



# NEW HAVEN PLANNING COMMISSION MEETING AGENDA

November 05, 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**
- 3. Approval of Agenda**
- 4. Public Comments on Agenda**
- 5. Approval of the Minutes**
  - A.** Approval of October 1, 2024 minutes
- 6. Communications/Correspondence/Workshop**
- 7. Old Business**
- 8. New Business**
  - A.** Havenridge Estates - Preliminary site plan review
- 9. Planner's Report**
- 10. Public Comments on Non-Agenda Items**
- 11. Call from the Table**
- 12. Adjournment**



# NEW HAVEN PLANNING COMMISSION MEETING MINUTES

October 01, 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
- 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**

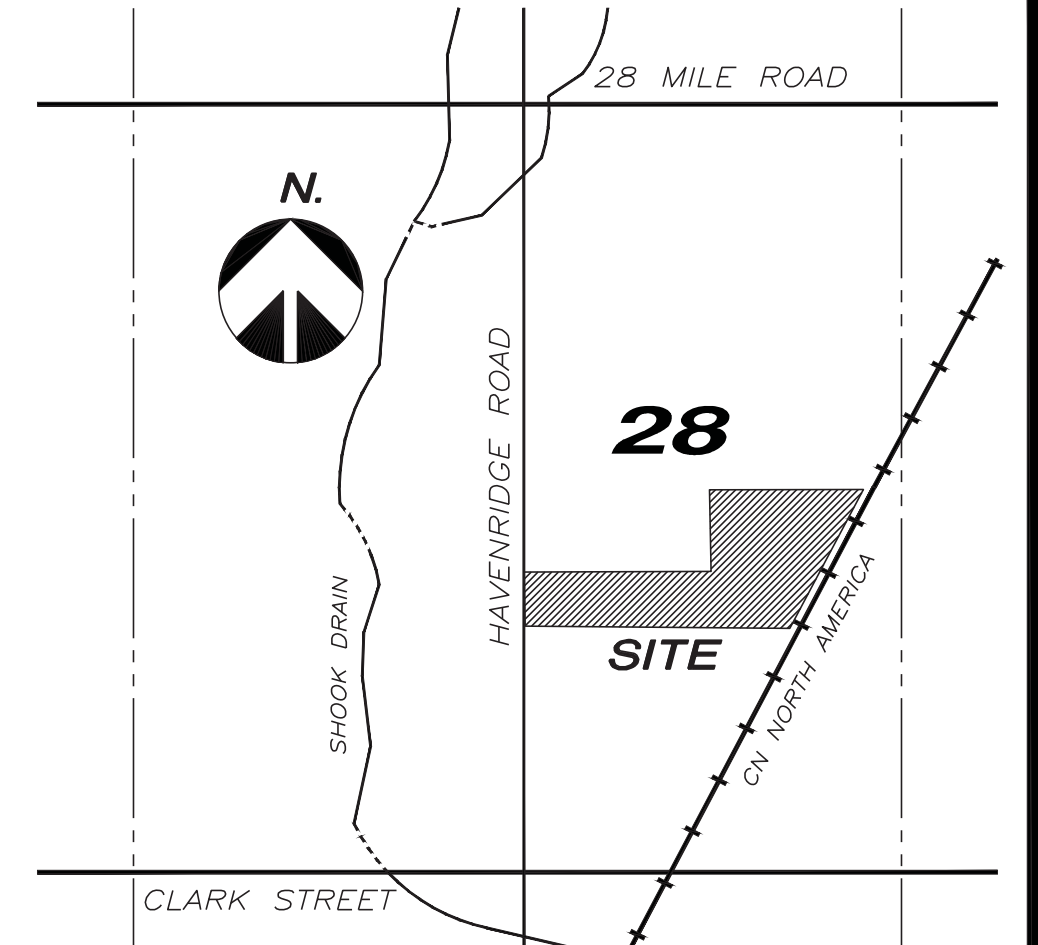
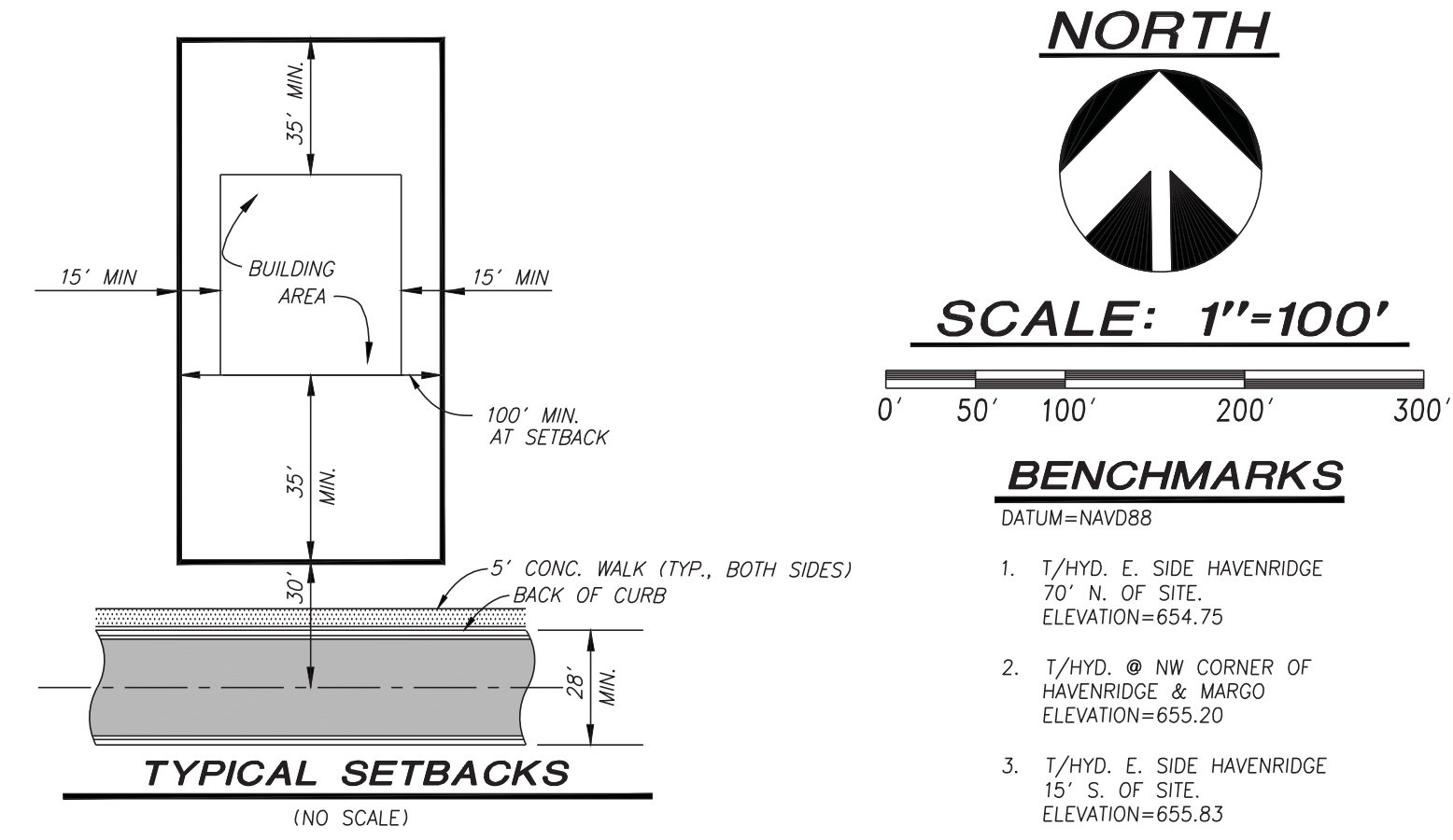
Rob - Site plan for next month

