



# NEW HAVEN ZONING BOARD OF APPEALS PUBLIC HEARING AGENDA

November 26, 2024 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 Zoning Board of Appeals will hold a Public Hearing at 6:30 pm, at the New Haven Council Room located at 57775 Main Street.**

- 1. Call to Order/Roll Call**
- 2. New Business**
  - A. Officer Elections - Chairperson, Vice Chairperson, and Secretary
  - B. ZBA Bylaws
- 3. Call to Order/Roll Call**
  - [A.](#) Approval of ZBA minutes from September 24, 2024
- 4. Public Hearing**
  - [A.](#) 26-06-33-430-009 - 27660 Gratiot Ave, Morgans Auto - Zoning Variances Class A non-conforming parcel
- 5. Adjournment**



# NEW HAVEN ZONING BOARD OF APPEALS PUBLIC HEARING MINUTES

September 24, 2024 at 7:00 PM  
Municipal Council Room – 57775 Main Street

## 1. Call to Order/Roll Call

Meeting called to order at 7:02 PM.

### PRESENT

Mark Goralczyk  
Brianna Kruk  
Tim Sosnovske  
Barbara Williams

### ABSENT

Brett Knybel

## 2. Public Hearing

### A. 26-06-28-351-035 - 59010 Main Street Set Back Variance Request

Motion by M. Goralczyk to deny variance. Motion did not pass for lack of support.

Motion made by B. Williams, Seconded by B. Kruk.

Roll Call - Voting Yea: M. Goralczyk, B. Kruk, T. Sosnovske, B. Williams

### B. 26-06-28-351-035 - 59010 Main Street Parking Location Variance Request

Motion made by T. Sosnovske to approve the variance as requested, Seconded by M. Goralczyk.

Roll Call - Voting Yea: M. Goralczyk, B. Kruk, T. Sosnovske, B. Williams

### C. 26-06-28-351-035 - 59010 Main Street number of Parking Spots Variance Request

Motion made by M. Goralczyk to approve the variance as requested, Seconded by B. Kruk.

Roll Call Voting Yea: M. Goralczyk, B. Kruk, T. Sosnovske, B. Williams

D. 26-06-28-351-035 - 59010 Main Street Side Walk Variance Request

Motion made by T. Sosnovske to deny the variance as requested, Seconded by M. Goralczyk.

Roll Call - Voting Yea: M. Goralczyk, B. Kruk, T. Sosnovske, B. Williams

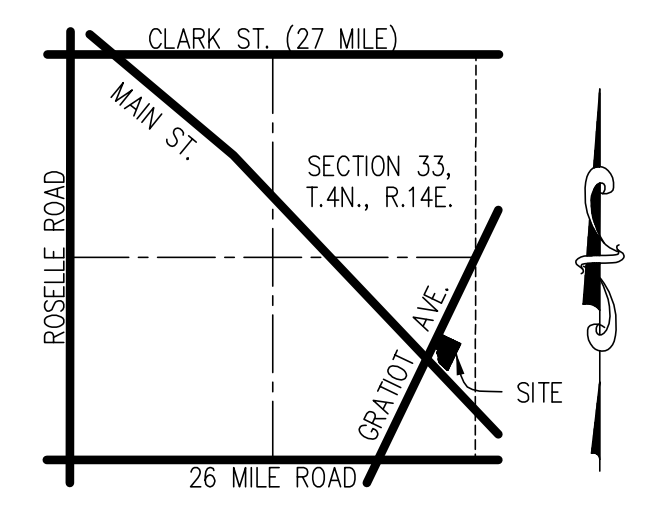
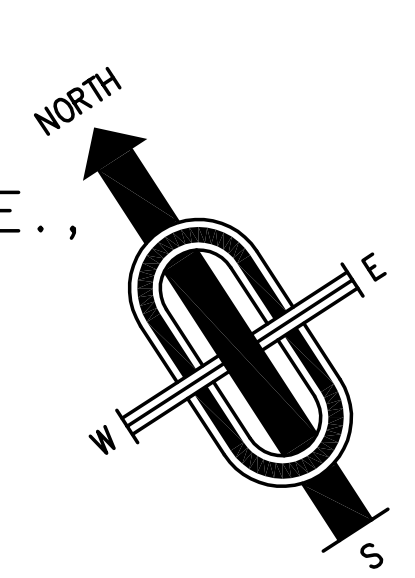
**3. Adjournment**

Motion made by T. Sosnovske to adjourn at 7:32 PM, Seconded by B. Kruk.

