



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

December 03, 2024 at 7:00 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 7:00 pm, at the New Haven Municipal Offices at 57775 Main Street.

- 1. Call to Order/Roll Call**
- 2. Public Hearing**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Approval of the Minutes**
 - A.** Regular meeting minutes November 5, 2024
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
 - A.** Crossroads Liquor Store - Site plan review
- 8. New Business**
 - A.** 2025 Meeting Dates
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

November 05, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

1. Call to Order/Roll Call

Meeting called to order at 7:00 PM

PRESENT

Chris Dilbert

Rob Pannell

Genevieve Rodzik

Rachel Whitsett

ABSENT

Katie Cendrowski

Lucy Nolan-Dilbert

Craig Simms

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, R. Pannell, G. Rodzik, R. Whitsett

4. Public Comments on Agenda

None

5. Approval of the Minutes

A. Approval of October 1, 2024 minutes

Motion made by R. Pannell to approve October 1, 2024 regular meeting minutes as presented, seconded by C. Dilbert.

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

6. Communications/Correspondence/Workshop

None

7. Old Business

8. New Business

A. Havenridge Estates - Preliminary site plan review

Motion made by R. Pannell to table Haven Ridge Estates until applicant is ready to return, Seconded by R. Whitsett.

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

Planners comments - No objection

Meets set backs of single family

Screening not required

Sign set back - need drawing

Engineering comments -

Preliminary only - lacking full site plan items

Green space needed between street and sidewalk

Dimensional items missing

Connector missing on Margo

No open space/green space/common space

Fire simulation required - not provided

Letter of intent from Merritt to allow egress

Merritt Academy traffic concerns - need analysis

Water - over 30 units, looped system. Connect to 8 inch, subject to Fire Department approval.

Sanitary - 8 inch on west, New Haven has capacity

Paving private road - Parking on both sides, Fire Department needs 36 feet to clear

Wetlands - need EGLE permit and water quality concerns.

Railroad - need approval

Retention pond - no runoff without drainage.

Fire Savy comments -

need second road access

9. Planner's Report

Macomb County will no longer be providing services to the village after the end of 2024.

John will help with transition and send a list of recommended people to replace and support where he can.

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

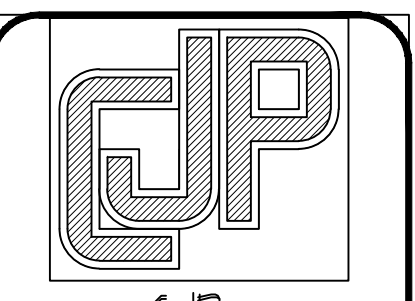
R. Whitsett - thank you John!

R. Pannell - December meeting

12. Adjournment

Motion made by R. Whitsett to adjourn at 8:10, Seconded by C. Dilbert.

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



CJP
ENGINEERING & DESIGN, LLC
 30411 W 12 MILE RD.
 FARMINGTON HILLS, MI 48334
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 Cell (248)376-5006
 harishakim@yahoo.com

PROJECT:
 PROPOSED RETAIL BUILDING
 59010 MAIN ST.
 NEW HAVEN MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:
 10/15/2024

DESIGNED BY: H.A.
DRAWN BY: HUWIDA ALALEM
REVIEWED BY: HARIS HAKIM, P.E.

