



City of Plymouth Planning Commission

Regular Meeting Agenda

Wednesday, October 8, 2025 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/81803168469>

Passcode: 656691

Webinar ID: 818 0316 8469

1. CALL TO ORDER
 - a. Roll Call
2. CITIZENS COMMENTS
3. APPROVAL OF THE MINUTES
 - a. Approval of the September 10, 2025 meeting minutes
4. APPROVAL OF THE AGENDA
5. COMMISSION COMMENTS
6. PUBLIC HEARINGS
7. 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.
9. REPORTS AND CORRESPONDENCE
10. ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

2025 Planning Commission Goals

1. Adopt the master plan
2. Complete “quick” zoning ordinance amendments (zoning audit)
3. Complete the multi-family/housing ordinance amendments (MSHDA Grant)
4. Work toward completing a residential compatibility ordinance

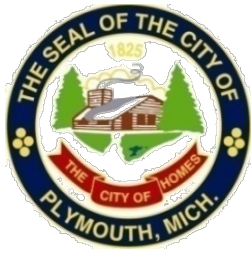
City of Plymouth
Planning Commission Public Hearing Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Planning Commission will be held on Wednesday, October 8, 2025 at 7:00 p.m. located at City Hall and online via Zoom to consider the following:

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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

Publish: Tuesday, September 23, 2025



Plymouth Planning Commission

Regular Meeting Minutes

Wednesday, September 10, 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 7:00 p.m.

Present: Chair Hollie Saraswat, Vice Chair Kyle Medaugh, Commissioners Joe Hawthorne, Marni Schroeder, Katie Rossie, Dave Scott, and Sidney Filippis

Excused: Commissioners Trish Horstman and Zach Funk

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

Schroeder moved to approve the minutes of the August 13, 2025 meeting as written. Filippis seconded.

Chair Saraswat abstained.

The motion carried.

4. APPROVAL OF THE AGENDA

Medaugh made a motion to approve the agenda as written for the September 10, 2025 meeting. Scott seconded.

The motion carried unanimously.

5. COMMISSION COMMENTS

There were no commission comments.

6. PUBLIC HEARINGS

There was no public hearing.

7. OLD BUSINESS

- a. Review Finalized Master Plan

Chair Saraswat outlined the process for discussing the finalized master plan. She explained that Planning & Community Development Director Greta Bolhuis would first provide comments, followed by commissioners asking clarifying questions. Citizens would then have the opportunity to speak, after which the commission would discuss and vote on each parcel individually.

Director Bolhuis presented an administrative memorandum detailing density calculations for the properties in question. She explained the current zoning, potential density calculations for various zoning designations, and comparisons between the 2018 and 2025 master plans.

Chair Saraswat then opened the floor for citizen comments. Several citizens spoke not in favor, including:

- Karen Sisolak, 939 Penniman
- Joe White, 660 N. Sheldon
- Michelle Dillon, 1328 W. Ann Arbor Trail
- Ron Picard, 1373 Sheridan
- Ed Walton, 1465 Palmer
- Heather Doughty, 557 N. Mill
- Catherine Doughty, 557 N. Mill
- Elizabeth Mauer Voleric, 216 N. Holbrook
- Tom Bossard, 1408 Penniman
- Kathryn Szary, 1107 W. Ann Arbor Trail
- Scott Lorenz, 1310 Maple
- Michael Mountain, 1211 Sheridan
- Albert Brooke, 1087 William
- Robert Richards, 11711 Appletree

In summary, the citizens expressed the following concerns:

- The need for increased community input and engagement in the rezoning process.
- Preserving Plymouth's character.
- Concerns about potential increases in density and traffic.
- The desire to maintain the current zoning for church and school properties.
- A lack of clarity regarding which specific parcels were under discussion.

After citizen comments, the commission discussed each parcel individually:

Our Lady of Good Counsel (OLGC): The commission debated changing the designation from residential multi-family to single family.

Commissioner Filippis made a motion to amend the OLGC site in the 2025 master plan to the single-family future land use designation. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Filippis, Hawthorne, Scott, Medaugh

NO: Rossie, Saraswat

The motion carried with a majority vote.

Saint Peter's Lutheran Church: The commission discussed maintaining consistency with the OLGC decision.

Commissioner Filippis made a motion to amend the 2025 master plan future land use for Saint Peter's Lutheran Church to be single-family. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Filippis, Hawthorne, Scott, Medaugh, Saraswat

NO: Rossie

The motion carried with a majority vote.

Christian Science Church: The commission discussed the property's proximity to downtown and its potential as a transitional area.

Commissioner Schroeder made a motion to affirm the 2025 master plan future land use map designation for the Christian Science Church property as residential multi-family. Commissioner Filippis seconded the motion. The roll call vote was as follows:

YES: Rossi, Schroeder, Filippis, Scott, Saraswat
NO: Hawthorne, Medaugh
The motion carried with a majority vote.

Smith Elementary School: The commission debated the merits of single family versus multi-family designations, considering factors such as surrounding neighborhoods, traffic concerns, and potential future development.

Commissioner Medaugh made a motion to amend the Smith School parcel in the future land use map to be designated as single family. Commissioner Scott seconded the motion. The roll call vote was as follows:

YES: Schroeder, Scott, Hawthorne, Medaugh
NO: Rossi, Filippis, Saraswat
The motion carried with a majority vote.

East Middle School: The commission discussed the property's location on a major thoroughfare and its proximity to industrial and commercial uses.

Commissioner Filippis made a motion to affirm the 2025 master plan for the multi-family neighborhood future land use at the East Middle School site. Commissioner Schroeder seconded the motion. The roll call vote was as follows:

YES: Rossi, Schroeder, Filippis, Hawthorne, Medaugh, Saraswat
NO: Scott
The motion carried with a majority vote.

After discussing all parcels, the commission voted to recommend the amended changes to the city commission for approval.

Commissioner Schroeder made a motion to recommend to the city commission the 2025 master plan with the amendments discussed and approved during the meeting. Commissioner Scott seconded the motion.

There was a voice vote.
The motion carried unanimously.

8. NEW BUSINESS

There was no new business.

9. REPORTS AND CORRESPONDENCE

City Commissioner Minton provided an update on upcoming city commission meetings, including a Committee of the Whole meeting to discuss parks and recreation sponsorship opportunities.

10. ADJOURNMENT

Filippis made a motion to adjourn. Vice-Chair Medaugh seconded.

There was a voice vote.
The motion carried unanimously.

The meeting was adjourned at 8:35 p.m.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 2, 2025

**Special Land Use and
Site Plan Review
For
Plymouth, Michigan**

Applicant:	Happy Hounds Dog Daycare & Lodging 673 S. Main St. Plymouth, MI 48170
Project Name:	Happy Hounds Dog Daycare & Lodging SLU
Plan Date:	July 16, 2025 (Survey)
Location:	1403/1405 Goldsmith
Zoning:	I-1, Light Industrial District
Action Requested:	Special Land Use and Site Plan Approval
Required Information:	Any deficiencies are noted in the report.

PROJECT AND SITE DESCRIPTION

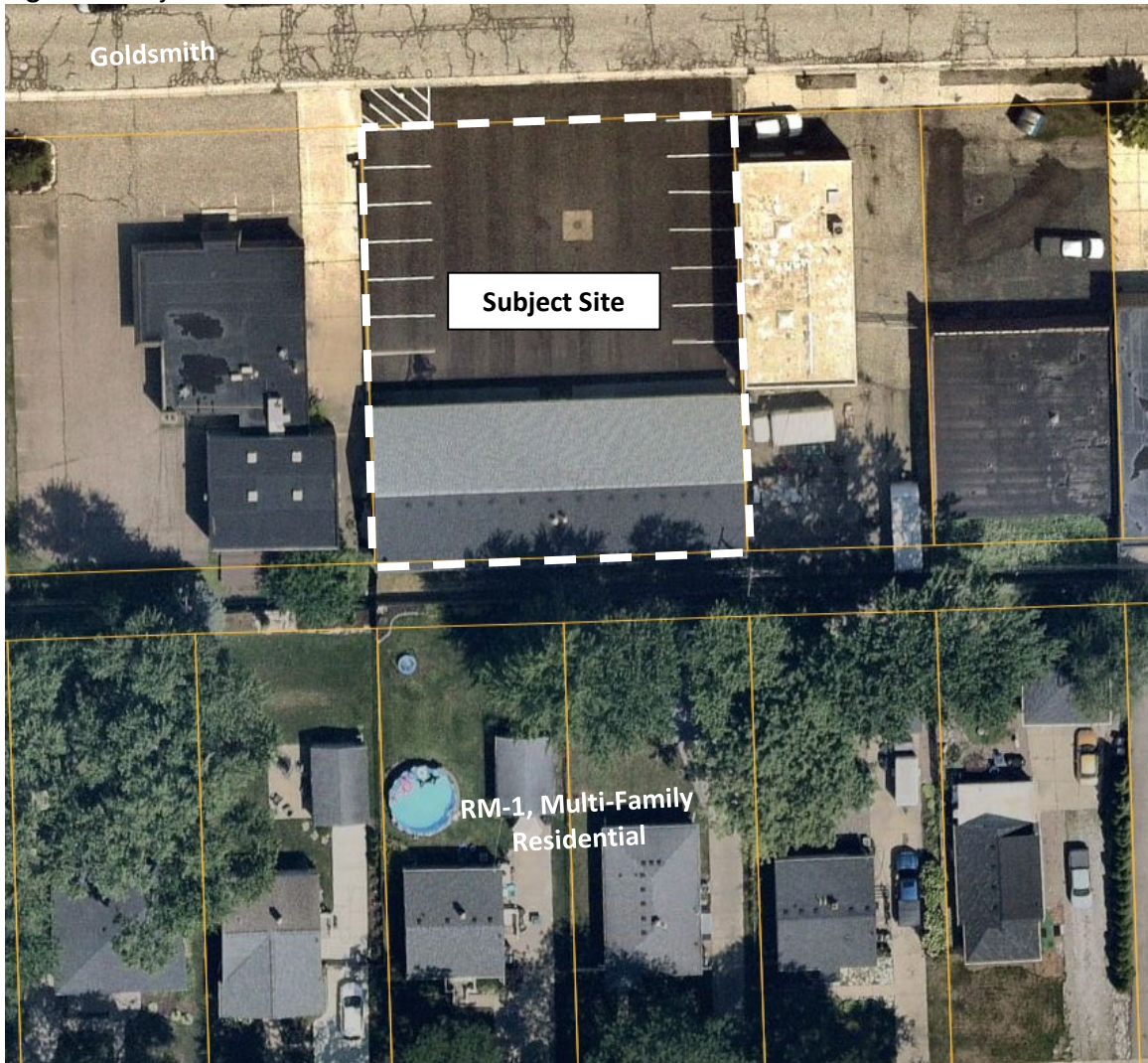
The applicant is proposing to use the existing 3,960 s.f. building on this site for a dog daycare and overnight boarding facility. The applicant anticipates accommodating up to 75 dogs at any given time.

The site will be used as is, except for adding a fenced-in, outdoor area for the dogs on the north side of the building, and possibly re-stripping some of the parking/loading spaces.

A commercial kennel is considered a Special Land Uses in this district and therefore will require a Special Use Permit.

An aerial and street view of the subject site is shown in **Figures 1 and 2** on the following page.

Figure 1. Subject Site



Source: Near Maps (Capture 7-29-25)

Figure 2. Subject Site – Street View



Source: Google Maps (Capture 7-2024)

SPECIAL LAND USE

Special Land Uses may be appropriate for a specific site in a District or may not be appropriate. Therefore, it's a subjective decision by the Planning Commission, based on the criteria listed below. We have reviewed this proposal against the Special Land Use criteria in Sec. 78-281, *Special Land Uses*, as well as the specific requirements for commercial kennels (78-123).

The special land use standards in Section 78-281 are listed below.

- (1) **Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.**

CWA Comment:

The 2018 Master Plan identifies this site as "Industrial" on the Future Land Use Map. The Plan provides the following guidance for land uses in this designation:

Industrial/Research

The Industrial/Research land use designation is intended to primarily accommodate wholesale activities, warehouse, and light industrial operations whose external and physical effects are restricted to the immediate area having only a minimal effect on surrounding districts. This district is also structured to permit the manufacturing, compounding, processing, packaging and assembling of finished or semi-finished products from previously-prepared materials. Research and development land uses are appropriate for this designation and the increased use of technology to mitigate typical industrial-type nuisances is encouraged. Uses that are more conducive to a residential community are encouraged.

A commercial kennel is not a typical light industrial use (such as wholesale activities, or light manufacturing.) However, the impacts of a dog daycare are not likely to extend beyond the immediate neighbors. Also, if the kennel is well maintained and adequately staffed, the effects on the surrounding districts (i.e., noise, odors, activity) should not be significantly different than typical light industrial uses. As other uses in a light industrial district, there generally is some noise and possibly odors; however, these effects should not be so significant as to impair the quiet enjoyment of adjoining neighbors. See our additional comments below.

- (2) **Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**

CWA Comment:

The applicant's narrative states that the site has new asphalt, and the building a new roof and windows. Adding the daycare use will not change the site to any great degree, other than erecting fencing to enclose approximately 1,050 s.f. of asphalt pavement in front of the building as the dog's outdoor/potty space.

(3) Will not be hazardous or disturbing to existing or future nearby uses.

CWA Comment:

This subject site is directly adjacent to single-family residential uses to the south (on Junction St.). The nearest residential dwelling is approximately 120 feet away from the proposed outdoor area. Comparing this with the applicant's current site at 673 S. Main St., their current site abuts commercial land uses north and south, and a house of worship to the east. The nearest residential dwelling is approximately 280 feet away from the outdoor area at this property.

Hours of Operation

The proposed hours of operation for the daycare are 7am – 7pm, seven days per week. Boarding also occurs seven days a week. We consider these hours of operation reasonable, as they don't start before a typical warehouse/industrial business would open, and they close relatively early in the evening.

Number of Dogs

The applicant's narrative states that they expect the maximum occupancy of this building to be 75 dogs at any one time. While the recent ordinance amendment allows up to 100 dogs, we would consider the applicant's figure to be more realistic about what this building/site can reasonably hold. Therefore, we would recommend that any Special Land Use approval be conditioned on limiting the maximum number of dogs to 75 at any one time for this site. If, in the future, the applicant finds that they can accommodate more, they can come back to the Planning Commission with a proposal. This will also give the neighborhood time to adjust to this new land use, and its potential effects.

The applicant should provide a maximum number of dogs that will be boarded at this facility at any one time.

Noise

Special Land Uses run with the land, and while this applicant may have a well-run operation, it's possible that the next operator doesn't, and barking dogs could become a problem. While having the building between the outdoor yard and the neighbors to the south is positive, we would recommend the Planning Commission condition any approval on the following (as suggested possibilities) to help limit noise:

1. Limit the number of dogs in the yard at any one time.
2. Limit the length of time the dogs can be in the yard over the course of the day.

