

Shaping the Future Survey Comments from Hancock 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 Hancock Township. All local governments and libraries received full survey results in 1998 (also available at <http://emml.mtu.edu/gem/community/planning/planning.html>).

➤ Hancock Township surveys returned – 25. Total surveys returned, Houghton County – 1,936.

1. Developers should be allowed to develop with little or no restriction because it helps the economy.

- Townships should be required to develop land use plans with specific categories of usage as defined by the County. County may provide a blue print plan modifiable by the townships and provide other help as needed. [1086]*

2. Change brought by economic development should be balanced with actions to preserve community character.

- Gas prices are likely to increase dramatically within the next ten years, reducing the value of tourism to the economy; things like mass transit, development of local, small-scale enterprises and decrease in retail development & roads should be considered; decrease in population may even result when gas prices go sky high! [1086]

4. "Big city" shopping and entertainment benefit the area.

- factory outlets [50]

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

- Use "spurs" off US 41 into large "clearings"/commercial areas... lots of pine trees near the road & in clumps in the parking areas. How about earth-bermed mini-malls? [1209]

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

- Lots of jobs if you want to work. [707]

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

Summary (with number of responses indicated; verbatim responses on p. 4):

- ❖ non-motorized trails (biking - 2, walking - 1, skiing - 1) - 3
- ❖ forest preserves (one suggested bear reserve w/rail tours and biology preserve w/labeled plants) - 3
- ❖ beaches (one specified cleaning up Hancock Beach) - 3
- ❖ nature center - 2
- ❖ roller skating - 2
- ❖ winter picnics, summer street dances, more for young people, skateboard area, ice rinks, improved roads, parks, snow-tubing hills w/ tow ropes, pool hall, Bocce and beer garden, lakeshore open to residents at no charge, waterfront development, girls high school softball (and other girls sports), bridle paths, "If there is a need, private industry will provide it." - 1 each

14. The design and appearance of new buildings and signs are important to the community.

- No signs [707]

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

Summary (with number of responses indicated; verbatim responses on p. 4):

- ❖ Hancock Canal Road/M-203 - 8
- ❖ Covered Road (Freda-Redridge) - 8
- ❖ US 41 (to Copper Harbor - 4) - 5
- ❖ Shoreline roads - 5
- ❖ M-26 (to Copper Harbor - 1, Hancock-Lake Linden-Laurium - 1) - 3
- ❖ Calumet Waterworks - 2
- ❖ Tamarack Waterworks, Lakeshore Drive, a peninsula loop to Porcupines, all roads north of bridge, Copper Harbor, Copper Harbor, Cliff Drive, Liminga Road, Bear Lake Road, no roads are "natural" - 1 each

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

- See [1366] #3
- See [1474] #22

2. Business and economic development—general

3. Concerns about development

- (4) Generally discourage development in the area. If people want to development and jobs, they can move 600 miles south. I lived and worked in the city many years and was always happy to have a place like this to come on vacation. [395] #23, 29
- It seems that many people don't want what they are asking for. Most of the commercial development brings in low-paying jobs. More people means more traffic. Also if you want to go somewhere, more and more people will be wanting to do the same thing. I lived in a big city for 4 years. I would hate to see this area ending up like that! [1366]
- The individual rights of many should not be compromised for the sake of commercial development. The mining operations of times past only lacked burning to complete the rape and pillage of the land. Develop with an eye for the future but with an ear that hears all of the echoes from the past. Never forget the individuals who make up the mass. [1871]

4. Chain retailers vs. locally owned shops

5. Shopping/entertainment/restaurants

- 2) I have to go to Houghton to buy a spool of thread or a hot fudge sundae. [1140] #20

6. Tourism

7. Logging, timber industry, and wood products

8. Mining

- A citizen-delegation should plan to visit other former mining areas that have worked on rejuvenation. There are good examples in the Minnesota Iron Range, the Boulder, CO area, and the northern half of California. Videos would be useful here! I bet lots of people would pay their own way or be happy with a small subsidy, or help with a series of well-publicized fund-raisers. Thanks for the work on this! [1209]
- See[1871] #3

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

10. Development—Calumet/Laurium

11. Development—M-26/Sharon Avenue

- See [1391] #20

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

13. Waterfront development and public access

14. Property values and taxes

- Private property owners should be able to restrict undesirable development which could affect their property. Also, placing land into a "trust" so as not to pay any tax should not be allowed as that tax money has to be made up by other tax payers. [547]
- See [1367] #16

15. Planning

16. Cooperation among units of government

- Consolidate services with other cities to cut cost to taxpayers [1367]

