

“Shaping the Future” Survey Comments from Adams Township

The following comments (except summaries) are reproduced exactly as written by respondents to the 1997 Houghton County "Shaping Our Future" Land Use Survey who said they lived in Adams Township. All local governments and libraries received full survey results in 1998 (also available at <http://emml.mtu.edu/gem/community/planning/planning.html>).

➤ Adams Township surveys returned – 106. Total surveys returned, Houghton County – 1,936.

3. Public costs for new water, sewer, and other services should be considered when any development is proposed.

- Developers should bear the cost of these services. Taxes on the public to provide these types of services have just as much an economic impact on locals as land costs. [1109]*

6. Similar commercial development along US 41 between Hancock and Calumet would benefit the area.

- There is a limited amount of people buying. More & more malls means some will close due to a lack of sales. Who benefits from that? [1715]

7. Lack of jobs, especially for young people, is a problem in our area.

- Lack of jobs for young people is a problem. But stores like WalMart/Kmart don't offer long term jobs. These stores are stores that if you don't like it here, there is someone to replace you, mainly college students, high school students. [1715]

11. More recreational opportunities are needed in my township/city/village. If so what kind?

Summary (top responses; verbatim responses on pp. 4-5):

- ❖ place for teenagers/children - 14 (5 specifically mentioned teen center/YMCA)
- ❖ ice arena - 11
- ❖ playground - 8
- ❖ baseball/softball field - 6
- ❖ non-motorized path - 6 (biking path - 4, cross-country ski trails - 3, walking path/nature trail - 3)
- ❖ basketball court - 4
- ❖ roller rink/roller blade rink - 4 (2 suggested using the ice rink in the summer)
- ❖ bowling alley - 3 (1 specified without a bar)
- ❖ library/learning center - 3
- ❖ swimming pool - 2

18. Some roads should be designated as “scenic” and should retain their natural character. If so, which roads?

Summary (top responses; verbatim responses on p. 6):

- ❖ covered road in the Freda-Redridge area - 32
- ❖ routes up to Copper Harbor (including M-26 &/or US-41) - 16
- ❖ M-26 around the Trimountain-South Range area - 5
- ❖ both canal roads (Hancock & Houghton) or Hancock Canal Road - 3
- ❖ Cliff Drive - 2
- ❖ Brockway Mountain Drive - 2
- ❖ Misery Bay/Agate Beach road, old railroad grade, every road, and a variety of county roads – 1 each
- ❖ not sure - 1

19. Property owners should have absolute and final say about what happens on their property.

- Not including trash & criminal activity [1387]
- Property owners should have the say about their property unless it is detrimental use. [1715]
- They really should except if they are being a nuisance to their neighbors. [1722]

24. I feel that I have a voice in shaping the future of my community/township/city.

- I have attended meetings. These people are resistant to input that doesn't reflect their interest. [1109]

C. Comments

General comments not identified with any survey statement were sorted into 33 categories during survey analysis (survey respondents were not aware of these categories). Some general comments that address more than one topic are divided

into the appropriate categories, e.g., [251], #25 means that another part of survey 251's comment is found under category #25. Wording was not changed.

1. Jobs

- First we need jobs, not only more rec. and fashion type shops. We don't have any manufacturing jobs to speak of. We have no railroads or even any good access roads to the cities, also nothing by way of water shipping. We need industry, light and heavy now. Recreational and associated business will not sustain the area alone. If we don't do the industry bit also, the area will decay even more, also bring in a junior college. We need one very bad. Thank you for listening to me. [18]
- We need good paying jobs for our youth and low income workers. Minimum wage should be for all, even cooks and waitresses. [449], #27
- Retail development in our area is fine but we need better paying jobs (benefits) to keep people here. (ex. Somero, Mead, MTU) [453]
- We need to work harder on attracting industry for jobs [562], #5
- We need jobs that pay over \$10/hr that people can live on. The jobs you like to get here pay low wage and a person cannot live on it. If you make \$5 or \$6/hr, you cannot get old, because you won't be able to live. You would have to die because there would not be money. [949]
- There has to be somewhat of a balance between environmental protection & jobs—to me, jobs for my friends & more importantly, family, are more important than the local environment. [1265]
- We need big paying jobs in the Copper Country area and I mean \$15.00 an hour with all the major benefits that go with the job and I am dead serious!! [1657]