Odors

Regarding odors, the narrative describes pet and environmentally friendly sanitation washes and agents that are used daily both indoors and outdoors. It also states that dog elimination occurs in the yard and is picked up and sterilized immediately. The applicant would like to use a wheeled garbage cart (vs. a dumpster); pet waste would be disposed of in the wheeled cart. The location of where the wheeled cart is stored on site needs to be shown on the plan. Also, does the business power wash the outdoor area, and drain this water into the storm drain? We ask this question because stormwater runoff that enters a catchbasin discharges directly to surface water (such as a nearby stream). Contaminants in the stormwater runoff will enter these natural features without treatment.

- (4) Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.**

CWA Comment:

See our comments under criterion (3) above.

- (5) Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.**

CWA Comment:

Essential public services currently serve is property. We would not expect a dog daycare/kennel to require any additional public services.

- (6) Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.**

CWA Comment:

We don't expect the proposed daycare/boarding facility to create excessive additional public costs. As long as the external effects (noise and odors) do not exceed what would be expected from a typical light industrial use, the proposal should not have a negative impact on the values of surrounding properties.

- (7) Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and or/regulations.**

CWA Comment:

See our comments in the remainder of this review for compliance with ordinance requirements.

In summary, the applicant should address the questions posed above. Also, we have offered various conditions of approval, if this is the Planning Commission's decision, that the Commissioners may want to consider.

Items to be Addressed: 1) Recommend any Special Land Use approval granted by the Planning Commission be conditioned on limiting the maximum number of dogs to 75 at any one time for this site. 2) Applicant provide a maximum number of dogs that will be boarded at this facility at any one time; this maximum number should also be a condition of approval. 3) Recommend the Planning Commission condition any approval on the following (as suggested possibilities) to help limit noise: a. Limit the number of dogs in the yard at any one time, and/or b. Limit the length of time the dogs can be in the yard over the course of the day. 4) The location of where the wheeled cart is stored on site needs to be shown on the plan. 5) Applicant to explain if the business power washes the outdoor area, and drain this water into the storm drain?

SITE PLAN REVIEW

This is an existing building, site layout, and parking lot, which could fall under Sec. 78-351, *Nonconforming lots and sites – Governing regulations*. This ordinance section recognizes that certain sites do not comply with the current paving, lighting, landscaping and other non-safety related site development requirements. This section intends to allow for reasonable re-use and improvements to these sites that will gradually improve compliance with the zoning requirements. We evaluate this proposal against the standards in this section throughout the review.

PARKING & CIRCULATION

The Parking Requirements in the Zoning Ordinance don't have a specific requirement for "dog daycare facilities" or "commercial kennels." See the analysis below, which we consider a reasonable requirement, based on the description of the business operations:

	Required Parking Calculation (Sec. 78-271)	Proposed Parking	Difference
Elementary or Junior High School	One for each one teacher, employee, or administrator (See Below)	8 spaces (See Below)	9 spaces plus 1-2 drop-off spaces

Number of Spaces:

We used the "Elementary or Junior High School" parking requirement because dog daycare/boarding operation is similar in that the clients don't drive, the pet owners drop off their dog curbside and don't park or come into the building, and only staff needs parking spaces. We didn't use the "childcare" figure because we didn't have any information about the "usable" floor space, and using the entire building in this calculation would have required too much parking, based on the narrative provided.

The applicant's narrative states that they have 26 employees on staff, and that there are typically six (6) staff members on site at any given time. Since the new site will accommodate more dogs than their current site, the narrative states that they have one human staff member per 10 dogs. Therefore, a minimum of 8 spaces should be provided to accommodate the anticipated staff members that will care for 75 dogs at a time. The various layouts show 9 parking spaces, and 1-2 drop-off spaces.

Barrier-Free Parking. At least one (1) barrier-free space, sized as a "van-accessible space" with an 8-foot wide aisle, is required. Each of the three site designs include one (1) van-accessible barrier-free space.

Parking Space Size. The illustrations provided don't dimension the parking spaces or the maneuvering lane. However, given the width of the site (100-feet wide), if the parking spaces are 20-feet long, then the maneuvering space is approximately 60-feet wide, exceeding the minimum requirements.

Location of Parking: The location (in the front yard) of the existing parking lot is non-conforming, as is the fact that there is not at least a five-foot-wide greenbelt abutting the parking lot along the side property lines. However, this condition may remain as a non-conformity, as the applicant is not proposing to expand the lot in any way. Also, the side lot lines abut other light-industrial zoned/used properties, and the parking lot on the subject site was just resurfaced and is in good condition.

Parking Lot Circulation. The plans offer three layouts for the parking lot. In our opinion, the “U” shaped layout will accommodate the fastest drop-offs, and the least conflicts between cars dropping off and those waiting to drop-off. The option that places the fenced yard to the side also offers an additional drop-off space, which may also help to direct traffic, and limit conflicts. The Planning Commission should discuss the various options with the applicant.

Bike Rack: The applicant should consider adding at least one bike rack to the site.

Loading/Unloading Space: Sec. 78-191(j), *Notes to Schedule*, requires at least one (1) off-street loading space. The plans should indicate where loading/unloading will occur on site. Also, the applicant should provide information about the size and type of expected delivery vehicles, and the number of deliveries they anticipate per week.

Items to be Addressed: 1) Planning Commission and applicant discuss the three parking lot layout options. 2) Applicant to consider adding at least one bike rack to the site. 3) Site plan to indicate where loading/unloading will occur on site; provide anticipated delivery schedule and type/size of delivery vehicles.

LANDSCAPING

This site is non-conforming, as it contains no landscaping or space where landscaping could be incorporated. Since the project is not proposing to expand the building or the parking area, we would consider this and existing non-conformity that may remain.

Items to be Addressed: None.

LIGHTING

No exterior changes are proposed to the existing lighting. Existing exterior lighting is not evident from the submission. Will any exterior lights be added to the parking area to ensure adequate night lighting for customers and staff? The ordinance requires a minimum illumination of 0.4 footcandles for a small parking lot. Information about how this requirement is met needs to be provided.

Items to be Addressed: 1) Applicant to provide information about how the minimum lighting level of 0.4 footcandles is or will be achieved in the parking lot.

UTILITIES

No utility work is proposed at this time.

Items to be Addressed: None.

RECOMMENDATIONS

This use could integrate into the light-industrial environment as long as impacts to the residential neighbors to the south are minimized. We have asked for some additional information from the applicant and suggest ways that the Planning Commission could help ensure this use doesn't impact the neighbors. A summary of the comments in the review follows:

Special Land Use

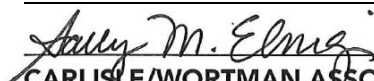
- 1) *Recommend any Special Land Use approval granted by the Planning Commission be conditioned on limiting the maximum number of dogs to 75 at any one time for this site.*
- 2) *The applicant should provide a maximum number of dogs that will be boarded at this facility at any one time; this maximum number should also be a condition of approval.*
- 3) *Recommend the Planning Commission condition any approval on the following (as suggested possibilities) to help limit noise:*
 - a. *Limit the number of dogs in the yard at any one time and/or*
 - b. *Limit the length of time the dogs can be in the yard over the course of the day.*
- 4) *The location of where the wheeled cart is stored on site needs to be shown on the plan.*
- 5) *Applicant to explain if the business power washes the outdoor area, and drain this water into the storm drain?*

Parking and Circulation

- 1) *Planning Commission and applicant discuss the three parking lot layout options.*
- 2) *Applicant to consider adding at least one bike rack to the site.*
- 3) *Site plan to indicate where loading/unloading will occur on site; provide anticipated delivery schedule and type/size of delivery vehicles.*

Lighting

- 1) *Applicant to provide information about how the minimum lighting level of 0.4 footcandles is or will be achieved in the parking lot.*


CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

cc: Greta Bolhuis
Marleta Barr



City of Plymouth

Site Plan Review Application

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234 x 232
Fax 734-455-1824

GENERAL INFORMATION:

Applicants seeking site plan approval are encouraged to familiarize themselves with the City of Plymouth Zoning Ordinance, Zoning Map, and Master Plan. Review these documents to assure that the land is properly zoned to permit the use proposed for development of the site and the building height, bulk, density, area, off-street parking, landscaping and screening requirements of the zoning ordinance are met. Copies of the Zoning Ordinance, Zoning Maps and Master Plans may be obtained online.

Site plans for all Multiple Family Residential, Condominium/Townhome Residential, and all Non-Residential developments must be reviewed and approved by the City of Plymouth Planning Commission before building permits may be issued.

Applicants must have a pre-application meeting prior to submittal unless waived by the Community Development Director. Pre-application meeting fee is \$375.

REVIEW FEE(S):

Pre-application meeting, per meeting	\$ 375.00
Conceptual review	\$ 750.00
Site plan review, base fee	\$ 1,500.00 + \$100/per acre fee
Site plan amendment	\$ 1,000.00
Special land use and site plan review, base fee	\$ 2,300.00 + \$100/per acre fee
Special Meeting (at the Commission's discretion)	\$ 800.00
Change of use	\$ 600.00
Ann Arbor Road Corridor sign review	\$ 400.00
Engineering plan review	Actual cost + 5%

REVIEW PROCESS:

Submit 15 copies of the Site Plan Review Application and 15 copies of the site plan drawings and any supplemental information folded and stapled to the Community Development Department before the review process can begin. Site plan drawings shall be on a sheet size that is at least 24 inches by 36 inches, with graphics and scale. Submit one digital copy of the entire submission package (application, site plan drawings, supplemental information, etc.) via to plans@plymouthmi.gov or by document sharing application. Site plans submitted for review must be in the hands of the City by 12:00 PM on the submission deadline in order to be on the following month's agenda. Specific deadlines and meeting dates can be found on the Planning Commission's page on the City's website. Fees shall be provided at the time of submittal.

This application will be initially reviewed for completeness by the Community Development Department. Incomplete applications will be returned for modification. Following determination of completeness, applications are distributed to the City's Planning Consultant, Fire Marshall, applicable department heads, and Planning Commissioners for review to ensure compliance with all applicable codes and ordinances. The applicant will be provided with the Planning Consultant's comments and recommendations concerning the application in advance of the meeting.

The Planning Commission meets on the second Wednesday of the month in the City of Plymouth Commission Chambers (second floor), 201 S. Main Street, Plymouth, MI at 7:00 PM.

CITY OF PLYMOUTH
SITE PLAN REVIEW APPLICATION

Community Development Department
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
www.plymouthmi.gov

I. Site/Project Information

Site Address 1403 / 1405 Goldsmith	Current Zoning Classification I1	Date of Application 9/10/2025
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Name of Property Owner RAR Land LLC.	Phone Number (248) 755-2992 (313) 573-0171	
Mailing Address 673 S. Main St.	Email Address (Required) RARLand@HappyHoundsDayCare.com	
City Plymouth	State MI	Zip Code 48170

II. Applicant and Contact Information

Indicate Who the Applicant Is. If Property Owner, Skip to Section III.	Architect	Developer	Engineer	☒ Lessee
Applicant/Company Name Happy Hounds Dog Daycare & Lodging		Phone Number (248) 755-2992 (313) 573-0171		
Applicant/Company Address 673 S. Main St.		City Plymouth	State MI	Zip Code 48170
Email Address (Required) RARLand@HappyHoundsDayCare.com				

III. Site Plan Designer and Contact Information

Site Plan Designer Company Name		Phone Number		
Company Address		City	State	Zip Code
Registration Number	Expiration Date	Email Address (Required)		

IV. Type of Project (Please Select All that Apply)

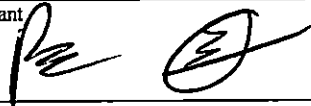
V. Historic District

☐ Commercial ☐ Multi-Family	☐ New ☐ Remodel	☐ Change of Use	Is this project located in the Historic District? ☐ Yes ☒ No
☐ Mixed Use ☐ Industrial	☐ Addition ☐ Interior Finish	☒ Special Land Use	

VI. Description of Work

Special Land Use request to move Happy Hounds Dog Daycare & Lodging, currently operating at 673 S. Main Street within the B1 District, to 1403 / 1405 Goldsmith within the I1 District.

VII. Applicant Signature

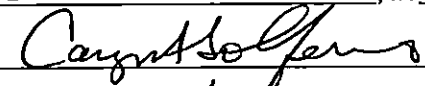
Signature of Applicant 	Date 9/15/2025
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VIII. Property Owner Signature

Signature of Property Owner 	Date 9/15/2025
---	-------------------

Subscribed and sworn before me this 15th day of September, 2025.

CARYN A. SOLFERINO
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Oct 15, 2031
ACTING IN COUNTY OF Wayne

Notary Public: 
My Commission expires: 12/15/2031

For Office Use Only

	YES/DATE	NO	N/A
1. Pre-Application Meeting			
2. Digital Copy of Application Package			
3. Public Hearing Notice			
4. CWA Review			
5. Municipal Services Review			
6. Fire Department Review			
7. Engineering Review			

IX. Site Plan Review Checklist

Please include the following applicable information on the site plan.		YES	NO	N/A
1.	Correct scale	☒	☐	☐
2.	Name of person preparing plan*	☒	☐	☐
3.	Date, north point	☒	☐	☐
4.	Property line dimension	☒	☐	☐
5.	Street right-of-way widths	☒	☐	☐
6.	Existing utilities (sewer, water, gas, etc.) and easements	☒	☐	☐
7.	Show adjacent property and buildings, including zoning	☒	☐	☐
8.	Existing topography, trees and other features	☒	☐	☐
9.	Off-site ground, parking lot, roadway, driveway and/or structure elevations for minimum distance of 50 feet	☒	☐	☐
10.	On-site grid of maximum 100 feet intervals each way (closer where rolling terrain warrants) and minimum 2.0 feet contours	☐	☐	☒
11.	Location of new structures including side and front yard setbacks and building length and width (show a general floor plan)	☒	☐	☐
12.	Number of dwelling units per building	☐	☐	☒
13.	Height of structure	☒	☐	☐
14.	Percent one room apartments (efficiencies)	☐	☐	☒
15.	Total number of rooms if multiple-family	☐	☐	☒
16.	Parking requirements met (See Section 78-720)	☒	☐	☐
17.	Number of units and bedrooms each building	☐	☐	☒
18.	Parking lot layout (showing paved area) including ingress and egress and service area	☒	☐	☐
19.	Parking lot space dimensions	☒	☐	☐
20.	Loading and unloading space	☒	☐	☐
21.	Site grading and drainage plan (on-site elevations for pavements, drives, parking lots, curbs, sidewalks and finish grade at bldg.)	☐	☐	☒
22.	Utility connections (sanitary sewer, water, storm sewers)	☐	☐	☒
23.	On-site storm water retention	☐	☐	☒
24.	Fire hydrants within 300 feet (on- and off-site)	☒	☐	☐
25.	Sidewalks and elevations	☐	☐	☒
26.	Sedimentation and erosion control plan	☐	☐	☒
27.	Landscape plan showing plant materials to be used	☐	☐	☒
28.	Sign requirements met	☒	☐	☐
29.	Require walls and fences or greenbelts	☐	☐	☒
30.	Corner clearance	☐	☐	☒
31.	Service drive needed	☐	☐	☒
32.	Acceleration lanes and traffic pattern	☒	☐	☐
33.	Trash receptacle locations including screening type and height	☒	☐	☐
34.	Mail box locations	☒	☐	☐

Please include the following applicable information on the site plan.		YES	NO	N/A
35.	Air conditioner unit locations	☐	☐	☒
36.	Special site features (play areas, pools, etc.)	☐	☐	☒
37.	Handicapped facilities	☐	☐	☒
38.	Building elevation drawings	☐	☐	☒

*Where property line surveys, topography, sewer, water or storm drains are shown, the name of the registered engineer or land surveyor preparing such elements of the plan shall be indicated on the plan.