**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





# SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 28  
T.4N., R.14E., VILLAGE OF NEW HAVEN,  
MACOMB COUNTY, MICHIGAN

**PROPERTY DESCRIPTION**  
A parcel of land in the Southeast 1/4 of Section 28, T.4N., R.14E., Village of New Haven, Macomb County, Michigan is described as: Commencing at the Center Post of Section 28; thence S.02°08'42"E., 577.50 feet along the North-South 1/4 line of Section 28 to the Point of Beginning; thence N.88°45'48"E., 1320.00 feet; thence N.02°08'42"W., 577.95 feet as measured (1577.50 feet record) to a point on the East-West 1/4 line of Section 28; thence along said line N.88°44'36"E., 1090.38 feet as measured (1108.75 feet record) to a point on the westerly line of the Canadian National Railroad (previously known as the Grand Trunk Western Railroad); thence along said line S.26°49'58"W., 1114.59 feet as measured (1110.43 feet record); thence S.89°28'45"W., 1870.84 feet as measured (1870.05 feet record) to a point on the North-South 1/4 line of Section 28; thence N.02°08'42"E., 381.90 feet along said line to the Point of Beginning and containing 30.29 acres.

Subject to the rights of the public for highway purposes along Havenridge Road (66 feet wide) and to all other easements, restrictions and right of ways of record.

- SITE CRITERIA**
- PARCEL IDENTIFICATION #: 06-28-401-005
  - ADDRESS: 59740 HAVENRIDGE ROAD
  - AREA OF SITE: 30.29 ACRES (GROSS); 29.77 ACRES (NET, EXCLUDES HAVENRIDGE R.O.W.)
  - EXISTING ZONING: SINGLE FAMILY (SF)
  - ADJACENT ZONINGS: SF, SF II, MF, AG
  - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
  - MINIMUM LOT WIDTH: 100'
  - MINIMUM LOT AREA: 12,000 S.F.
  - MAXIMUM % OF LOT AREA COVERAGE BY BUILDINGS: 25%
- SETBACKS:**
- FRONT: 35'
  - SIDE: 15' MIN. (30' TOTAL)
  - REAR: 35'
- DENSITY:**
- GROSS: 32 UNITS / 30.29 ACRES = 1.06 UNITS PER ACRE
  - NET: 32 UNITS / 29.77 ACRES = 1.07 UNITS PER ACRE
- UTILITY SUMMARY:**
- WATER MAIN: MUNICIPAL
  - SANITARY SEWER: MUNICIPAL
  - STORM SEWER: ENCLOSED PIPE TO ON-SITE DETENTION PONDS WITH OUTLET TO EXISTING WETLANDS
- SIGNAGE:** NOT PART OF THIS SUBMITTAL

ADDITIONS AND/OR REVISIONS

DATE	DESCRIPTION
2/20/24	240104-10855
06-29-2024	Job No. 240104-10855
	Date 8-29-2024
	Scale 1"=100'
	Drawn DKZ
	Check PDS
	Sheet 1 of 3
	Fld. Bk.

