

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, February 3, 2025**

A. CALL TO ORDER

The regular meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 6:30 p.m. on February 3, 2025.

B. ROLL CALL

Present: Brooke Routhier, Mike Kinnunen, Mike Elliott, Cory Richards, Torrey Dupras, Dax Richer, and Ben Argall (7). Absent: Lindsay Bean (1). Vacant seat (1). Also present was Andrew Duerfeldt, Zoning Administrator (ZA).

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

Member Routhier suggested the following amendments to the agenda: change the 2024 goals to 2025 goals; the minutes from September 23 and November 11 should be removed from the agenda as they were already approved; item H(1)(b)(2) HB 557 should be removed; and Bylaws: Member attendance should be added under item H(7).

A motion was made by Member Argall, seconded by Member Richards and carried unanimously to approve the agenda incorporating the above amendments.

E. PREVIOUS MEETING MINUTES FROM

A motion was made by Member Kinnunen, seconded by Member Richer and carried unanimously to approve the December 2, 2024 minutes as present.

A motion was made by Member Routhier, seconded by Member Elliott and carried unanimously to approve the January 13, 2025 minutes as presented.

F. PRESENTATIONS – There was none.

G. PUBLIC HEARINGS – There were none.

H. NEW OR CONTINUING BUSINESS

1. Master Plan: 2025 Goals, Planning Commission Input and Review

Discussion took place regarding the 2025 goals for the Master Plan including Environmental Goals (preservation of greenspace and a recreation district overlay); Economic Development (short-term rentals and possible grant options); and future topics to discuss with the Downtown Development Authority (potential zoning code changes and development of a plan with the LSCP and SAIL).

Other input included the addition of the following goals:

- Develop a proposed Lighting Ordinance
- 5-year Capital Plan list process
- Identifying areas for the 5 year build out from the Target Market Analysis
- Zoning consideration for tiny homes, home density accessory buildings

There was discussion on the Target Market Analysis data presented by the County and possible areas available within the City for development; the vacant lots available due to demolitions of blighted structures by the Land Bank; and the need for water and sewer infrastructure in some areas, such as Malton Road, and including this as a request in the 5-year capital plan.

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2. Planning Commission Subcommittee

a. 5-year Capital Plan Process Subcommittee – The Capital Plan process was discussed. The Committee members included Members Dupras, Bean, and Kinnunen but it was noted the committee had not met yet. Member Dupras would reach out to Finance Director Grant Getschow to set up a meeting.

b. Other meeting attendances – There was some brief discussion related to members of the Planning Commission attending various other City board/commission meeting including the DDA and Parks and Recreation Commission.

c. Training Program Options – There was discussion on the upcoming training with the Michigan Association of Planning and members were advised to let Clerk Cathy Smith know and she would do the registrations.

3. January Joint DDA Meeting Review

Member Routhier gave brief overview of discussions that took place at the joint DDA meeting. She advised the proposed short-term rental ordinance was talked about and the need to cap the number of short-term rentals allowable in the City.

Discussion followed on the number that should be allowed, the need for a permit and registration, and requiring inspections of each short-term rental unit.

After discussion, it was the consensus of the Planning Commission to allow 50 short-term rentals in the City.

4. Lakeshore Drive Lights

It was the consensus of the Planning Commission to review the lights on Lakeshore Drive as part of the proposed lighting ordinance.

5. Parks and Recreation Collaboration Efforts -There was no discussion.

6. Marquette County Housing Assessment Review – There was no discussion.

7. Member Attendance

There was discussion of the number of meetings missed by Member Lindsay Bean and Member Routhier asked ZA Duerfeldt to reach out to Member Bean regarding her attendance.

I. Old Business – There was none.

K. Correspondence – There was none.

L. Meeting Adjournment

At 8:30 p.m., a motion was made by Member Elliott seconded by Member Argall and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Andrew Duerfeldt, Zoning Administrator


Torrey Dupras, Secretary