

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, December 1, 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 Monday, December 1, 2025.

B. ROLL CALL

Present: Brooke Routhier, Cory Richards, Dax Richer, Mike Elliott, and Todd Prillwitz. (5). Absent: Ben Argall and Matt Loos (2). 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 Elliott, seconded by Member Richards, and carried unanimously to approve the agenda incorporating the addition of the letter of appreciation to Mike Kinnunen as item H7.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Routhier, seconded by Member Richards, and carried unanimously to approve the November 10, 2025 minutes with the correction of “land recently purchased from Cleveland Cliffs” to “land considered being purchased from Cleveland Cliffs”.

F. PRESENTATIONS

1. CUPPAD

Ryan Soucy, Senior Planner from CUPPAD, asked if the Planning Commission has done their official review of the Master Plan during a meeting as this was a requirement for Redevelopment Ready Communities, the minutes of that meeting will need to be uploaded.

There was discussion regarding the property being considered for acquisition from Cleveland Cliffs and what parcels would be good for development; the need for amendments to the future land use map; the lot near the Lake Bancroft Pavilion that could potentially be used from development of townhouses; the City’s pump house property and other parcels located in Salisbury location; and future housing development.

Also talked about was developing a recreational overlay; preparing a wish list for possible multi-residential development on Malton Road; tax increment financing and brownfield plans; and the findings in the Target Market Analysis.

Stefani Vargas, 316 E Johnson Street, questioned multi-residential units and those qualifying for low-income housing; the need for affordable housing; holding developers accountable; and consideration of funding for existing residents to rehabilitate their homes.

G. PUBLIC HEARINGS – There were none.

H. NEW OR CONTINUING BUSINESS

1. Future Land Use Map

It was the consensus of the Planning Commission to discuss this item at the next meeting.

2. City Access/Road Improvements

Member Routhier pointed out the discussions during previous joint meetings with the Downtown Development Authority related to the Rainbow Bar area; Third Street and Lakeshore streetscapes; and Hematite and Main Streets. She suggested members review the list and make any additions for discussion at the next joint meeting in February 2026.

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, December 1, 2025**

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

Member Routhier read the email provided by City Attorney Caroline Bridges related to the proposed amendment to Section 11. There was some brief discussion related to the parking requirements and by approving this amendment it would help to increase housing options.

A motion was made by Member Richards, seconded by Member Prillwitz and carried unanimously to send the language amendments to Ordinance # 8-100, Section 11.0 General Residential District to the City Council for a first reading; noting this supports the Master Plan goal to increase housing stock and the existing zoning addresses the space and amenities that are needed for two families.

4. Work Session

There was discussion on setting up a work session to discuss ordinances.

5. Recreation/Conservation District Zoning

Discussion took place on the low impact recreational district and making a change to a conservation district instead.

ZA Duerfeldt reviewed some of the benefits of having a conservation district and there was discussion on how would relate to deferred development and low impact recreation districts and future zoning for Malton Road.

6. Form-Based Zoning

There was some brief discussion and form-based zoning would continue to be discussed.

7. Letter to Mike Kinnunen

Members accepted Mike Kinnunen's resignation with regrets and thanked him for his service to the Planning Commission on the City and the appreciation letter would be sent to Mr. Kinnunen.


I. Old Business – There was none.

J. Correspondence – There was none.


K. Meeting Adjournment

At 8:32 p.m., a motion was made by Member Elliott, seconded by Member Richards, and carried unanimously to adjourn.

Prepared by:


Cathy Smith, City Clerk


Andrew Duerfeldt, Zoning Administrator


Dax Richer, Secretary