

Appendix A Houghton County “Shaping Our Future” Survey Comments (Abridged)

Nearly 1,500 of the surveys returned by Houghton County residents included general comments or remarks in response to specific survey statements. Those comments were compiled exactly as written and were sorted into subsets representing each of the 21 townships, cities, and villages in the county. Local elected officials received unabridged copies of their residents’ comments.

Reproducing the comments in that format would add about 100 pages to this report. The following abridged version groups and paraphrases similar comments. Numbers appearing after comments indicate how many surveys express a variation on that general idea. Section headings organize comments by subject matter. Comments in italics at the end of sections are taken verbatim from the surveys to give readers a taste of the variety of opinions expressed. The residence of each quoted respondent is noted in brackets.

Responses to statements regarding recreational opportunities needed in the area and roads that should be designated “scenic” are not listed here due to space limitations, unless respondents included them under general comments. Comments in response to those statements, and all others, are included in the unabridged version sent to local officials and area libraries.

Jobs

Need better jobs to keep people here—jobs to live on (e.g., manufacturing, industry, value-added, high-tech, technical/professional, prisons), not seasonal or minimum-wage service jobs - 78
Our children need jobs that will support a family and provide health insurance
As an employer in manufacturing, I see too few kids from local schools with any trade knowledge
Need youth training/vocational programs
Tough for small manufacturing to survive here because of high freight costs
Too many young people forced to move for lack of employment
Lack of jobs also a problem for older adults with no income to live on
We can throw hash at McDonalds 24 hours per day to make what we used to at White Pine Mine
Need good jobs; question is how to get them without giving up “our way of life”
Decent jobs like those at MTU go to friends and professionals’ wives, not the best qualified - 3
Why do we bring in outsiders for all the good jobs when there is local talent as good or better?
Wish I made more money than teachers, postal employees, and government workers
More work for people on welfare, young men, faking disabled, and alcoholics - 2
Too much crabbing about lack of jobs by people who don’t want to work, just want money - 3
Live here for small-town feeling; don’t expect big bucks, but can find jobs if willing to work - 2
I’ve yet to see an outsider come into town and **not** find a job
Lack of jobs for young people not so much a problem anymore
Give young people a reason to stay, contribute to economy, use computer knowledge and ideas - 2
We need good paying jobs, not a national park
There will **never** be enough jobs until the problem of overpopulation is seriously addressed
Need union activity at all Copper Country businesses to get decent wages and benefits
Business “improvements” and “job creation” hype helps business and the rich, not average folks - 2
Pro-business promoters should work on job training and development
Need to balance environment and jobs, but for me and my friends and family, jobs more important
“Jobs at any cost” attitude (like locals at White Pine) is a disaster
Development brings only “junk jobs” at low pay -3
With minimum-wage jobs, the rich get richer and the rest barely exist

*"Character" is not as important as jobs, and that means **sustainable development** of our resources of snow, water, and silviculture. The best places for jobs to be created are in composting, recycling, and tourism (especially snow sports, hiking, and mountain biking), and remanufacturing based on recycled paper (i.e. cardboard and newsprint). [Portage Township]*

Houghton County has expanded greatly in the service industry; new jobs must now come from "value added" industry. [Calumet Township]

If we take care of this place, we won't have to worry about there being enough jobs. Prospective employers offering environmentally sound, worthy occupations will flock here just to be a part of an enlightened community. [Stanton Township]

Business and Economic Development—General

We need more economic development - 2

Economic development will happen if community educates instead of whines

Development with little or no restriction can be done and still be in the community's best interests

Businesses should pledge 10% of profits for needy and seniors in local community

Small businesses in downtown Calumet won't sustain youth; need big business along US 41, etc.

