

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, June 2, 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 6:31 p.m. on June 2, 2025.

B. ROLL CALL

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

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

Member Routhier asked to amend the agenda by having item number #7, Discuss: 06/16/25 Planning Commission Special Meeting Topic, under the New or Continuing Business moved to number one.

A motion was made by Member Argall, seconded by Member Kinnunen and carried unanimously to approve the agenda with the modification.

(D2) Introductions of Planning Commissioners

Planning Commissioners introduced themselves to new Commissioner Todd Prillwitz.

E. PREVIOUS MEETING MINUTES

There was some discussion on the roll call section of the minutes, Member Argall is marked as present and absent. He was absent from the last meeting.

There was some discussion on the previous meeting minutes about Member Routhier had included either finding or supports the Master Plan.

A motion was made by Member Kinnunen, seconded by Member Richards and carried unanimously to approve the May 5, 2025, minutes with the correction.

F. PRESENTATIONS – There was none.

G. PUBLIC HEARINGS - There are none.

H. NEW OR CONTINUING BUSINESS

7. Discuss: 6/16/2025 Planning Commission Special Meeting Topic

There was discussion related to the rezoning of 7 parcels on Barnum Location #2 Assessor's Plat. There are five active parcels out of the seven that are residentially used and designated as industrial. It leads to some issues when making any improvements to the parcels. AZ Duerfeldt would like to have them rezoned them as general residential for those seven parcels. Member Kinnunen and Member Routhier thought that they were previously rezoned.

There was some discussion on the purpose of the special meeting. It was scheduled to help one of the residents that received a stop work order from the County on their home improvements. The house was designated and industrial parcel and not residential. Spot Zoning was discussed and Member Routhier explained that the previous Zoning Administrator had explained the issue that there was a good reason to keep it as it is.

Discussion also took place on the rezoning of lots 10, 11, 12, & 13 located on the North side of Stone Street and lots 16, 17 & 18 on the South side. There was a request to keep some of the homes as industrial because they

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were not being used as houses. ZA Duerfeldt will make a report on what rezoning would do to each property, either residential or industrial.

1. Master Plan: 2025 Goals

There was a discussion about what would need to be presented to the City Council by Ben. The list includes:

- a. Short-term Rentals Ordinance
- b. Accessory Dwelling Units Evaluation
- c. Available buildable open lots evaluation

The goals for 2026:

- a. Wetlands Greenspace Evaluation
- b. Updates to the Master Plan Goals
- c. The Lighting Ordinance
- d. Accessory Dwelling Ordinance
- e. Short term Rental Ordinance

2. Discuss: BMCC Topics

There was discussion about the Building Michigan Community Congress. CUPPAD sponsored a conference that several of the PC members attended as well as some local organizations from the Upper Peninsula. They referenced how the median household income in Michigan and the median housing cost in Michigan has become unaffordable for many residents. The City of Jackson does an infill system and does not sell vacant lots to adjacent homeowners. This could potentially be a change in the City of Ishpeming by not selling City land in a residential area.

If there is ever housing on Malton Road, the City may have to find a way to fund the utilities as a developer may not be able to afford the cost.

3. Review: Marquette County Housing Assessment

There was a discussion that the City should be prepared for 22 units for sale per year, there is potential to have more. The trend seems to be more houses are being purchased and remodeled rather than being built. Some of the top reasons for living in the City of Ishpeming include: the school system, trails, affordable housing and a sense of community.

4. Accessory Dwelling Unit (ADU) Concept Analysis

Discussion on short-term rentals; ZA Duerfeldt will get a copy of Marquette's short-term rental ordinance for the next meeting. The PC still needs to come up with a short-term ordinance. The 2nd meeting with the City Council is coming up about the short-term rental. The number is not too high and the trend for short-term rentals and tourism seems to be lower this summer. ZA Duerfeldt would like some feedback or pros and cons on starting the draft of the ordinance.

5. Review: PC Annual Report

Member Routier had a question on about the Zoning Ordinance Amendment that did not pass.

Member Routhier made a motion, seconded by Member Kinnunen to accept the Planning Commission Annual Report for 2024 as presented.

There was some discussion; Torrey Dupras, Secretary, was misspelled, there should be another (r) added, Mike Tonkin and Renell Halverson Council Member names should be added, also add any trainings that were missed and 2024 -02 ZTA should be removed.

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A motion was made by Chairperson Routhier, seconded by Member Kinnunen and carried unanimously to approve the PC Annual Report with the modifications. ZA Duerfeldt will make the amendments and send to City Council.

6. Review: Lighting Ordinance Draft

A motion was made by Chairperson Routhier, seconded by Member Richards and carried unanimously to move item 6 and item 8 to July 7, 2025, regular meeting agenda.

7. Discuss: 06/16/2025 Planning Commission Special Meeting Topic

Discussed as item 1.

8. Planning Commission/City Council Communication Practices

A motion was made by Chairperson Routhier, seconded by Member Richards and carried unanimously to move item 6 and item 8 to July 7, 2025, regular meeting agenda.

I. Old Business – There was none.

J. Correspondence – There was none.

K. Meeting Adjournment

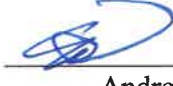
At 8:31 p.m., a motion was made by Member Richards, seconded by Member Argall and carried unanimously to adjourn.

Matt Loos will not be present at the July 7, 2025, meeting.

Prepared by:


Kathy Hakala, Deputy Clerk


Dax Richer, Secretary


Andrew Duerfeldt, Zoning Administrator