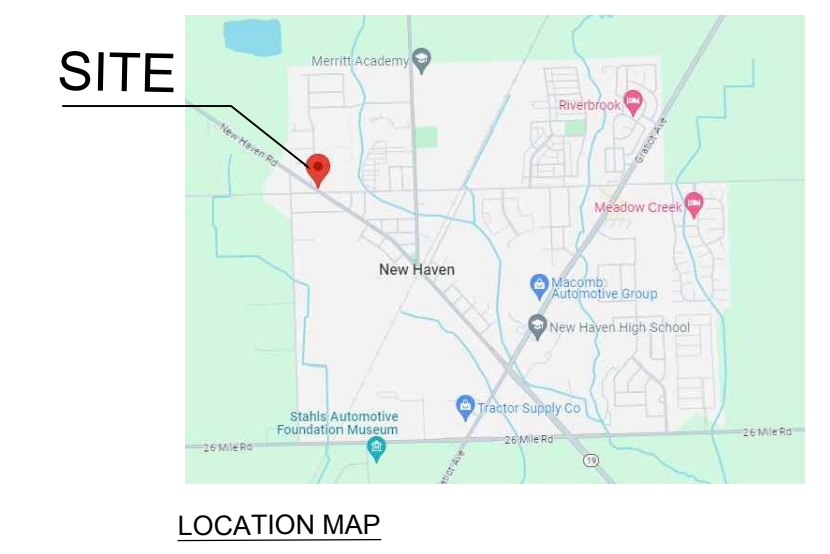


NOTES:
 ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

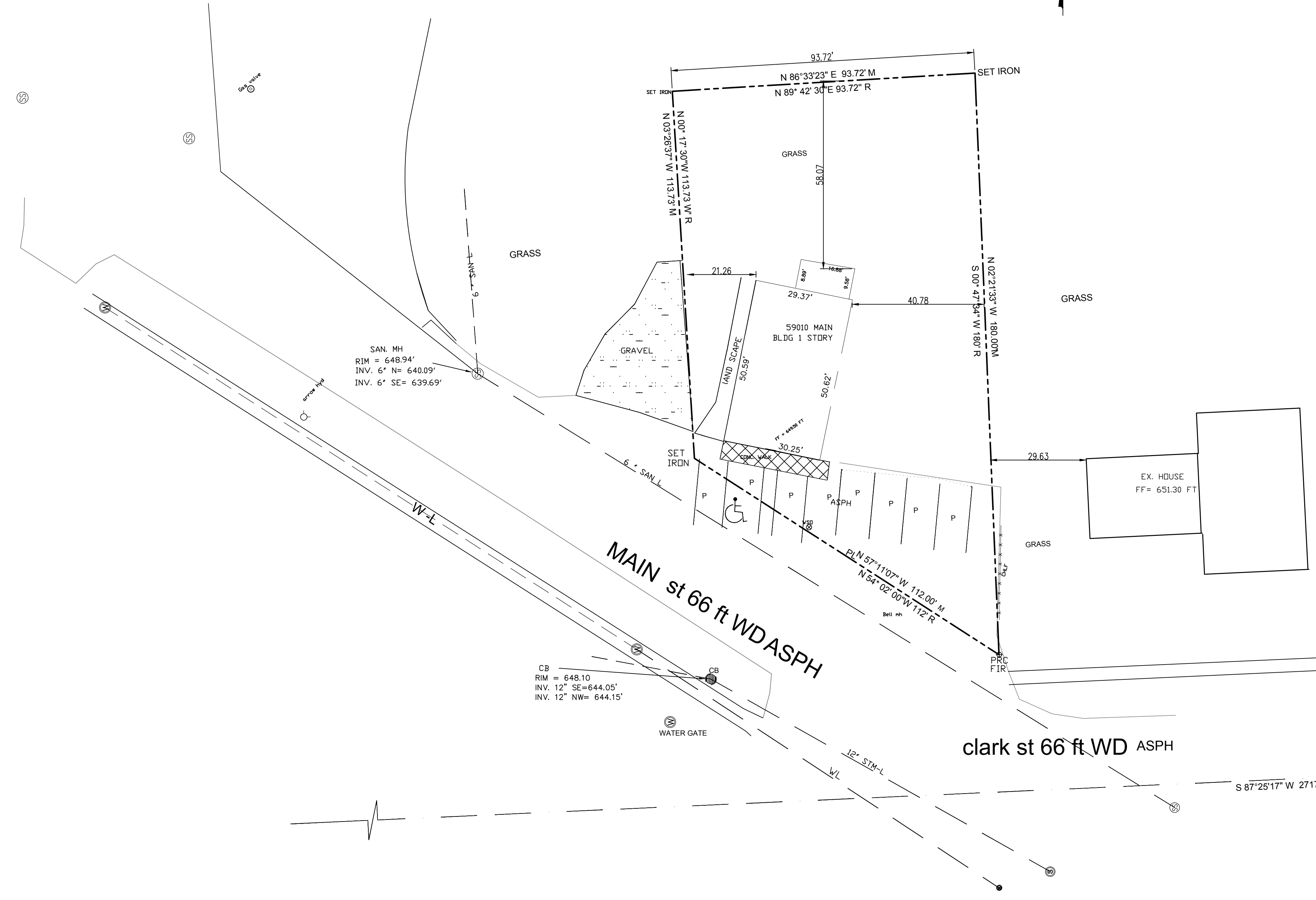
DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR CORRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.

ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE
 EXISTING SITE PLAN
SCALE: 1" = 20.0'
SHEET #
 SP-1



