City of New Haven

815 Lincoln Highway East | New Haven, IN 46774

PLAN COMMISSION — Minutes

June 9, 2026, at 5:30 PM

The New Haven Plan Commission held a public hearing at 5:30 PM, Tuesday, June 9, 2026, 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 5:30 PM.

Members Present:

- Becky Hanson
- Mike Mowery
- Phil Talarico
- Brian Yoder
- Howard Lininger
- Rick Kruchten
- Jon Stauffer

Staff Members Present:

- Nathan Hooley, Planning Director
- Sam Oyler, Assistant Planner
- Tyler Smith, Assistant Planner
- Caleb Patterson, Attorney

OLD BUSINESS

- After reviewing the previous meeting's minutes Phil Talarico motioned to approve the minutes from May 12, 2026 with no changes needed. Becky Hanson seconded the motion, and the minutes were unanimously approved.

26-PDP-02
APPLICANT: QuikTrip Corporation
PETITION TYPE: Primary Development Plan
LOCATION: Southwest corner of US 30 and S. Doyle Rd
EXISTING ZONING: A1, Agricultural and NC, Neighborhood Center

Mr. Mowery announced the project and Mr. Hooley presented the staff report for the property. Mr. Hooley told the board that the Indiana Department of Transportation will not be granting access from SR 930, and the applicant has been working with the City's engineering and planning departments to align the drives on Doyle Rd with those at Flying J. Mr. Hooley also noted that the applicant submitted four (4) waiver requests for signage.

Bryan Yoder asked about aligning the drives. Gwen Keen clarified that they have adjusted the site plans after hearing from INDOT that they would not be granted access. Mr. Talarico asked if not having access to SR 930 would cause congestion. Ms. Keen stated that they anticipated most traffic would use Doyle Road, and SR930 would function as a back up.

No individuals came forward during the public hearing.

Motion to approve waiver 1 was made by Jon Stauffer, seconded by Howard Lininger and received a unanimous vote.

Motion to approve waiver 2 was made by Jon Stauffer, seconded by Becky Hanson and received a unanimous vote.

Motion to approve waiver 3 was made by Jon Stauffer, seconded by Phil Talarico and received a unanimous vote.

Motion to approve waiver 4 was made by Jon Stauffer, seconded by Rick Kruchten and received a unanimous vote.

Jon Stauffer made a motion to approve 26-PDP-02 contingent on the New Haven Common Council's approval of the corresponding rezoning request. The motion was seconded by Becky Hanson and received a unanimous vote.

NEW BUSINESS
26-z-02 & 26-PDP-03
APPLICANT: Forest City LLC
PETITION TYPE: Rezoning and Primary Development Plan
LOCATION: Northwest corner of Ryan and Edgerton roads, New Haven, IN 46774
EXISTING ZONING: A1, Agricultural

Mr. Mowery announced the project, and Mr. Hooley presented the staff report for the property.

Mark Graber came forward to speak on the project, noting he'd like it to be called Country Forest LLC moving forward.

Mr. Mowery asked about the primary function of the outdoor storage area. Mr. Graber stated the outdoor storage area would be used for extra wood pallets.

Amanda Scheitland came forward to ask how rezoning the parcel would impact the surrounding area. Mr. Hooley clarified that the zoning would be specific to the proposed site. Ms. Scheitlin expressed her concerns at the potential for large projects coming to the area.

John Neimeyer came forward to praise the applicant and the proposed project.

After closing the public comment section, Mr. Mowery asked for clarification on the applicant's desire to refrain from utilizing city utilities. Mr. Hooley noted that the applicant intended to use a generator for power and porta johns, though water and sewer lines are present nearby if they ever need them. Mr. Hooley also noted that the outdoor storage was intended to limit the amount of pallets in the building because it will not have a sprinkler system.

Motion to provide a favorable recommendation to Common Council was made by Jon Stauffer, seconded by Howard Lininger and received a unanimous vote.

Motion to approve 26-PDP-03, with the condition that there be a 25 ft buffer along the railroad and retain vegetation along Ryan Rd, was made by Rick Kruchten, seconded by Jon Stauffer and received a unanimous vote.

26-RES-02

APPLICANT: New Haven Redevelopment Commission
PETITION TYPE: solution
LOCATION: 622 Broadway St, New Haven, IN 46774
EXISTING ZONING: I1, Limited Industrial

Mr. Mowery announced the item and Mr. Hooley presented the staff report.

Mr. Mowery asked if there was anything currently in the building. New Haven Economic Development Director Pone Vongphachanh said there is nothing in the building. Mr. Talarico asked what the future of the property would look like. Ms. Vongphachanh said that was to be determined. Ms. Hanson asked if the building would be demolished and Ms. Vongphachanh said it would.

Motion to approve was made by Phil Talarico, seconded by Rick Kruchten and received a unanimous vote.

OTHER BUSINESS

Mr. Hooley said there will be a Community Connect meeting with the downtown business owners on Thursday, June 11 at 8:30 a.m. He also noted that the Allen County Surveyor's Office will be taking over floodplain review in the near future.

NEXT MEETING

July 14, 2026, at 5:30 PM in the Community Room at the New Haven Administration Building.

ADJOURNMENT

Howard Lininger made a motion to adjourn the meeting, Phil Talarico seconded the motion, and the meeting was officially closed at 6:20 PM.

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Plan Commission President	Plan Commission Secretary
Mike Mowery	Nathan Hooley