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Our Address to the Seven Basis of Determination Reviewed by Planning Committee

Sec. 78-281. - Special uses sub section (c)

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the City of Plymouth Master Plan.

The City of Plymouth Master Plan rationalizes our operation within the Light Industrial District. On page 18 of the Master Plan under Industrial, it is noted:

“Industrial land uses are changing due to increased automation and evolving business and customer demands. Heavy industrial land uses are considered incompatible with Plymouth’s increasingly residential character; however, industrial land uses support employment opportunities for residents and the city tax base.”

The Master Plan speaks directly to the evolution of a business such as Happy Hounds Dog Daycare and Lodging, as on page 18 (also under the description of the Industrial District), the Master Plan supports that *“Uses that are more conducive to a residential community in close proximity are encouraged.”* We believe the transition of Happy Hounds from Main Street to Goldsmith is reasonable and practical for the community as well as our operations. Trading the stairs on Main Street for the one level Goldsmith warehouse- which was previously vacant- with enormous rooms, offers an ideal layout for daycare functionality. Though we have thrived on Main Street, a location just outside the bustle of downtown Plymouth seems a prudent choice. Drop offs and pick-ups, which happen during morning and afternoon high traffic times would be better suited to occur on Goldsmith, creating less congestion in the Light Industrial District than in Business 1. Improving street mobility, connectivity, and safety, we believe this evolution makes sense and benefits the general welfare of the community. In short, the new location better suits the business as well as the community.

2. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

Granting this request will not impact the surrounding community negatively. The fence for the yard can be either a clean white or a dark grey that will complement the color of the building’s brick. Aesthetically, the property is fresh and well kept, with new asphalt, roof, and windows. Previously used as a warehouse, its look matches with its district and will be well maintained.

3. Will not be hazardous or disturbing to existing or future nearby uses.

Happy Hounds does not use or store harmful chemicals. As we have operated with the highest sanitation standards on Main Street, we would do identically on Goldsmith. Pet and environmentally safe sanitation washes and agents are used daily both indoor and outdoor. Dog elimination occurs in the yard and is picked up and sterilized immediately. This being imperative to our operation ensures that the property is kept in clean, working order. Finally, the presence of dozens of dogs discourages the presence of vermin and wildlife pests in the surrounding area.

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

Set a block and half east of the traffic light at Goldsmith and Sheldon, client drop offs will be safer and easier on our clients as well as the flow of traffic on Main Street. Our new neighbors on Goldsmith will largely not notice our activity, save for our curbside drop offs and pick-ups between the hours of 7am-10am and 2pm-7pm. Our business of loving on Plymouth family dogs happens almost entirely indoors, outside of hourly potty breaks that occur within the yard.

Our Address to the Seven Basis of Determination Reviewed by Planning Committee

Sec. 78-281. - Special uses sub section (c)

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

This new location, though only one mile from our existing operation, would find itself conveniently one block from Plymouth Municipal Services Department. The NCFD Plymouth Fire Station is one mile from the proposed location via Penniman and Sheldon Roads. Via Sheldon and Ann Arbor Roads, Plymouth Veterinary Hospital is 3.5 miles and 9 minutes away from 1405 Goldsmith. Our simple relocation would put us on the other side of Downtown Plymouth. Additionally, we would find ourselves less than one mile from M-14 and connection to the larger metropolitan area. Over the past 20 plus years, our needs of public service and facilities have always been minimal, as the scale of what we do is largely self-sufficient and contained, and we do not see this new location as presenting a hardship upon public services.

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

We see ourselves not as a liability to our neighbors, but as a friend. Happy Hounds is very proud of our operation, and we will continue compliance with all regulations and requirements in the Goldsmith location. We hope that our outstanding reputation and community presence enhances rather than detracts from the value of the Goldsmith location and neighboring properties. Since showing interest in this building, we the *potential* buyers have already seen to the safe liberation and relocation of a free loading racoon from the vacant building and sealed off three possible points of entry. We believe the community would much prefer a well maintained, respectful business presence, which has never had a single complaint from its neighbors in operating the business on Main Street in over 21 years, as opposed to a vacant warehouse.

We plan to continue to give back to the Plymouth community as we did this summer when we had the privilege of volunteering our efforts at the Plymouth Art Fair, passing out water to pups, children and adults walking through Kellog Park in need of fresh water and shade under our tent.

7. Will meet all the requirements and standards of this chapter and any other applicable laws, standards, ordinances, and/or regulations.

Happy Hounds Dog Daycare and Lodging prides itself upon its adherence, not only to the laws, standards, ordinances, and regulations of Plymouth, but also those within our industry. We are distinctive to most pet hotel alternatives- as we don't crate our dogs. We provide daycare and boarding services, and the canines in our care are more than just pets. We know that they are the precious family of our long-established Plymouth clients. Unlike other pet resorts, our operation has maintained a fenced in yard since the inception of our business. There is *humanity* in this amenity and there is *love* in our purpose. This move from the highly populated business traffic on Main Street to the more sparsely occupied street of Goldsmith would be a more appropriate location for our facility. The surroundings of the I-1 District are more conducive to the flow of traffic than within the B-1 District. We take great pride in securing the safety and comfort of the dogs in our pack. Our highly trained staff supervises and protects these animals 24-7-365, as if they were one of our own. Of the 26 staff members who work for us, 6 work at any given time. Our average employee has worked with Happy Hounds for more than five years. You have our assurance that the same level of care, high standards, and commitment to sanitation and cleanliness executed on Main Street, will be continued on Goldsmith. Your approval of this Special Land Use Variance would allow us to take better care of our community, our dogs, and our clients.

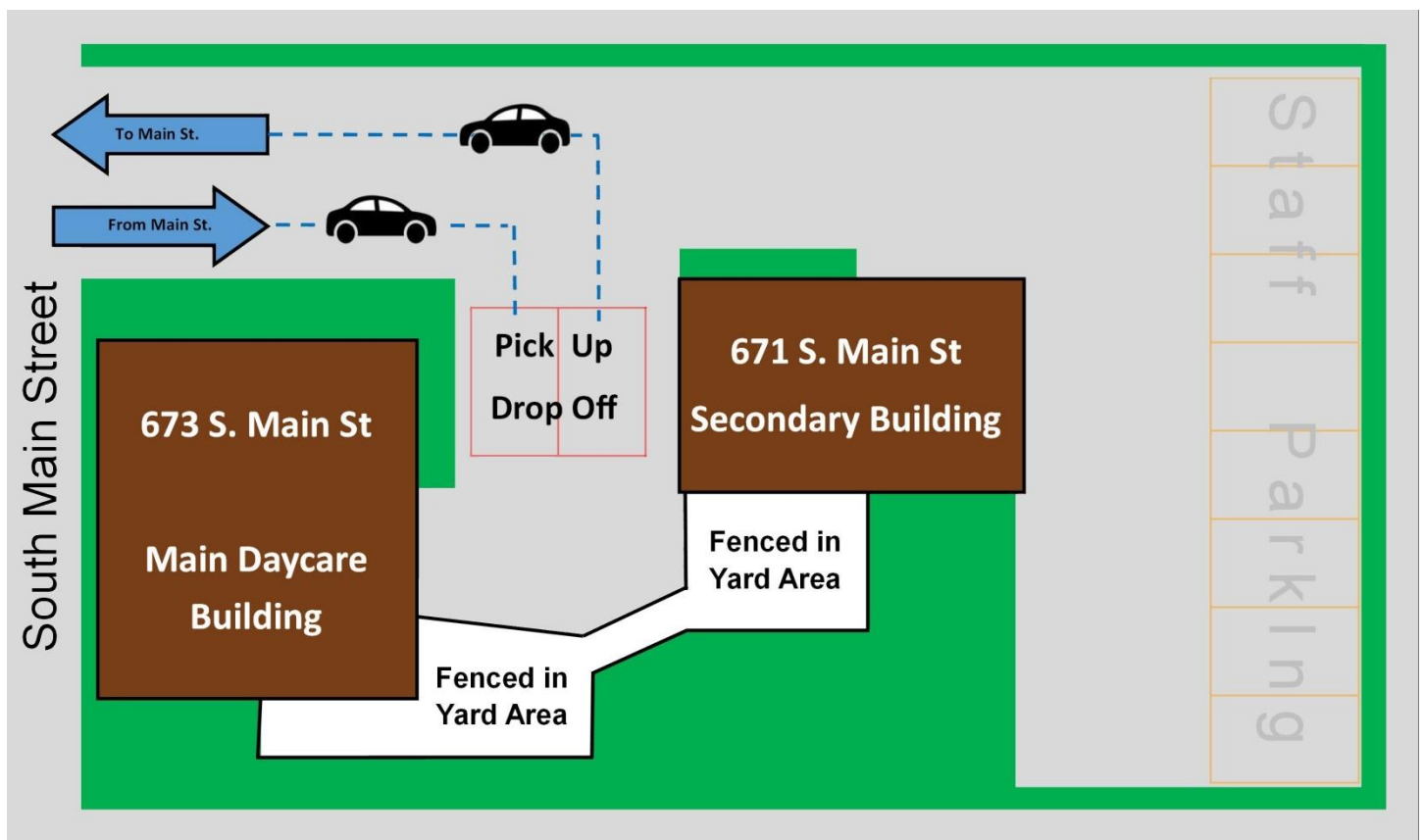
Our Narrative

Happy Hounds is a 24-7-365 cage free dog daycare operation that has been in business on Main Street for 21 years. Ashley LeBlanc, the 50% business owner, has overseen its entire operation for 12 years. She will move with the business to Goldsmith, ensuring the continuation of the same procedures, standards, and sanitation. Within this standalone narrative, we are providing you with:

1. an incremental breakdown of our weekly business trends in 15-minute increments, averaged over our past year of business
2. a comment on our unique parking, what classification was used in the past to determine spaces required, along with reasonable future growth projections.
3. a comment on sanitation, trash collection, and weekly refuse.
4. a comment on average daycare & boarding attendance by month & weekday

(1) Incremental Breakdown of Weekly Business Trends

On Main Street vehicular circulation involves a two spot pull in from Main Street. Cars pull into our driveway and proceed to one of two side by side spaces located between our two buildings. Below is a demonstration of what a Happy Hounds curbside drop off looks like:



Please note that while the capacity in the main daycare building on Main Street is 50 dogs, dog arrivals and departures do not reflect total attendance. One might assume that we have a full roster of dogs being dropped off and picked up every day, but the vehicular circulation is far less intense. Many dogs are already in attendance. This is because arrivals and departures vary with boarding stays (some dogs are already in attendance having arrived days before). Not every dog comes and goes every day, as they are already there. So, there are not 50 dogs coming and going each day. Vehicular presence is not that extreme.

Our Narrative

Drop offs and pickups typically take between 3 and 5 minutes.

The chart below offers an average breakdown of our drop off and pickup times over the past year of business:

Morning Drop-Off / Pick-Up	Time Window	Average Dog Arrivals/Departures Monday-Friday	Average Dog Arrivals/Departures Saturday-Sunday
	7:00 AM - 7:15 AM	1 - 2	1 - 2
	7:15 AM - 7:30 AM	3 - 4	0 - 1
	7:30 AM - 7:45 AM	3 - 4	0 - 1
	7:45 AM - 8:00 AM	3 - 4	0 - 1
	8:00 AM - 8:15 AM	3 - 4	0 - 1
	8:15 AM - 8:30 AM	3 - 4	0 - 1
	8:30 AM - 8:45 AM	3 - 4	0 - 1
	8:45 AM - 9:00 AM	3 - 4	0 - 1
	9:00 AM - 9:15 AM	2 - 3	1 - 2
Afternoon – Evening Pick-Up / Drop-off Traffic	9:15 AM - 9:30 AM	2 - 3	1 - 2
	9:30 AM - 9:45 AM	2 - 3	1 - 2
	9:45 AM - 10:00 AM	2 - 3	1 - 2
	Time Window	Average Dog Arrivals /Departures Monday-Friday	Average Dog Arrivals /Departures Saturday-Sunday
	2:00 PM - 2:15 PM	0 - 1	0 - 1
	2:15 PM - 2:30 PM	0 - 1	0 - 1
	2:30 PM - 2:45 PM	0 - 1	0 - 1
	2:45 PM - 3:00 PM	0 - 1	0 - 1
	3:00 PM - 3:15 PM	0 - 1	0 - 1
	3:15 PM - 3:30 PM	1 - 2	0 - 1
	3:30 PM - 3:45 PM	1 - 2	1 - 2
	3:45 PM - 4:00 PM	1 - 2	0 - 1
	4:00 PM - 4:15 PM	2 - 3	0 - 1
	4:15 PM - 4:30 PM	2 - 3	1 - 2
	4:30 PM - 4:45 PM	2 - 3	0 - 1
	4:45 PM - 5:00 PM	2 - 3	0 - 1
	5:00 PM - 5:15 PM	3 - 4	0 - 1
	5:15 PM - 5:30 PM	3 - 4	0 - 1
	5:30 PM - 5:45 PM	2 - 3	0 - 1
	5:45 PM - 6:00 PM	3 - 4	1 - 2
	6:00 PM - 6:15 PM	2 - 3	0 - 1
	6:15 PM - 6:30 PM	2 - 3	0 - 1
	6:30 PM - 6:45 PM	1 - 2	1 - 2
	6:45 PM - 7:00 PM	0 - 1	1 - 2

We have managed fine on Main Street, but Goldsmith will provide two welcomed benefits: it is almost two blocks from a main road; and it has a significantly larger parking lot. Clients do not enter our buildings, unless they have a scheduled introductory Meet and Greet (these take place only after 7pm, when daycare hours and pickups have concluded for the day). For this reason, clients have no usual reason to utilize parking spaces within our parking lot. The purpose of the parking lot is to accommodate our staff. Currently, no more than 6 staff members work at any given time.

Our Narrative

(2) Parking and Vehicular Circulation

As mentioned previously, clients drop off curbside. They do not enter the facility and therefore have no reason to park. In 2004 the number of parking spaces needed on Main Street was determined by classifying our operation as a childcare or nursery, as there is no minimum set in the ordinance for a commercial kennel. For parking on Goldsmith, referencing 78-270-271, we might be considered (5a) Industrial (or research establishment and related accessory offices). In this case the requirement for parking would be 5 spaces plus one space for every 1.5 employees in the largest shift. In this case a maximum of 6 employees per shift would mean we would require 5 spaces plus 4 more spaces, which would equal a required number of 9 parking space.

Main Street has 9 parking spaces, while Goldsmith would boast 10 or 13 spaces depending upon final chosen parking layout and placement of the fenced in yard.