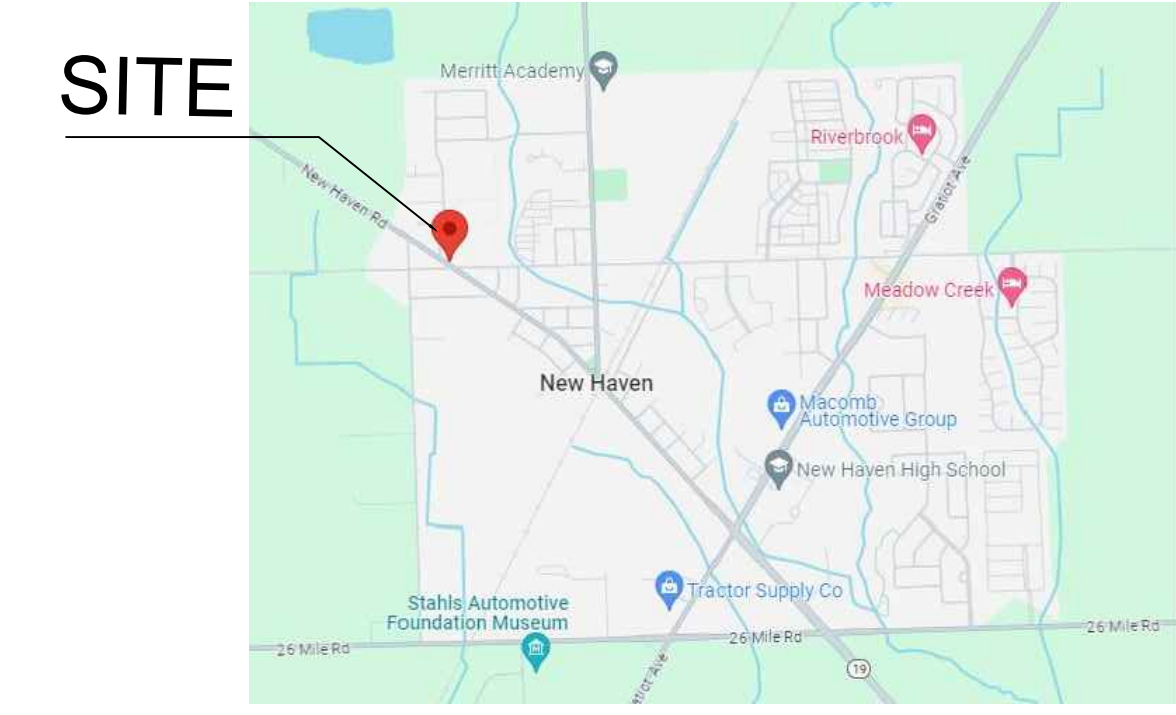
EXISTING SITE PLAN
 SCALE 1" = 20'



LEGAL DESCRIPTION: # 59010 MAIN ST.
 Land part of SW 1/4 of section 28 and part of NW 1/4 of section 33 T4N,R 14 E.Village of New Haven,Macomb CO. Michigan, Particularly described as follows:
 Part of lot 15, Assessor's plat No 1being part of block 3 Charles L.Cole's Addition according to the recorded plat thereof, as recorded in liber 16 page 48 of macomb county records. Commencing at south east corner of said lot; Thence north 89 degrees 26 minutes west 116.60 feet, thence north 54 degrees 02 minutes west 15 feet; thence north 54 degrees 02 minutes west 112.0 feet; along northeasterly line of main street; 66 feet wide; thence north 00 degrees 17 minutes 30 seconds west 113.73 feet; thence north 89 degrees 42 minutes 30 seconds east 93.72 feet; thence south 00 degrees 47 minutes 34 seconds west 180.0 feet to the point of beginning.
 containing 13,765 SQ FT (0.32 ACRE) MOR OR LESS.
 parcel ID# 26-06-28-351-035

LEGEND	
X 600 EXIST ELEVATIONS	OHI over head line
PL PROPERTY LINE	PP Power pole
BLDG BUILDING	LP light pole
WL WATER LINE	sec. section
HSE HOUSE	W WATER
CONC. CONCRETE	R RECORD
STM L Storm line	SAN SANITARY
WD WIDE	FIR FOUND IRON ROD
WSO WATER KEY SHUTOFF	M MEASURED
TR Tree	P PARK STALL
Prc property corner	CHLF CHAIN LINK Fnc
	ASPH. ASPHALT
	FF finish floor elev.