17. Lack of public input in development decisions, favoritism

18. Zoning, ordinances, building permits

- See [937] #19

19. Balancing environment and development

- Balance is what we need. We do not want growth at all costs, but we don't want tree huggers preventing any economic growth. Zoning, even in the townships, would be welcome. [937]

20. Cultural history/community character/appearance/signs

- Hancock—1) forget the Finnish theme. Those street signs are like the so-called Ebonics language! This is America. [1140] #5
- The development, especially the signs, are a real eyesore. Ex. Taco Bell & the new Ramada Inn sign. These signs do not blend with the surroundings. [1391]

21. Small-town feeling/quality of life

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

- The historic buildings in the area are just about gone. Full time good paying jobs to keep our people here, is the most important thing to work for. [1474]
- See [1921] #25

23. Open space, undeveloped land

- (1) Preserve the Keweenaw Peninsula north of Copper Harbor in its natural state. (2) Encourage the state to set some large swamp areas aside for wildlife habitat by to use common sense (or should I say, uncommon sense) about taking every mud puddle and calling it a wetland. [395] # 3, 29

24. Drinking water, wastewater, and health concerns

- drinking water should be a priority, cancer deaths are increasing (all ages), the one thing these people all have in common is drinking water [50]

25. Property rights and regulations

- Property owners should have final say about their property only when it is to CODE. For example, there are some dump houses in the area that need to be repaired or torn down!! [1921]

26. Road maintenance, traffic control, and safety

- Car & truck traffic is a problem. The counties and state do not improve roads for an increase in expansion. We are not prepared for more traffic & only one bridge between Hancock & Houghton cannot handle any more traffic. If trouble with bridge, people north of bridge will be in trouble. [778]

27. Snow removal

28. Public and non-motorized transportation

- Instead of focusing on increased parking spaces for the automobile, the cities of Hancock & Houghton should develop an hourly transit service between the two cities. Typical drivers probably park 3-5 times in a day downtown. This creates an obvious parking problem and greater downtown congestion. Our community should be "walking friendly." [1066]

29. Tax incentives

- (3) Give land owners a tax break if the public is welcome to use their land for recreation purposes [395] #3, 23

30. Government and public services

31. Recreation

32. Survey

- This survey is so biased, it should be embarrassing to those that designed it. You are not looking for "input." You are just looking for concurrence! [1919]

33. Miscellaneous

- Sorry! My dog got to this before me. [1514]

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

- bike and walking trails—off road [1318]
- ski/bike trails [1500]
- bridle paths [1871]
- forest preserves, a nature center [1066]
- snow-tubing hills w/tow ropes, roller-skating, a GREAT! pool hall, a BOCCE & beer garden, a bear reserve with narrow-gauge tracks throughout it & scheduled tours, a biology preserve with trails & lots of labeled wild plants—& “photo” locales [1209]
- forest preserves, nature centers and public beaches, parks [1086]
- love the ski trails & beaches, clean up Hancock Beach [1259]
- beaches [1338]
- more for young people—roller rink, skateboard area, ice rinks, etc. [395]
- winter picnics, summer street dances [50]
- improve the roads [778]
- open land i.e. lakeshore to residents at no charge [1514]
- development of the waterfront, high school softball for girls, more school sports for young women [1737]
- If there is a need, private industry will provide it. [1919]

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

- M-203 [1318]
- M-203 Hancock to Calumet [547]
- M203 from Hancock to McLain State Park, Calumet Waterworks & Tamarack Waterworks Roads [1066]
- M203 north & south of McLain, covered road, M-26 from Hancock to Laurium through Dollar Bay, Hubbell, Lake Linden [1086]
- M203, Cliff Drive, covered road [1500]
- M-203 McLain to Calumet [1514]
- covered road, M203, lakeside road [1166]
- covered drive in Stanton, US 41 to Copper Harbor [1259]
- Northern US 41 (north of Phoenix), M203 [937]
- US 41 on way to Copper Harbor [1338]
- Lake Superior view roads, covered road [395]
- lakeshore roads, “covered” roads, a peninsula loop, ext. to the Porcupines... [1209]
- shoreline roads [1281]
- M-26 Copper Harbor to Phoenix, US 41 Keweenaw, covered drive [1367]
- M-26 & US 41 [1624]
- Calumet Water Works, Lakeshore Drive [50]
- All roads north of bridge [1366]
- Copper Harbor, Freda [1391]
- Liminga Road, Bear Lake Road [1871]
- There is no such thing as a “natural” road. [1919]