**PROPOSED HAVENRIDGE ESTATES**

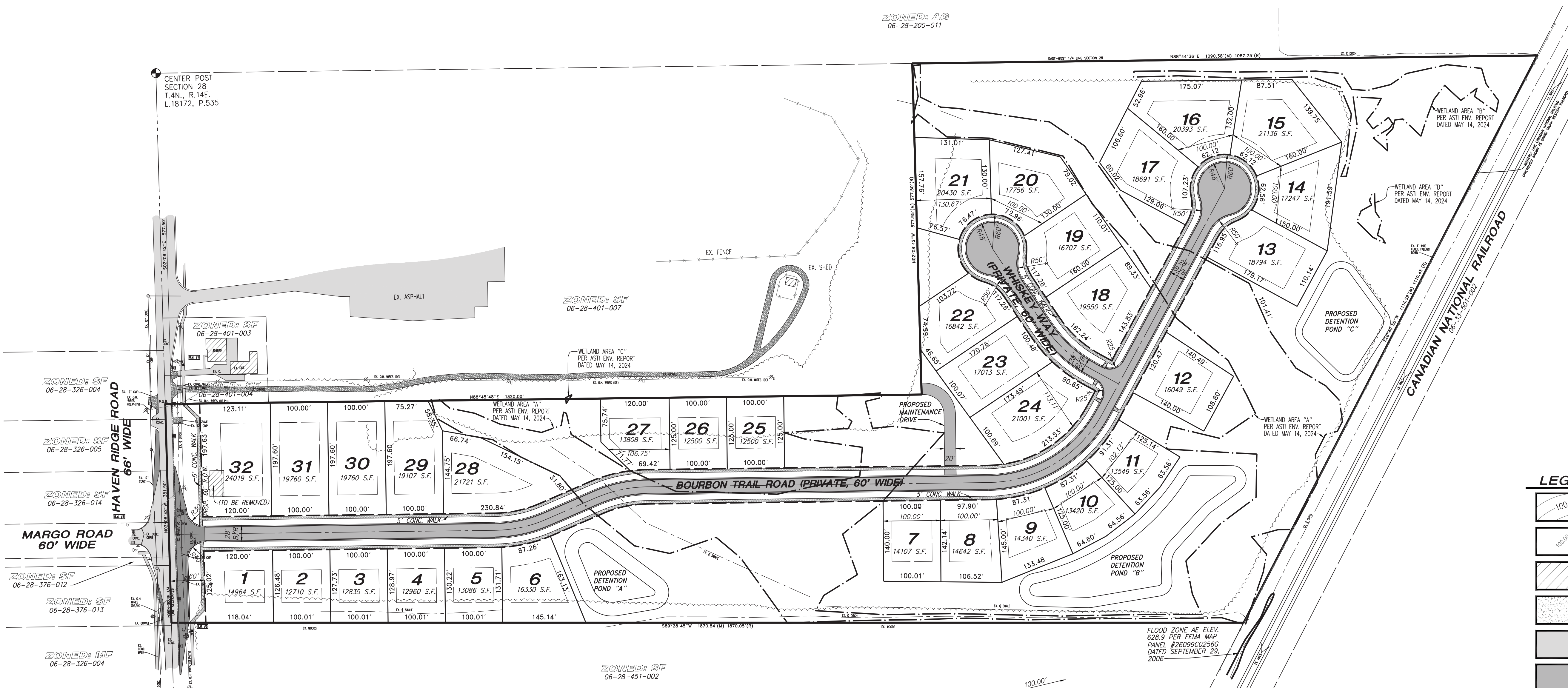
FOR: RON CANTRELL DRIVE  
ZETA TOWN DEVELOPMENT, MI 48036  
(770) 241-4745



PHONE 586-731-8030  
WWW.URBAN-LAND.COM

**URBAN LAND CONSULTANTS**

CIVIL ENGINEERS PLANNERS LAND SURVEYORS  
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516



**LEGEND**

	EXISTING CONTOURS		WATER MAIN
	EXISTING GRADE		STORM SEWER
	EXISTING BUILDING		SANITARY SEWER
	EXISTING GRAVEL		EASEMENT
	EXISTING PAVEMENT		EX. U.G. ELEC.
	PROPOSED ASPHALT		EX. U.G. WIRES
	PROPOSED DEEP STRENGTH ASPHALT		EX. U.G. TELE.
	PROPOSED CONCRETE WALK		EX. U.G. GAS

**TOPOGRAPHY LEGEND**

	ROUND CATCH BASIN		WATER VALVE
	SQUARE CATCH BASIN		WATER BOX
	UTILITY MANHOLE		VALVE
	STORM MANHOLE		LIGHT POLE
	END OF PIPE		AIR CONDITIONER
	SANITARY MANHOLE		MAIL BOX
	CLEAN-OUT		FENCE POST
	MANHOLE		DOWN SPOUT
	HYDRANT		SOIL BORING
	GATE VALVE WELL		ELEC. TRANS. PAD
	WATER VALVE		UTILITY POLE
	WATER BOX		GUY ANCHOR
	VALVE		GUY POLE
	LIGHT POLE		SIGN POST
	AIR CONDITIONER		SPRINKLER HEAD
	MAIL BOX		GAS METER
	FENCE POST		TELEPHONE RISER
	DOWN SPOUT		ELECTRICAL RISER
	SOIL BORING		CABLE TV RISER
	ELEC. TRANS. PAD		FINISHED FLOOR
	UTILITY POLE		GARAGE FLOOR
	GUY ANCHOR		BASEMENT FLOOR
	GUY POLE		CONC. CONCRETE
	SIGN POST		SET MAG. NAIL
	SPRINKLER HEAD		SET IRON BAR
	GAS METER		FOUND IRON BAR
	TELEPHONE RISER		MON. FOUND C. MONUMENT
	ELECTRICAL RISER		
	CABLE TV RISER		
	FINISHED FLOOR		
	GARAGE FLOOR		
	BASEMENT FLOOR		
	CONC. CONCRETE		
	SET MAG. NAIL		
	SET IRON BAR		
	FOUND IRON BAR		
	MON. FOUND C. MONUMENT		

**SHEET INDEX**

1. SITE PLAN
2. CIVIL ENGINEERING SITE PLAN
3. EXISTING CONDITIONS



**Contractor Note:**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



STORMWATER CALCULATIONS

LAND USE SUMMARY TABLE with columns for Existing Conditions and Proposed Conditions, including Total Development Area, Total Impervious Area, and various volume calculations.