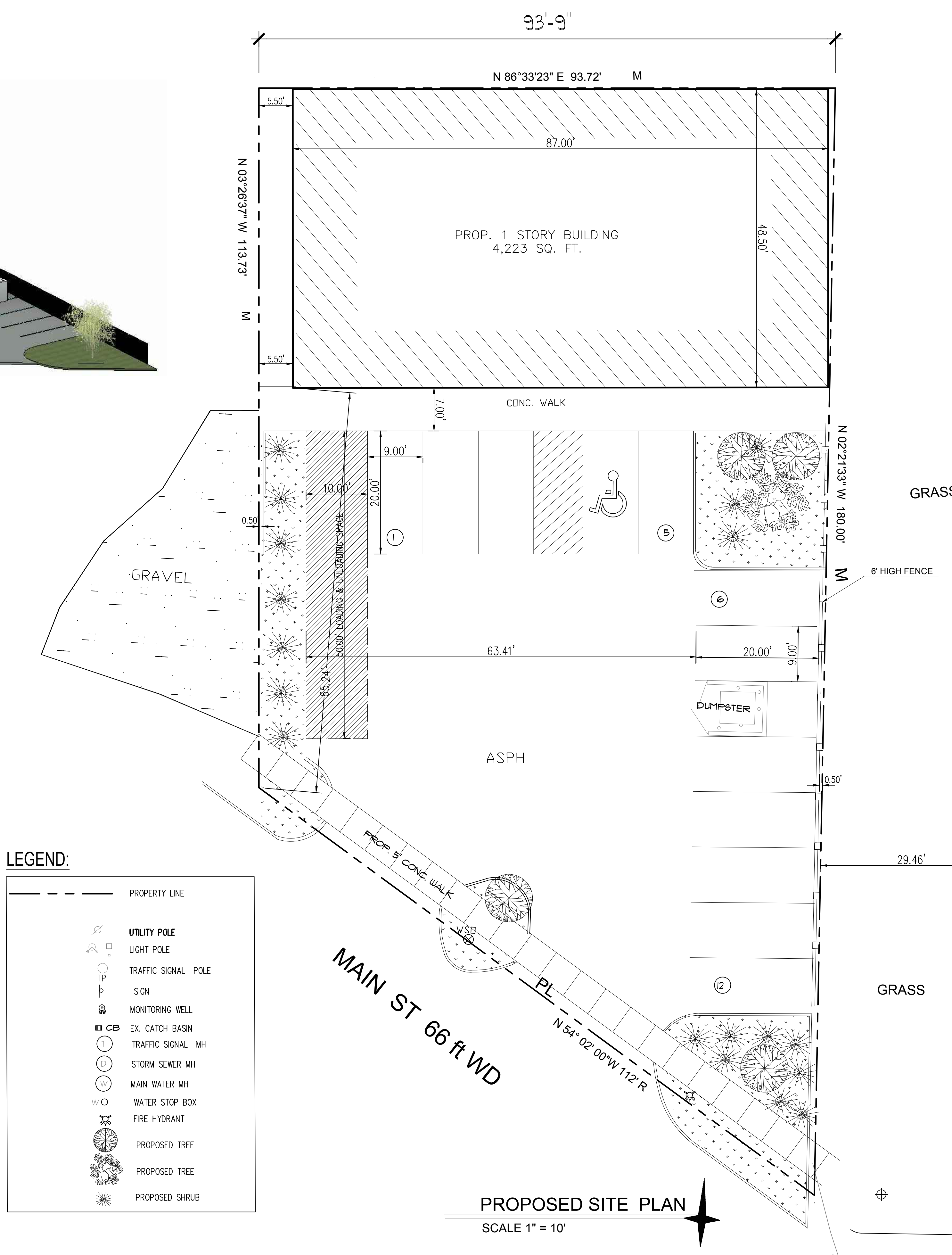
NOTE:
 Since our survey doesn't include (TITLE SEARCH)HERE COULD BE EASMENTS AND ANY ENCUMARANCES AND/ OR RESTRICTIONS UPON SUBJECT PROPERTY AS MAPED HEREIN AND THAT ARE NOT SHOWN THIS TIME.



LOCATION MAP

SITE DATA	
EXISTING ZONING	GBD (GENERAL BUSINESS DOWNTOWN) (RETAIL SHOP)
EXISTING SITE AREA	13,568 SF.
EXISTING BUILDING AREA (TO BE DEMOLISHED)	1,691 SF.
PROPOSED NEW BUILDING AREA	4,223 SF.
FRONT SETBACK (REQ.)	0'-0"
FRONT SETBACK	65'-3"
SIDE YARD SETBACKS (REQ.)	0'-0"
SIDE YARD SETBACKS	0'-0" AND 5'-6"
REAR SETBACK (REQ.)	0'-0"
REAR SETBACK	0'-0"
PARKING REQUIREMENT ONE PER 175 SQFT OF RETAIL FLOOR AREA	
4,223 / 175 = 24.1 = 24	
NUMBER OF PARKING SPACES PROVIDED = 12 SPACES INCLUDING 1 HC SPACE (ZONING REQUIRED)	

LEGAL DESCRIPTION: # 59010 MAIN ST.
 LAND PART OF SW 1/4 OF SECTION 28 AND PART OF NW 1/4 OF SECTION 33 T4N,R 14 E,VILLAGE OF NEW HAVEN,MACOMB CO. MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:
 PART OF LOT 15, ASSESSOR'S PLAT NO 1BEING PART OF BLOCK 3 CHARLES L.COLE'S ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 16 PAGE 48 OF MACOMB COUNTY RECORDS, COMMENCING AT SOUTH EAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 26 MINUTES WEST 116.60 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 15 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 112.0 FEET; ALONG NORTHEASTERLY LINE OF MAIN STREET; 66 FEET WIDE; THENCE NORTH 00 DEGREES 17 MINUTES 30 SECONDS WEST 113.73 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 93.72 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 34 SECONDS WEST 180.0 FEET TO THE POINT OF BEGINNING, CONTAINING 13,765 SQ FT (0.32 ACRE) MOR OR LESS. PARCEL ID# 26-06-28-351-035



