



# NEW HAVEN PLANNING COMMISSION MEETING AGENDA

September 03, 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 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 - None**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Approval of the Minutes**
  - A.** Regular Meeting Minutes - August 6, 2024
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
  - A.** Morgans Auto - Site Plan Approval
  - B.** Outdoor cafe, dining, or seating ordinance
- 8. New Business**
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

August 06, 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**

- Chris Dilbert
- Rob Pannell - Late 8:03
- Genevieve Rodzik
- Craig Simms
- Rachel Whitsett

**ABSENT**

- Katie Cendrowski
- Lucy Nolan-Dilbert

**2. Public Hearing - None**

**3. Approval of Agenda**

Motion made by R. Whitsett to approve the agenda as presented, Seconded by C. Simms.  
Voting Yea: C. Dilbert, G. Rodzik, C. Simms, R. Whitsett

**4. Public Comments on Agenda**

None

**5. Approval of the Minutes**

- A. Regular Meeting Minutes - July 8, 2024

Motion made by C. Simms to approve the minutes from July 8, 2024 as presented, Seconded by R. Whitsett.

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

**6. Communications/Correspondence/Workshop**

None

**7. Old Business**

A. Outdoor Cafe, Dining, or Seating Ordinance

Motion made by G. Rodzik to table ordinance until next month, Seconded by C. Simms.

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

**8. New Business**

A. Morgans Auto - Preliminary Site Plan Approval

Motion made by R. Pannell to table until September 3, 2024, Seconded by C. Simms.

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

Zoned as Nonconforming Class A.

Planning

- \* Parking spots within easement - need to be addressed
- \* Screening needed between school and shown on plan.

Fire - no issues

Engineering

- \* Paving and sidewalks.
- \* Drainage - need detention pond - Applicant state Macomb County said they are probably not going to enforce detention pond, need in writing.

**9. Planner's Report**

None

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

None

**11. Call from the Table**

R. Pannell - wondering the status of trail

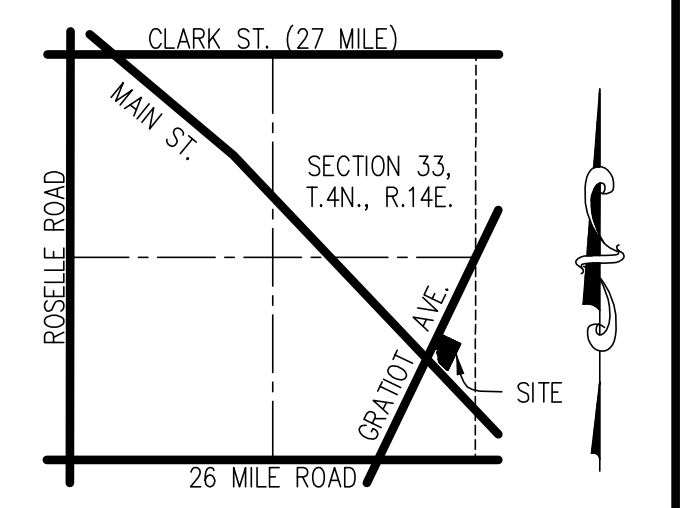
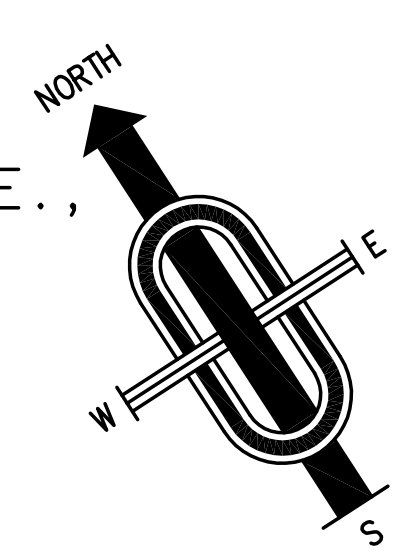
**12. Adjournment**

Motion made by R. Pannell to adjourn at 8:32, Seconded by R. Whitsett.