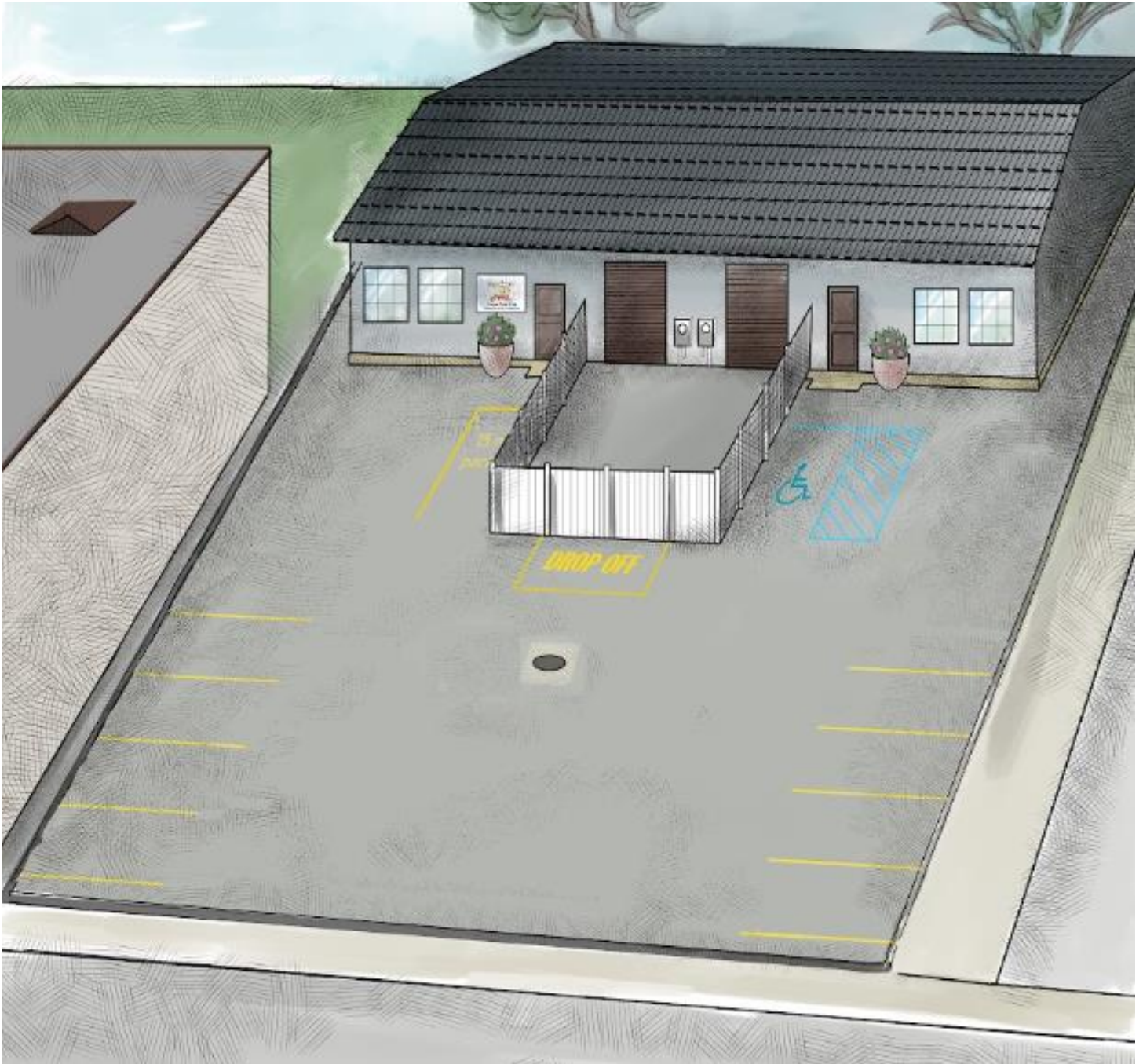
Addressing future growth of our business, the building size itself presents limitations to the number of animals any dog business here could accommodate. The building layout, however, allows us to maximize the supervision power of a staff member. Gone are the stairs, blind corners, and complications in controlling fifty dogs across multiple floors. In this scenario, a *Happy Hounds Rufferee* is able cover more ground and be twice as effective. We believe that this new lot, providing 1-4 new parking spaces (we welcome you to swing by Main Street to see that we rarely even use 5) would be more than enough to accommodate the upper limits any growth in the operation.

Finally, we can't help but mention that our operation is especially unique insofar as kennels are concerned. Most commercial kennels are stalls, stacks of crates, or cages where dogs are kept when they are not enjoying a few hours of incremental play time in a designated play area. If another commercial kennel were to take over in our stead, the odds that they would have a staff larger than ours is astronomically small. We are one of *two* (that we are aware of... and we have looked) out of hundreds of Michigan commercial kennels who are TRULY 100% cage free. Nationally, there are even fewer representations in each state of our business model. The nature of our operation currently utilizes one human staff member per 10 dogs in attendance. Almost *any* other commercial kennel would require fewer staff. In conclusion and speaking to the future, Happy Hounds Dog Daycare and Lodging is the sort of commercial kennel that would need more parking than almost any other replacing us, and currently we operate with 9 spaces we do not fill on Main Street.

With this said, we have provided three examples on the following pages of how we might organize our front lot to accommodate business operations as well as parking.

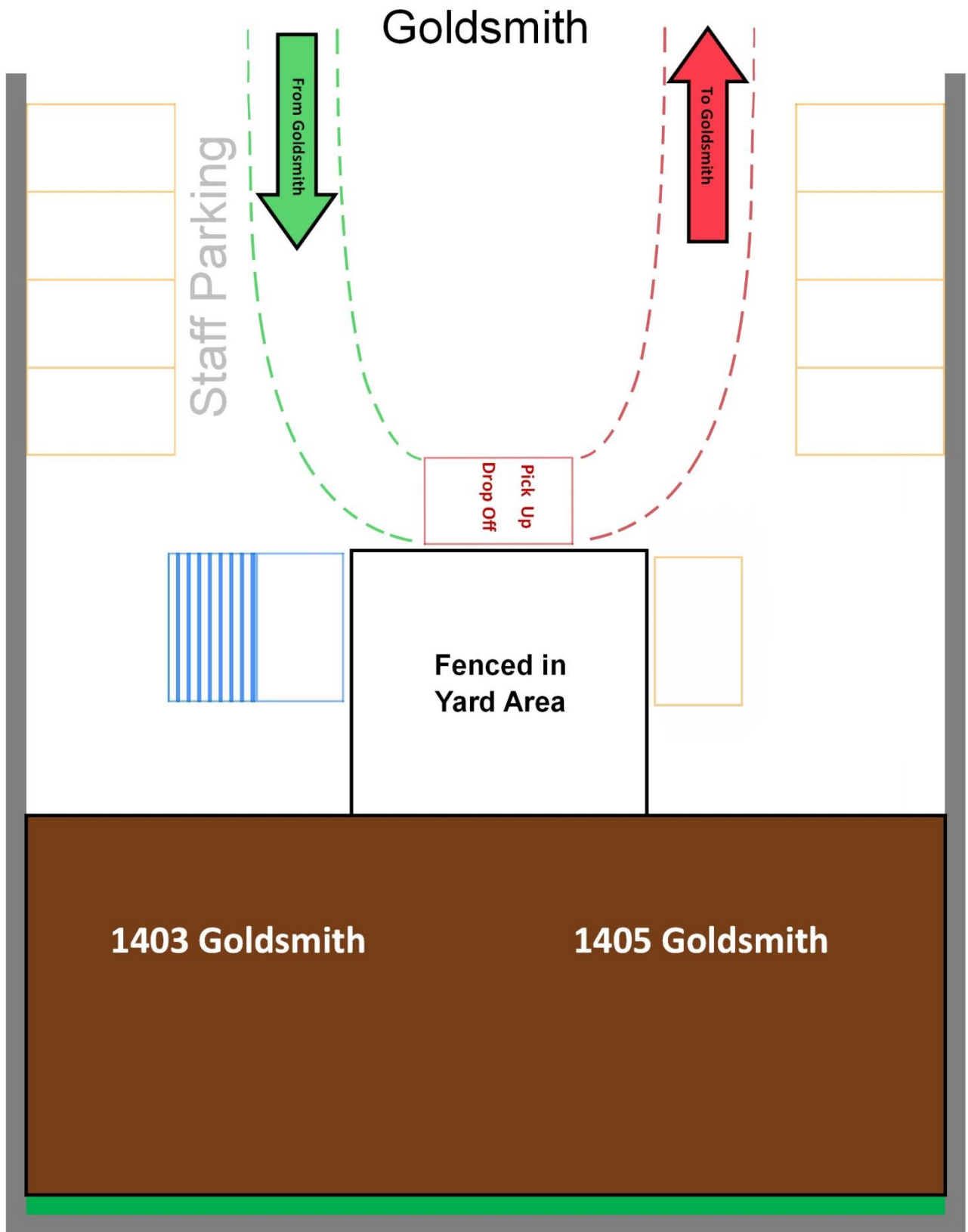
Our Narrative

- (A) The image below demonstrates the fence in the middle of our parking lot, enclosing the bay doors of the building. A curbside service is offered in front of the fence in this example.



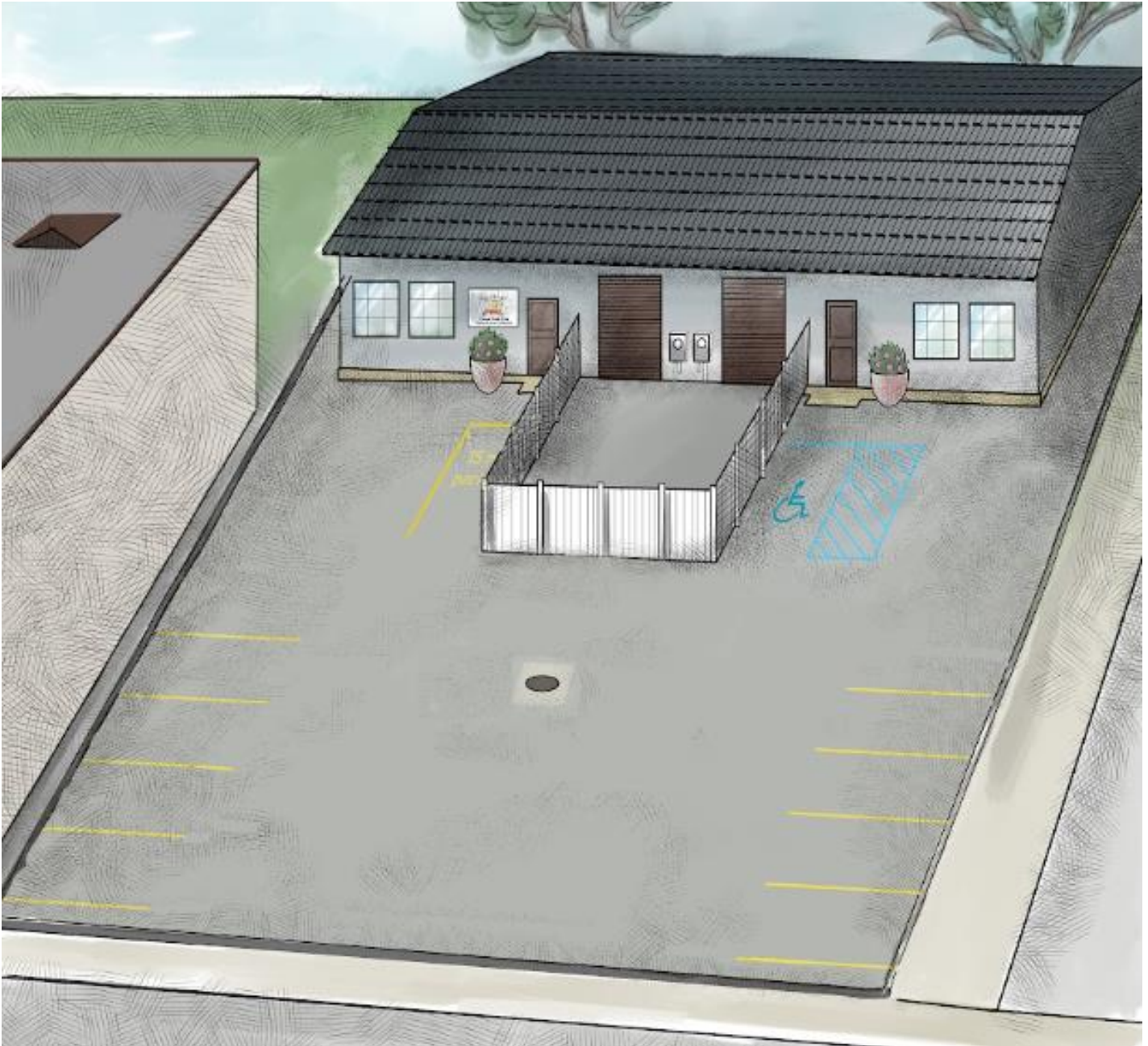
Our Narrative

This image offers a forward moving “U” shaped service right in front of the fence. The clients would drive forward after curbside service back onto Goldsmith.



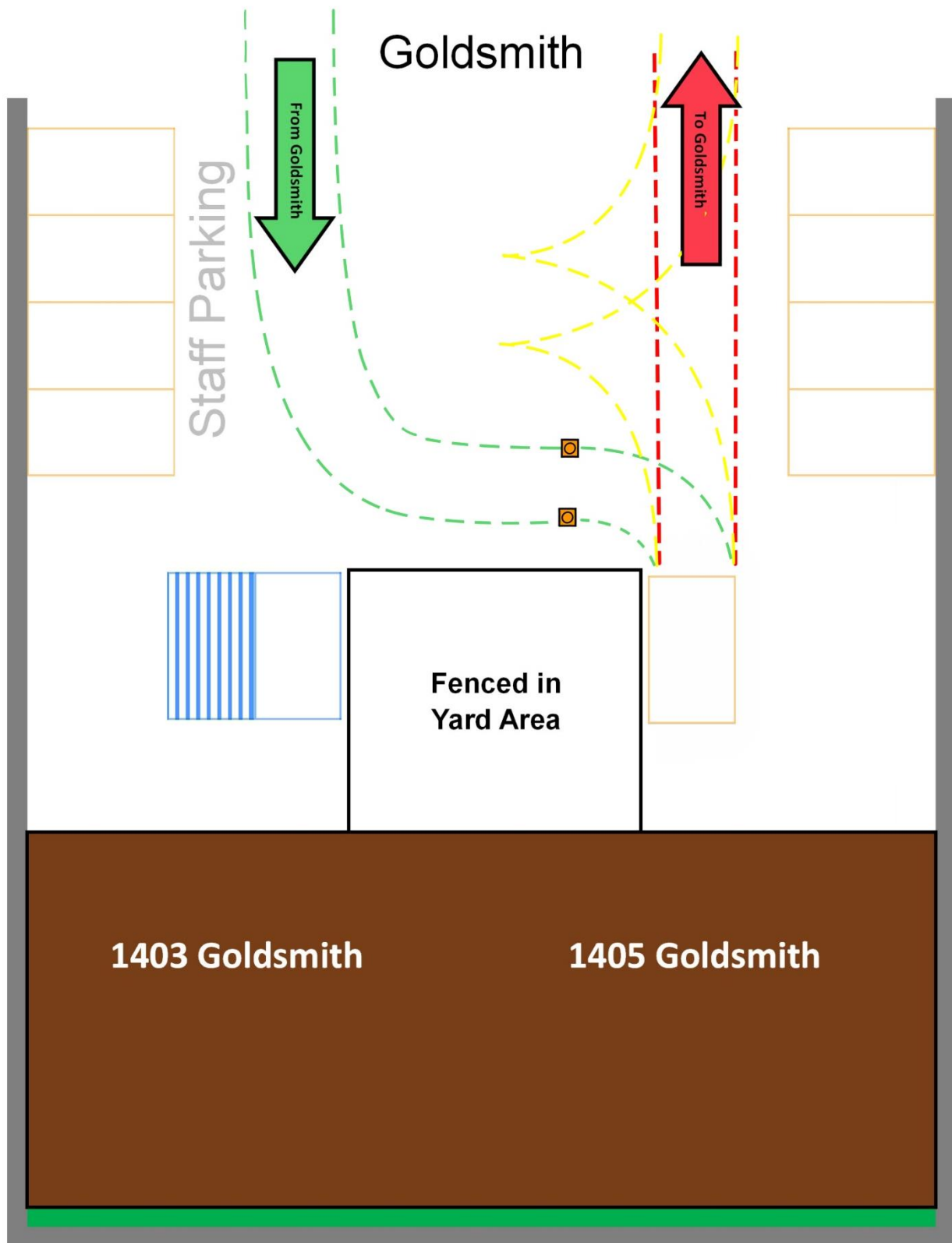
Our Narrative

- (B) The image below demonstrates the fence in the middle of our parking lot, enclosing the bay doors of the building. A curbside service is offered to the side of the fence in this example.