2. Business and economic development—general

- Local area needs to find a way to keep our future generations from moving out and away. [1923]

3. Concerns about development

- If I wanted to live in Detroit, I would have moved there. Now Detroit is moving here. [532]
- Quality, higher paying businesses should be encouraged to locate here. Those businesses already located here should have incentive to expand. No more retail businesses are needed in the immediate Houghton area. When preparing to attract development, townships should be helped with water & sewer improvements—most residents can't afford to fund such improvements that are needed to develop. [1530]
- Highways should not become back-to-back/side-to-side business strips. Business & housing development (designed for high income brackets, i.e. \$100,000, \$250,000, etc. “condos”, etc.) should be limited in waterfront, scenic view areas which are becoming too scarce for public access. If this type development is promoted, the Copper Country, Keweenaw Peninsula, western U.P. will end up like any other scenic area. [1759], #6, #11, #20, #24, #30, #31
- It would be greatly appreciated and is needed that near future plans would include a condominium or townhouse built in Adams Township with limited units & a price scale of about \$60,000 to \$85,000 per unit. [981]

4. Chain retailers vs. locally owned shops

- A lot of the time, developers promise to keep our area developing but not to push out existing businesses, but in the long run, our small businesses are going to be a thing of the past, and are now. Too much greed on the part of these developers, mainly Houghton area. [1395]

5. Shopping/entertainment/restaurants

- we have enough shopping outlets available now. [562], #1
- I would hate to see this area become a giant shopping mall. Many of the new restaurants are priced out of sight for seniors & teens. [1875], #28

6. Tourism

- Areas outlying “the mall,” Houghton/Hancock, Calumet Historic Park & so on should be promoted for whatever historic & possibly tourist interest there may be. Promote a “historic trail” going from town to town with maps, stopping points. [1759], #3, #11, #20, #24, #30, #31

7. Logging, timber industry, and wood products

- Our lands have only 1 accessible resource! “Timber,” which is renewable!!! Not to utilize this is a waste!! Not to make the final product is a shame!! And to pay people slave wages at another retail chain is a sin!!! [1383]

8. Mining

- We need more, not less, basic industries such as mining. Forget the butterflies. [1850]

9. Development location—downtown, renaissance zones, etc.

10. Development—Calumet/Laurium

11. Development—M-26/Sharon Avenue

- The Sharon Avenue mall area needs to esthetically improved. Also M26 along Atlantic Mine in area of Moyle & the storage lockers. Why not plant pines on each side. It would be much more attractive plus provide a windbreak in the winter. What about the garish slashed hillsides left for eons after development. Scenic viewing area should be placed on high point of Sharon Avenue. How about area-wide—especially along highways—of utility cables? UGLY. [1759], #3, #6, #20, #24, #30, #31

12. Future U.S. 41 development, Hancock to Calumet

13. Waterfront development and public access

- Development should occur in established towns and villages. Lake Superior shoreline and shores of rivers and inland lakes need more protection by use of zoning and setbacks. [1935]

14. Property values and taxes

15. Planning

- Developers, such as Ventures, never considered future aspects in towns like Painesdale, Trimountain, Baltic. More planning for the future should have been considered when lots were sold. [522]

16. Cooperation among units of government

17. Lack of public input in development decisions, favoritism

- I resent development that occurs without input or even knowledge by adjacent residents. I.e., the new mill in Trimountain. We knew it was coming—we did not know that the entrance road and environs would be built by the state and maintained by the county with our tax monies. Everything is done in secret or semi-secret. Right or wrong—there is always a perception that there is a clique running things in their own interest. [877], #33

18. Zoning, ordinances, building permits

19. Balancing environment and development

- Every development should follow all rules of the environmental act. [997], #20

20. Cultural history/community character/appearance/signs

- Also preservation of the #4 Mine Shaft in Painesdale a historical act. [997], #19
- Too many buildings & areas are already lost: assist the Painesdale Mine Shaft Project is a case in point. Also the loss of a rail line is a shame. [1759], #3, #6, #11, #24, #30, #31

21. Small-town feeling/quality of life

- KEEP THE COPPER COUNTRY LIKE IT IS! [1368]
- Environmentalists, history buffs, public, & local units of government should all have an equal voice! There is a very common unit of reason why so many local people stay here—life is uncomplicated by the “natural beauty & resources”. Let’s work together to keep it like this—other regions do. We are not as “backward” as transplants think we are. We know a good thing when we see it! If you think about it, we give up lots to live here. [591]