CJP ENGINEERING & DESIGN, LLC
 30411 W 12 MILE RD.
 FARMINGTON HILLS, MI 48334
 Office (248)747-4562
 Fax (248)297-6121
 Cell (248)376-5006
 harishakim@yahoo.com

PROJECT: PROPOSAL RETAIL BUILDING

OWNER: 59010 MAIN ST. NEW HAVEN, MI 48048

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:
 10/15/2024

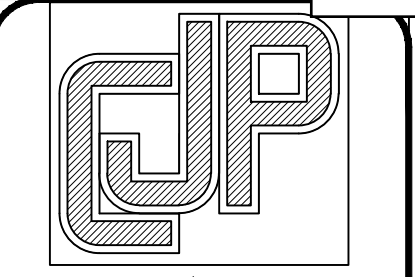
DESIGNED BY: H.A.
 DRAWN BY: HUWIDA A LALEM
 REVIEWED BY: HARIS HAKIM, P.E.

STATE OF MICHIGAN
 HARIS HAKIM
 ENGINEER
 No. 61468
 LICENSED PROFESSIONAL ENGINEER
 SEAL

NOTES:
 ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.
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SHEET TITLE: PROPOSED SITE PLAN
 SCALE: 1" = 10.0'

SHEET # SP-2



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5900 W. MAIN ST.
NEW HAVEN, MI 48048

OWNER:

SUBMITTAL:
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NOTES:

