

CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, May 4, 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 6:01pm on Monday, May 4, 2026.

B. ROLL CALL

Present: Brooke Routhier, Mike Elliott, Stefani Vargas, Todd Prillwitz, and Dax Richer. (5). Absent: Matt Loos and Cory Richards. (2). Vacant seats (2). Also, present was Andrew Duerfeldt, Zoning Administrator (ZA), Lexi Hart, Account DPW Clerk/ Deputy Clerk, and Cathy Smith, City Clerk.

C. PUBLIC COMMENT – No public comment.

D. APPROVAL OF AGENDA

A motion was made by Member Routhier, seconded by Member Elliott, and carried unanimously to approve the agenda as presented with the implementation of the back log of minutes from 2022.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Elliott, seconded by Member Prillwitz and carried unanimously to approve the minutes of April 6, 2026, as presented.

A motion was made by Member Routhier, seconded by Member Elliott and carried unanimously to approve the minutes of November 14, 2022, as presented.

A motion was made by Member Routhier, seconded by Member Elliott and carried unanimously to approve the minutes of December 5, 2022, as presented.

A motion was made by Member Routhier, seconded by Member Elliott and carried unanimously to approve the minutes of December 21, 2022, as presented.

F. PRESENTATIONS - There was none.

G. PUBLIC HEARINGS - There was none.

H. NEW OR CONTINUING BUSINESS

1. Update Youth Liaison

Member Routhier reported that Tessa Lawson, a junior at Ishpeming High School, has agreed to serve as the Youth Liaison for the Planning Commission Board. Ms. Lawson was unable to attend this meeting. The Commission expressed that it will be beneficial to have a youth perspective represented during meetings.

2. Discuss: Vacant Lot Report for In-Fill Housing (2022-2027 Master Plan Goal(s) 7.1, 7.2)

Andrew Duerfeldt, Zoning Administrator, reported that he obtained several addresses for vacant lots owned by the City. He noted that certain lots were removed from the list due to being sold and stated that he could provide more detailed mapping of the remaining vacant lots at the next meeting. Member Routhier suggested that there

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may be additional vacant lots not yet identified and recommended that Mr. Duerfeldt prepare a numbered map of the vacant lots to facilitate easier discussion. She also suggested that the Commission begin utilizing the screens in the Council Chambers to more efficiently review meeting materials.

Further discussion was held regarding Habitat for Humanity. Member Vargas commented on the possibility of the community initiating a request, with the City contributing through sweat equity. The Commission agreed that it would like to further explore details related to Habitat for Humanity homes.

3. Recommendation to City Council: (CR) Conservation/ Recreation District Proposal

Andrew Duerfeldt, Zoning Administrator, reported that the goal of the Conservation/Recreation District Proposal is to forward it to the City Council with the intent of establishing a district that will preserve the existing RAMBA trails, as well as other trails, in their current condition. He expressed hope that the proposal would be submitted to City Council as a first reading of a text amendment to Zoning Ordinance No. 8-100.

Further discussion took place regarding the Conservation/Recreation District Proposal, including the wording of the proposal, necessary inclusions and exclusions within Principal and Conditional Uses, existing lots and uses, existing farmlands, and the removal of golf courses. Mr. Duerfeldt stated that this effort is part of a broader “zoning cleanup,” and that establishing a Conservation/Recreation District will help preserve targeted areas within the district, while allowing flexibility to rezone other parcels as needed. He also noted that the proposal is intended to provide greater clarity for future developers regarding which areas are appropriate for development and which are not.

The Commission agreed that Mr. Duerfeldt will return at the next meeting with revisions to the Conservation/Recreation District Proposal addressing outstanding items and refine terminology prior to submitting it to City Council for a first reading.

A motion was made by Member Prillwitz, seconded by Member Richer, to move the Planning Commission meeting time back to 6:30 p.m. Discussion followed, after which the motion was put to a vote. All members voted Nay. The Planning Commission meeting time will remain at 6:00 p.m.

4. Discuss: MSU Extension Education and Training Opportunities

Member Vargas reported that she will be attending a conference in Lansing for training purposes. She also introduced a training initiative known as the Make It Marquette Campaign, which she encouraged both Commission members and members of the community to attend. She explained that the training focuses on strengthening knowledge related to compelling data and its integration into community and business development, including strategies for retaining residents, supporting local businesses, and enhancing overall community well-being. Additionally, the program provides opportunities to connect with networks of individuals who have participated in similar training sessions. Member Vargas noted that anyone interested in attending may respond to her email for additional information regarding dates and times.

Member Routhier noted that each member is required to complete four (4) hours of training, which may be fulfilled either online or in person.

I. OLD BUSINESS - There was none.

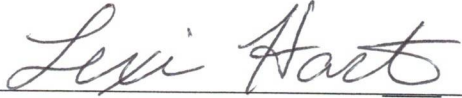
J. CORRESPONDENCE – There was none.

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ADJOURNMENT

At 8:04 p.m. a motion was made by Member Elliott supported by Member Prillwitz and carried unanimously to adjourn.

Prepared by:



Lexi Hart, DPW Clerk/Deputy Clerk



Andrew Duerfeldt, Zoning Administrator



Dax Richer, Secretary