Our Narrative

This image shows that from the 15 Minute Parking Space curbside service point that a 2 point reversal is required and demonstrated to return to Goldsmith. The orange “cones” might be a painted as a next in line “que” on the asphalt for the next client to wait at while the first client is serviced.



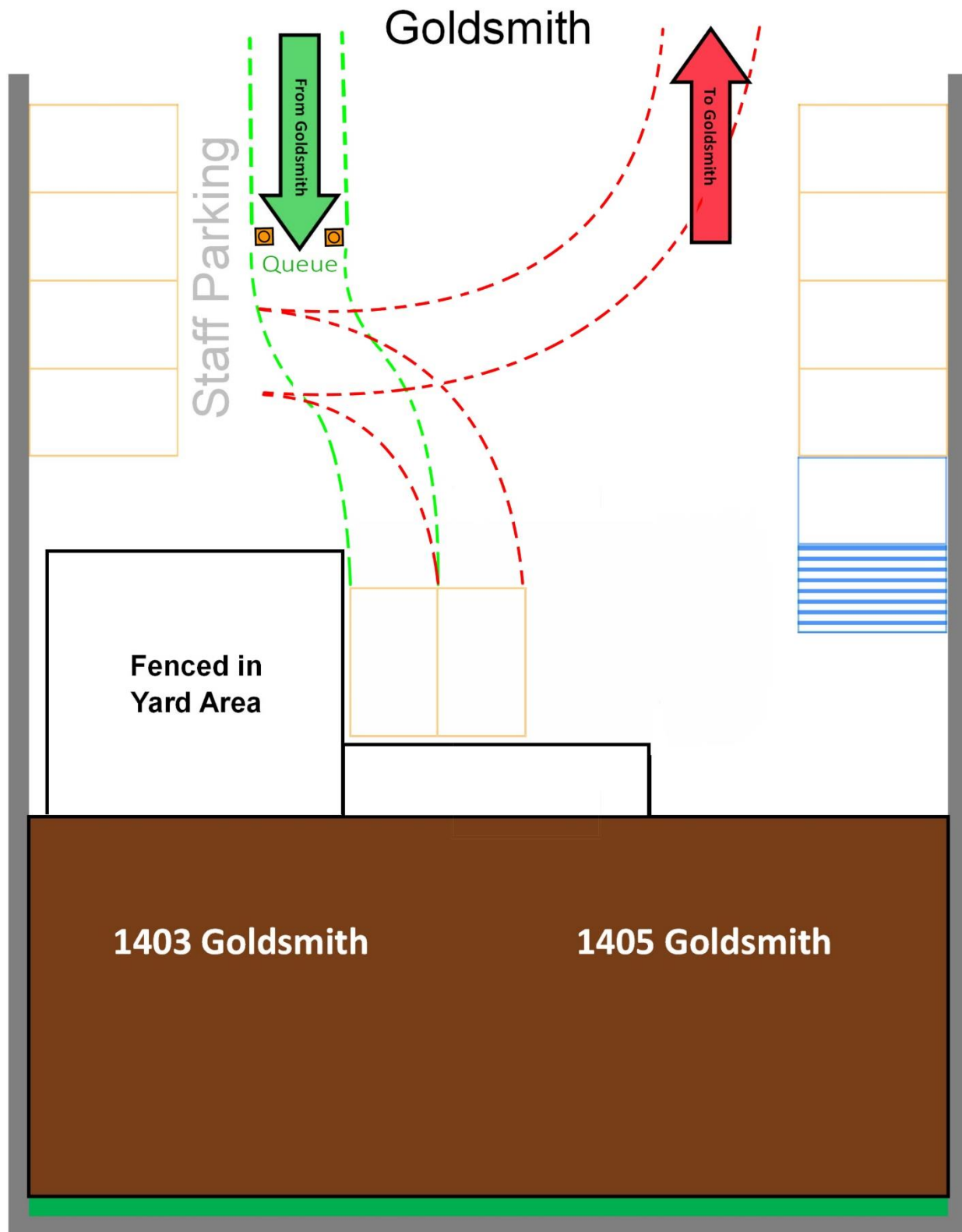
Our Narrative

- (C) The image below demonstrates a fence that is constructed at the west end of the building. Two curbside service parking spaces exist to the east of this fence in front of the bay doors in this example.



Our Narrative

This image shows that from either 15 Minute Parking Space curbside service points that a 2 point reversal is required and demonstrated to return to Goldsmith. The orange “cones” might be a painted as a next in line “que” on the asphalt for the third client to wait at while the first two clients are serviced.



Our Narrative

(3) Waste Disposal and Weekly Collection

On Main Street, we use city plastic trash bins. This has always kept collected dog eliminations and trash out of the sun and prevented vermin. Not only would a dumpster attract heat and be an eyesore, but its collection would be an unwelcome complication in our parking lot. We would prefer to have garbage picked up by weekly city collection, as it always has been.

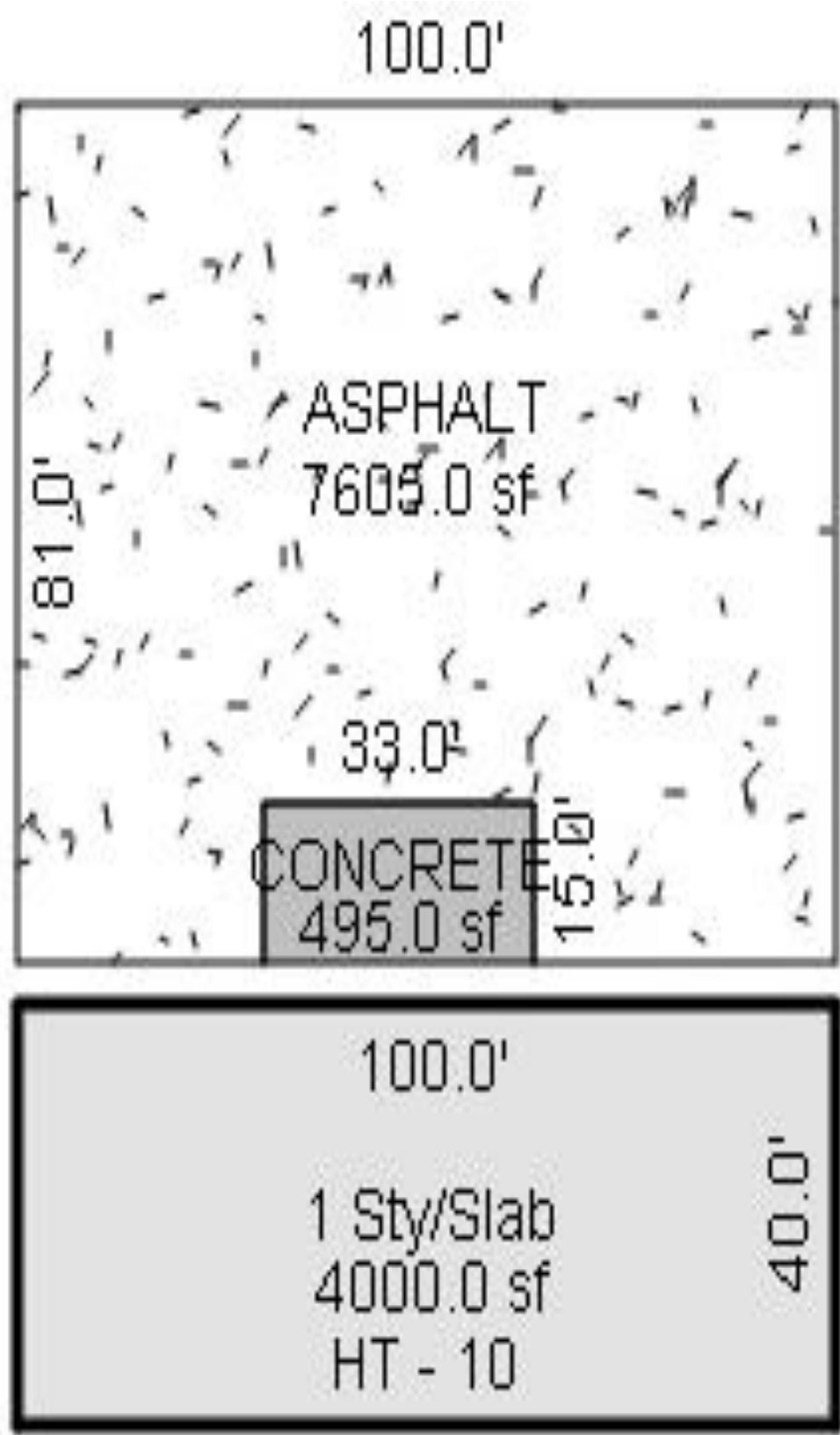
(4) Average Daily Attendance during Daycare & Boarding – By Month & Weekday

The chart below represents the average number of dogs during Daycare and Boarding using data collected from the past two years. Happy Hounds attendance is very much connected to the surrounding school districts calendars, seeing peaks during breaks such as spring break, midwinter break, etc.

Month	Average Dog Count During Daycare (7:00 AM – 7:00 PM)	Maximum Daycare Attendance	Average Dog Count During Overnight Boarding (7:00 PM – 7:00 AM)	Maximum Boarding Attendance
January	31 – 33	50	5 – 6	25
February	32 – 33		6 – 7	
March	32 – 34		8 – 9	
April	33 – 36		8 – 9	
May	34 – 37		6 – 8	
June	33 – 36		8 – 10	
July	37 – 42		10 – 12	
August	36 – 38		11 – 12	
September	32 – 34		6 – 9	
October	36 – 40		7 – 10	
November	32 – 34		6 – 8	
December	30 – 32		7 – 10	

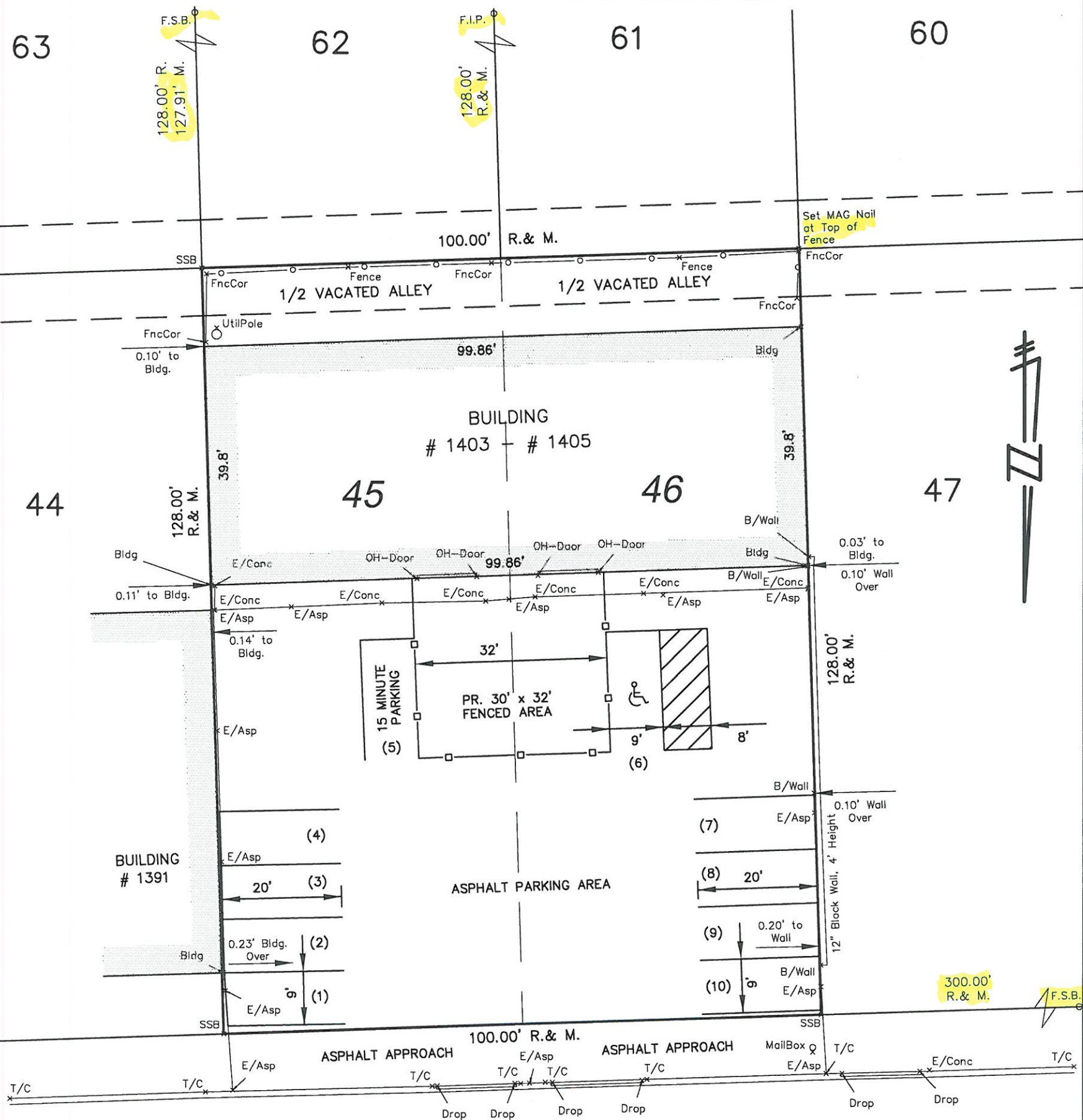
Weekday	Average Daycare Dog Attendance	Average Overnight Boarding Dog Attendance
Monday	32 – 33	4 – 6
Tuesday	35 – 38	5 – 7
Wednesday	39 – 44	5 – 7
Thursday	36 – 38	7 – 9
Friday	35 – 37	9 – 12
Saturday	20 – 22	11 – 13
Sunday	13 – 15	6 – 8

Happy Hounds current kennel license currently issued for 673 S Main Street allows for a maximum of 50 dogs. With the better suited and more conducive open layout offered on 1403 / 1405 Goldsmith, we would anticipate a maximum of 75 dogs in attendance at any given time.