Voting Yea: M. Goralczyk, B. Kruk, T. Sosnovske, B. Williams

# "Morgan's Auto"

PART OF THE SOUTHEAST 1/4 OF SECTION 33, T.4N., R.14E.,  
VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.



LOCATION MAP  
NOT TO SCALE

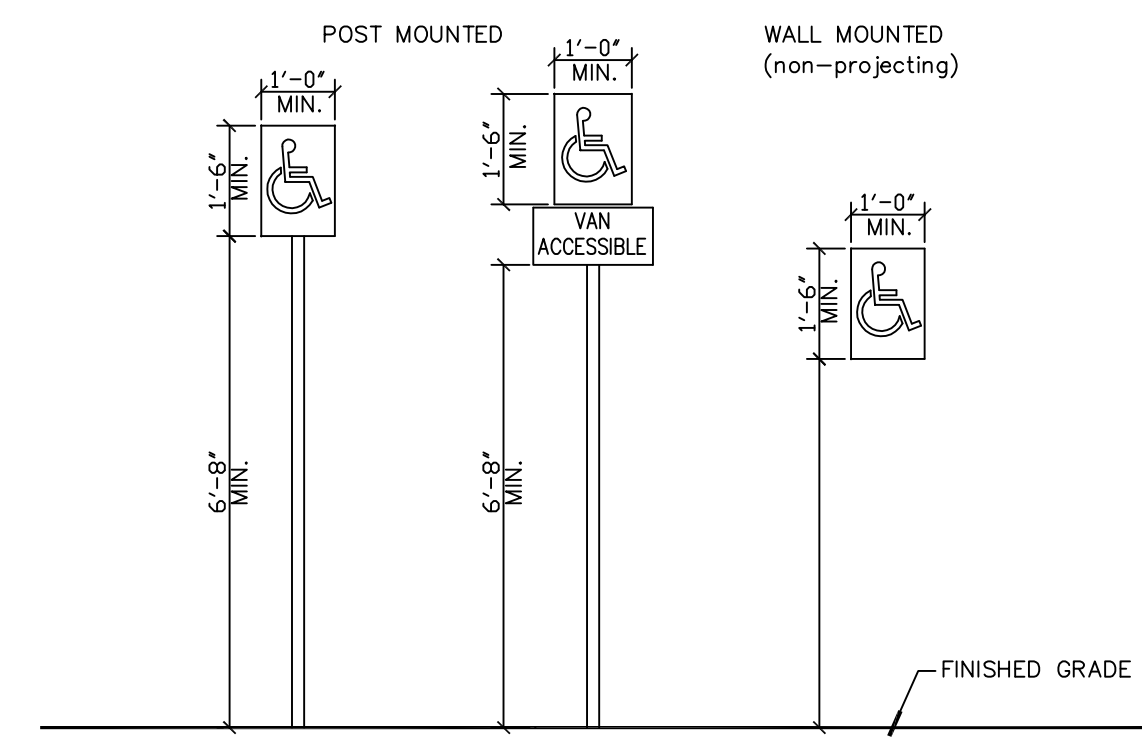
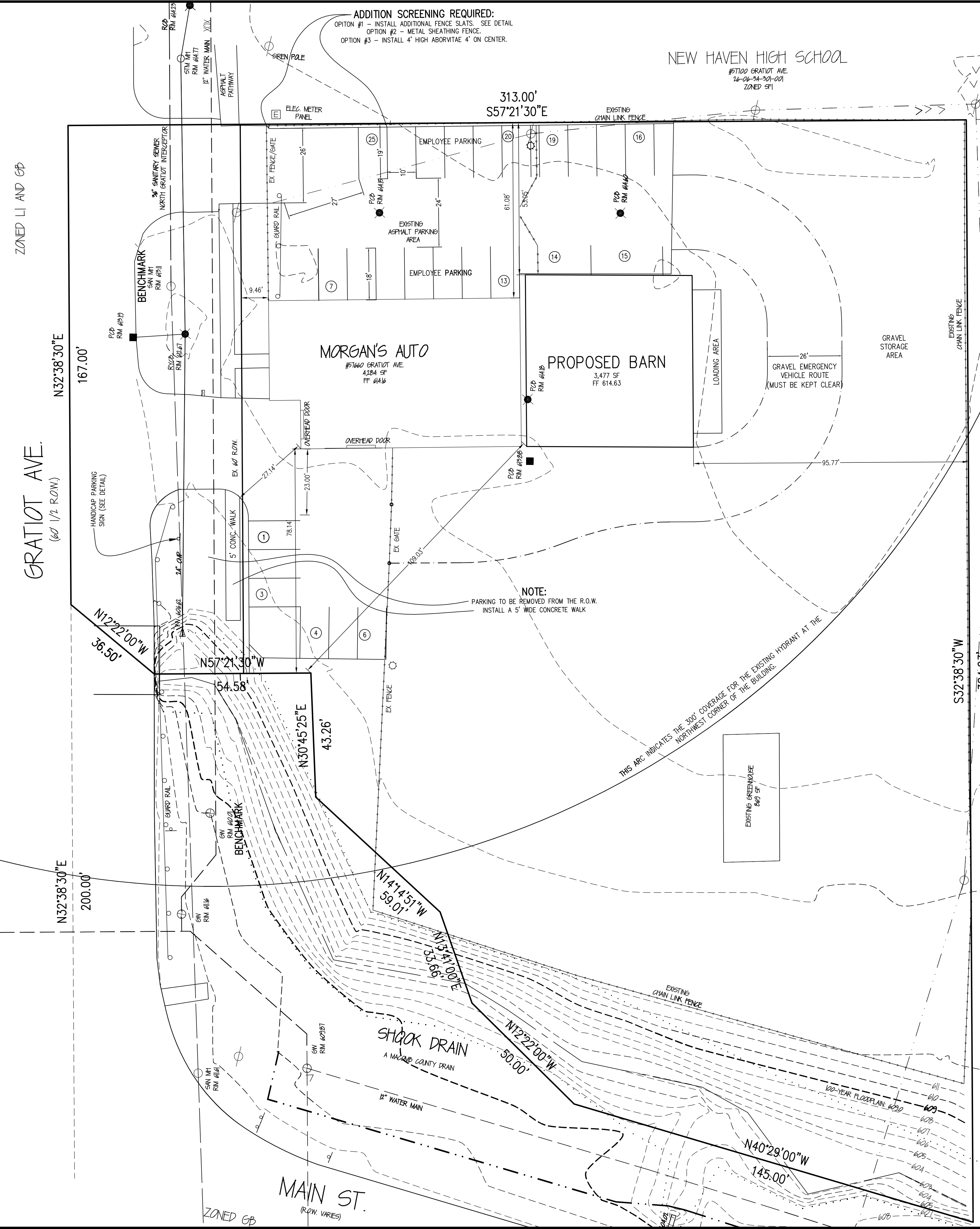
ADDITION SCREENING REQUIRED:  
OPTION #1 - INSTALL ADDITIONAL FENCE SLATS. SEE DETAIL.  
OPTION #2 - METAL SHEATHING FENCE.  
OPTION #3 - INSTALL 4' HIGH ABSORVATE 4" ON CENTER.