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

# "Morgan's Auto"

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



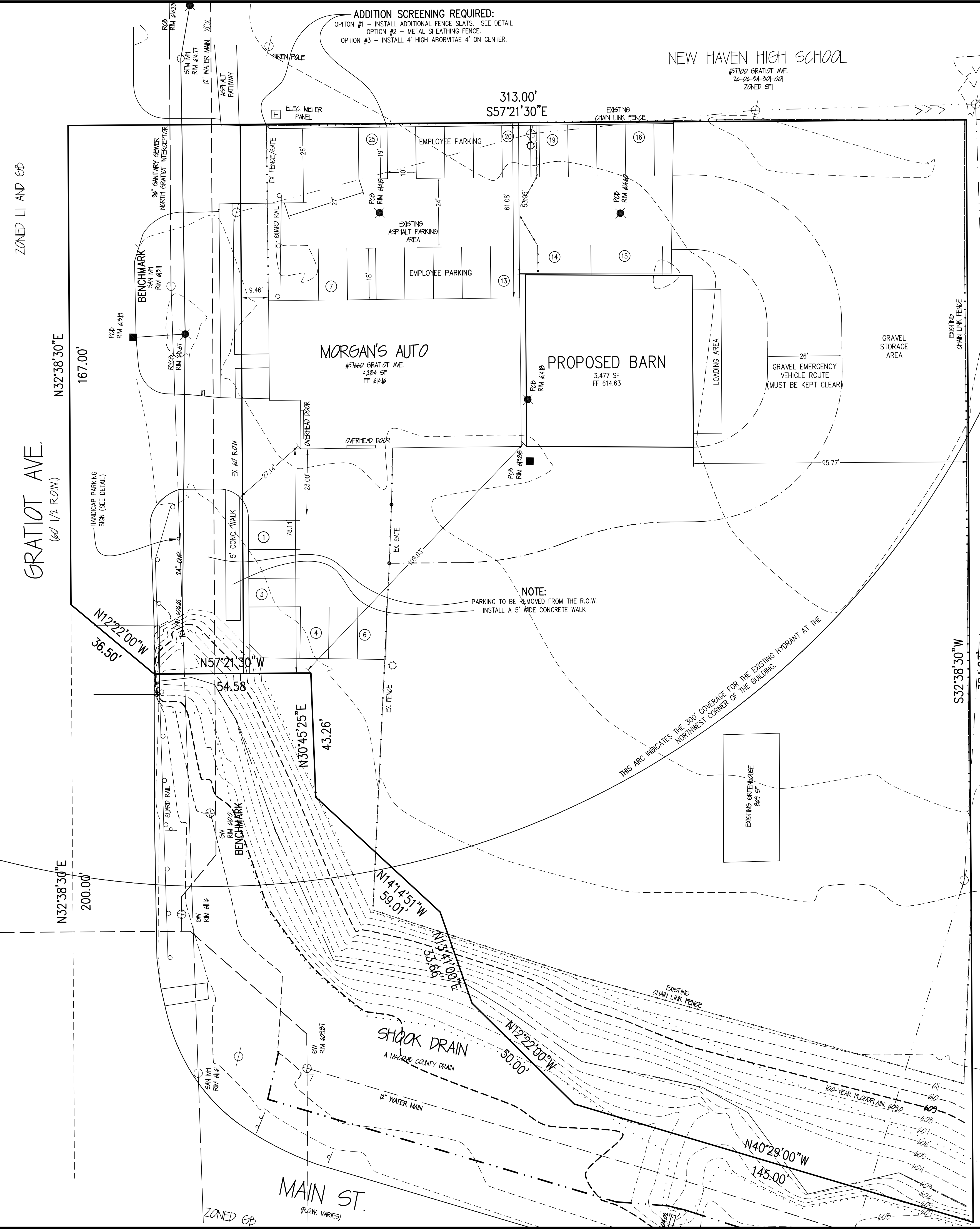
LOCATION MAP  
NOT TO SCALE

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.

