

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

B. ROLL CALL

Present: Brooke Routhier, Cory Richards, Stefani Vargas, Mike Elliott, Matt Loos, Ben Argall, and Todd Prillwitz. (7).
Absent: Dax Richer (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 Loos and carried unanimously to add item 6 under new business Meeting Time and approve the agenda as amended.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Elliott seconded by Member Vargas and carried unanimously to approve the February 2, 2026 meeting minutes as presented.

F. PRESENTATIONS

1. Public Participation and Discussion of four (4) developable locations

1. Malton Road/Wabash Heights
2. Pine Street
3. W. Empire Street/Canda Manor
4. Jasper/Hill Street

Member Routhier gave some background information on the Target Market Analysis which suggested additional housing stock in the City was needed along with refurbishment of some existing housing. The Planning Commission has been discussing affordable housing and researched potential sites for construction of new housing. Also discussed was the need for “in-fill” housing. She reviewed the four locations for potential housing development and advised the Planning Commission was seeking public input.

Raymond Olds, 1165 9th Street, expressed his concerns with traffic being diverted from the round-about to Wabash if Wabash was open to Malton Road. With no sidewalks in that location, this potential for increased traffic would be problem. He urged the Planning Commission to listen to the residents from the Wabash area. He also noted Malton Road was not paved to proper specifications for heavier traffic.

Jamie Giotto, 905 Wabash, expressed concerns with opening Wabash to Malton Road. There are many young children in that area and there are no sidewalks, which could be a problem; she suggested opening the road for development but utilize a cul-de-sac instead of making a through-road.

Ann Olds 1165 9th Street, thought it was a great idea to add a subdivision to that area; however, she was concerned with opening Wabash to Malton Road due to the potential of increased traffic through that area. There were no sidewalks in Wabash which was a concern. A cul-de-sac would be a better option.

Tamara Doney, 640 Park Streets, thought development of additional housing would be great for the school district; however, she would rather see new homes versus apartments. She would like to have more information on the proposals for each of the sites.

Antonio Adan, 832 N. Main, Executive Director of the Marquette County Landbank, discussed some of the recent housing developments by the Land Bank; he noted the demand was high for affordable housing and developers are

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looking for sites. If a proposed site had infrastructure available, it would be a much more desirable location for a developer. He thought the area by Wabash was a great location, but it could be considered for development without a through road.

Jenna Espinoza, 601 Ready Street, would like to see what potential development would look like on Jasper Street.

Member Routhier reminded everyone there was no developer at this point in time, this was just the beginning stages of consideration and review.

Discussion followed related to opening Wabash Street to Malton Road which would provide another access point into the City for Police and Fire, it was not for a quicker router; there was review of possible site plans for the Wabash/Malton Road area development; potential development on Pine Street; and potential multi-unit development for the W. Empire Street/Canda Street location.

Member Routhier asked members of the public to complete the questionnaire for the Planning Commission review.

2. Public Participation/Input for Greenspace Topic

Kevin Corkin, 604 N. Pine Street, and a member of the Parks and Recreation Commission, advised there were 16 parks in Ishpeming and members of the Parks and Recreation Commission have been evaluating the parks and determining what parks should be maintained and what parks should be discontinued.

Discussion followed on protecting the various trails located in the City; developing a pocket park on the vacant lot on Canda Street; what green spaces should be left; and if there should be in-fill housing in some of the vacant lots or if the lot should remain as green space. The Planning Commission would like to keep some green space and would like to ensure the trails throughout Ishpeming are protected.

Antonio Adan, Marquette County Land Bank, advised he has been working with zoning for the vacant lot on Third Street and what type of development could be placed on the parcel is still being researched.

3. Public Participation/Input for Short-term/Vacation Rentals

There was no public input for short-term/vacation rentals. The Planning Commission will schedule another public participation event to discuss these topics.

G. PUBLIC HEARINGS – There was none.

H. NEW OR CONTINUING BUSINESS

1. Recommendation to City Council: Perform Wabash Heights/Malton Road Development

Member Routhier explained the City Council was looking for a recommendation on housing development locations in the City.

Commissioners talked about Malton Road/Wabash Street; Pine Street; W. Empire Street/Canda Manor; Jasper Street/Hill Street; and the various in-fill locations throughout the City. Discussions included opening Wabash Street to Malton Road versus designing a cul-de-sac for a proposed new subdivision; concerns with no sidewalks on Wabash Street; extending infrastructure to Malton Road; and infrastructure being available at the Pine Street location.

Commissioners debated which site should be considered number one for development: Wabash Street/Malton Road, Empire Street, or Pine Street. It was the consensus of members that Empire Street would be a good site for multi-housing development. Affordable housing would be better located on Pine Street, but there was concern on the type of soils located on that site.

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Also talked about were the various in-fill sites around the City which would be good sites for the Land Bank or Habitat for Humanity to develop.

If Washash/Malton Road was the primary site for development, a recommendation should also be made on the concept layout. Commissioners talked about a cul-de-sac instead of a through road to Malton Road.

A motion was made by Member Routhier, seconded by Member Richards to recommend to the City Council to consider housing development with the highest priority being Wabash Street/Malton Road; second Pine Street; third Empire Street/Canda Manor location; fourth would be in-fill lots; and fifth Jasper Street/Hill Street. In addition, a recommendation to utilize Concept 1 for the layout of a proposed development eliminating the through-road and consideration of a cul-de-sac. Motion passed 6-1 with Member Vargas voting nay.

Discussion followed on seeking a study of the Pine Street parcel to determine if this would be a good site for construction of affordable housing in the City.

A motion was made by Member Vargas, seconded by Member Argall and carried unanimously to recommend to the City Council to pursue studying the parcel on Pine Street for building feasibility and utility access.

2. Review – Master Plan Implementation Strategy: Housing and Neighborhoods

Ryan Soucy and Emily Bosch CUPPAD, briefly reviewed the draft Master Plan and the language included on housing development in the City.

There was discussion on the Master Plan Implementation Strategies and action items. During discussion, it was the consensus of the Commission to add to the housing and neighborhood section of the Implementation Strategy, item 7.1.1. the addition of reducing wall length to 16 feet instead of 20 feet.

Mr. Soucy advised he would need at least an hour at the next meeting to review the draft of the Master Plan, review the zoning and final land use map. In addition, he would like to hear the discussions on short-term rentals. He asked members to review the Master Plan and recommend any changes at the next meeting.

Member Routhier asked that the draft Master Plan be submitted to members for review at least one week before the meeting, so they could review to provide comments and recommend any changes.

3. Discuss: MSU Extension Educational Opportunities

Members Matt Loos, Stefani Vargas, and Todd Prillwitz requested City Clerk Cathy Smith sign them up for the Planning and Zoning Essentials virtual training on March 25 and 26.

4. Discuss: Conservation/Recreation District, Recreation Overlay

A motion was made by Member Loos, seconded by Member Elliott and carried unanimously to move this item to the next regular meeting in April.

5. Discuss: In-Fill Housing and Cooperation with Habitat for Humanity and Marquette County Land Bank

A motion was made by Member Loos, seconded by Member Elliott and carried unanimously to move this item to the next regular meeting in April.

6. Meeting time

After brief discussion on the start time for Planning Commission meetings, a motion was made by Member Elliott, seconded by Member Loos and carried unanimously to change the start time of Planning Commission meetings moving forward from 6:30 pm to 6:00 pm beginning in April.

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I. Old Business – There was none.

J. Correspondence – There was none.


K. Meeting Adjournment

At 8:40 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