NEW HAVEN HIGH SCHOOL  
#1700 GRATIOT AVE.  
12-04-24-301-001  
ZONED S1

ZONED LI AND GP

GRATIOT AVE.  
(60' 1/2 ROW)

NEW HAVEN HIGH SCHOOL  
#1710 RIVER CREEK DR.  
14-04-24-314-002  
ZONED S1



EACH ACCESSIBLE PARKING SPACE IS REQUIRED TO HAVE A SIGN. THE SIGN SHALL BE CENTERED IN THE PARKING SPACE.  
VAN ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED "VAN ACCESSIBLE" ON THE FACE OF THE SIGN OR SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE REQUIRED SIGN.

ACCESSIBLE PARKING SIGNAGE  
NOT TO SCALE

**BENCHMARKS: NAVD 88 DATUM**  
1. SANITARY SEWER MANHOLE IN FRONT OF MORGAN'S AUTO #57660 GRATIOT AVE. ELEVATION: 613.11  
2. A GAVE VALVE RIM ON THE EAST SIDE OF GRATIOT, JUST SOUTH OF THE SHOOK DRAIN CROSSING. ELEVATION: 610.01

**LEGAL DESCRIPTION: PARCEL 03-33-430-009**  
PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE CENTERLINE OF GRATIOT AVENUE AND NEW HAVEN ROAD; THENCE N32°38'30"E 200.0' TO THE POINT OF BEGINNING; THENCE N32°38'30"E 167.0'; THENCE S57°21'30"E 313.0'; THENCE S32°38'30"W 384.23'; THENCE N40°29'W 145.0'; THENCE N12°22'W 50.0'; THENCE N13°41'E 33.66'; THENCE N14°14'51"W 59.01'; THENCE N30°45'25"E 43.26'; THENCE N57°21'30"W 54.58'; THENCE N12°22'W 36.50' TO THE POINT OF BEGINNING. CONTAINING 2.105 ACRES. LEGAL DESCRIPTION PROVIDED FROM ASSESSING RECORDS.

- GENERAL NOTES:**
- A PERMIT WILL BE REQUIRED FROM THE MACOMB COUNTY DEPT. OF ROADS FOR ALL WORK PERFORMED WITHIN THE NAPI DRIVE RIGHT-OF-WAY. ENTRANCE PAVEMENT REQUIREMENTS WILL BE COORDINATED WITH THE DEPT. OF ROADS DURING THE PERMITTING PROCESS.
  - PROPOSED UTILITY LOCATIONS SHOWN ARE FOR PLANNING PURPOSES AND MAY BE SUBJECT TO CHANGE DURING THE ENGINEERING STAGE. MUNICIPAL UTILITIES (WATER, SANITARY, AND STORM SEWER) WILL BE BROUGHT ON SITE BY THE DEVELOPER FROM EXISTING SOURCES. PLANS WILL BE SUBMITTED TO THE SHELBY TWP DPW FOR REVIEW FOR ENGINEERING REVIEW PRIOR TO CONSTRUCTION.
  - NO CONSTRUCTION ACTIVITY SHALL BE PERMITTED PRIOR TO RECEIPT OF "PERMIT TO CONSTRUCT" FROM SHELBY TWP DPW.
  - ALL UNPAVED AREAS SHALL HAVE APPROPRIATE GROUND COVER. AREAS ADJACENT TO BUILDINGS AND WITHIN THE PARKING AREAS SHALL BE COVERED WITH SHREDDED BARK MULCH BEDDINGS. SOD SHALL BE USED IN THE LARGER GREENBELT AREAS ALONG THE FRONTAGE OF THE SITE, AND AROUND ALL SIDES OF THE BUILDINGS, WHERE APPROPRIATE. THE BALANCE OF THE SITE AREA THAT IS ENCLOSED BY THE FENCE WILL BE A STORAGE AREA.
  - SODDED AREAS SHALL HAVE AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS INSTALLED.
  - THERE ARE EXISTING TREES ON THIS PROPERTY ALONG THE FRONTAGE OF THE SITE. SEE LANDSCAPE PLAN FOR TREE PROTECTION NOTES AND DETAILS.
  - A PHOTOMETRIC PLAN WILL BE SUPPLIED BY OTHERS.
  - SEE ARCHITECTURAL PLANS SUPPLIED BY RLA STUDIO.
  - ANY PROPOSED ROOF MOUNTED MECHANICAL UNITS WILL BE PROPERLY SCREENED.
  - DETENTION HAS BEEN PROVIDED BY OFFSITE IMPROVEMENTS IN THE LONGSTAFF DRAIN, WHICH IS DOWNSTREAM

**PREPARED FOR:**  
MARK BROWN  
MORGAN'S AUTO  
57660 GRATIOT AVE.  
NEW HAVEN, MI 48048  
(586) 943-1453  
MORGANSAUTO@YAHOO.COM

