded by L. Nolan-Dilbert.

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

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

Motion made by R. Pannell to set public hearing for Special Land Use (Resale & Rentals) for the above property for September 2nd, 2025 at 6:30PM, Seconded by C. Simms.

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

- 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

Motion made by R. Pannell to set public hearing for Special Land Use (Vehicle Service Center) for the above property for September 2nd, 2025 at 6:30PM, Seconded by C. Dilbert.

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

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

Motion made by R. Pannell to deny site plan for not meeting engineering, planning, and fire ordinance requirements, Seconded by C. Dilbert.

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

Engineering - They have many requirements left unmet. They would need to comply or seek waivers from council for these requirements. List provided with engineering feedback.

Planning - They have many requirements left unmet. List provided with planning review. They will either need to comply to these requirements or meet with ZBA to acquire variances.

Fire - They still have fire requirements that must be met for safety purposes.

General: Significant time has taken place since their initial site plan submission (March) with limited progress towards fulfilling their obligations. They are currently operating without a Certificate of Occupancy. They have shared access with Shoreline Steel.

9. Planner's Report

None

10. Public Comments on Non-Agenda Items

1. William Benoit 58415 Pembroke - discussed table communication
2. Brian Meissen - announced resignation of building inspector

11. Call from the Table

Rob Pannell - Thank you to our professionals/support staff.

12. Adjournment

Motion made by C. Dilbert to adjourn at 8:13 PM, Seconded by C. Simms.

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