

**CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, February 2, 2026**

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, February 2, 2026.

B. ROLL CALL

Present: Brooke Routhier, Dax Richer, Mike Elliott, Matt Loos, and Todd Prillwitz. (5). Absent: Ben Argall, Stefani Vargas, and Cory Richards (3). 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 Richer, and carried unanimously to add item 7 under new business: List from CUPPAD for Master Plan Update and approve the agenda as amended.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Elliott, seconded by Member Loos, and carried unanimously to approve the January 5, 2026 meeting minute with the removal of “short-term” rental from the motion for the Conditional Use CU-2026-01 and the addition of “lot size does not meet minimum requirements” under ten of findings of fact.

F. PRESENTATIONS – There was none.

G. PUBLIC HEARINGS – There was none.

H. JOINT MEETING WITH THE DDA AND PARKS AND RECREATION COMMISSION at 6:45 p.m.

DDA Members present: Lisa Petersen, Brian Buchanan, Antonio Adan, Brice Sturmer, Carrie Meyer, and Brett Argall. Parks and Recreation Commission Members present: Craig Heikkala, Carrie Meyer, Jason Chapman, Claudia Demarest, Amy Lerlie, and Bob Antilla.

1. 6-year CIP Agreement

Planning Commissioner Brooke Routhier reviewed the 6-year capital plan for 2026 through 2032 which was presented as follows:

- 2026 Render: Main Street, downtown Access Routes, Pocket Park; ID Pocket Parks
- 2027 Shovel Ready Projects
- 2028 Pocket Parks Completed: Main Street Reworked
- 2029 Upper Main Street
- 2030 Hematite/Canda Alley
- 2031 Lakeshore Drive
- 2032 Third Street to Ishpeming High School

There was discussion related to the 6-year capital plan which included the vacant lot on Canda Street and interest from RAMBA to create a trailhead at that location; beautifying the entrances into town Third Street and Lakeshore Drive; possible variations for renderings of Main Street; and consideration of a central park in the downtown along Hematite.

Also talked about was adding way finding signage down both corridors into town, Third Street and Lakeshore; adding lighting all the way down both corridors including street lighting down Hematite; beautifying the alley between First and Main Street; and construction of a roundabout at the intersection of Lakeshore Drive and Hematite.

Members would like to see something done with the murals on the railroad trestles either painted over or new murals; and noted it was great to see the City and the Land Bank working on some of the blighted properties in the downtown.

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After discussion, the 6-year capital plan was modified to include in 2026 Ramba Trail Head-Downtown; 2027 Wayfinding signage to the downtown on Third Street and Lakeshore; 2029 Removal of Blighted Structures; and 2031 Roundabout at the intersection of Hematite/Division Street/Lakeshore Drive.

It was the consensus of the members to review the proposed list at the first meeting of the year and at the second meeting of the year review the status of the list.

2. Review Planning Commission 2026 Draft Goals

Discussions took place on how to preserve the trail network in the City, growth in the downtown, and how to encourage more housing development in the City.

Also talked about was the trail easement the County has been working on to preserve the trail network throughout the County which included working with private property owners, Cleveland Cliff's and Eagle Mine and creation of a recreation zone in the zoning ordinance which would also help to secure trails and future trail development.

3. Downtown Events Update

a. Christmas Market, Farmers Market, Music

b. Pocket Park/Social District Proposed Event

Discussion took place regarding the events that take place in the downtown including the summer concert series, Ladies Night, Christmas Parade and Santa Visits, Festival of Treasures, and the upcoming event the KriskindlMarkt. Some additions proposed for Music on Main included food trucks, a car show, and farmer's market. Also talked about was the possibility of developing a social district.

The joint meeting of the Planning Commission, Downtown Development Authority, and Parks and Recreation Commission adjourned at 7:30 p.m.

I. NEW OR CONTINUING BUSINESS

1. 2026 Goals

There was discussion related to the proposed 2026 goals from the Master Plan and placing the list of goals on the website. It was noted that item number two should indicate "Established" because the joint meetings have been scheduled.

A motion was made by Member Elliott, seconded by Member Prillwitz, and carried unanimously to adopt the 2026 Planning Commission goals incorporating the change from "establish" to "established" for number two and to place the list on the website.

2. Future Land Use Map

There was discussion related to the future land use map, the proposed Wabash Heights/Malton Road development, and other parcels located in the City for residential construction. The changes to the land use map and the amendments for housing in the Master Plan could be done concurrently.

Ryan Soucy, CUPPAD, noted City Clerk Cathy Smith obtained an extension for the Housing Resource Initiative Grant through June 30th which would allow for final adoption by City Council at their June meeting.

After discussion of the timeline for the Master Plan, proposed amendments to the future land use map, and the list from Mr. Soucy it was the consensus of the Planning Commission to review the information at the March regular meeting. In addition, a public input session would be held in March for input on areas considered for housing.

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3. Planning Commission Annual Report

A motion was made by Member Richer, seconded by Member Elliott and carried unanimously to adopt the 2025 Planning Commission Annual Report as presented.

4. Wabash Heights/Malton Road Development

This topic was discussed under "Future Land Use Map."

5. 2026 MAP Education Options

Members would submit their training requests to City Clerk Cathy Smith.

6. Conservation Recreation District, Recreation Overlay

A motion was made by Member Richer, seconded by Member Prillwitz and carried unanimously to move this item to the March meeting agenda.

7. ITEM ADDED: List from CUPPAD for Master Plan Update

There was brief discussion and Members will review this list, and this will be discussed at the next meeting.

J. Old Business – There was none.

K. Correspondence – There was none.

L. Meeting Adjournment

At 8:40 p.m., a motion was made by Member Elliott, seconded by Member Loos, and carried unanimously to adjourn.

Prepared by:



Cathy Smith, City Clerk



Andrew Duerfeldt, Zoning Administrator

Dax Richer, Secretary