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Composite "C" Calculation: Detention Pond 0.41 Ac. @ C+ = 1.00 = 0.41, Impervious Areas 3.20 Ac. @ C+ = 0.95 = 3.00, Pervious Areas 3.45 Ac. @ C+ = 0.45 = 1.55, Total = 3.96

Composite "C" Calculation: Detention Pond 0.89 Ac. @ C+ = 1.00 = 0.89, Impervious Areas 3.20 Ac. @ C+ = 0.95 = 3.00, Pervious Areas 5.61 Ac. @ C+ = 0.45 = 2.52, Total = 6.74

Composite "C" Calculation: Detention Pond 0.51 Ac. @ C+ = 1.00 = 0.51, Impervious Areas 3.20 Ac. @ C+ = 0.95 = 3.00, Pervious Areas 3.45 Ac. @ C+ = 0.45 = 1.55, Total = 3.01

Time of Concentration: Tc = 20 Minutes

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Allowable Outflow: Variable Release Rate: Qmax = 1.5095 (0.206 x LMA) = 0.74 CFS/AC

Allowable Outflow: Variable Release Rate: Qmax = 1.5095 (0.206 x LMA) = 0.63 CFS/AC

Allowable Outflow: Variable Release Rate: Qmax = 1.5095 (0.206 x LMA) = 0.78 CFS/AC

100-Year Storm Inflow: Q100 = 4.41 CFS

100-Year Storm Inflow: Q100 = 6.3 CFS

100-Year Storm Inflow: Q100 = 3.87 CFS

WATER QUALITY CONTROL (WQC): Vwa = 3,630 x 1.2 x Csa = 4.41 CFS

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CHANNEL PROTECTION VOLUME CONTROL (CPVC): Vwa = 3,630 x 1.2 x Csa = 4.41 CFS

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CHANNEL PROTECTION RATE CONTROL - EXTENDED DETENTION (CPRC): Vwa = 3,630 x 1.9 x Csa = 4.41 CFS

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DETECTION & FLOOD CONTROL (DFC): Primary Design: The greater of Macomb County Method or 2" over trib area

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Table with columns: Elevation Area (S.F.), H (Ft.), Volume (Cu. Ft.) for various detention volumes.

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ii. 100-Year Detention per 2" Over Tributary Area Method: Vwa = 43,288 Cu. Ft.

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Detention Volume Provided: Vwa = 43,288 Cu. Ft.

Detention Volume Provided: Vwa = 72,587 Cu. Ft.

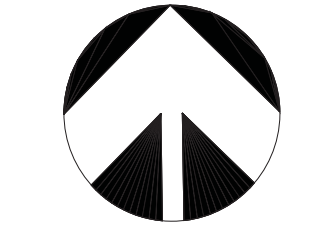
Detention Volume Provided: Vwa = 36,008 Cu. Ft.

Table with columns: Elevation Area (S.F.), H (Ft.), Volume (Cu. Ft.) for various detention volumes.

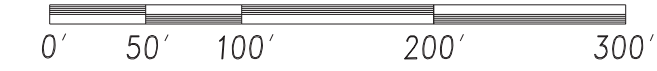
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NORTH

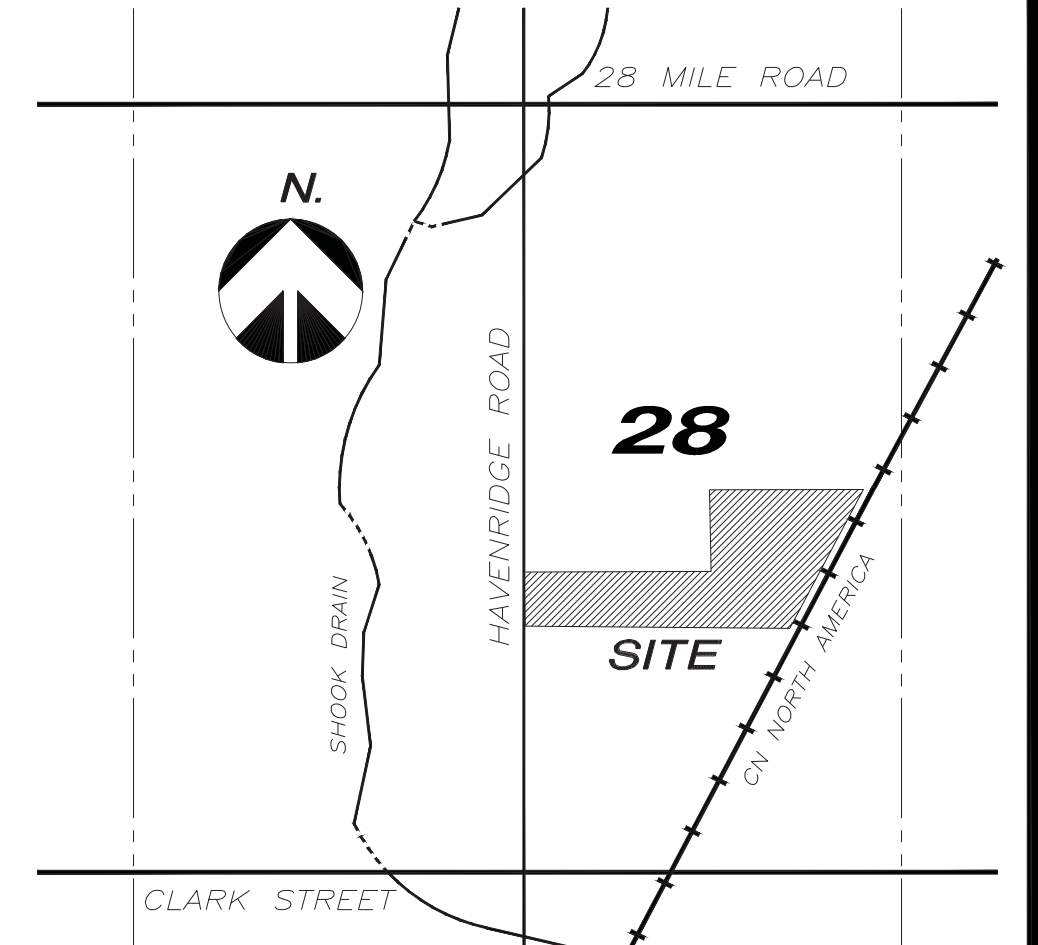


SCALE: 1"=100'