**PREPARED BY:**  
COMMUNITY E.S., INC.  
C/O RICHARD HODSDON, P.E. #48078  
5805 24 MILE ROAD, STE. B  
SHELBY TWP., MI 48316  
PH: (586) 677-4081  
E-MAIL: RICH@COMMUNITYENG.COM



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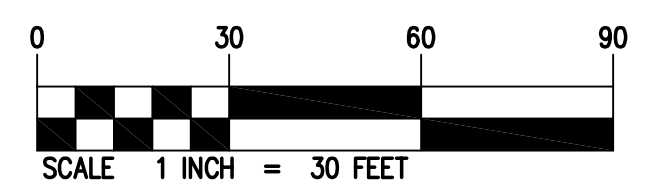
REV. 8/28/2024

**COMMUNITY E.S.**  
CIVIL ENGINEERING & SURVEYING

5805 24 Mile Road, Suite B  
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Telephone (586) 677-4081  
www.communityeng.com

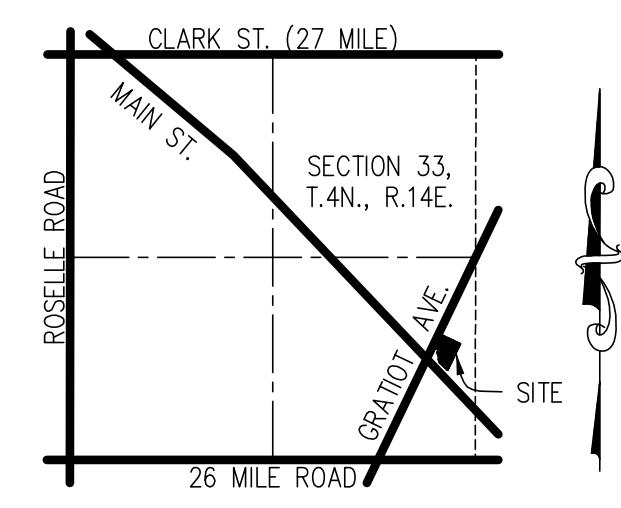
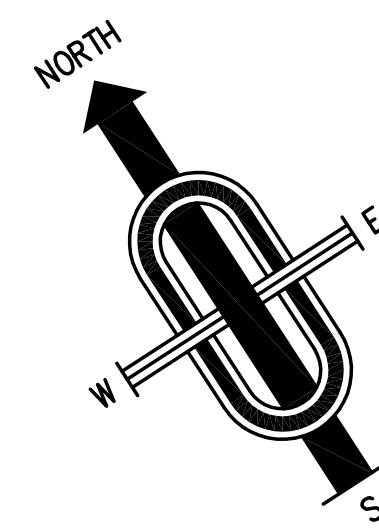
**MORGAN'S AUTO**  
PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.

- SITE DATA:**
- EXISTING SITE INFORMATION:  
PART OF PARCEL NO. 06-33-430-009  
ADDRESS: 57660 GRATIOT AVE.
  - ZONING: LI
  - EXISTING BUILDING: 4,284 SF AUTO SERVICE  
6 SERVICE BAYS  
PROPOSED BARN: 3,477 SF WAREHOUSE
  - PARKING:  
5 SPACES MINIMUM PLUS 4 SPACES FOR EACH ADDITIONAL SERVICE BAY  
5 SERVICE BAYS X 4 SPACES = 20 SPACES  
25 SPACES REQUIRED  
25 SPACES PROVIDED
- NOTE: THE SHOP CURRENTLY HAS 6 EMPLOYEES.