LOT 45 & 46 & NORTH 1/2 VACATED ALLEY "AUBURN ADDITION TO PLYMOUTH HEIGHTS"

ON SECTIONS 22 & 27, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS
RECORDED IN LIBER 31 OF PLATS, PAGE 58 OF WAYNE COUNTY RECORDS



GOLDSMITH AVE.

50 FT. WIDE RIGHT-OF-WAY



PROPOSED PARKING

LOT SURVEY

CLIENT: DOGS RAR LLC
673 S. MAIN ST.
PLYMOUTH, MI. 48170

LEGEND	
R.	RECORD DISTANCE
M.	MEASURED DISTANCE
SSB	SET STEEL BAR

DATE:	7-16-25
JOB NO.:	25-07-001
SCALE:	1"=20'

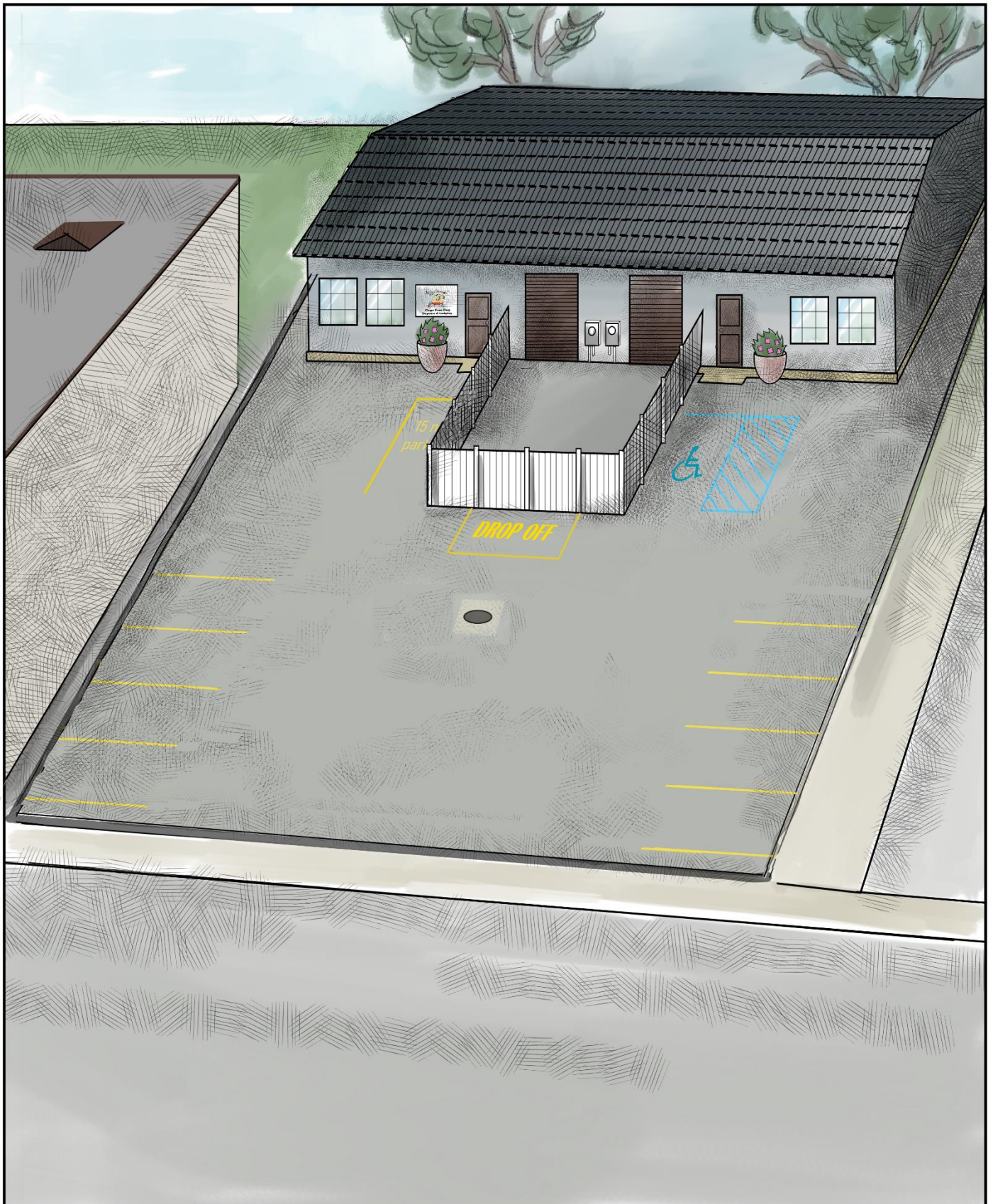


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www.ambitsurveyors.com

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CHECK:	PPP
SHEET:	1 OF 1

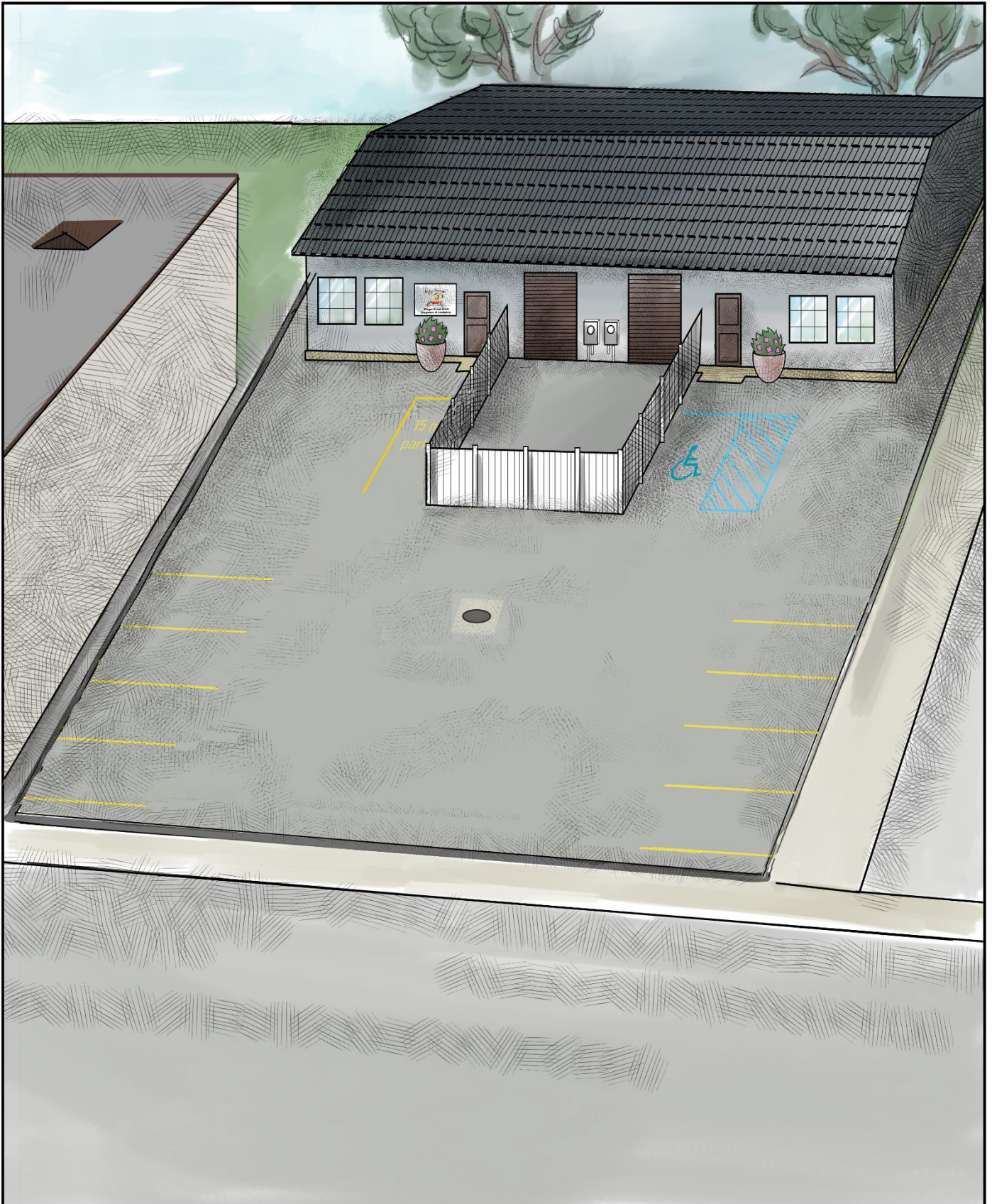
Site Plan Illustrations

Site Plan Model 1

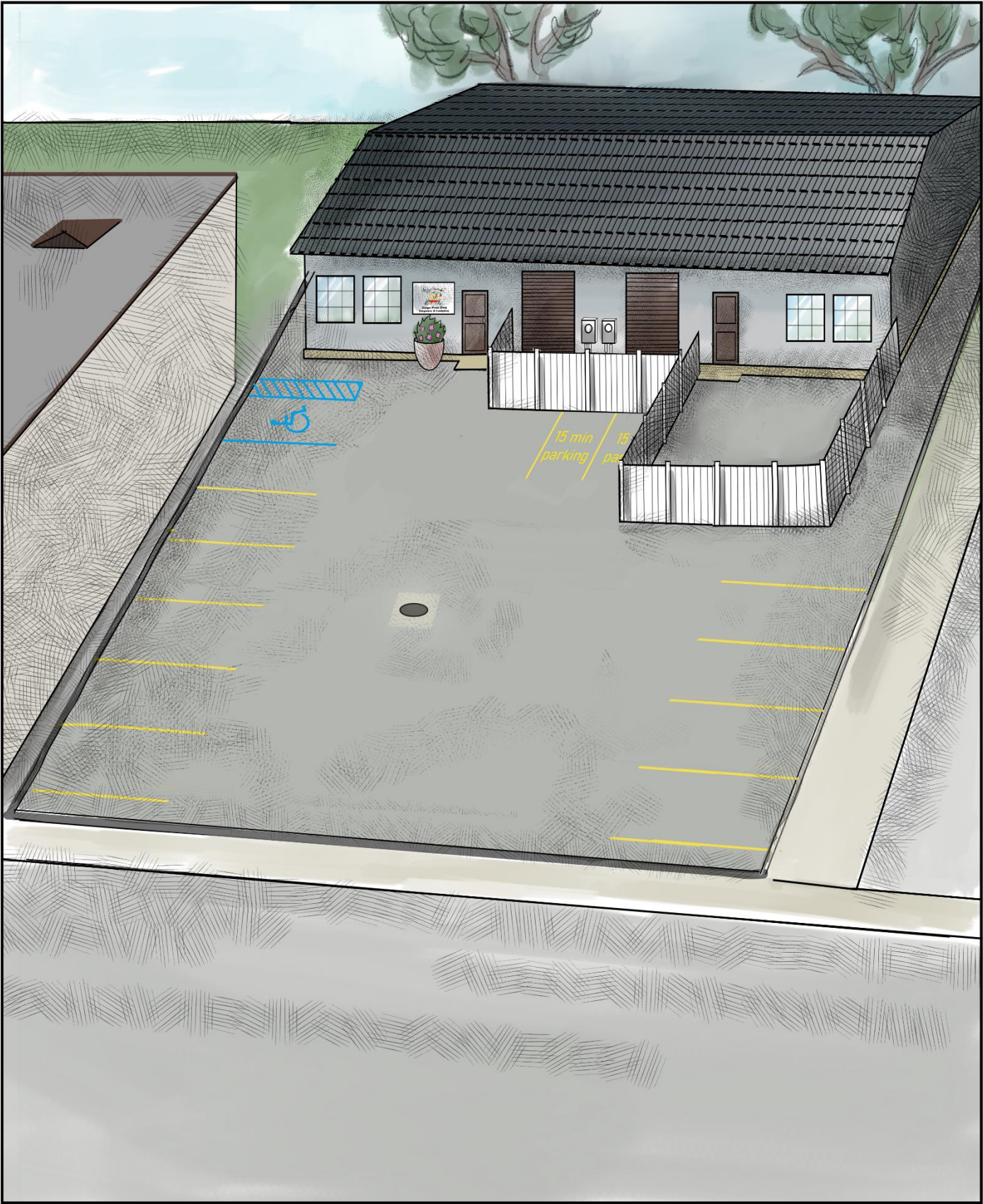


Site Plan Illustrations

Site Plan Model 2



Site Plan Model 3



Fence Material Information

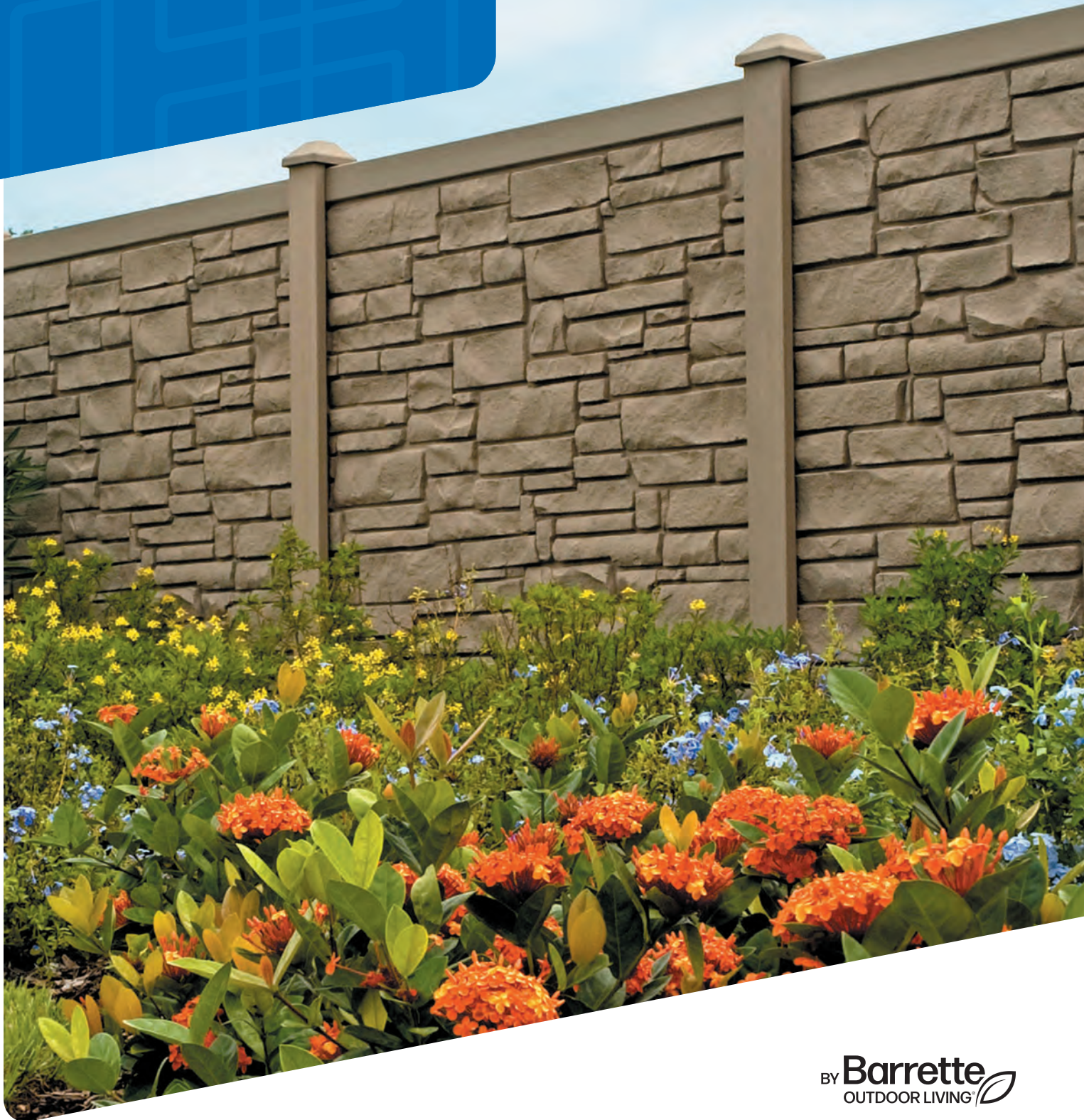
SimTek EcoStone 6 ft. H Gray Composite Fence Panel

Model # FP72X72GRY



SimTek®

Molded Fence Products



BY Barrette
OUTDOOR LIVING 

Durability in stone and wood textures

Our finish is molded from real wood and stone to deliver the most authentic look available today. Simtek's innovative alternative to traditional masonry walls won't crumble, peel, chip or crack due to settlement, or stain like traditional walls.