Sustainable economy; business/industry/jobs needed but **not** at expense of natural/historic beauty, pollution - 17

Some "big city" development (shopping/restaurants/recreation) is good as long as area isn't overrun

Bring in outside industry - 2

Believe in environmental protection, but industry like paper mills and mines needed for jobs - 3

Small cottage industries preferable to large industries like paper mills

Need recycling plants, composting facilities - 2

Need to promote farming, timber, mining and markets for skilled crafts, woodworking, fabrics, etc.

Too many environmentalist "tree-huggers" hurting jobs, economic development - 8

Special interests should not disproportionately influence economic development - 2

Remember that college students spend a lot of money in this community—use this money resource!

Encourage local organic agriculture to feed the region with primarily locally grown foods

Encourage cottage industries to provide items and skills for a low-technology way of life

Should attract high tech, environmentally clean firms here with a resource like Michigan Tech - 4

Economy can't be improved if it depends only on MTU

MTU hinders progress because they take first for themselves

Encourage bringing new business/industry to our area; keep area a destination - 3

Encourage new industry that can be accommodated by existing transportation system

New industry should not be kept out because of objections from summer-only residents - 2

Phil Musser [Keweenaw Industrial Council] is doing a good job

Maybe Gazette could help inform the public of the many small companies helping the economy

No more prisons, please!

Any regulation of development should support the development, not make it financially risky

Townships need help with water/sewer improvements to attract development residents can't afford

This is a beautiful area, but change/development is needed if this community is going to thrive - 4

Copper Country (Houghton and north) expanding and developing nicely

I would like to see the city [Houghton] grow more

Hancock needs more parking if the city is to redevelop

Local government, not state or federal, should have the "voice" in development

Special interest groups, i.e., non-local or transient individuals, have way too much impact on area development. These individuals' economic well-being has no relationship or dependence on the economic well-being of Houghton County. This creates a false reading on the real problems. [Quincy Township]

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. [Village of Lake Linden]

Proper zoning and preservation of our historical heritage and protection of our natural scenic beauty would all be in the best interests of our economic development. [Schoolcraft Township]

Concerns about Development

Think before you **plan!** Too much expansion—especially discount stores—compared to population
 Don't let area become Anyplace, USA.; people who want that can go to Detroit, Traverse City - 22
 We should resist the temptation to lower our community and become a Little Marquette
 As "house recycler," would like to see growth but not impersonal as Marquette or dingy as Detroit
 Moved here for rural life, to get away from city growth and problems; now problems coming here - 13
 Areas destroyed by kind of growth starting here are trying to return, at great cost, to what **we have**
 Stop strip development and "sprawl" (M-26/Sharon, Mine Street, downstate areas as examples)- 23
 Too much "corridor" [strip] development—much of it should be away from the main roads
 All M-26/Sharon development—and the University—should have been built south of Sharon Ave.
 No more development—too much, too fast; go slow on development; we're big enough - 17
 Development driven by locals concerned with personal profit, not preserving the area's character
 Development also brings negatives like low-paying jobs, traffic (and accidents), more pressure on
 leisure-time destinations—is that what people want? - 3
 Some residents unthinkingly support development that doesn't benefit the area while others sit
 ineffectually and bemoan the loss of wetlands and other environmental values
 Even the term "Copper Country" perpetuates non-critical acceptance and encouragement of
 development by outside interests, like the mining companies of old
 "Big City" development will ruin the reasons we live here, doesn't belong in small towns - 4
 New business and development good to a point, but brings more people, **crime**, higher cost of living
 Don't need any more city than we have already; can't see Northern Lights in a city
 The U.S. has superfluous malls and mansions, causing pollution and energy waste
 South Calumet and upper Houghton already ruined by developers running wild; build there, not
 Hancock
 Logging and mining benefit a few and destroy the quality and diversity of U.P. resources; logs
 exported - 2
 Most important to make sure we can take care of what we have before we get bigger - 2
 Incentives to promote development may disadvantage existing businesses or local land owners
 Developers don't consider future, lack vision - 3
 Past mining raped and pillaged the land; develop with eye to the future but learn from the past
 All developments should be paid for by the developers—water, sewers, schools, etc. - 7
 If developers don't pay for infrastructure improvements, who does?
 One developer, Ventures, seems to have taken over the Copper Country
 Moyle Construction gets unfair privileges and bending of rules; investigate connection with Ventures
 Moyle Construction has done more to degrade the area than all other developers combined
 Overdevelopment will kill the beauty of this unique area like it has Door County, Wisconsin
 Our town isn't our town anymore
 Most development is by outside economic and political interests that export money from the area
 Too many NUTS are ruining our natural land—people with money and way-out ideas!
 Given the environmental destruction and social upheaval caused by our present "way of life," we
 need to change how we live before it is forced on us by overpopulation and decreasing oil supply
 Many residents offer opinions without considering global environmental issues that will impact us
 With growth has come much more crime here than years ago; need to keep that in mind - 2
 Garish, slashed hillsides are left for eons after development or piled with ugly mine rock - 3
 Do something about ugly utility cables area-wide, especially along highways