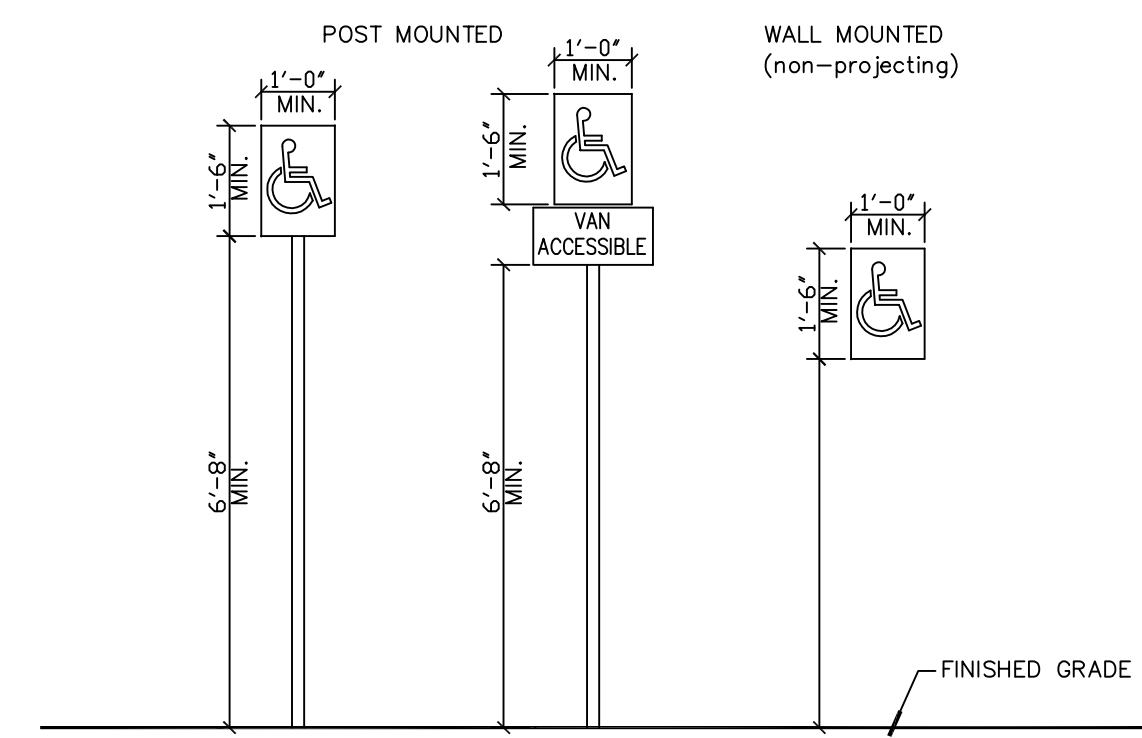
NEW HAVEN HIGH SCHOOL  
#1700 GRATIOT AVE.  
12-04-24-301-001  
ZONED S1

ZONED LI AND GP

GRATIOT AVE.  
(60' 1/2 ROW)



NEW HAVEN HIGH SCHOOL  
#1710 RIVER CREEK DR.  
14-04-24-314-007  
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:**  
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REV. 8/28/2024



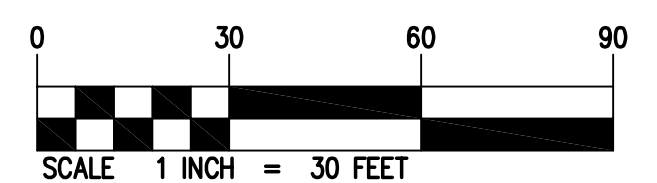
**COMMUNITY E.S.**  
CIVIL ENGINEERING & SURVEYING