22. Historic buildings/improving existing properties/blending old and new

23. Open space, undeveloped land

24. Drinking water, wastewater, and health concerns

- I have a problem with this township, because the sewer just runs out into a field, and the people here are made to pay a sewer bill. I think that is totally unacceptable, especially for those who don’t plan on living here indefinitely. [1087]
- Needed—sewer system in Adams Twp. More information about what’s happening in the area. Residents want to know when things are done, such as fire dept. bldg. & such. [1508]
- What can be done about sewer lines that dump raw sewage over hillsides into the woods? [1759], #3, #6, #11, #20, #30, #31

25. Property rights and regulations

- I believe 1,000% in private property rights and I don't believe in zoning laws on people's private property. Richard Delene is a good example of his property rights being violated. We don't want or need dictators telling us what to do or not to do with our private property & homes. [521]

26. Road maintenance, traffic control, and safety

- Roads need better upkeep—potholes. Snow covered too often & slippery, icy messes. [817]
- Road commission needs more funds—potholes, etc. & snow removal is almost impossible!! Take your life into your hands trying to get around corners or onto highways!! [828]
- We need to work on improving our roads (Old Mill Road to start with), and snow removal in the winter. So everyone can enjoy our great Houghton County. [985]

27. Snow removal

- We need ways to get rid of snow from our driveways. The grader pushes the snow from whole road into only 1 side of the road (driveway). We get 2' when they get none across the street. [449], #1
- Maybe this severe winter will soon be over—too much snow already—TAKE CARE DRIVING ON THESE SLIPPERY ROADS [1348]

28. Public and non-motorized transportation

- I'd like to see more public transportation for/from/to the Range towns. [1875], #5

29. Tax incentives

30. Government and public services

- Counties should work together to establish a 911 system for this area [119]
- Our lives are being dictated by organizations that wield all the power & don't seem to have to answer to anyone. DNR, EPA, MIOSHA, Sierra Club, etc. Their only concern is power & control and creating more bureaucratic positions for themselves. They should only get involved if asked. [450]
- Recycling program is spotty and convenient only to those living in Hancock-Houghton. Local collection sites in rural communities would help. Recycling should be under county administration & open to all. [464]
- Hospital should be built on this side of the bridge. Two hospitals on the same side should not be. [1330]
- Legacy of Copper Range Co./mining “developers.” Habitat for Humanity assists in some home building. How about something similar—a cooperative effort—to assist those low income people make basic esthetic improvements to the house/building exteriors (available to those who desire it). If this is already available, it should be promoted. [1759], #3, #6, #11, #20, #24, #31

31. Recreation

- Personal watercraft, i.e. jet skis, have become a blight on our lakes and rivers. Their use should be restricted to wastewater treatment lagoons and their noise output should be sharply reduced. Snowmobiles should be wired to self destruct at speeds above 30 mph. We cater to noise, speed, and stink far too much. [1456]
- How about noise control—especially ATV's, snowmobiles, jet skis—it is important to preserve the peaceful woodsy qualities of this area. [1759], #3, #6, #11, #20, #24, #30

32. Survey

- This survey should prove to be very beneficial to future growth and planning. [987]
- I think this survey is a “great” way to get feed back from the local people living in the Copper Country. Keep up the good work!! Good luck!! PS—Will be waiting for your results in April, 1997. I hope there is a good response. Thanks again. [1369]
- Keep up the good work! [1721]
- I think it is great that you survey & are interested in our opinions! Keep up the good work! [1770]
- Thanks! [1868]

33. Miscellaneous

- MORE BIRTH CONTROL. [877], #17

11 (recreational needs) verbatim responses, grouped generally from most common topic to least:

- Teen activity—more basketball hoops, fields, etc. [437]
- for the younger people [502]
- supervised teen centers, i.e. alcohol free/drug free [591]

