

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, April 7, 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 Vice Chairperson Mike Kinnunen at 6:32 p.m. on April 7, 2025.

B. ROLL CALL

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

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

Member Kinnunen suggested the following amendments to the agenda: draft minutes should be February 3, 2025 and March 3, 2025 not December 2, 2024; and the removal of H(1)(b) 5-year Plan List Master Plan Review and place this item on next month's agenda.

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

E. PREVIOUS MEETING MINUTES

A motion was made by Member Richards, seconded by Member Richer and carried unanimously to approve the February 3, 2025 and March 3, 2025 minutes as present.

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

a. Economic Development

1. Short-term Rental Ordinance Comparison

ZA Duerfeldt explained that the City Attorney was currently working on revisions to Ordinance 7-400 Rental Registration and Ordinance 7-500 Rental Inspections to incorporate language for short-term rentals.

There was discussion among the Commission related to the cap that was approved at a previous meeting allowing 50 short-term rentals in the City and how and why that number was derived; the number of parking spaces allowed for rentals and enforcement; enforcement if complaints were received for noise; the economic benefits and the upgrades done to homes when short-term rentals are allowed; and the language neighboring municipalities have in their short-term rental ordinances.

2. Malton Road Proposed Development

ZA Duerfeldt explained Dan Perkins was proposing a housing development on Malton Road for the Partridge Creek Community which would include multi-residential units.

There was discussion related to the proposed development; the "old landfill" near the development area; the need for water and sewer utilities at Malton Road; development on the east side of Wabash Heights and extending infrastructure to that area; and how development might impact the trails.

ZA Duerfeldt would keep the Planning Commission informed of the Partridge Creek Community proposed development.

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2. Lighting Ordinance Development

ZA Duerfeldt advised he had provided two links in his email to the Commissioners with examples of Municipal Light Ordinances: one from Fenton, MI and one from Holland, MI.

There was discussion among members and staff regarding the language of the two sample ordinances; the issues that started the discussion of a light ordinance; and how to move forward.

It was the consensus of the Commission to have all members review the ordinance from Fenton and bring any changes/revisions to the next regular meeting for discussion so that ZA Duerfeldt could then provide the recommended ordinance language to the City Attorney.

3. Marquette County Housing Assessment Review

Member Kinnunen advised this document was provided by Antonio Adan, Executive Director, Marquette County Land Bank.

Discussion followed on the housing crisis; lots available to construct housing in the City; how to promote and entice a developer to look at developing housing in the City; allowing Accessory Dwelling Units in the City and incorporating this into the Zoning Ordinance; and what should be done to move forward.

It was suggested that Antonio Adan, Marquette County Land Bank, be invited to a future meeting.

I. Old Business – There was none.

K. Correspondence – There was none.

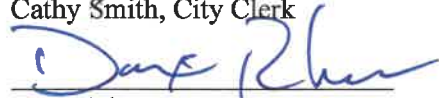
L. Meeting Adjournment

At 8:24 p.m., a motion was made by Member Richer seconded by Member Elliott and carried unanimously to adjourn.

Prepared by:



Cathy Smith, City Clerk



Dax Richer, Secretary



Andrew Duerfeldt, Zoning Administrator