

**CITY OF ISHPEMING PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, June 16, 2025**

A. CALL TO ORDER

The special meeting of the Ishpeming Planning Commission was called to order in the Council Chambers at City Hall by Chairperson Brooke Routhier at 6:30 pm on June 16, 2025.

B. ROLL CALL

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

C. PUBLIC COMMENT

John Haupt, 187 Houghton Street, addressed the conditional use permit issued in 2022 for the junk yard and the stipulations required; and expressed his concerns with the pit behind his residence which was filled in during one of the City's construction projects and the City is currently using this site as a snow dump in the winter.

Debbie Williams, 224 Houghton Street, questioned the property taxes she has been receiving on one of her parcels.

D. APPROVAL OF AGENDA

A motion was made by Member Ben Argall, seconded by Member Mike Kinnunen, and carried unanimously to approve the agenda incorporating the addition of item H (2) Draft Short Term Rental Ordinance.

E. PREVIOUS MEETING MINUTES – There were none.

F. PRESENTATIONS – There was none.

G. PUBLIC HEARINGS

Chair Brooke Routhier opened the public hearing at 6:38 pm.

Member Brooke Routhier read into the record the letter received from resident Jesse Rimshas, 236 Stone Street, regarding the proposed rezoning from Industrial to General Residential.

Member Brooke Routhier read the Findings of Fact as presented by staff into the record:

1. All fee, notification and publication requirements of the Zoning Ordinance have been met.
2. Lot(s) 10, 11, 16, 17, and 18 do not adhere to permitted or conditional uses listed in the *City of Ishpeming Zoning Ordinance #8-100 (ref. Sect. 16.2, 16.4)*.
3. **Lot(s) 12 (RZ 2025-01-C) and 13 (RZ 2025-01-D) are to be dismissed from this rezoning.**
4. A.P. of Barnum Location #2 was rezoned in 2019 showing lots 10, 11, 16, 17, and 18 were not planned for continued residential use.
5. Sales of lot(s) 10 (2023), 11 (2022), 16 (2023), 17 (2023), and 18 (2024) were intended for residential use and owners require legal right to maintain their structure(s) in accordance with land use designations.
6. Lot(s) 10 and 17 are used as residential rental properties.
7. Neighboring lot(s) 7, 8, 9, 14 and 15 are designated as General Residential-(GR)-district parcels.
8. This proposed rezoning will promote the public health, safety, and general welfare of the residents at this location.
9. This proposed rezoning will conform to the *Future Land Use Map* and goals stated in the *City of Ishpeming 2022-2027 Master Plan*.

She further reviewed the Ordinance Considerations:

**CITY OF ISHPEMING PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, June 16, 2025**

Section 3.0 Definitions
Section 7.0 Amendment Procedure
Section 9.0 Classification of Districts
Section 11.0 (GR)General Residential District
Section 16.0 (I) Industrial District
Section 19.0 Schedule of General Regulations
Section 19.1 Footnotes to the Schedule of General Regulations
Section 26.0 Administrative Standards
Section 27.0 Fees
Section 33.0 Public Notice

Debbie Williams, 224 Houghton Street, questioned why she received the notice because she was located on Houghton Street versus Stone Street.

Stacy Harper, 203 Deer Lake Avenue, asked that his property located on Lots 12 and 13 remain zoned Industrial and not be rezoned to General Residential.

John Haupt, 187 Houghton Street, talked about the public hearing held in 2022 in which Stacey Harper was able to utilize his property for industrial purposes; however, he noted there were stipulations placed on the use which have never been complied with.

Daniel Knights, 215 Stone Street, explained he has been trying to do major renovations on his property located on Stone Street; however, he is unable to get a permit due to the property being zoned Industrial versus Residential. He would like to make improvements to his primary residence and would like to get started very soon and asked that the rezoning take effect as soon as possible.

Chair Brook Routhier closed the public hearing at 6:49 p.m.

Member Brooke Routhier reviewed the background of the area including the junk yards; she reviewed the requirements for the junk yard; and the stipulations placed on conditional use for lots 12 and 13 (Stacy Harper's property).

There was discussion related to the removal of lots 12 and 13 from the proposed rezoning from Industrial to General Residential; creating a spot zoning; the stipulations on Stacy Harper's property; and enforcement by staff of the property located on lots 12 and 13. Also reviewed were the Findings of Fact as read into the record above.

A motion was made by Member Brooke Routhier, seconded by Member Ben Argall, and carried unanimously to rezone lots 10, 11, 16, 17, and 18 from Industrial (I) to General Residential (GR) as outlined in the findings of fact read into the record above with the elimination of lots 12 and 13 from the rezoning.

H. NEW OR CONTINUING BUSINESS

(1) Planning Commission Secretary Appointment

Member Ben Argall nominated Member Dax Richer as Secretary.

A motion was made by Member Ben Argall, seconded by Member Mike Kinnunen, and carried unanimously to appoint Member Dax Richer as Secretary.

**CITY OF ISHPEMING PLANNING COMMISSION
SPECIAL MEETING MINUTES
Monday, June 16, 2025**

(2) Draft Short Term Rental Ordinance (added to agenda)

Member Brooke Routhier explained the following changes/additions were never made to the Draft Short Term Rental Ordinance: removal of attic and basement use as short-term rentals; removal of the statement related to noise because there was a separate City Ordinance that covered this issue; add fifty (50) for the total number of short term rentals permitted; and consider adding a limit on the number permitted on one street.

After discussion it was the consensus of the Planning Commission to review the draft of the short-term rental ordinance incorporating the above amendments at their July meeting and then forward the draft to the City Council for their July 16th meeting

I. Old Business – There was none.

J. Correspondence – There was none.

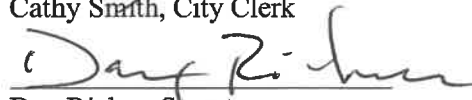
K. Meeting Adjournment

At 7:24 p.m., a motion was made by Member Mike Kinnunen seconded by Member Dax Richer and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Andrew Duerfeldt, Zoning Administrator


Dax Richer, Secretary