- anything “NOT” associated with alcohol—too many bars nothing for young people [817]
- teen center, keep kids off the streets [828]
- places for teens to have a good time at [867]
- some place for young people to go to on the weekends, etc. [977]
- for teenagers [985]
- teen centers [1363]
- a place for teens to go [1533]
- children/teen activities [1540]
- teen centers, gyms, swimming pool [1544]
- YMCA center [1657]
- supervised teen hang out, ice rink, summer skating, soda fountain/burger place, roller-blading [1876]
- Ice rink for kids [449]
- ice rink, baseball field, playground [1250]
- ice rink [1382]
- skating rink/outdoor area for kids [1387]
- winter activities, especially ice arenas! [1868]
- Community playground and/or ice rink in Atlantic Mine [434]
- playground for kids to keep them off the streets—swings, slides, etc., tennis courts [521]
- playground(s), baseball, basketball court, etc. [562]
- playground, walking paths, bike paths [846]
- Anything. There is nothing here at all, maybe a park for the kids. [1087]
- playgrounds/ice rinks [1383]
- softball field, tennis courts, ice rink, cross country ski trail, little league baseball field, gymnasium for volleyball/basketball [951]
- ball park [987]
- local ball fields, ice rinks, etc. [1605]
- cross country ski trails [1722]
- cross country ski and bicycle trails [1935]
- need basketball court; have ice arena & new ball diamond [818]
- basketball & tennis courts [997]
- Try to get a summer use of our local ice rink to a roller rink. Maybe try to get artificial ice [1037]
- Try to get summer use for the ice rink in Baltic like a roller blade rink. [1069]
- Roller rink, bowling/pool without bar attached [1770]
- bowling alley, golf course [986]
- Community swimming pool, bowling alleys [450]
- library, bike & hike trails [1530]
- Library [1685]
- Each town no matter how small should have a playground &/or “learning center” for children/teens/adults & real “nature trails” accessible to all. [1759]
- tennis courts, bike paths [1506]
- senior citizen center, teenagers need a “hang out” [1875]
- 4 wheeling for profit [1721]
- any! [1371]
- not sure but there are none [949]
- Recreation is limited by lack of transportation for some. [464]

#18 (scenic roads) verbatim responses, grouped generally from most common topic to least:

- Freda (covered) [119]
- Covered drive (Freda) [453]
- “arboreal road” to Freda; both canal roads [464]
- covered drive from Atlantic Mine to Freda, Lakeshore Drive to Copper Harbor [521]
- covered drive by Redridge [562]
- Arboreal tunnel Onela [816]
- Covered—Freda location [817]
- Covered road to Freda [818]
- Freda covered drive, Misery Bay/Agate Beach Road [828]
- Covered drive (Freda) [882]
- Covered drive in Stanton Twp. [985]
- Covered drive [986]
- Covered road [987]
- Covered Rd. [1052]
- arboreal Houghton to Freda [1213]
- arboreal tunnel [1293]
- covered drive [1383]
- “covered” drive to Freda & all routes to Copper Harbor [1386]
- covered road to Freda [1388]
- Freda’s “covered drive” [1533]
- Covered road, arboreal tunnel Stanton Twp. [1713]
- Covered road, Liminga, Brockway Mountain Drive [1715]
- Covered drive [1722]
- Covered road [1760]
- arboreal drive, Cliff Drive (Mohawk), Copper Harbor area [1875]
- arboreal drive [1876]

- Road to Copper Harbor [434]
- to Copper Harbor, to Freda, Redridge, Hancock Canal road [533]
- M26 Copper Harbor to south of Ontonagon County line [591]
- Roads up and along Copper Harbor, covered road too [977]
- US 41 Copper Harbor, covered drive Redridge [1493]
- Portions M-26 along shoreline—Keweenaw County, US 41—Keweenaw Bay [1530]
- Copper Harbor, Cliff Drive, Liminga & Freda Roads [1544]
- US 41 to Copper Harbor [1657]
- Covered drive—US 41 to Copper Harbor [1685]
- Road to Copper Harbor [1710]
- US 41 north [1711]
- Lakeshore roads (Copper Harbor to Eagle River) [1770]

- M26 between Toivola & South Range [522]
- Trimountain-South Range curves; covered road—Atlantic Mine-Freda; old railroad grade [997]
- Highway from South Range to Twin Lakes [1721]
- M26 between Trimountain & South Range. Already, unfortunately, Toivola Millworks has cut into it. Further encroachment should be stopped before it is too late. [1759]

- Hancock Canal to McLain Park, US 41 north of Calumet [1868]

- Mountain drive, covered drive [454]

- Every road [877]
- Not sure, would have to see what’s there then make a choice [951]
- A variety of our county roads [1109]