



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, October 8, 2025 - 7:00 p.m.

City of Plymouth
201 S. Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
734-453-1234

1. CALL TO ORDER

Chair Hollie Saraswat called the meeting to order at 7:01 p.m.

Present: Chair Hollie Saraswat, Commissioners Joe Hawthorne, Marni Schroeder, Trish Horstman, Zach Funk, Dave Scott

Excused: Vice Chair Kyle Medaugh, Commissioners Sidney Filippis, and Katie Rossie

Also present: Planning and Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger

2. CITIZENS COMMENTS

There were no citizens comments.

3. APPROVAL OF MEETING MINUTES

Horstman moved to approve the minutes of the September 10, 2025 meeting as written. Funk seconded. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

Schroeder made a motion to approve the agenda as written for the October 8, 2025 meeting. Scott seconded. The motion carried unanimously.

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

Chair Saraswat opened the public hearing at 7:04 PM for SP25-05: 1405 Goldsmith, regarding the special land use and site plan review for dog daycare and lodging.

Stacy Salisbury, a resident living behind the proposed business location at 1390 Junction, expressed concerns about a 24-hour business operating behind their residential house, potential noise issues, health and sanitation concern due to known flooding issues in the area, runoff from animal waste potentially putting their dogs or health at risk, as well as lights and traffic concerns.

Chair Saraswat closed the public hearing at 7:09 PM.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

- a. **SP 25-05: 1405 Goldsmith.** Special land use and site plan review for dog daycare and lodging. The property is zoned I-1, Light Industrial District.

Planning Consultant Sally Elmiger presented the review of the special land use application, recommending:

- Limit the maximum number of dogs to 75
- Limit the number of dogs in the yard at any one time
- Limit the length of time dogs can be in the outdoor space

Elmiger also requested clarification on the maximum number of dogs to be boarded, location of the waste cart storage, explanation of power washing procedures for the outdoor area, parking considerations, including the addition of a bike rack, and lighting information to meet minimum requirements.

The applicants, owners of Happy Hounds Daycare & Boarding, addressed Elmiger's comments by stating they have operated on Main Street for 21 years without complaints about noise or odors and explained that outdoor area would be in front of the building, not behind adjacent to the residential area. They explained they use eco-friendly, biodegradable cleaning products, and that current operations average 50 dogs during the day and 25 at night. They proposed a maximum of 75 dogs during daycare hours and 50 for overnight boarding.

The applicant addressed drop-offs and pick-ups which are spread over 3 hours, with a maximum of 4 cars in a 15-minute period. They explained outdoor breaks are supervised, with 10-20 dogs max in the yard at a time, and dogs are typically outside for 15-minute intervals, with the yard vacant for about half of each hour. It was also noted that outdoor hours would be from 6:45 a.m. to 9:00 p.m.

The commission discussed concerns about stormwater runoff and potential contamination from pet waste. They considered options for mitigating these issues by adding a 3-foot landscape buffer with ornamental grasses and exploring stormwater inlet filters or other structures to mitigate potential contamination.

After extensive discussion, the commission voted on two separate motions:

Commissioner Hawthorne made a motion to approve the **special land use for SP 25-05** with the following conditions. Commissioner Scott seconded the motion.

- The number of dogs on premises shall be limited to 75 total
- A maximum of 20 dogs may be outside at any given time
- Dogs may occupy the outdoor area for a maximum of 30 minutes of every hour between operating hours of 6:30 a.m. and 9:00 p.m.

There was a roll call vote.

YES: Horstman, Funk, Scott, Schroeder, Hawthorne

NO: Chair Saraswat

The motion carried.

Commissioner Scott motion to approve the **site plan for SP 25-05, site plan model 2/B**, with the following conditions. Commissioner Schroeder seconded the motion.

- Remove the asphalt on the north side of the fence for an area of 3 feet wide by 32 feet long and plant ornamental grasses and/or other natural or native landscaping
- Building official to approve the minimum lighting for the lot
- Locate trash carts on the west side of the site in front of the building

There was a roll call vote.

YES: Horstman, Funk, Scott, Schroeder, Hawthorne, Chair Saraswat

The motion carried unanimously.

9. REPORTS AND CORRESPONDENCE

City Commissioner Kehoe informed the Planning Commission that the master plan would be on the City Commission agenda on October 20, 2025.

Commissioner Hawthorne raised concerns about missing street trees at sites that recently received special land use approval. He also mentioned wanting more complete site plans.

Bolhuis explained that the tree ordinance requirements were eliminated, which affecting planting requirements. She stated the community development department intends to improve site plan review processes in the new year and that the final site verification is in place for landscaping and site elements.

Chair Saraswat mentioned the need for the subcommittee to convene for MSHDA, indicating she would coordinate a meeting time.

10. ADJOURNMENT

Hawthorne made a motion to adjourn. Horstman seconded.

There was a voice vote.

The motion carried unanimously.

The meeting was adjourned at 8:23 p.m.