

## “Shaping the Future” Survey Comments from Lake Linden Village

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 Lake Linden Village. All local governments and libraries received full survey results in 1998 (also available at <http://emml.mtu.edu/gem/community/planning/planning.html>).

➤ Lake Linden Village surveys returned – 72. Total surveys returned, Houghton County – 1,936.

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

- Especially downtown establishments [1604]\*

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

- No NEW developments [1604]

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

- Yes, but do we really want to fill this hole with fast food or minimum wage—menial, unskilled labor jobs? NO [1465]
- Lack of quality jobs. This is a big problem. Jobs need to be a lot more than minimum wage. [1561]

### **8. Environmental impacts should be considered when creating new jobs.**

- Stop clear cutting. Stop building modern monstrosities. Retain the old architecture. [1604]

### **9. Tax incentives, such as tax abatements, should be used to attract new businesses.**

- Maybe—depends on nature of business [1465]

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

*Summary (with number of responses indicated; verbatim responses follow):*

- ❖ recreation/community/teen/youth center; teen dancing /activities - 12
- ❖ Lake Linden has a nice park/good recreational opportunities - 4
- ❖ trails - 4 (walking/hiking/nature - 3, biking - 2)
- ❖ swimming beach/pool - 3 (beach - 2, pool - 1)
- ❖ activities/recreation center for seniors - 2
- ❖ improved boat landing, camping, fishing, full-sized baseball field, exercise, restaurants ex. fast food; forget recreation—need better roads - 1 each

*Verbatim responses, grouped generally from most common topic to least:*

- community center [1453]
- teenage places to dance [476]
- teen centers [708]
- teen activities [722]
- like teen centers [743]
- something for teenagers [752]
- for youth [1022]
- youth centers [1026]
- youth activities [1276]
- well-supervised building for recreational “hand-out” [1777]
- A nice place for dancing, and recreation for young people and old people [1587]
- Lake Linden has good recreational opportunities! [32]
- the Lake Linden park is already nice—more items added to the boat landing would be nice. [795]
- no, we have a nice park, boat landing & tennis court [1419]
- We have a beautiful park now. [1468]
- More golf courses, hiking/nature trails [1656]
- more hiking, camping, bicycling, fishing [1912]
- the waterfalls should be county or state parks, with railings & paths [1231]

- bike trail, rec. center [1424]
- safe beach to swim [474]
- swimming beach [475]
- Swimming pool, full-size baseball field [1584]
- golf course or driving range [754]
- old age opportunities [757]
- exercise [1401]
- restaurants, ex. fast food [1420]
- FORGET recreation—maintain better roads & get a new Houghton County road engineer! [1604]

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

- Keep the old buildings & renovate—no signs! [1604]

**15. New development would be acceptable to more people if it blended better with the historic buildings in the area.**

- WE DON'T NEED new development. Maintain what we have! [1604]

**16. Improvement of existing properties, especially those of historic significance, should be encouraged as an alternative to developing more land.**

- Not necessarily as alternative—but also. [762]

**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 follow):*

- ❖ road to Copper Harbor - 10 (US 41 - 8, M-26 - 3, unspecified - 2)
- ❖ most roads/secondary roads - 4 (one specified Keweenaw County)
- ❖ lakeshore/waterway roads - 4
- ❖ US 41, location unspecified - 3
- ❖ Covered Road - Freda area - 3
- ❖ Gay Road to Lac Labelle - 2
- ❖ M-203 - 2
- ❖ M-26 (location unspecified - 2, Houghton to Calumet - 1, Lake Linden to Calumet - 1)
- ❖ None; not when full of potholes - 2
- ❖ Bete Gris, Bootjack, Traprock, Keweenaw - 1 each

*Verbatim responses, grouped generally from most common topic to least:*

- road to Copper Harbor [32]
- US 41 to Copper Harbor [477]
- 41 Keweenaw [708]
- 41 to Copper Harbor [743]
- 41 Scenic to Copper Harbor, Bete Gris [749]
- US 41—Keweenaw-Copper Harbor [753]
- road to Copper Harbor [1217]
- US 41 Calumet to Copper Harbor [1252]
- US 41 north [1420]
- Superior shoreline, M26 to Copper Harbor, US 41, Highway to Betsy & Gay [1419]
- along shoreline [474]
- waterway roads [475]
- Freda area—canal & lakeshore roads (Superior) [1584]
- all roads that are not already spoiled [1912]
- Most in Keweenaw Co., M203 [1042]
- secondary roads [722]
- Non highway [1019]