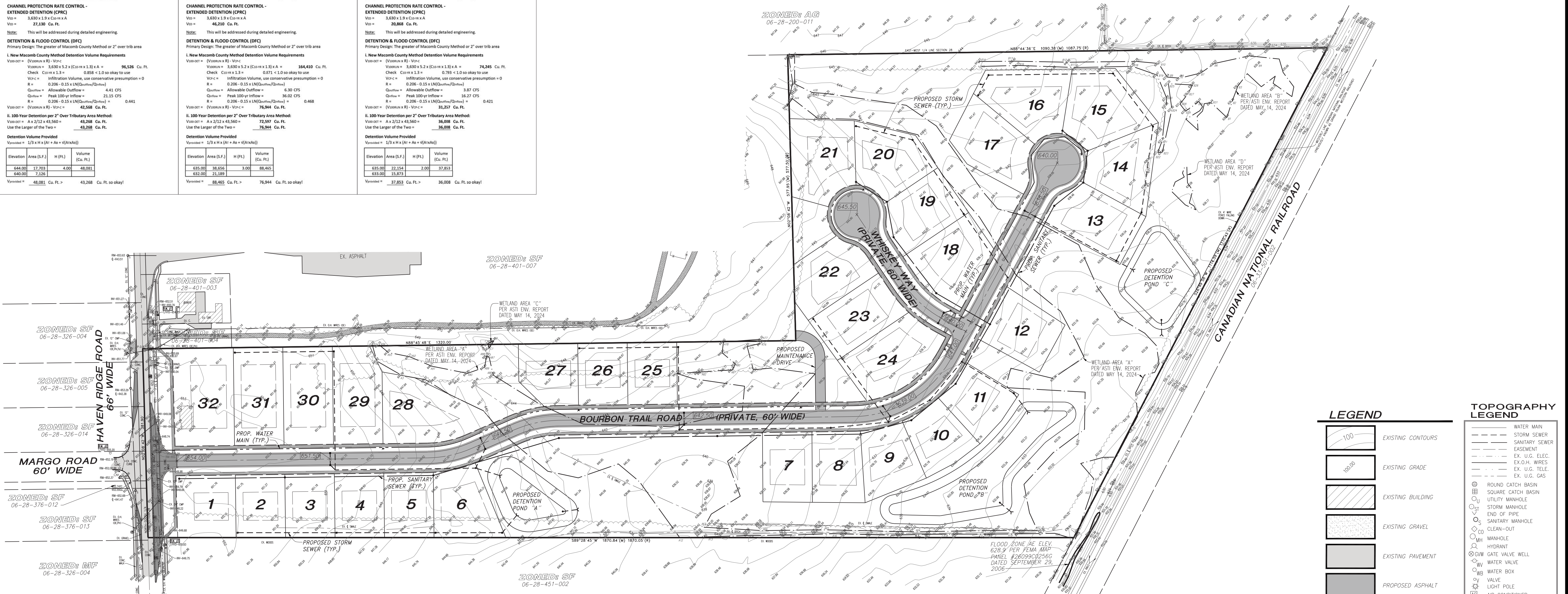


BENCHMARKS

- 1. T/HYD. E. SIDE HAVENRIDGE 70' N. OF SITE. ELEVATION=654.75
2. T/HYD. @ NW CORNER OF HAVENRIDGE & MARGO ELEVATION=655.20
3. T/HYD. E. SIDE HAVENRIDGE 15' S. OF SITE. ELEVATION=655.83