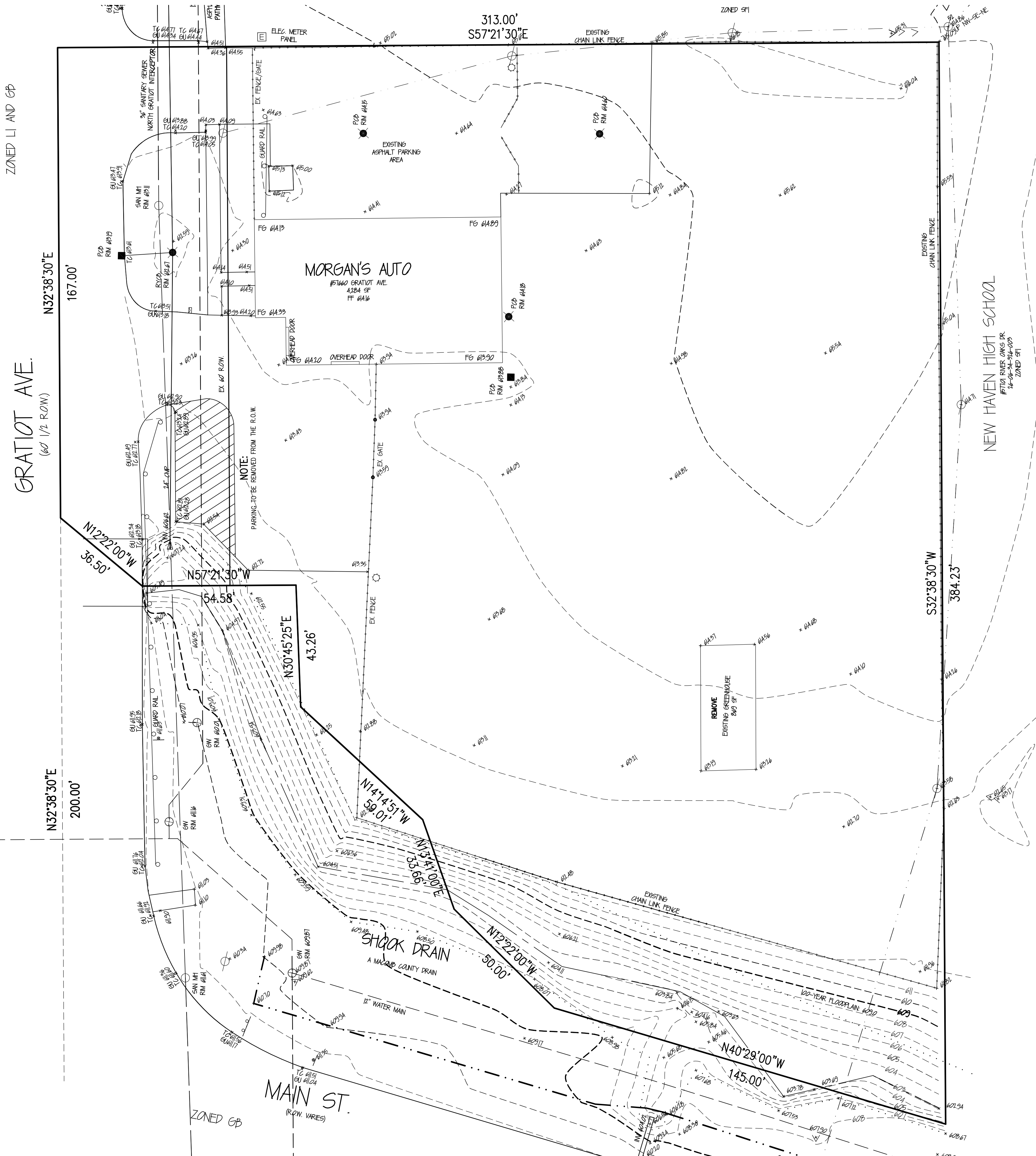


DATE **Jan. 3, 2024** SCALE **1" = 20'**  
DRAWN BY **R.S.H.** SHEET **1 OF 3**  
CHECKED BY **R.S.H.** DRAWING **Z-24-152**

**PRELIMINARY SITE PLAN**



LOCATION MAP  
NOT TO SCALE



NOTE:  
THE ROUTE OF THE STORM SEWER PIPES STILL  
NEEDS TO BE VERIFIED.

