

CITY OF ISHPERING PLANNING COMMISSION
MEETING MINUTES
Monday, June 1, 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 6:00pm on Monday, June 1, 2026.

B. ROLL CALL

Present: Brooke Routhier, Mike Elliott, Stefani Vargas, Todd Prillwitz, Cory Richards, and Matt Loos. (6). Absent: Dax Richer (1). Vacant seats (2). Also, present was Andrew Duerfeldt, Zoning Administrator (ZA), Lexi Hart, Account DPW Clerk/ Deputy Clerk, and Emilie Stack, City Clerk.

C. PUBLIC COMMENT – No public comment.

D. APPROVAL OF AGENDA

A motion was made by Member Elliott, seconded by Member Vargas, and carried unanimously to approve the agenda as amended. The amendments included adding a discussion of the social district under New Business and removing agenda item G(2) under Public Hearings.

E. PREVIOUS MEETING MINUTES

A motion was made by Member Routhier, seconded by Member Richards, and carried unanimously to approve the minutes of May 4, 2026, as presented, with minor spelling corrections.

F. PRESENTATIONS

City Clerk Emilie Stack introduced herself to the Planning Commission. Commission members then went around and introduced themselves.

G. PUBLIC HEARINGS

Member Routhier made a motion to open the public hearing at 6:15 p.m., seconded by Member Elliott, and carried unanimously. There were no public comments regarding the Master Plan adoption. Member Routhier then made a motion to close the public hearing at 6:16 p.m., seconded by Member Vargas, also carried unanimously.

Following the public hearing, Member Elliott made a motion to adopt the City of Ishpeming Master Plan, supported by Member Routhier. A vote was taken: six (6) yeas, zero (0) nays, and one (1) absent. The resolution to adopt the City of Ishpeming Master Plan passed.

H. NEW OR CONTINUING BUSINESS

1. Discuss: Fiscal State of the City

Member Routhier reported that City Manager Randy Scholz and Finance Director Grey Getschow recently presented on the City's financial status at a Library Board meeting, which she attended. She noted that, through her experience working with the City of Ishpeming and the Planning Commission, the State places significant direction and responsibility on the Planning Commission.

Member Routhier reported that the General Fund has been declining. She also stated that the Library Board plans to request increased financial contributions from surrounding townships, as many township residents utilize library services but currently pay significantly less than City residents. While the State of Michigan

CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, June 1, 2026

previously provided aid for including these areas, that funding has decreased, resulting in township residents now paying approximately one-tenth of what City residents pay for library cards.

Additionally, Member Routhier reported that she has been collaborating with the Downtown Development Authority (DDA) on a joint list of potential improvements for the Capital Improvement Plan. This list includes, but is not limited to, Main Street rendering, the downtown access route, the Mather pocket park, parking utilization, sewer and water projects, and other infrastructure improvements.

Finally, Member Routhier noted that there is consideration of placing a 2.5 millage increase proposal on the next ballot. If not pursued, the City may need to consider increasing library card rates.

2. Discuss: Capital Improvement Plan

Member Richards noted that the current millage rate is already higher than in surrounding areas, which may make it difficult to gain support from City residents. He emphasized the importance of clearly communicating how a millage increase would benefit both residents and the City, as a lack of understanding may hinder public approval.

Member Routhier stated that this is primarily a City Council decision but noted the importance of being informed on the matter in order to effectively communicate with the public if needed. She also reported that she plans to meet with City Manager Randy Scholz, to further discuss the potential millage increase, as well as to review the list of proposed items for the Capital Improvement Plan, which she believes should be included in the list even if they are not immediately funded.

3. Discuss: (CR) Conservation/ Recreation District Proposal

The Commission discussed the amended proposal, including elements they supported and concerns they identified. Members agreed that golf courses should be listed under exclusions rather than conditional uses, as previously discussed. The Commission also reviewed rezoning considerations and noted that the proposal does not fully align with the Future Land Use Map. Concerns were raised regarding the potential impact of rezoning on tax rates; however, it was clarified that rezoning and taxation are separate matters and that rezoning does not significantly affect tax rates.

Andrew Duerfeldt, Zoning Administrator, stated that he had hoped the proposal would be approved at this meeting and noted that revisions could be made in the future if necessary. The Commission provided several recommendations, including adding mineral extraction and communication towers as conditional uses. The Commission also suggested that Mr. Duerfeldt review ordinances from other municipalities regarding mineral extraction to compare alignment with the City's regulations.

Member Elliott made a motion to accept the Conservation/Recreation District Proposal as presented, with the understanding that an audit or rezoning would occur within the next six months, seconded by Member Richards. The motion was subsequently withdrawn by Member Elliott.

Member Elliott then made a motion to submit the Conservation/Recreation District Proposal to City Council for adoption; however, this motion was also immediately withdrawn.

4. Discuss: Manufactured Home Permitted/ Conditional Use

Zoning Administrator Andrew Duerfeldt provided an MSU Extension article to help clarify the definition and placement of manufactured homes. He noted the importance of maintaining non-exclusionary language regarding manufactured housing and stated that the Commission must determine where manufactured housing should be permitted as a permanent use within the Conservation/Recreation District Proposal.

CITY OF ISHPEMING PLANNING COMMISSION
MEETING MINUTES
Monday, June 1, 2026

The Commission discussed the advantages and disadvantages of various potential locations. Member Vargas suggested that manufactured homes could be included as a conditional use within the Conservation/Recreation District, provided all applicable requirements are met prior to placement.

Mr. Duerfeldt stated that he will gather additional information for the Commission to support a more in-depth discussion at the next meeting.

5. Discuss: Marijuana Ordinance Revisions

The Commission briefly reviewed the proposed revisions to Ordinance No. 2-1600. Member Routhier made a motion to forward the Marijuana Facilities Regulation Ordinance to the City legal counsel for review and verification prior to submission to City Council, seconded by Member Richards, and carried unanimously.

6. Discuss: Social District

The Planning Commission held a brief discussion regarding the potential establishment of a Social District within the City of Ishpeming. Potential benefits discussed included increased foot traffic and enhanced retail activity in the downtown area. Concerns raised included the possibility of increased public intoxication, the potential for families to avoid the area, and challenges associated with managing and enforcing district boundaries. It was noted that the Downtown Development Authority (DDA) is considering proposed operating hours of approximately 11:00 a.m. to 11:00 p.m., as an initial concept.

Member Vargas also briefly reported on a conference she attended. It was stated that the conference provided a valuable networking opportunity.

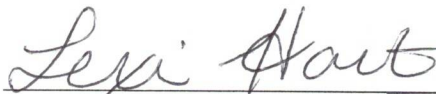
I. OLD BUSINESS – There was none.

J. CORRESPONDENCE – There was none.

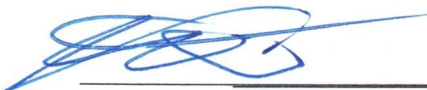
ADJOURNMENT

At 8:10 p.m. a motion was made by Member Vargas, supported by Member Loos and carried unanimously to adjourn.

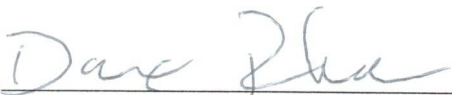
Prepared by:



Lexi Hart, DPW Clerk/Deputy Clerk



Andrew Duerfeldt, Zoning Administrator



Dax Richer, Secretary