SCALE: 4" = 1 MILE



LEGEND

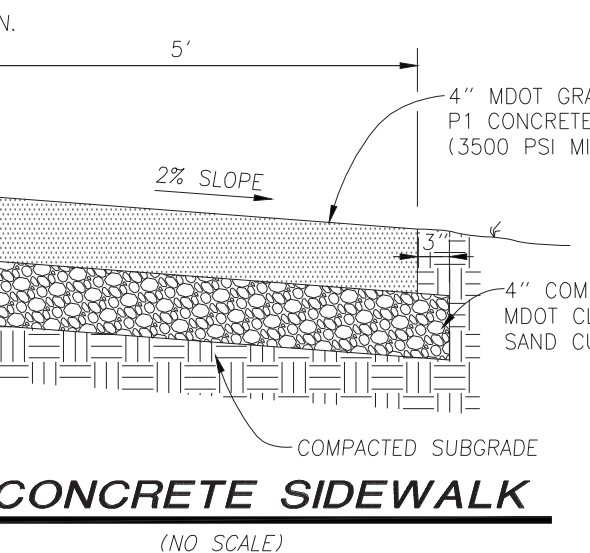
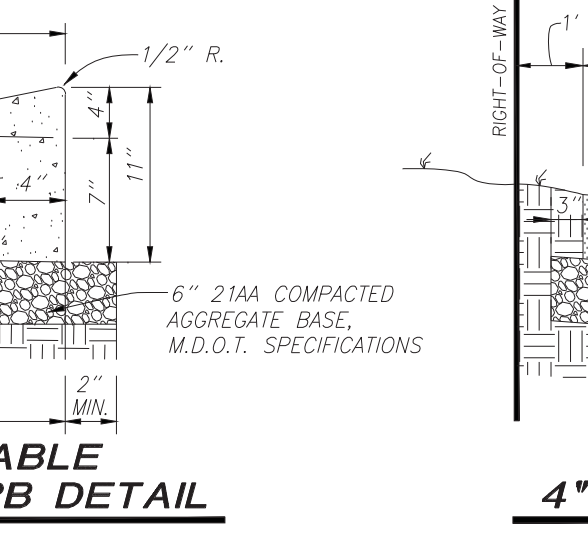
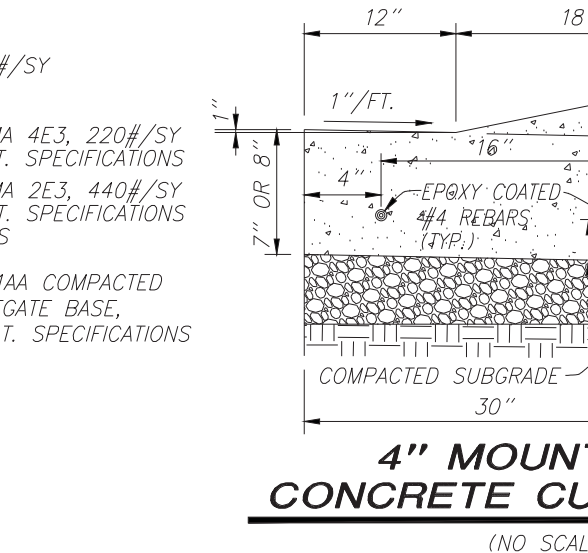
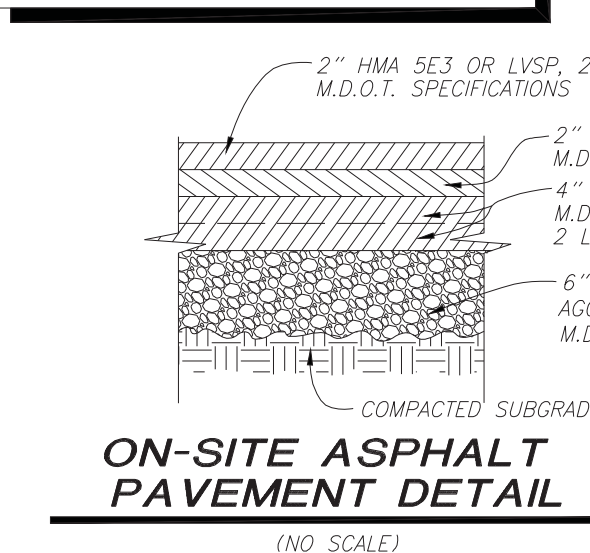
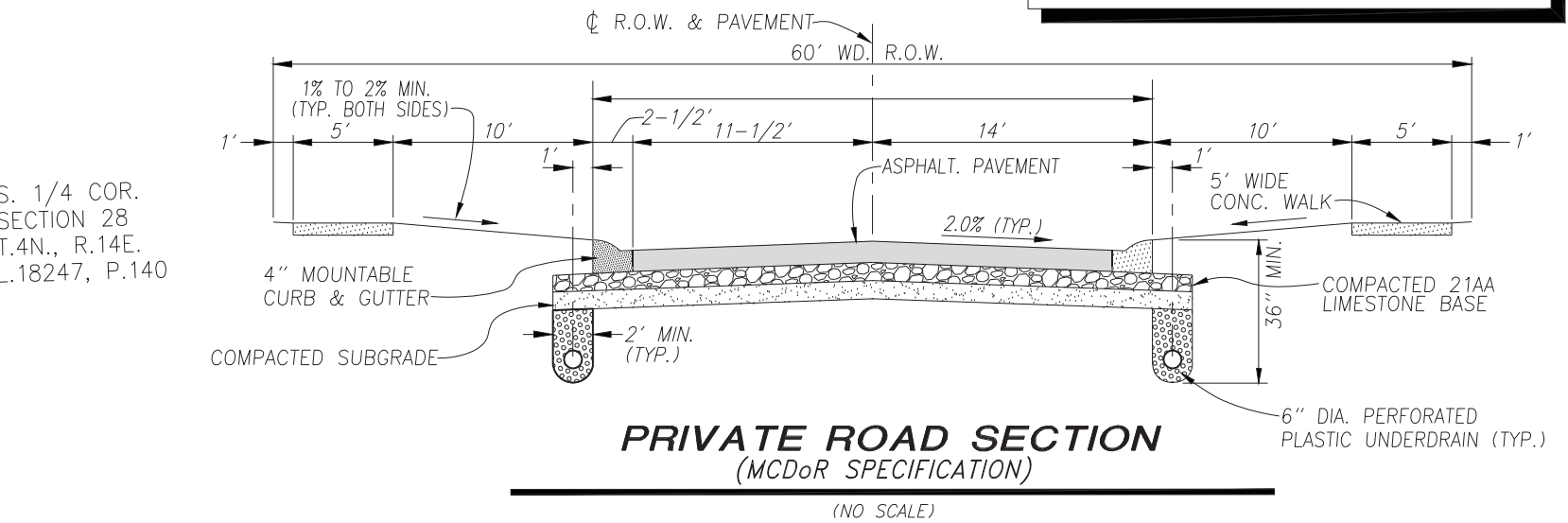
- EXISTING CONTOURS (100, 1050)
EXISTING GRADE
EXISTING BUILDING
EXISTING GRAVEL
EXISTING PAVEMENT
PROPOSED ASPHALT
PROPOSED DEEP STRENGTH ASPHALT
PROPOSED CONCRETE WALK

TOPOGRAPHY LEGEND

- WATER MAIN
STORM SEWER
SANITARY SEWER
EASEMENT
EX. U.G. ELEC.
EX. U.G. WRES.
EX. U.G. TELE.
EX. U.G. GAS

NOTE: ALL WORK IN THE HAVEN RIDGE ROAD R.O.W. IS SUBJECT TO REVIEW AND APPROVAL BY THE MACOMB COUNTY DEPARTMENT OF ROADS

NOTE: PROPOSED ROADS TO BE CONSTRUCTED ACCORDING TO MACOMB COUNTY DEPARTMENT OF ROADS REQUIREMENTS



811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG. Contractor Note: The locations of existing underground utilities are shown in an approximate way only.

CIVIL ENGINEERING SITE PLAN. PART OF THE N.E. 1/4 OF SECTION 28 T.4N., R.14E., VILLAGE OF NEW HAVEN, MACOMB COUNTY, MICHIGAN. 240104-10955. Date 8-29-2024. Scale 1"=100'. Drawn DKZ. Check PDS. Sheet 2 OF 3. Filed Bk.

PROPOSED HAVEN RIDGE ESTATES. FOR: RON CANTRELL DRIVE, 23700 HAVENRIDGE, MI 48036. (770) 241-4745.

