

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, May 5, 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 6:32 p.m. on May 5, 2025.

B. ROLL CALL

Present: Brooke Routhier, Mike Kinnunen, Mike Elliott, Dax Richer, Cory Richards, and Matt Loos (6). Absent: Ben Argall and Torrey Dupras (2). Vacant seats (1). Also present was Andrew Duerfeldt, Zoning Administrator (ZA).

C. PUBLIC COMMENT

Ed Anderson, 217 Hazel Street, addressed the Planning Commission about short-term rentals in the City. He did not support the number of short-term rentals and would like to see a lower limit placed on them particularly the number allowed per neighborhood. He thought short-term rentals affected school enrollment and enrollment would continue to decrease if these were not addressed. He urged the Planning Commission to complete the short-term rental ordinance to help with this situation.

Ted Jastremski, 205 S. Lake Street, expressed some of his concerns with the proposed rental development of the "Rollies" building and questioned if they would be long- or short-term rentals; if pets were allowed; snow removal; and parking.

D. APPROVAL OF AGENDA

Member Routhier asked that the minutes of April 7, 2025, be added under approval of minutes and suggested introductions of members be added after the approval of the agenda.

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

(D2) Introductions of Planning Commissioners

Planning Commissioners introduced themselves to new Commissioner Matt Loos.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Kinnunen, seconded by Member Richer and carried unanimously to approve the April 7, 2025, minutes as presented.

F. PRESENTATIONS – There was none.

G. PUBLIC HEARINGS

1. Sturmer Ltd., Brice Sturmer requests: Conditional Use Permit at 216 W. Division Street
Chairperson Routhier opened the public hearing at 6:55 pm.

Member Routhier explained this public hearing was for a request from Brice Sturmer for 216 W. Division Street (Rollie's Building) for a conditional use permit for 5 new first story apartments and to rehabilitate 2 existing second story apartments. This building was located in the General Commercial District and required a conditional use permit for the rental units.

ZA Duefeldt reviewed the findings of fact and noted the applicant met the administrative submission standards to seek Planning Commission approval.

Brice Sturmer, Developer Sturmer Ltd., 367 County Road, Negaunee, explained he purchased the property in November and would be constructing 5 first floor rental units and rehabilitating 2 second story units. To answer

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, May 5, 2025**

some of the questions under public comment he explained there would be no pets in the apartments, he would be removing the single story portion of the building on the east side which would be used for additional parking and snow and he has also purchased the property on the southwest corner of Division also for parking and snow; and the parking lot would exit on Division Street and to the alley. He added, these units would only be for long-term rental not any short-term rentals. He would be getting proposals to have snow hauled away versus piling it on the property.

Ted Jastremski, 205 S. Lake Street, thanked Mr. Sturmer for answering the questions he had.

There was some discussion related to the basement in the structure and if there was a need for a sprinkler system in the building. Mr. Sturmer advised he hoped to begin the project in late September with completion in 2026, however, he was waiting to hear about a MSHDA grant that was being applied for.

Chairperson Routhier closed the public hearing at 7:12 p.m.

A motion was made by Member Routhier, second by Member Kinnunen and carried unanimously to grant the conditional use permit for 216 W. Division Street with the findings of fact listed below:

- 1. All fees, notification and publication requirements of the Zoning Ordinance have been met.*
- 2. Owner intends to add five (5) new residential units to the first story of building and two (2) new units to existing floor plan on second story with original rooms renovated.*
- 3. The Site plan, including fourteen (14) parking spaces, satisfies the minimum required parking space-to-residential unit ratio requirements of two (2) spaces per dwelling unit.*
- 4. Zoning Compliance Permit (ZCP) for demolition of original entrance, chimney(s), and metal building have been approved and issued on 04/21/2025.*
- 5. Applicant information meets administrative submission standards to seek Planning Commission approval.*

ORDINANCE CONSIDERATIONS

Section 3.0 Definitions

Section 14.0 (GC) General Commercial District

Section 19.0 Schedule of General Regulations

Section 21 Off-Street Parking and Loading Zone Requirements

Section 23.0 Non-Conforming Uses and Structures

Section 25.0 Conditional Use Permit

Section 26.0 Administrative Standards

Section 28.0 Site Plans

Section 33.0 Public Notice

H. NEW OR CONTINUING BUSINESS

1. Master Plan: 2025 Goals, Planning Commission

There was discussion related to the 2025 goals, and it was determined that short-term rentals, the lighting ordinance, and accessory dwellings would be the primary goals for 2025.

Discussion also took place on opportunities to protect the recreational trails and green space in the city; continue consideration of the low impact district for Malton Road, and the creation of a recreational overlay map. Also talked about were the findings in the Housing Target Market Analysis and the Housing Resource Initiative Grant that the city received from MSHDA. Member Routhier explained the city received a MSHDA grant and has hired CUPPAD to do a parcel analysis and inventory; pair available inventory with Target Market Analysis; and conduct necessary master plan and zoning ordinance amendments.

CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, May 5, 2025

2. PC Master Plan Implementation Strategy 2023 (Section 7)

Member Routhier suggested the Planning Commission review Section 7. Housing and Neighborhoods of the Master Plan in preparation for the CUPPAD presentation that will be at the June meeting. Also discussed was the implementation strategy for the Master Plan.

3. Lighting Ordinance Development

Member Routhier advised two ordinances were provided: one from Holland and one from Fenton. There was discussion on both ordinances including prohibited lighting, light pollution, and the use of diagrams in an ordinance. It was suggested the ordinance format should be similar to Fenton's ordinance and further recommended staff utilize some of the language from both ordinances to develop an ordinance for the city with the draft ordinance being provided at the next regular meeting.

4. UP Propane Malton Road Parcel Development Concept Assessment and City Council Recommendation

ZA Duerfeldt provided some background information on the request from Dan Harrington, owner of U.P. Propane, to purchase the piece of property located next to Malton Electric for the placement of a bulk storage tank. He added the property is currently zoned Single Family Residential.

There was discussion related to the setback requirement, incompatibility with the expansion of housing off of Wabash Heights; taxable value of the property if sold; and other properties in the City that might be better suited for a bulk storage tank.

A motion by Member Routhier seconded by Member Elliott and carried unanimously to recommend the City Council does not sell the parcel on Malton Road to UP Propane because it is currently zoning Single Family Residential, the existing ordinance does not allow for that type of fuel storage, it does not comply with the future land use map in the master plan, that area of Malton Road is desired for the expansion of residential use instead of industrial use per the Master Plan's future land use map.

5. Marquette County Housing Assessment

Discussed under items 1 and 2.

6. CUPPAD Grant Information Review

Discussed under items 1 and 2.

7. Accessory Dwelling Unit (ADU) Concept Analysis

8. Planning Commission Annual Report

It was the consensus of the Planning Commission to place items 7 and 8 on the regular June meeting agenda due to the lateness of the meeting.

I. Old Business – There was none.

J. Correspondence – There was none.

K. Meeting Adjournment

At 8:33 p.m., a motion was made by Member Kinnunen seconded by Member Richards and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Andrew Duerfeldt, Zoning Administrator


Dax Richer, Secretary