



# NEW HAVEN PLANNING COMMISSION MEETING AGENDA

March 04, 2025 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 February 4, 2025
  - B.** Special Meeting February 10, 2025
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
- 8. New Business**
  - A.** Set a Public Hearing for Library Rezone
  - B.** Set a public Hearing for Temporary Batch Plant
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

February 04, 2025 at 6:00 PM  
Municipal Council Room – 57775 Main Street

---

## 1. Call to Order/Roll Call

Meeting called to order at 6:00 PM

PRESENT

Chris Dilbert

Lucy Nolan-Dilbert - in at 6:16

Rob Pannell

Genevieve Rodzik

Craig Simms

Rachel Whitsett

## 2. Public Hearing

None

## 3. Approval of Agenda

Motion made by C. Dilbert to approve the agenda as presented, Seconded by C. Simms.

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

## 4. Public Comments on Agenda

None

## 5. Approval of the Minutes

A. Regular meeting minutes December 3, 2024

Motion made by R. Whitsett to approve the regular meeting minutes from December 3, 2024, Seconded by C. Simms.

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

## 6. Communications/Correspondence/Workshop

None

**7. Old Business**

**A. Haven Ridge Estates - Revised Site Plans**

Motion made by R. Whitsett to table Havenridge Estates, Seconded by C. Dilbert.

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

Havenridge Estates has been meeting with developer on what needs to be done to the land to make it develop-able. And engineer states ground water is high and there are some grading issues. Applicant is reviewing if rezoning was an option

Village DPW is okay with pump station with the understanding the HOA is responsible for maintaining as it would only service the one subdivision.

Fire report - need second access for the cul-de-sac and still need fire simulation.

Any changes in the current site plan would mean resubmitting the new plans, and having another pre-planning meeting.

Motion made by R. Whitsett to recess at 6:25 PM, Seconded by C.Dilbert.

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

**8. New Business**

**A. McKenna Presentation - 7:00 PM**

Meeting called back to order at 6:48 PM for presentation proposal for McKenna.

Recess at 7:25 PM

**B. Spalding DeDecker Presentation - 7:35 PM**

Meeting called back to order at 7:33 PM for presentation proposal for Spalding DeDecker.

Recess at 8:01 PM

**C. Carlisle Wortman Associates Presentation - 8:10 PM**

Meeting called back to order at 8:11 PM for presentation proposal for Carlisle Wortman Associates.

Motion made by R. Whitsett to hold a special meeting on Monday February 10, 2025 at 7:00 PM to make a recommendation to council on planning firm, Seconded by C. Dilbert.

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

**9. Planner's Report**

None

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

None

**11. Call from the Table**

None

**12. Adjournment**

Motion made by R. Whitsett to adjourn at 8:57, Seconded by G. Rodzik.

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



# NEW HAVEN PLANNING COMMISSION SPECIAL MEETING MINUTES

February 10, 2025 at 7:00 PM  
Municipal Council Room – 57775 Main Street

---

## 1. Call to Order/Roll Call

Meeting called to order at 7:03 PM

### PRESENT

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

### ABSENT

- L. Lucy Nolan-Dilbert

## 2. Approval of Agenda

Motion made by R. Pannell to approve the agenda as presented, Seconded by C. Simms.

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

## 3. Public Comments on Agenda

None

## 4. Old Business

- A. Planner Recommendations - McKenna, Spalding DeDecker, Carlisle Wortman Associates

Motion made by R. Pannell Approve Carlisle Wortman Associates to recommend to council for approval at 32 hours per month at \$4,800 cost per month, Seconded by R. Whitsett.

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

## 5. Public Comments on Non-Agenda Items

None

**6. Call from the Table**

Redwood status?

Scheduling 2 public hearings will be before us in March for in April.

**7. Adjournment**

Motion made by R. Whitsett to adjourn at 7:57 PM, Seconded by R. Pannell.

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