



PLAN COMMISSION September 9, 2025, at 5:30 PM

The New Haven Plan Commission held a public hearing at 5:30 PM, Tuesday, September 9, 2025, in the Community Room of the New Haven Administration Building, 815 E Lincoln Highway. After establishing a quorum was present, Plan Commission President Mike Mowery called the meeting to order at 5:32 PM.

MEMBERS: Nick Goranson, Becky Hanson, Rick Kruchten, Mike Mowery, Phil Talarico, Adam Williams
STAFF: Nathan Hooley, Tyler Smith, Karma Rowe, Pat Hess (legal counsel)

OLD BUSINESS

After reviewing the previous meeting's minutes of August 12, 2025, Phil Talarico motioned to approve the minutes with no needed changes. Nick Goranson seconded, and the minutes were unanimously approved.

NEW BUSINESS – PUBLIC HEARING

24-DV-10

APPLICANT: RaceTrac

PETITION TYPE: Primary Development

LOCATION: Northeast Corner – Doyle Rd. / US 30

EXISTING ZONING: PUD, Planned Unit Development

Nathan Hooley gave an overview of the proposal and described the waiver requests. Mike Hoffman of Beers Mellers spoke on behalf of RaceTrac and described the development in more detail along with explaining in detail the waiver requests. Phil Talarico questioned the number of truck parking spaces, which is 43. Adam Williams inquired about security which Zach Senn of RaceTrac replied they have 360-degree surveillance that is monitored off site. Nick Goranson questioned the exterior lighting and if light pollution had been considered. Mr. Hoffman and Mr. Senn both confirmed that the lighting is dark sky compliant.

Marilyn Galenski commented on traffic concerns due to truck parking. After no additional public comments, Mr. Hooley recommended approving the waivers along with the primary development. Adam Williams motioned to approve all 4 waivers, Nick Goranson seconded, and it was unanimously approved. Rick Kruchten motioned to approve the primary development, Phil Talarico seconded, and it was unanimously approved.

25-PDP-05

APPLICANT: Card and Associates

PETITION TYPE: Primary Development

LOCATION: 3900 Block Minnich Rd.

EXISTING ZONING: C3 General Commercial

Nathan Hooley gave an overview of the proposal and described the waiver request. Dan Conners spoke on behalf of Card and Associates. Nick Goranson questioned whether the exterior design is final or if there's still potential for change. Mr. Conners said it would depend on the final use and as of now it's planned to be an outpatient physical therapy facility.

Jessican Graber voiced concerns which include traffic, safety, overflow parking, noise, lighting, operating hours, environmental effects, and property values.

Marilyn Galenski voiced concerns which include lighting, noise, kids, traffic, taxes, and vandalism.

Will Lipp voiced confusion regarding changes with the development, the proposed placement of the fieldhouse and concerns about traffic. Pone Vongphachanh responded that a traffic study has been completed, and this is only a portion of the overall development.

Craig Dellinger and Nicole Keesling both spoke in favor of the proposal.

Dan Conners addressed some concerns that were mentioned including safety and property values.

Nathan Hooley described aspects of the project that are still under review and went over the approval criteria. After there were no additional comments, Rick Kruchten motioned to approve the waiver, Adam Williams seconded and it was unanimously approved. Rick Kruchten motioned to approve the primary, Adam Williams seconded and it was unanimously approved.

PUBLIC MEETING

25-RES-02

APPLICANT: Redevelopment Commission

PETITION TYPE: Resolution and Economic Development Plan

LOCATION: Southwest Corner of Maplecrest & SR 930

EXISTING ZONING: R3 – Multi-Family Residential

Nathan Hooley gave a brief description of the resolution; Pone Vongphachanh covered the timeline and went over the specifics of the economic development area. Rick Kruchten motioned to approve the resolution, Nick Goranson seconded, and it was unanimously approved.

25-RES-03

APPLICANT: Redevelopment Commission

PETITION TYPE: Resolution and Economic Development Plan

LOCATION: W Lincoln Hwy / SR 930 Intersection

EXISTING ZONING: I2, General Industrial

Nathan Hooley and Pone Vongphachanh clarified the location of the area to be included in the economic development area. Nick Goranson motioned to approve the resolution, Rick Kruchten seconded, and it was unanimously approved.

OTHER BUSINESS

ORDINANCE PROPOSAL:

Rick Kruchten submitted a proposal to amend the ordinance to allow the creation of a commercial solar ordinance. Nick Goranson motioned to approve the creation of a solar ordinance; Adam Williams seconded, and it was unanimously approved.

OPEN DOOR LAW PRESENTATION:

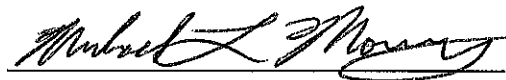
Pat Hess addressed the Commission to discuss Open Door Law and some basic guidelines for members to be mindful of.

NEXT MEETING

October 14, 2025, 5:30 PM.

ADJOURNMENT

Phil Talarico motioned to adjourn the meeting, Nick Goranson seconded, and the meeting was officially closed at 6:52 PM.



Plan Commission President
Mike Mowery



Plan Commission Secretary
Nathan Hooley