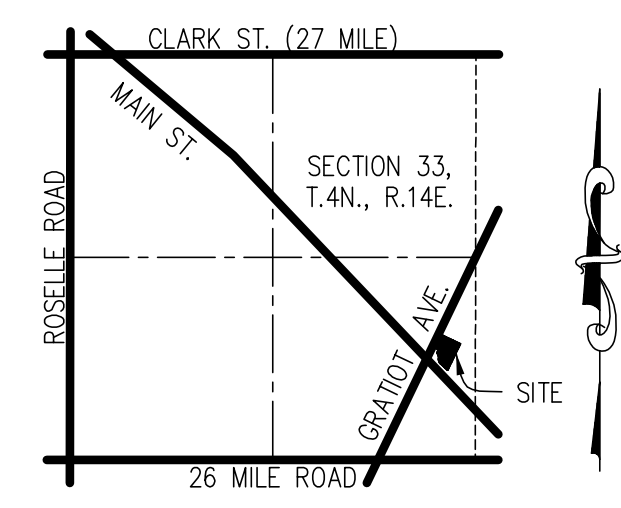
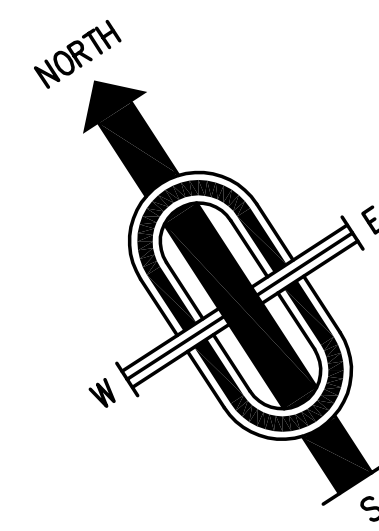
**MORGAN'S AUTO**  
PART OF SECTION 33, T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN.