Ecostone® Collection

Ecostone in Dark Gray Granite

Cover: Ecostone in Brown Granite

STONE

Ashland® Collection

WOOD

Ashland in Red Cedar

Ashland®
Colors

WALNUT
BROWN

RED CEDAR

NANTUCKET
GRAY

DARK
GRAY OAK

Ecostone®
Colors

BEIGE
GRANITE

BROWN
GRANITE

DARK BROWN
GRANITE

GRAY
GRANITE

DARK GRAY
GRANITE

Colors throughout this brochure are simulated. Consult product samples before making final selection.

We create beautiful backyards

SimTek decorative walls offer elegance, privacy, and security for your yard. They provide a secluded place for you and your family to spend time together in the place that matters most — your home.



Ecostone in Brown Granite



Built on quality and timeless design



MADE OF
STRONG LLDPE



SUPERIOR WIND
RATING



BLOCKS 98% OF
DIRECT SOUND



IMPACT
RESISTANT



FADE
RESISTANT



ECO-FRIENDLY



EASY
INSTALLATION



MADE IN THE
USA



Ashland in Walnut Brown



Ecostone in Beige Granite

We create strong barriers

SimTek fence panels are extremely durable for privacy and security. Engineered with steel-reinforced polyethylene, our fence has a dynamic wind load testing up to 115 mph, and will withstand significant impact. Simtek fence panels are also fade-free and uniquely graffiti resistant.



Ashland in Red Cedar



**SUPERIOR WIND
RATING**



**IMPACT
RESISTANT**



FADE
RESISTANT

We enhance outdoor spaces

SimTek fence panels have the same look on both sides, thus enhancing both you and your neighbor's outdoor living space. Our fence colors contain UV inhibitors to maintain vibrancy, and its polymers have been tested to withstand extreme weather conditions with little to no fading.



Ecostone in Beige Granite



Ashland in Nantucket Gray



We create quiet spaces

SimTek fence panels can help make your exterior living space quieter.

SimTek fence panels block 98% of direct sound, with an (STC) sound transmission class of up to 26.

Ecostone in Beige Granite



**BLOCKS 98% OF
DIRECT SOUND**

Quality construction

Our fence panels are manufactured with quality in mind. SimTek® Fence has reinvented fence manufacturing with its **patented design** of rotationally-molded fence allowing realistic granite-stone appearance, dramatic wood texture, and superior performance. SimTek Fence will never need painting or staining and will not warp, fade or crack. SimTek withstands extreme temperatures and is resistant to any negative organic process. Also, Simtek panels are made from a proprietary blend of polyethylene, so no trees are cut down for the purpose of manufacturing our fence.



Ecystone in Brown Granite



Ashland in Nantucket Gray



Ashland in Dark Gray Oak



Ecostone in Beige Granite



MADE OF
STRONG LLDPE



ECO-FRIENDLY

Ecostone® Collection

Available Colors

To designate color when ordering, add color code to the end of the item number.
(example: FP48X96BEG)



BEIGE GRANITE (**BEG**)



BROWN GRANITE (**BRN**)

4 ft. High / 8 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

_____	FP48X96 ____	EcoStone Fence Panel 48 in. H x 96 in. W
-------	--------------	---

Note: Fence section includes panel with steel reinforcement

5 IN. X 5 IN. POSTS

_____	LP102 ____	Line Post with Hardware 5 x 5 x 102 in.
_____	EP102 ____	End Post with Hardware 5 x 5 x 102 in.
_____	CP102 ____	Corner Post with Hardware 5 x 5 x 102 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (CP) = two brackets, two 1.25 in. screws and four 3 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.

6 ft. High / 6 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

_____	FP72X72 ____	EcoStone Fence Panel 72 in. H x 72 in. W
-------	--------------	---

Note: Fence section includes panel with steel reinforcement

5 IN. X 5 IN. POSTS

_____	LP102 ____	Line Post with Hardware 5 x 5 x 102 in.
_____	EP102 ____	End Post with Hardware 5 x 5 x 102 in.
_____	CP102 ____	Corner Post with Hardware 5 x 5 x 102 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (CP) = two brackets, two 1.25 in. screws and four 3 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.

8 ft. High / 8 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

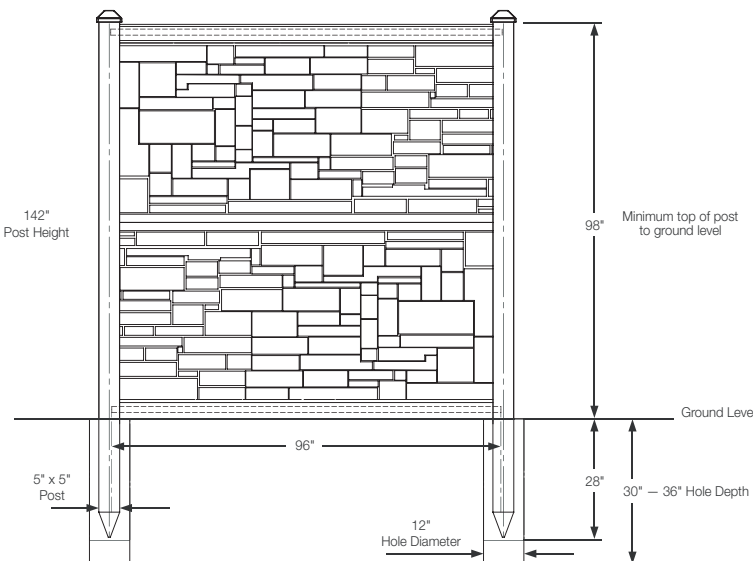
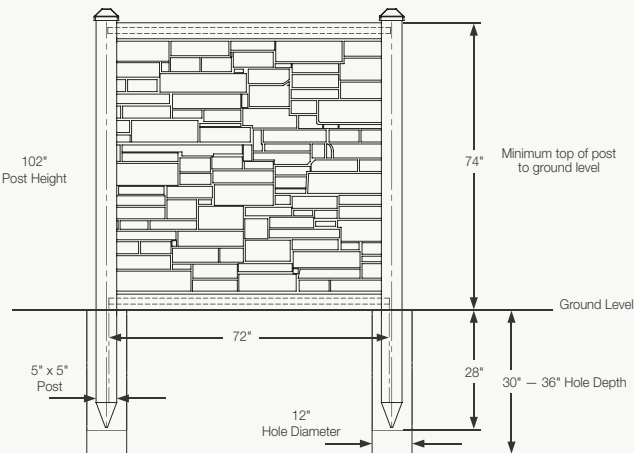
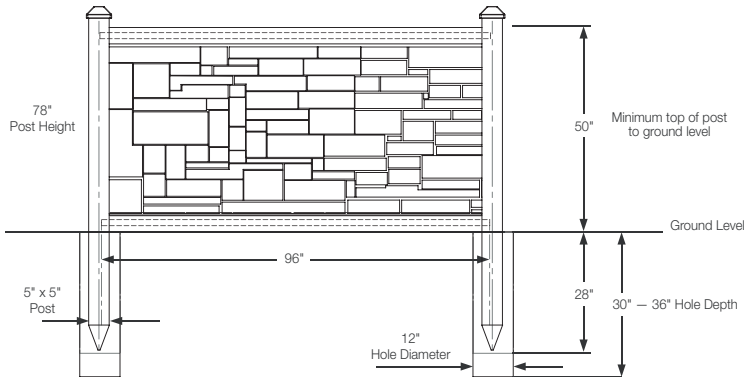
_____	FP48X96 ____	EcoStone Fence Panel 48 in. H x 96 in. W (For 96 in. Height order (2) 48 in. H Panel)
-------	--------------	--

Note: Fence section includes panel with steel reinforcement

5 IN. X 5 IN. POSTS

_____	LP142 ____	Line Post with Hardware 5 x 5 x 142 in.
_____	EP142 ____	End Post with Hardware 5 x 5 x 142 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.





DARK BROWN GRANITE (DBR)



GRAY GRANITE (GRY)



DARK GRAY GRANITE (BLK)

4 ft. High / 8 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline

See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

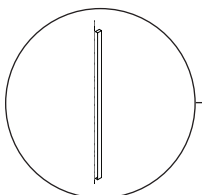
6 ft. High / 6 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline

See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

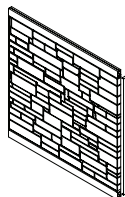
8 ft. High / 8 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline



Cut Panel Support Bracket (sold separately):

- A support metal bracket is required on any cut edge of bottom panel.



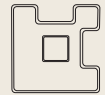
See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

We have everything you need to complete your installation

Posts



102 in. and 142 in.
Line Post

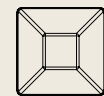


102 in. and 142 in.
Corner Post

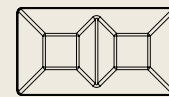
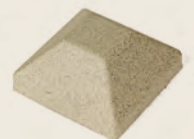


102 in. and 142 in.
End Post

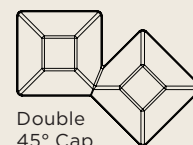
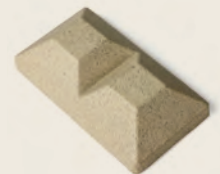
Post Caps



Single Cap



Double Inline Cap



Double
45° Cap



Gates

See page 16

Gap Fillers

For a finished look, see page 19

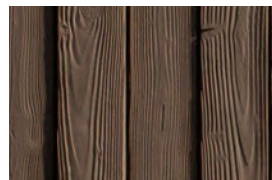
Post Skirts

For finishing concrete installations, see page 19

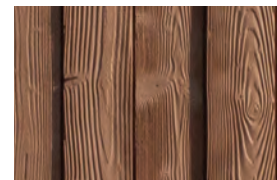
Ashland[®] Collection

Available Colors

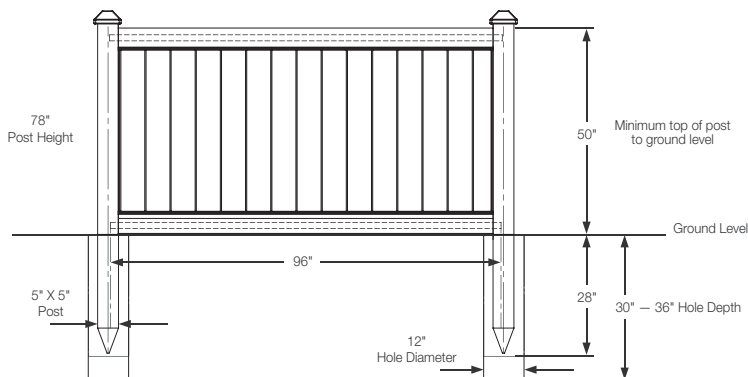
To designate color when ordering, add color code to the end of the item number.
(example: FP48X96BEG)



WALNUT BROWN (DBR)



RED CEDAR (RCD)



4 ft. High / 8 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

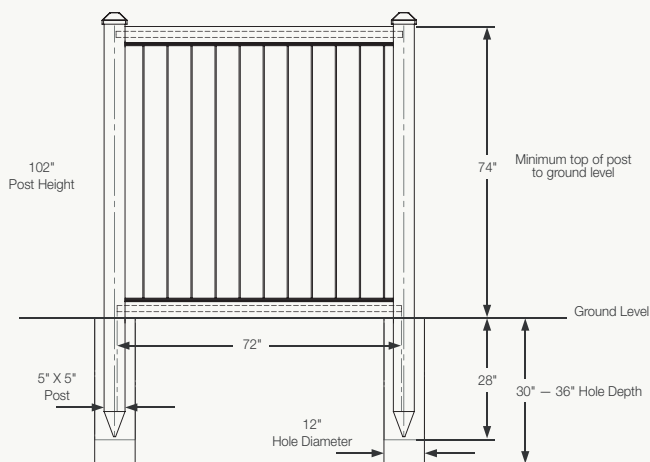
_____	WP48X96 ____	Ashland Fence Panel 48 in. H x 96 in. W
-------	--------------	--

Note: Fence section includes panel with steel reinforcement

5 IN. X 5 IN. POSTS

_____	LP102 ____	Line Post with Hardware 5 x 5 x 102 in.
_____	EP102 ____	End Post with Hardware 5 x 5 x 102 in.
_____	CP102 ____	Corner Post with Hardware 5 x 5 x 102 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (CP) = two brackets, two 1.25 in. screws and four 3 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.



6 ft. High / 6 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

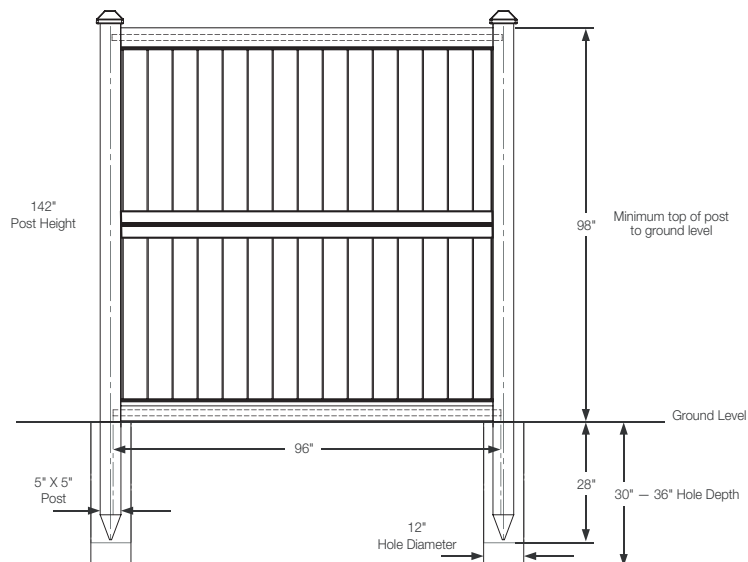
_____	WP72X72 ____	Ashland Fence Panel 72 in. H x 72 in. W
-------	--------------	--

Note: Fence section includes panel with steel reinforcement

5 IN. X 5 IN. POSTS

_____	LP102 ____	Line Post with Hardware 5 x 5 x 102 in.
_____	EP102 ____	End Post with Hardware 5 x 5 x 102 in.
_____	CP102 ____	Corner Post with Hardware 5 x 5 x 102 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (CP) = two brackets, two 1.25 in. screws and four 3 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.