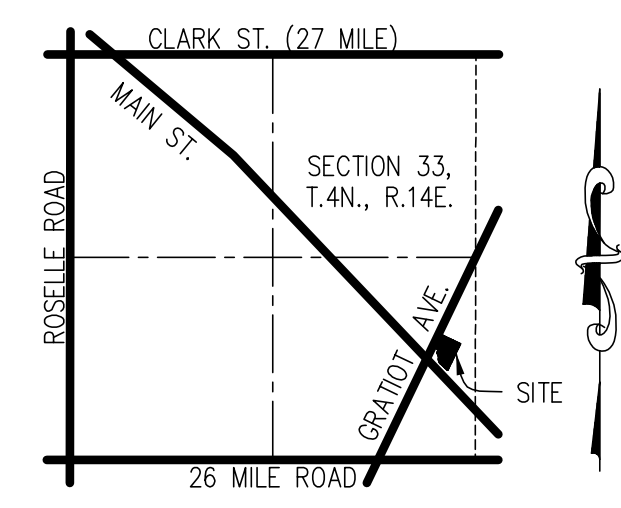
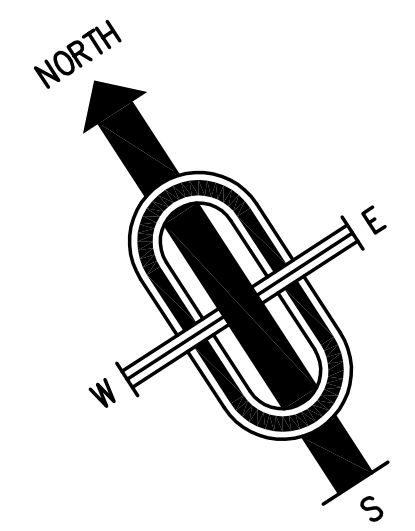


REV. 8/28/2024  
**COMMUNITY E.S.**  
CIVIL ENGINEERING & SURVEYING



Morgan's Auto PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.	
DATE Jan. 3, 2024	SCALE 1" = 20'
DRAWN BY R.S.H.	SHEET 2 OF 3
CHECKED BY R.S.H.	DRAWING Z-24-152
TOPOGRAPHIC SURVEY	





**LOCATION MAP**  
NOT TO SCALE

Image © 2024 Airbus



REV. 8/28/2024



Civil Engineering and Surveying 5805 24 Mile Road, Suite B Shelby Twp., Michigan 48316 Telephone (586) 677-4081 www.communityeng.com		<b>MORGAN'S AUTO</b> PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.
DATE <b>Jan. 3, 2024</b>	SCALE <b>1"=50'</b>	
DRAWN BY <b>R.S.H.</b>	SHEET <b>3</b> OF <b>3</b>	
CHECKED BY <b>R.S.H.</b>	DRAWING <b>Z-24-152</b>	
<b>AERIAL MAP</b>		







# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

October 01, 2024 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 7:00 PM

### PRESENT

- Chris Dilbert
- Lucy Nolan-Dilbert
- Rob Pannell
- Genevieve Rodzik
- Craig Simms
- Rachel Whitsett

### ABSENT

- Katie Cendrowski

## 2. Public Hearing - None

None

## 3. Approval of Agenda

Motion made by R. Pannell to approve agenda as presented, Seconded by L. Nolan-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. Regular Meeting Minutes - September 3, 2024



Motion made by R. Pannell approve minutes from September 3, 2024 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. Outdoor Cafes, Dining, or Seating Ordinance**

Motion made by R. Pannell to approve the outdoor cafe, dining, or seating ordinance as presented and send to Council for approval, Seconded by C. Simms.

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

**B. Morgans Auto - Site Plan Approval**

Motion made by C. Dilbert to remove parking spots 1,2, and 3 to satisfy Right of Way set back and allow Morgans to complete slating on north and west side of chain link fence and move forward with site plan approval. Also remove all non New Haven related references in general notes on site plan, Seconded by L. Nolan-Dilbert.

Voting Yea: C. Dilbert, L. Nolan-Dilbert, R. Whitsett

Voting Nay: R. Pannell, G. Rodzik, C. Simms

Motion Failed

Motion made by C. Dilbert to remove parking spots 1,2, and 3 to satisfy Right of Way set back, north and west side screening to be sealed metal consistent with the rest of the fence on the east side of property, and to move forward with site plan approval. Also remove all non New Haven related references in general notes on site plan, Seconded by L. Nolan-Dilbert.