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

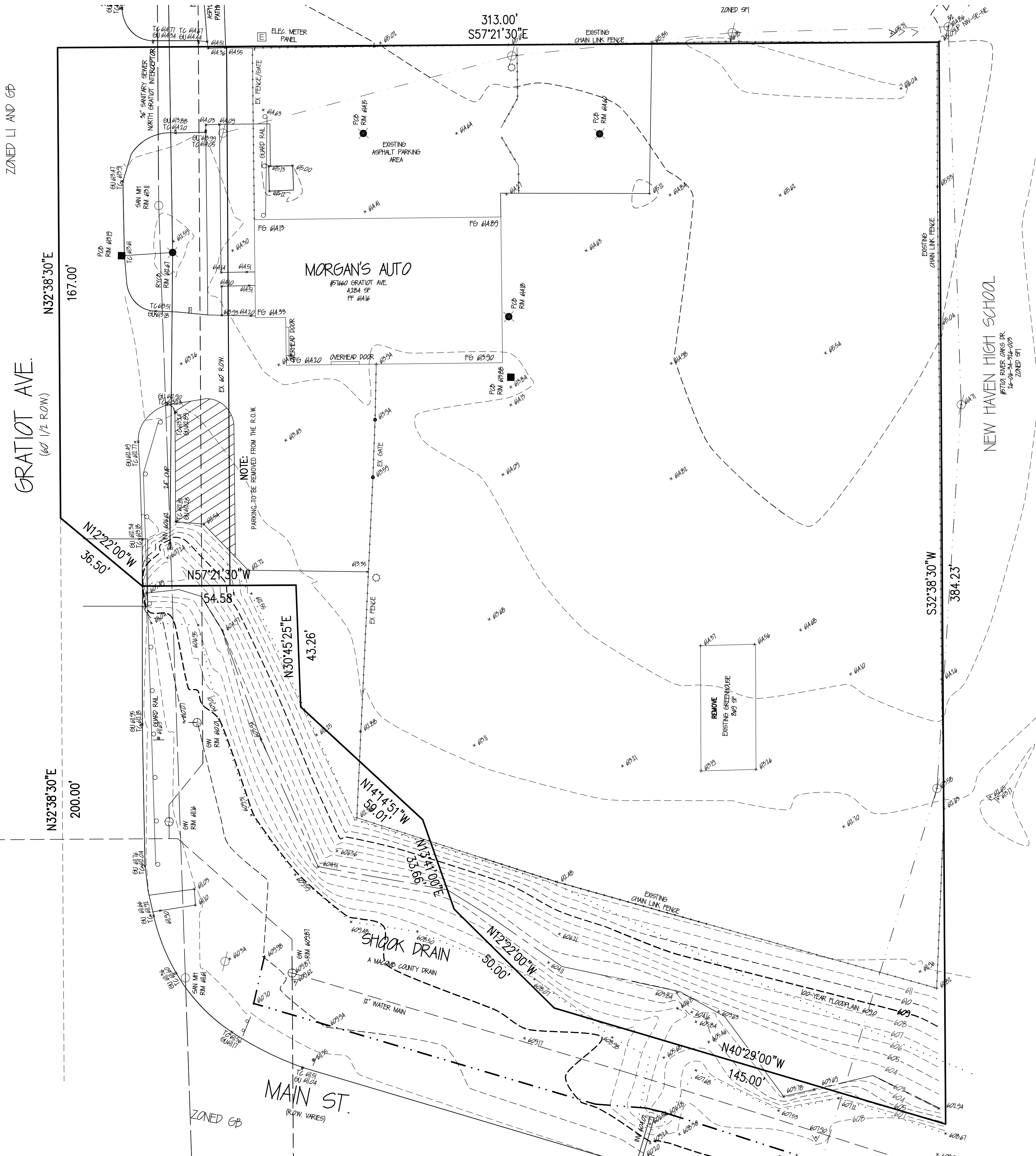
**PRELIMINARY SITE PLAN**

- 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.





LOCATION MAP  
NOT TO SCALE



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

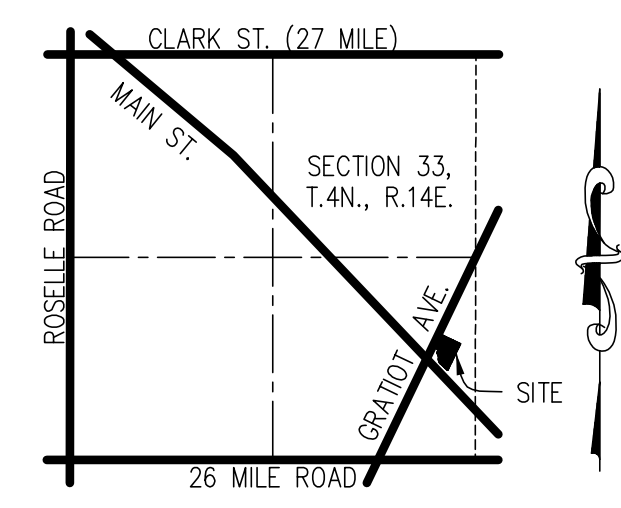
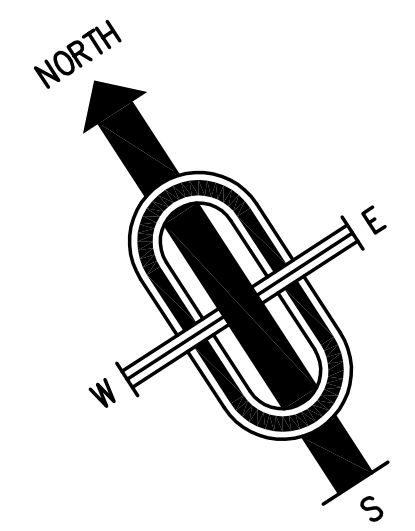


COMMUNITY E.S.  
CIVIL ENGINEERING & SURVEYING



<small>Call Engineering and Surveying 5805 24 Mile Road, Suite B Shelby Twp., Michigan 48316 Telephone (586) 677-4081 www.communityeng.com</small>		<b>MORGAN'S AUTO</b> 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
<b>TOPOGRAPHIC SURVEY</b>			





LOCATION MAP  
NOT TO SCALE

NOTE:  
THE RADIUS OF THE CURB AND GUTTER PAVES STILL  
NEEDS TO BE KEPT.



REV. 8/28/2024



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

Image © 2024 Airbus