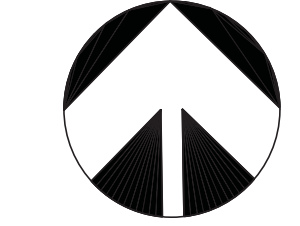
URBAN LAND CONSULTANTS. CIVIL ENGINEERS, PLANNERS, LAND SURVEYORS. 8800 23 MILE ROAD, SHELBY TWP., MI 48316-4516.



SOILS

- Hy** HOYTVILLE CLAY LOAM, (0-2% SLOPES)  
0"-9" VERY DARK GRAY CLAY LOAM, 9"-13" DARK GRAY SILTY CLAY LOAM, 13"-20" DARK GRAY SILTY CLAY, 20"-40" DARK GRAY CLAY, 40"-46" DARK GRAY CLAY, POORLY DRAINED, VERY SLOW PERMEABILITY, SLOW OR PONDING RUNOFF.
- SdA** SELFRIDGE FINE SAND, (0 TO 2% SLOPES)  
0"-9" VERY DARK GRAYISH BROWN FINE SAND, 9"-24" BROWN FINE SAND, 24"-29" YELLOWISH-BROWN SAND, 29"-32" REDDISH-BROWN CLAY LOAM, 32"-42" REDDISH BROWN CLAY LOAM. SOMEWHAT POORLY DRAINED, RAPID PERMEABILITY, SLOW TO VERY SLOW RUNOFF.
- SpA** SPINKS LOAMY SAND, (0 TO 2% SLOPES)  
0"-8" DARK GRAYISH-BROWN LOAMY SAND, 8"-16" YELLOWISH-BROWN LOAMY SAND, 16"-23" LIGHT YELLOWISH-BROWN SAND, 23"-49" YELLOWISH BROWN SAND W/ REDDISH-BROWN LOAMY SAND AND SANDY LOAM, 48"-60" PALE-BROWN SAND. SLOW RUNOFF, RAPID PERMEABILITY.
- WvB** WASEPI-Au GRES COMPLEX (0% TO 4% SLOPES)  
0"-9" VERY DARK GRAYISH-BROWN SANDY LOAM, 9"-11" PALE BROWN SANDY LOAM, 11"-20" BROWN HEAVY SANDY LOAM, 20"-28" DARK BROWN HEAVY SANDY LOAM, 28"-60" LIGHT BROWNISH-GRAY SAND & GRAVEL. MODERATELY RAPID TO VERY RAPID PERMEABILITY, SLOW RUNOFF.

NORTH



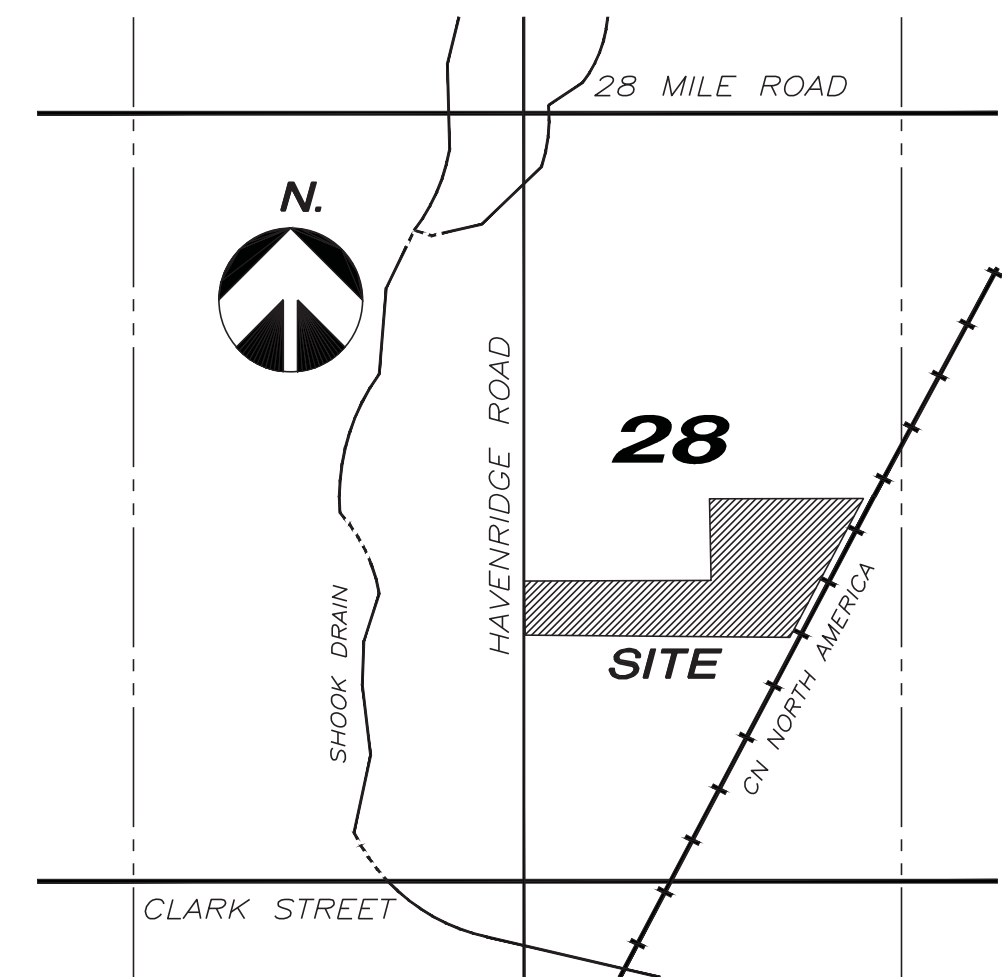
SCALE: 1"=100'



BENCHMARKS

DATUM=NAVD83

1. T/HYD. E. SIDE HAVENRIDGE 70' N. OF SITE. ELEVATION=654.75
2. T/HYD. NW CORNER OF HAVENRIDGE & MARGO ELEVATION=655.20
3. T/HYD. E. SIDE HAVENRIDGE 15' S. OF SITE. ELEVATION=655.83