8 ft. High / 8 ft. Wide - Sections and Posts

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
----------	--------------------------	-------------

FENCE SECTIONS

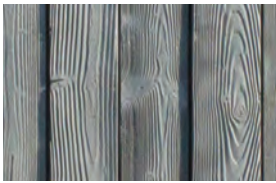
_____	WP48X96 ____	Ashland Fence Panel 48 in. H x 96 in. W (For 96 in. Height order (2) 48 in. H Panel)
-------	--------------	---

Note: Fence section includes panel with steel reinforcement

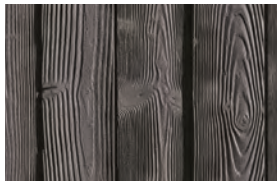
5 IN. X 5 IN. POSTS

_____	LP142 ____	Line Post with Hardware 5 x 5 x 142 in.
_____	EP142 ____	End Post with Hardware 5 x 5 x 142 in.

Note: Posts include panel support brackets and screws. (LP) = two brackets and two 1.25 in. screws. (EP) and (GP) = one bracket, one 1.25 in. screw and two 3 in. screws.



NANTUCKET GRAY (GRY)



DARK GRAY OAK (BLK)

4 ft. High / 8 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline

See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

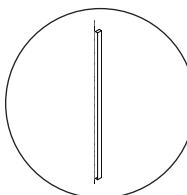
6 ft. High / 6 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline

See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

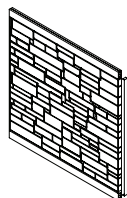
8 ft. High / 8 ft. Wide - Post Caps

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
POST CAPS		
_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline



Cut Panel Support Bracket (sold separately):

- A support metal bracket is required on any cut edge of bottom panel.



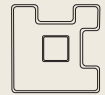
See pages 16-19 for compatible Gates, Post Skirts, Gap Fillers and more!

We have everything you need to complete your installation

Posts



102 in. and 142 in. Line Post

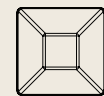


102 in. and 142 in. Corner Post

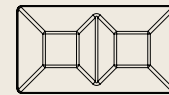
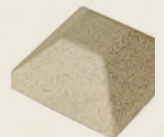


102 in. and 142 in. End Post

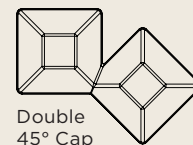
Post Caps



Single Cap



Double Inline Cap



Double 45° Cap



Gates

See page 16

Gap Fillers

For a finished look, see page 19

Post Skirts

For finishing concrete installations, see page 19

Gates & Accessories



Double hung gate, Ecostone in Brown Granite



Single hung gate, Ashland in Walnut Brown

The best gates in the industry.

SimTek privacy molded fence gates are built to last, so you can rest assured your fence will endure whatever life throws at it. Gates come in 3-ft., 4-ft., 5-ft. and 6-ft. widths and may be double hung for 7-ft., 8-ft., 9-ft., 10-ft., 11-ft. or 12-ft. openings.

SimTek molded Ecostone and Ashland gates have an **internal frame of 1.5" x 1.5", 14-gauge, heavy-duty galvanized steel.**



Each gate comes complete with **two self-closing hinges, a latch, and a striker rod.**

Hinges thread directly into the interior metal frame of the gate.

Our spring loaded, self-closing hinges meet national pool codes. Check with your local building code official as local codes may vary.*



Inside-to-Inside Post Spacing for Gates

GATE WIDTH	SINGLE OPENING	DOUBLE DRIVE WITH 3 FT. GATE	DOUBLE DRIVE WITH 4 FT. GATE	DOUBLE DRIVE WITH 5 FT. GATE	DOUBLE DRIVE WITH 6 FT. GATE
3 ft. Wide Gate	38.5"	76.0"	88.0"	100.0"	111.0"
4 ft. Wide Gate	50.5"	88.0"	100.0"	112.0"	123.0"
5 ft. Wide Gate	62.5"	100.0"	112.0"	124.0"	135.0"
6 ft. Wide Gate	73.5"	111.0"	123.0"	135.0"	146.0"

*For more information including installation instructions, please visit our website: bufftech.com

Ecostone® – Gates

To designate color when ordering, add color code to the end of the item number. (example: GP102BEG)

BEIGE GRANITE (**BEG**)
BROWN GRANITE (**BRN**)
DARK BROWN GRANITE (**DBR**)
GRAY GRANITE (**GRY**)
DARK GRAY GRANITE (**BLK**)

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
Ecostone Gates – 4 ft. High / 8 ft. Wide		
_____	GT48X48 ____	EcoStone Gate 48 in. H X 48 in. W with Hardware
_____	GP102 ____	Gate Post with Hardware 5 x 5 x 102 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Ecostone Gates – 6 ft. High / 6 ft. Wide		
_____	GT72X72 ____	EcoStone Gate 70 in. H X 71 in. W with Hardware
_____	GT72X60 ____	EcoStone Gate 70 in. H X 60 in. W with Hardware
_____	GT72X48 ____	EcoStone Gate 70 in. H X 48 in. W with Hardware
_____	GT72X36 ____	EcoStone Gate 70 in. H X 36 in. W with Hardware
_____	GP102 ____	Gate Post with Hardware 5 x 5 x 102 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Ecostone Gates – 8 ft. High / 8 ft. Wide		
_____	GT96X48 ____	EcoStone Gate 96 in. H X 48 in. W with Hardware
_____	GP142 ____	Gate Post with Hardware 5 x 5 x 142 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Ashland® – Gates

To designate color when ordering, add color code to the end of the item number. (example: GP102RCD)

WALNUT BROWN (**DBR**)
RED CEDAR (**RCD**)
NANTUCKET GRAY (**GRY**)
DARK GRAY OAK (**BLK**)

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
Ashland Gates – 4 ft. High / 8 ft. Wide		
_____	WT48X48 ____	Ashland Gate 48 in. H X 48 in. W with Hardware
_____	GP102 ____	Gate Post with Hardware 5 x 5 x 102 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Ashland Gates – 6 ft. High / 6 ft. Wide		
_____	WGT72X72 ____	Ashland Gate 70 in. H X 71 in. W with Hardware
_____	WGT72X60 ____	Ashland Gate 70 in. H X 60 in. W with Hardware
_____	WGT72X48 ____	Ashland Gate 70 in. H X 48 in. W with Hardware
_____	WGT72X36 ____	Ashland Gate 70 in. H X 36 in. W with Hardware
_____	GP102 ____	Gate Post with Hardware 5 x 5 x 102 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Ashland Gates – 8 ft. High / 8 ft. Wide		
_____	WT96X48 ____	Ashland Gate 96 in. H X 48 in. W with Hardware
_____	GP142 ____	Gate Post with Hardware 5 x 5 x 142 in.
_____	801401	Self Close Hinge Set Black
_____	LATCH	Combo Latch / Striker Rod Set
_____	DRG36	Drop Rod Gate Hardware

Accessories

Gate Posts

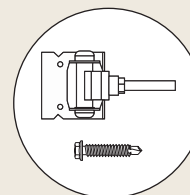


102 in. Gate Post



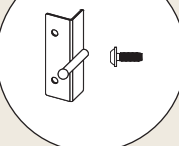
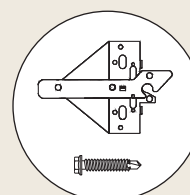
142 in. Gate Post

Gate Hardware



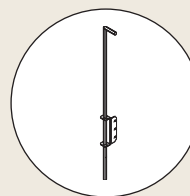
Hinge Set
(included with gate):

- 2 Hinges
- 8 Self-tapping Screws
- 1 Allen Wrench



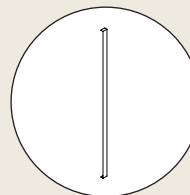
Latch and Striker Rod Set
(included with gate):

- 1 Latch, Striker Rod
- 2 Button Head Screws
- 6 Self-tapping Screws



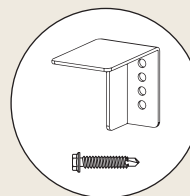
Drop Rod Set
(sold separately):

- 1 Bracket
- 5 Screws
- 1 Pin



Cut Panel Support Bracket
(sold separately):

- Available for 4 ft. and 6 ft. high fence panels.



Panel Support Brackets
(included with posts)

Accessories & Concrete

Concrete installation, Ecostone in Beige Granite

Concrete Mounting Accessories

SimTek Fence can be installed on top of a 10 inch minimum width, poured concrete wall or on a flat concrete surface. Our concrete mounting brackets are made with heavy steel plates and have vertical members. They attach to the concrete with wedge anchors and are bolted to the posts.

Mounting brackets are available for lines, ends, corners, and gate posts. Decorative skirts are used to cover the plates and anchor bolts for a finished look.

Ecostone and Ashland - Concrete Mounting Brackets

_____	CMBLP6FG	Concrete Mounting Bracket 24 in. Line Post 6H 8x5 Base Plate
_____	CMBEP6FG	Concrete Mounting Bracket 24 in. End Post 6H 6.5x5 Base Plate
_____	CMBCP6FG	Concrete Mounting Bracket 24 in. Corner Post 6H 7x7 Base Plate
_____	CMBGP6FG	Concrete Mounting Bracket 24 in. Gate Post 6H 8x5 Base Plate
_____	CMBLP8FG	Concrete Mounting Bracket 24 in. Line Post 8H 8x5 Base Plate
_____	CMBEP8FG	Concrete Mounting Bracket 24 in. End Post 8H 8x5 Base Plate

Ecostone and Ashland - Concrete Mounting Post Caps and Skirts

_____	PC5X5 ____	Post Cap Square 5 in. x 5 in.
_____	PC5X10 ____	Post Cap 45 Degree
_____	PC5X10G ____	Post Cap Double Inline
_____	SKIRTLP ____	Line Post Skirt
_____	SKIRTCP ____	Corner Post Skirt
_____	SKIRTEG ____	End Post / Gate Post Skirt

**NEED
HELP**



**Contact SimTek Fence
Customer Service**

877-265-2220
cs.outdoorliving@barretteoutdoorliving.com
bufftech.com

To designate color when ordering Ecostone, add color code to the end of the item number.
(example: GP102**BEG**)

BEIGE GRANITE (**BEG**)
BROWN GRANITE (**BRN**)
DARK BROWN GRANITE (**DBR**)
GRAY GRANITE (**GRY**)
DARK GRAY GRANITE (**BLK**)

To designate color when ordering Ashland, add color code to the end of the item number.
(example: GP102**RCD**)

WALNUT BROWN (**DBR**)
RED CEDAR (**RCD**)
NANTUCKET GRAY (**GRY**)
DARK GRAY OAK (**BLK**)

Ecostone® and Ashland® – Accessories

QUANTITY	PRODUCT NUMBER / (COLOR)	DESCRIPTION
Ecostone and Ashland – 4 ft. High / 8 ft. Wide		
_____	SKIRTLP ____	Line Post Skirt
_____	SKIRTCP ____	Corner Post Skirt
_____	SKIRTEG ____	End Post/Gate Post Skirt
_____	GF1X42 ____	Gap Filler 1 in. Corner / Gate Post
_____	GF2X42 ____	Gap Filler 2 in. Line / End Post
_____	CPSB48X96	Cut Panel Support Bracket 4 ft. X 8 ft. Panel

Ecostone and Ashland – 6 ft. High / 6 ft. Wide		
_____	SKIRTLP ____	Line Post Skirt
_____	SKIRTCP ____	Corner Post Skirt
_____	SKIRTEG ____	End Post/Gate Post Skirt
_____	GF1X42 ____	Gap Filler 1 in. Corner / Gate Post
_____	GF2X42 ____	Gap Filler 2 in. Line / End Post
_____	CPSB72X72	Cut Panel Support Bracket 6 ft. X 6 ft. Panel

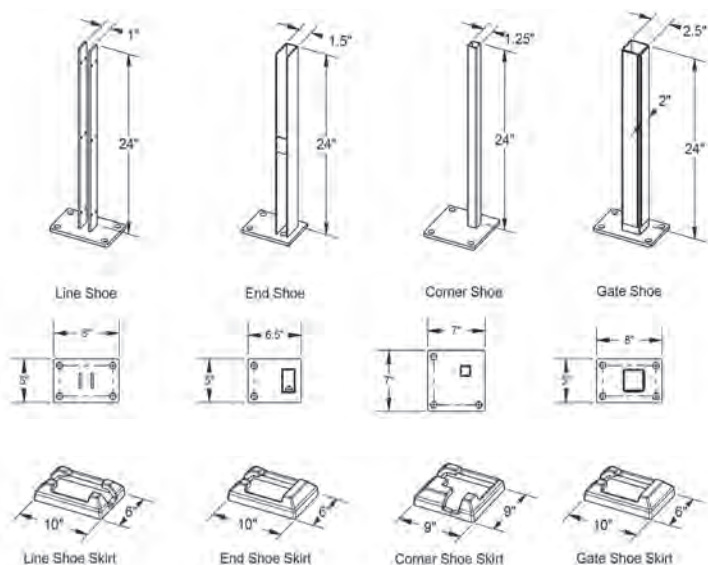
Ecostone and Ashland – 8 ft. High / 8 ft. Wide		
_____	SKIRTLP ____	Line Post Skirt
_____	SKIRTCP ____	Corner Post Skirt
_____	SKIRTEG ____	End Post/Gate Post Skirt
_____	GF1X42 ____	Gap Filler 1 in. Corner / Gate Post
_____	GF2X42 ____	Gap Filler 2 in. Line / End Post
_____	CPSB48X96	Cut Panel Support Bracket 4 ft. X 8 ft. Panel

Ecostone and Ashland – Brackets and Screws		
_____	FPB	Fence Panel Bracket-Zinc
_____	SCB	Slip Cover Bracket
_____	SCREW125	SCREW 1.25 in. (14X1.25)

See page 12 for Ecostone Sections and Posts

See page 14 for Ashland Sections and Posts

Concrete Mounting Bracket Details



A quality finished wall is the result of a quality installation.

Be certain that your retaining wall is at least 10" wide so the bolts can be anchored properly.

Accessories

Post Skirts

For finishing concrete installations



Corner Post



Line Post



End/Gate Post



Concrete installation showing post skirts, Ecostone in Beige Granite



Ashland in Dark Gray Oak



Proud member



NOA Approval
22-0616.10



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