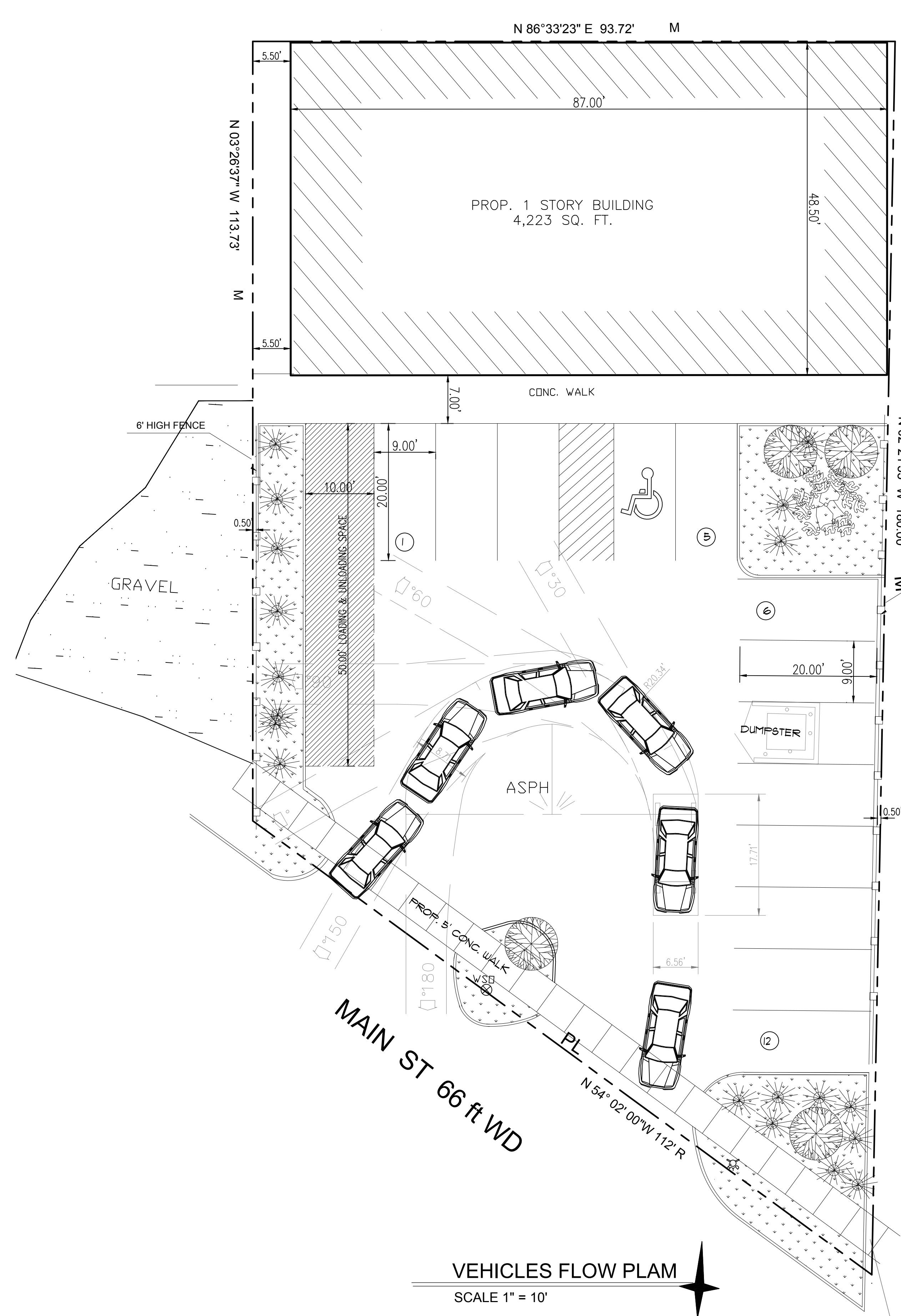
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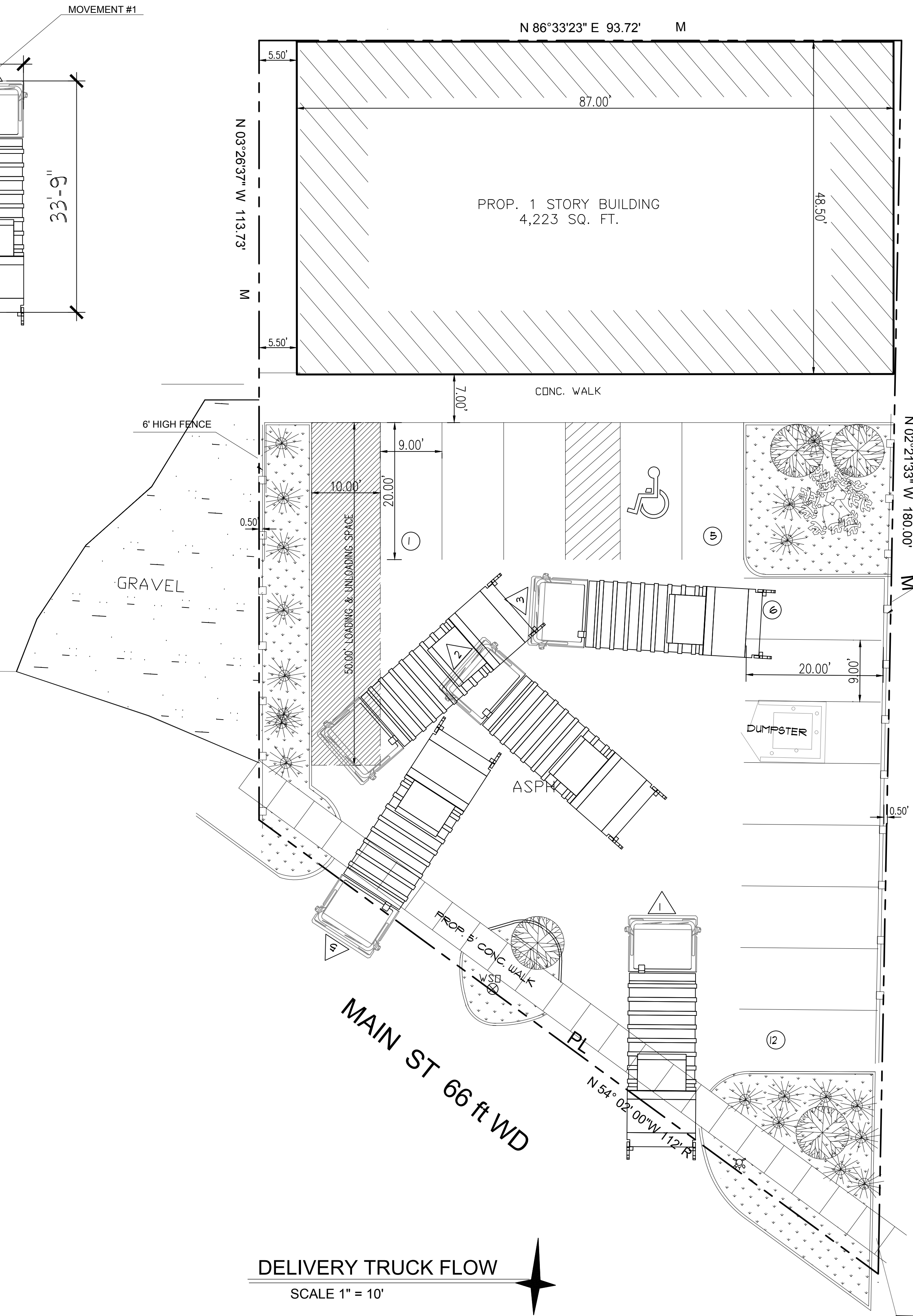
