



NEW HAVEN PLANNING COMMISSION MEETING AGENDA

May 07, 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.** Approval of March 5, 2024 Regular Meeting Minutes
- 6. Communications/Correspondence/Workshop**
- 7. New Business**
- 8. Old Business**
 - A.** Reschedule June Meeting
 - B.** Ordinance 515-150 Outdoor cafes, dining, or seating areas
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



NEW HAVEN PLANNING COMMISSION MEETING MINUTES

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

1. Call to Order/Roll Call

PRESENT

C. Chris Dilbert
L. Lucy Nolan-Dilbert
R. Rob Pannell
G. Genevieve Rodzik
C. Craig Simms
R. Rachel Whitsett

ABSENT

K. Katie Cendrowski

2. Public Hearing

None

3. Approval of Agenda

Motion made by R. Pannell to approve the agenda as amended, Seconded by L. Nolan-Dilbert.

Amend: reverse New Business and Old Business

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 February 6, 2024 - Discussion/Action

Motion made by L. Nolan-Dilbert to approve the February 6, 2024 minutes as presented, Seconded by R. Pannell.

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 - Mullins Ne Nave LLC, Parcel #26-06-33-301-002 - Special Land Use**

Motion made by L. Nolan-Dilbert to table batch plant until applicant is able to provide what engineering needs, Seconded by R. Pannell.

Voting Yea: L. Nolan-Dilbert, R. Pannell

Voting Nay: C. Dilbert, G. Rodzik, C. Simms, R. Whitsett

Motion made by C. Dilbert to approve special land use for Temporary Batch Plant - Mullins New Haven LLC, Parcel #26-06-33-301-002 contingent upon items listed in engineering review letter, subject to engineering, fire, and variance approvals. And applicant also required to provide the permanent easement agreement with neighbor and the approach agreement. Seconded by R. Whitsett

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

Voting Nay: R. Pannell, L. Nolan-Dilbert

B. Planning Rules of Procedure

Discussion Only

C. Consider Downtown Zoning Designation

Motion made by R. Whitsett to have our planner, John, look int expanding the downtown district further west along Main Street, Seconded by C. Dilbert.

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

Voting Nay: R. Pannell

8. New Business

None

9. Planner's Report

None

10. Public Comments on Non-Agenda Items

None

11. Call from the Table

R. Pannell concerned about Village ordinances and wondering if a look at them is in order due to the recent fire/explosion in Clinton Twp. Our International Fire Code ordinance is up to date.

12. Adjournment

Motion made by R. Pannell to adjourn at 9:00 PM, Seconded by R. Whitsett.

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

DRAFT

*Village of New Haven, MI
Sunday, May 5, 2024*

Chapter 515. Zoning

Article XX. Special Land Uses

§ 515-150. Outdoor cafes.

Outdoor cafes, when incidental to a permitted use in the GBD General Business Downtown District, may be permitted, provided the following conditions are met:

- A. Outdoor dining areas shall be separated from parking areas, public rights-of-way and other common areas by an ornamental fence, landscaping or other material acceptable to the Planning Commission. When adjacent to a pedestrian walk, a six-foot sidewalk width shall be maintained for pedestrian flow.
- B. Lighting for outdoor dining areas shall be noted on a site plan and shielded downward and away from adjacent properties and rights-of-way. All lighting shall be designed to prevent glare from negatively impacting adjacent properties or rights-of-way. See § **515-90** for specific requirements for site lighting.
- C. Parking for an outdoor cafe shall be determined by the Planning Commission, based upon the size of the outdoor dining area in relation to the permanent seating in the principal use as follows. In determining whether a restaurant must provide additional parking for its outdoor cafe, the Planning Commission shall use the following guidelines:
 - (1) If the outdoor seating is 25% or less of the seating capacity indoors, no additional parking is necessary.
 - (2) If the outdoor seating is 26% to 50% of the seating capacity indoors, additional parking shall be required up to 125% of the parking required for the indoor space, as determined by the Planning Commission.
 - (3) If the outdoor seating is over 50% of the seating capacity indoors, additional parking shall be required up to 150% of the parking required for the indoor space, as determined by the Planning Commission.