- Covered bridge, M-26 along Lake Superior [1404]
- The covered road west of Houghton, 41 between Delaware & Lake Me dore [1416]
- M-26 Houghton to Calumet, Gay Road to Lac LaBelle [476]
- Lake Linden road to Calumet [757]
- M-26, US 41 [1931]
- M203, M26, US 41 [1846]
- Not when these “scenic” roads are full of potholes & such. [762]
- None [1401]
- Bootjack, Traprock [1424]
- Keweenaw [741]

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

- Too many NUTS are ruining our natural land—people with money & way out ideas! [1604]

**20. Private property rights are more important than public interest when a development is proposed.**

- It depends on if something will harm another individual. [762]

**23. Property is becoming unaffordable for local residents.**

- & taxes too high for local wages! [722]
- I don’t know. [762]

**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**

- I hear altogether too many people crabbing about the lack of jobs. These are the same people who have little or no ambition and don’t want to work. Only want the money. It seems we don’t care about the destruction of our environment for the sake of jobs, i.e. logging years ago. Loggers did not just tear up the forest without concern for the future as is today’s normal operating procedure. [748]
- We need more industry here. We have enough low paying jobs. Now even if it’s small, but higher paying , that might keep people in this area.[1018]
- We need good paying jobs not a national park. Only jobs development creates are junk jobs—\$5.00/per hour. No one can live on that kind of money. We need more union activity at all business places in the Copper Country to get a decent wage & benefits for our local people. [1561]

**2. Business and economic development**

- I think the developers are trying to take this into consideration. [741]

**3. Concerns about development**

- We need business, but we should not give away our purity for short-lived prosperity. How ridiculous the tram in Hancock—does that enhance our ”Park” in a true-down-to-earth “Copper Country”? It’s a ride, why not restore the real heart of life as it was that made copper the industry. Tell the honest story. We can’t compete in grandeur to other parks—but oh so much history to be told. [749]
- We are on the verge of giving up many of the things or reasons that many of us are here because of—all in the name of “growth” or “economic growth.” Unchecked growth for the sake of growth is cancer. [1465]
- Forget the development—malls, etc. Utilize the downtown buildings. Keep area as natural as possible. Stop the unnecessary cutting of trees (clear cutting, etc.). Take better care of our roads—quit raising our property taxes. We can’t afford to live here!! [1604]
- See [1841] #17

**4. Chain retailers vs. locally owned shops**

**5. Shopping/entertainment/restaurants**

## **6. Tourism**

- See [749] #31

## **7. Logging, timber industry, and wood products**

- See [748] #1
- See [1604] #3

## **8. Mining**

## **9. Development location- downtown, renaissance zones, etc.**

## **10. Development—Calumet/Laurium**

- Pamida complex in Calumet could have been done with storefront on sidewalk, parking behind. Instead parking lot is featured & no one can walk to store. Any new development in Calumet should be analyzed & planned. [32]

## **11. Development- M-26/ Sharon Ave.**

- See [1841] #17

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

## **13. Waterfront development and public areas**

- Clean up Torch Lake waterfront. [753]
- Shorelines that are developed into real estate are lost forever and that is stupid, foolish and evil and the result of pure greed. [1912] #31

## **14. Property values and taxes**

- People of means coming up here to buy property to retire on are making it very hard on old people on social security. It raises our taxes so we have a hard time to make ends meet. [1416] #30
- See [1604] #3

## **15. Planning**

- See [32] #10

## **16. Cooperation among units of government**

- Working together is the key! [474]
- All people concerned working together is strongly urged! [475]

## **17. Lack of public input in development decisions, favoritism**

- Chambers of Commerce have too much say in what's right for the area. Money is their only target, that and the ability to control city & village councils. [476]
- We find this survey to be both amusing as well as superfluous. Regardless of the actual results of a citizens' poll such as this, the reported results will ultimately reflect the self-serving interests and desires of the Houghton County "Good Ole Boys Club." Michigan Technological University stooges (Boyce, Darling, Spence, Casey, etc., etc., etc.) have been vigorously massaging the Houghton County citizenry (in behalf of the Houghton County "Good Ole Boys Club") towards the desired results and end, for at very least the last four years. Aided and abetted by self-serving, biased and discriminatory local news reporting sources and their doctors of spin (McMillan, Perkins, Storm, etc., etc., etc.), the Houghton County "Good Ole Boys Club" initiatives and goals will be achieved. In fact, a great percentage of the goals have already been achieved via the ugly over-development of the areas laughingly referred to as Kestner's Kozy Korridor (M26 and Sharon Ave. Area), Kestner's Khannel Kottages and Kondos and Kestner's Stamp Sand Sanctuary. All too visually obvious and undeniably environmentally damaging consequences (as reflected in the City Manager's contract with the City and the devil) for the Keweenaw Waterway and hence the Lake Superior ecosystem. The gross sediment pollution (40 to 60 tons per one half inch of rain over a two and one half hour time period) into Kestner's Kanal which flows through and drains the M26/Sharon Avenue development area and enters the Keweenaw Waterway at the boundary of Kestner's Dangerous Chute Park (almost in front of Kestner's humble abode). The total private property owner annual U.P. water area sediment pollution would not equal that inflicted on the Keweenaw Waterway (hence Lake Superior) during one Houghton City, Michigan substantial rainfall. An Illinois State Highway Dept. Official (engineer) visiting the area and observing the M26/Sharon Ave. drainage system following an overnight rain, stated that should the sediment pollution condition he was viewing exist in Illinois that those individuals responsible for it would be out of work and probably in jail. This would indicate to us that there would be a