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

Voting Nay: R. Pannell, G. Rodzik

Motion passed

**8. New Business**

None

**9. Planner's Report**

Nothing additional

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

None

**11. Call from the Table**

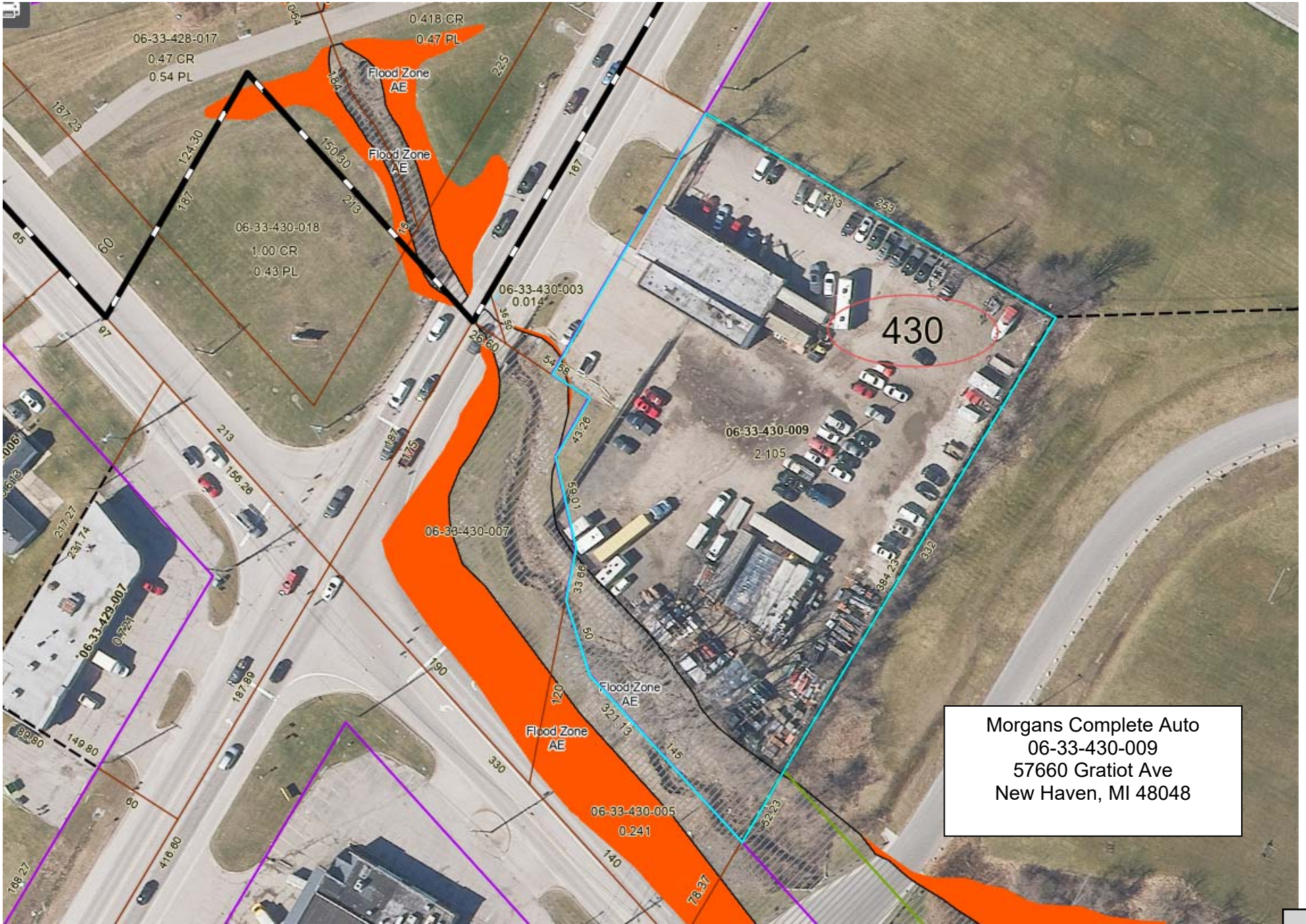
Rob - Site plan for next month

**12. Adjournment**

Motion made by C. Dilbert to adjourn at 8:25 PM, Seconded by R. Pannell.

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





Morgans Complete Auto  
06-33-430-009  
57660 Gratiot Ave  
New Haven, MI 48048