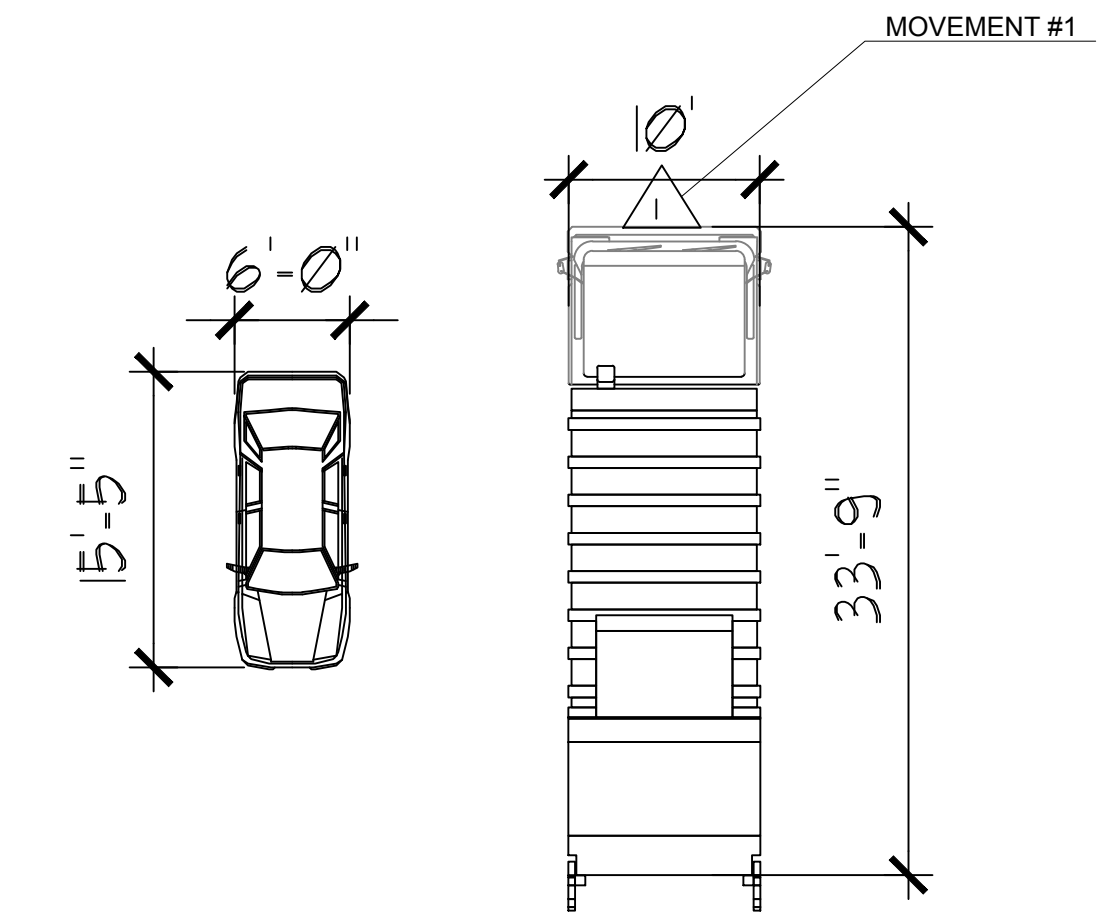
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SHEET TITLE
VEHICLES AND TRUCK FLOW
SCALE: 1" = 10.0'

