

Planning and Zoning Commission Workshop

August 25, 2026 - 6 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of Workshop Meeting Minutes
 - a. July 28, 2026, pages 1-2
4. Comprehensive Plan Presentation
 - a. PGAV
5. Adjourn

Planning & Zoning Commission Workshop Meeting

July 28th, 2026

New Haven Public Works Facility

Meeting called to order by Phil McKernan at 6:00 p.m.

Roll Call of Members Present: Alan Bell, John Cassidy, Ed Shivers, Austin Madden, Larry Nolte, Phil McKernan, Rob Hausmann, & Todd Blanc.

Members Absent: Eric Heimos

Staff Members Present: Sarah Skeen-City Administrator, Deborah Williams-City Clerk, and Nick Reed-Building Inspector

Others Present: David Luecke- Mayor, Steve Bertrand-Alderman, Stephen Ibendahl, & Carrie Falkenrath-Consultants with i5 Group

Approval of Workshop Meeting Minutes from June 23rd, 2026: Alan Bell, 2nd Ed Shivers

Comprehensive Plan Presentation: Steven Ibendahl and Carrie Falkenrath, of the i5 Group introduced themselves as possible consultants for New Haven's new Comprehensive Plan. Steven Ibendahl highlighted his background growing up in a small town in Washington County, Illinois, noting the similarities to New Haven. The team includes Bob Lewis, a specialist from St. Louis University who handles market and demographic analysis, though he was absent as he was attending a Main Street conference.

The consultants emphasized their "listening first" approach, aiming to understand the specific values and challenges of the community before proposing solutions. New Haven's current plan is roughly 20 years old; Steven Ibendahl noted that most communities update these every 10 to 15 years. The project is expected to take 12 to 15 months to complete, moving through phases of discovery, vision/goals, draft, and final adoption. The discovery phase involves gathering data on market trends, housing, and traffic counts from sources like the US Census and MoDOT.

Steven Ibendahl described his "three buckets" for consensus: priority issues with broad agreement, mixed-opinion topics requiring more study, and ideas that are rejected by consensus. Carrie Falkenrath explained that the transportation element will focus on realistic infrastructure connectivity, such as making sure bike lanes lead to useful destinations. A major point of discussion was the perceived divide between the Downtown and the Highway 100 corridor. Commission expressed a desire to grow the city and attract people who will eat, work, and stay locally. Noted an "identity crisis" compared to neighboring cities. There was specific concern about the lack of lodging, such as hotels or bed and breakfasts, which prevents tourists from

staying overnight. Discussed the need for better "spillover" from regional events and the challenge of competing with big-box stores in nearby towns. The i5 Groups plan to use a mix of online surveys, in-person workshops, and focus groups for specific areas like the school district and business corridors. Stephen Ibendahl stressed that transparency is more important than the raw percentage of residents who respond; the team will share all raw comments (scrubbed of personal info) publicly. The i5 Group will develop a dedicated project website to host documents, survey results, and informational videos to keep the public informed. The Steering Committee is currently being formed with eight members; the city is looking for two additional residents (one from each ward) to join. Commission raised concerns about creating a "big city plan" that a small town lacks the budget or staff to implement. Stephen Ibendahl said that the final Comprehensive Plan would include a "bread and butter" Excel spreadsheet specifically for city staff to track achievable tasks. It will also provide policy recommendations for zoning, such as potential changes to short-term rental rules, which the city can then refine into actual ordinances later. Carrie Falkenrath noted that the plan serves as an advocacy tool for working with MoDOT on long-term projects like the Route 100 corridor. Near the end of the session, attendees shared their history with New Haven, ranging from 63-year residents like Phil McKernan to newer arrivals like Larry Nolte.

Common themes for why people stay included the "small-town feel," safety, knowing neighbors for generations, and a sense of calm. Several members, including Austin Madden, mentioned that the community has drifted away from being as involved as it used to be and hoped the planning process would reignite local engagement. Sarah Skeen will finalize the Steering Committee selection after Friday once the resident interest survey closes. i5 Group would set up the dedicated project website and provide the link to the city for promotion. i5 Group would begin the discovery phase, including market analysis and traffic data collection. Consultants to coordinate focus group meetings.

Motion to Adjourn at 7:01 p.m.: Todd Blanc, 2nd Ed Shivers

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dan Williams", with a long horizontal flourish extending to the right.

Deborah Williams, City Clerk