substantial need for replacement personnel in the areas of Houghton City Government and Management, the DNR Water Quality and Environmental area, MTU provided advisors, consultants, and stooges, Houghton's largest architectural and contracting firms, Houghton County Board of Commissioners, etc.. Should the planned siting of a golf course in the area of the Sharon Ave./M26 development (behind) become reality one can add gross chemical pollution to the environmentally damaging and detrimental to health actions of the previously mentioned individuals. All Houghton County residents residing downstream (I believe east of Kestner's Kanal, Jelly Stone Park) would be drinking in excess of \$100,000 worth of chemicals (herbicides, insecticides, fungicides, algacides, nitrates, etc., etc., etc.) that would be flushed into the Keweenaw Waterway via Kestner's Kanal (it would be the Grand-daddy of all love canals). It's apparent to anyone with an IQ of over ten that the reckless fast track development of Houghton County (Houghton, Hancock, Calumet, etc., etc.) was master-minded by the Houghton County "Good Ole Boys Club." The members of this Club have been and will continue to be the gross economic benefactors of the fast track, environmentally damaging and visually offensive development that has occurred, and will obviously as in the past, continue to occur. Above or below the table, money (to the extent the local "Good Ole Boys Club" demands it) cannot be available and accessible in the quantity required without the gross ill-planned and constructed development we're witnessing. If we were members of any of the survey sponsoring groups listed at the end of this survey (a player in what's taking place in Houghton County, Michigan) we believe we'd have trouble sleeping nights. We credit these groups, committees, whatever, with being part of the problem and not the cure. You are being credited with visually and environmentally screwing up what at one time was one of the most beautifully and healthy areas of our Country to live in. You are also being credited with being an extremely neglectful and poor steward of the largest body of fresh (potable) water in our Country. [1841]

- [copy of 1841's comments above]; a token gesture!! [1843]

#### **18. Zoning, ordinances, building permits**

#### **19. Balancing environment and development**

#### **20. Cultural history/community character/ appearance/signs**

#### **21. Small town feeling/ quality of life**

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

- It would be good to develop the area as long as the people up here can afford to support new businesses. Historic (& old) buildings should be remodeled & used rather than torn down unless cost of renovation terribly exceeds cost of rebuilding. [762]
- The Copper Country is losing its nostalgic and historic look, feeling. [1252]
- See [1587] #30
- See [1604] #3

#### **23. Open space, undeveloped land**

- See [1604] #3

#### **24. Drinking water, wastewater, and health concerns**

#### **25. Property rights and regulations**

- The DNR has too much power over land owners' rights. Some of it should be taken away and given back to the land owners. I am not a tree hugger. [743]
- While I and my family love the U.P., government and an elite group of elected officials and/or government agencies should never be allowed to dictate to private property owners what is considered "scenic beauty", "small-town feeling" or "in the public interest." This is a violation of our "guaranteed" rights provided by our Constitution. [773]
- The only people that don't like any private development are those who have attached themselves to the taxpayers' teat. Economy does not affect their income and they do not contribute any building to society, just rhetoric and roadblocks. [1401]

#### **26. Road maintenance, traffic control, and safety**

- I think with our severe winters, the road commission does a very good job of keeping the roads open. [752]

#### **27. Snow removal**

#### **28. Public and non-motorized transportation**

## **29. Tax incentives**

### **30. Government and public services**

- Old people on social security should have a tax cut, also food stamps. I see young healthy people at the checkout with food stamps but never have I seen old people on social security with food stamps. [1416] #14
- The city should get after property owners to clean up their yards, get all the junk cars they don't use out of their yards, clean up the place. [1587]

### **31. Recreation**

- Old age need spots that they can stop off at and visit. [757]
- Also why are they catering to the worst level of land and trail use by promoting ORV use rather than peaceful things like hiking and camping. People that live near these trails are annoyed and so am I. These noisy and dangerous machines are disturbing the peace! [1912] #13

### **32. Survey**

- See [1841] #17
- See [1843] #17

### **33. Miscellaneous**

- Sorry I am late—I have been out of town. [1777]
- I am eighty-five years old. I don't care either way. [478]