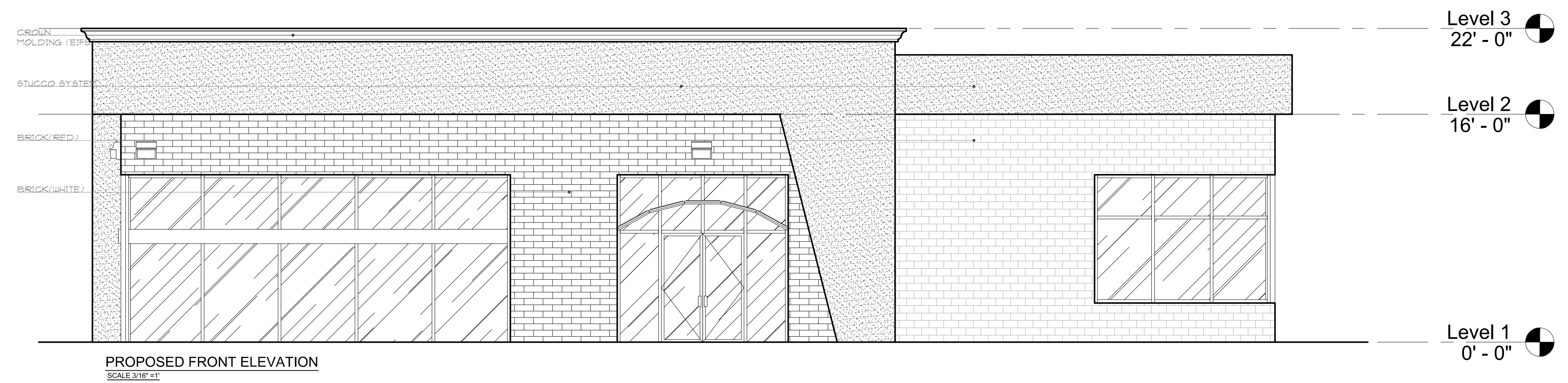
SHEET #
SP-3



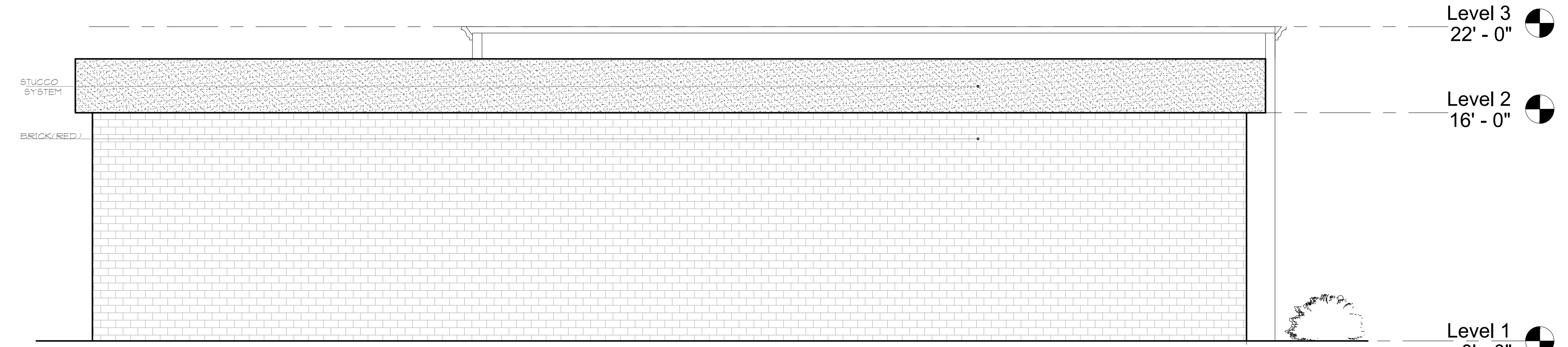
VEHICLES FLOW PLAM
SCALE 1" = 10'



DELIVERY TRUCK FLOW
SCALE 1" = 10'



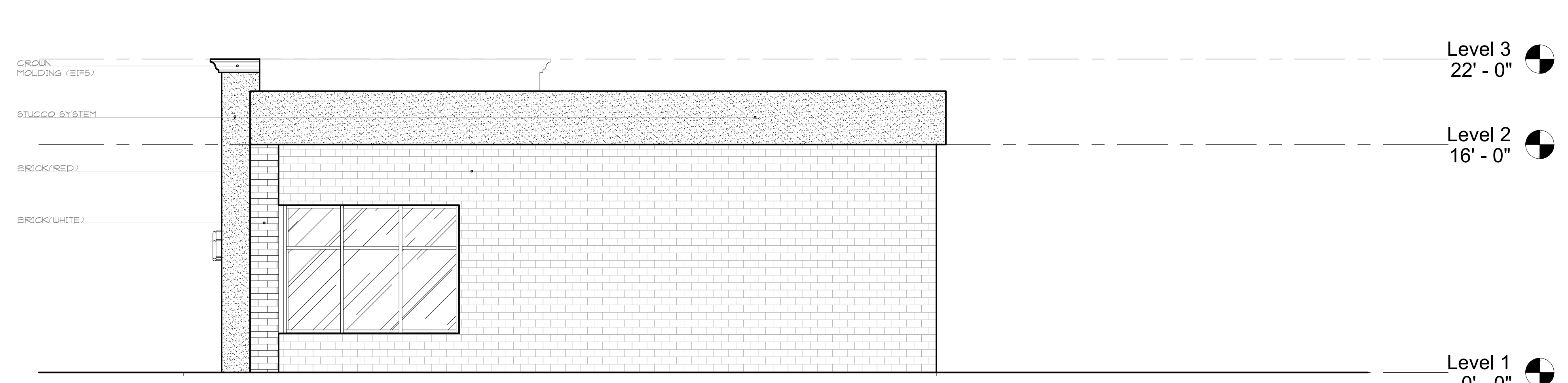
PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'

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PROJECT:
PROPOSAL STORE BUILDING
6800 S. MAIN ST.
NEW HAVEN, MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:
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DESIGNED BY: H. ALALEM
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SHEET TITLE
ELEVATIONS
SCALE: 1/4" = 1'
SHEET #
A-1



Village Of New Haven

P.O Box 480429 • 57775 Main Street
New Haven, Michigan 48048-0429
Phone: (586) 749-5301 • Fax: (586) 749-9055

2025 Planning Commission Calendar

January 7, 2025

February 4, 2025

March 4, 2025

April 1, 2025

May 6, 2025

June 3, 2025

July 1, 2025

August 5, 2025

September 2, 2025

October 7, 2025

November 4, 2025

December 2, 2025