LOCATION MAP

SCALE: 4" = 1 MILE

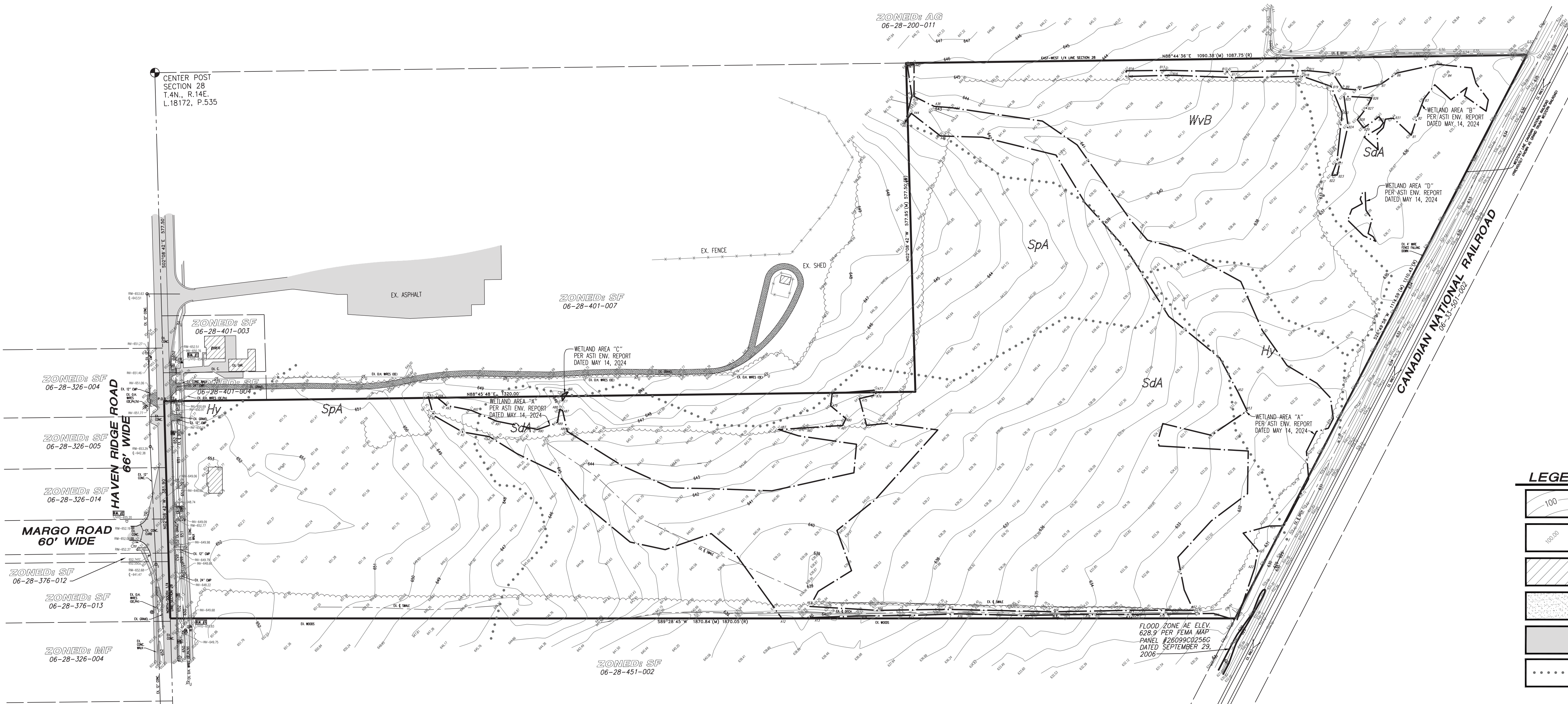
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SITE CRITERIA

- PARCEL IDENTIFICATION #: 06-28-401-005
- ADDRESS: 59740 HAVENRIDGE ROAD
- AREA OF SITE: 30.29 ACRES
- EXISTING ZONING: SINGLE FAMILY (SF)
- ADJACENT ZONINGS: SF, SF, MF, AG



LEGEND

- 100 EXISTING CONTOURS
- 100.00 EXISTING GRADE
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING PAVEMENT
- SOIL DISTRICT

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.G. ELEC.
- EX. U.G. WIRES
- EX. U.G. TELE.
- EX. U.G. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC TRANS PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SET M.C. MAIL
- SET IRON BAR
- FOUND IRON BAR
- MON FOUND C. MONUMENT

**EXISTING CONDITIONS**  
PART OF THE N.E. 1/4 OF SECTION 28  
T.4N., R.14E., VILLAGE OF NEW HAVEN,  
MACOMB COUNTY, MICHIGAN

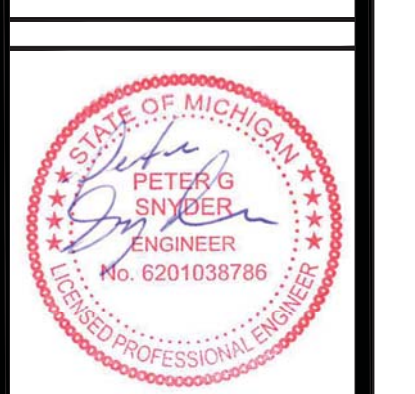
ADDITIONS AND/OR REVISIONS

DATE

240104-10855  
Job No.  
Date 8-29-2024  
Scale 1"=100'  
Drawn DKZ  
Check PDS  
Sheet 3 OF 3  
Fld. Bk.

**PROPOSED**  
**HAVEN RIDGE ESTATES**

FOR: RON CANTRELL DRIVE  
ZEPHYRUS TOWNSHIP, MI 48036  
(770) 241-4745



PHONE 586 731-8030  
WWW.URBAN-LAND.COM

**URBAN LAND CONSULTANTS**

CIVIL ENGINEERS PLANNERS LAND SURVEYORS  
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

**811**  
KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.

S. 1/4 COR.  
SECTION 28  
T.4N., R.14E.  
L.18247, P.140

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