

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, November 10, 2025**

A. CALL TO ORDER

The reschedule 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 Monday, November 10, 2025.

B. ROLL CALL

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

C. PUBLIC COMMENT – There was none.

D. APPROVAL OF AGENDA

A motion was made by Member Argall, seconded by Member Richer, and carried unanimously to approve the agenda as presented.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Routhier, seconded by Member Richards, and carried unanimously to approve the October 6, 2025 minutes as presented.

F. PRESENTATIONS

1. CUPPAD

Ryan Soucy, Senior Planner from CUPPAD, reviewed the timeline for the Master Plan revisions with final adoption being May 2026; briefly discussed the findings of the Target Market Analysis; the need for more buildable lots in the City; and the tools available to the City for future housing development.

There was discussion related to how the City could partner with developers to fill housing gaps; working with the Landbank and Habitat for Humanity to open more options; and available lots in the City for building, including the land recently being considered for purchase from Cleveland Cliffs.

Commission members, staff, and CUPPAD talked about establishing Accessory Dwelling Units in the Zoning Ordinance; the need for housing in the City, particularly medium income house; redevelopment of existing housing stock, availability of land on Malton Road and the need for utilities in that area; the need for zoning amendments to allow development on smaller lots; allowing duplexes in the General Residential zone; and revisions needed on the future land use map.

Mr. Soucy encouraged the Commission to work with the Housing Readiness Tool and to review the future land use map.

Member Routhier asked members to think about potential changes that could be made to the zoning map and the future land use map to encourage housing development; the possibility of extending utilities to the Malton Road area; and to review the Housing Readiness Tool prior to the next meeting.

G. PUBLIC HEARINGS – There were none.

H. NEW OR CONTINUING BUSINESS

1. Master Plan Goals

Member Routhier reviewed language in the bylaws related to a 6-year capital plan and suggested setting goals for 2026 at the January meeting.

ZA Duerfeldt reviewed the 2025 goals and provided the status of each item.

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2. Capital Improvement Projects

Member Routhier discussed language in the Planning and Zoning Enabling Act related to a capital improvement plan and ranking of projects by the Planning Commission. She also pointed out in the bylaws, the Planning Commission should be provided, for consideration, any preliminary plans and reports for the physical development of the City. She discussed some of this language in her meeting with the City Manager earlier today and communication with the Planning Commission on these items will hopefully start improving.

3. Proposed Amendment to Section 11.0: (GR) General Residential District

ZA Duerfeldt reviewed the proposed amendment to Section 11.0 General Residential District which included adding duplexes as a Permitted Principal Use and remove it from a Conditional Use; and also adding Multiple Family Residential structures (stacked flats dwelling) (townhouse dwelling) as a conditional use only.

There was some brief discussion among staff and the Commission related to this proposed amendment.

A motion was made by Member Argall seconded by Member Kinnunen and carried unanimously to approve the draft language as presented adding duplexes as a Permitted Principal Use and removing it from a Conditional Use and adding multi-family residential structures as a conditional use in the General Residential District.

4. Discuss Housing Development Toolkit

Member Routhier pointed out this was discussed under the CUPPAD presentation.

5. Discuss Form-Based Zoning

ZA Duerfeldt discussed the concept of form-based zoning. He provided the Planning Commission with samples of form-based zoning from the Michigan Association of Planning and the City of Muskegon and noted concepts from both samples might work for the city. There was some form-based zoning in the current zoning ordinance, but there was still some opportunity for growth.

I. Old Business – There was none.

J. Correspondence – There was none.

K. Meeting Adjournment

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

Prepared by:


Cathy Smith, City Clerk


Andrew Duerfeldt, Zoning Administrator


Dax Richer, Secretary