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 four years. I would hate to see this area ending up like that! [Hancock Township]

We are on the verge of giving up many of the things or reasons that many of us are here for—all in the name of "growth" or "economic growth." Unchecked growth for the sake of growth is cancer. [Village of Lake Linden]

*I believe that current promotion and development of the Copper Country is geared to an extremely short-sighted, banal vision which treats both the people and the land like a Third World country. Don't we have leaders whose planning can maintain our uniqueness and open spaces? Can we be a quiet and gentle place to learn from the surroundings rather than try to conquer them? Prisons, snowmobiles, ORVs and mass merchandising are **not** going to provide quality living or environment. [Osceola Township]*

We are rapidly destroying the uniqueness of our area and making it unaffordable for longer-term residents. Across the country, areas destroyed by growth like is starting here now are trying to return to what we have, at great cost, while we are trying to head to their failed system of growth. [Osceola Township]

I've seen what happens when you let developers run wild. Look at D&N in downtown Hancock! What an eyesore. They've already ruined upper Houghton and south Calumet. Build there, leave Hancock alone. D&N is ugly enough! [City of Hancock]

No more Wal-Marts! Houghton has it all. Let's not lose it! [City of Houghton]

A wonderful part of living in Houghton is that it has abundant natural beauty without being too developed. But there are still the resources here to allow people to live in the "modern" society that is so desired. Overdevelopment brings waste (ex., the ShopKo-type stores within a mile of each other. HUGE waste.) [City of Houghton]

This area is special for a reason. That's why I returned here. Much has been lost over the years. I feel that those who haven't lived elsewhere have no concept of what is being lost. The Keweenaw could become another Traverse City disaster! [City of Hancock]

When is enough...enough re: development attracting more tourists, selling off the land to those "with money" from outside the area? Haven't we learned from the other "development" pitfalls in other areas? Let's cut back a little. For example, snowmobiling seems (to me) at a maximum right now. We're ruining our area for those who live here in several ways. [Village of South Range]

Chain Retailers vs. Locally Owned Shops

Don't allow foreign ownership

Chain retailers make area look like Anywhere USA, lack commitment and long-term benefit - 11

Giant businesses like Wal-Mart don't bring in new job growth, only competitive growth -2

Have outside development interests prove that they have hired local people

Chain stores locating outside of town wreck downtown economies

Chain retailers welcome but their buildings are ugly

I avoid doing business with shops/restaurants along Sharon Ave. where the cedar swamp was filled

Can't keep out department store and fast-food chains, but limit one of each type, with historic signs

"New" jobs are at expense of existing shops, especially Mom and Pops; help small shops stay in business - 9

Patronize locally owned and established businesses instead of outsiders - 4

Stop out-of-area developers cold; support local developers who hire local people

Good to develop the area as long as people can afford to support new businesses - 2
Businesses already here should be encouraged to expand
Concern about small community (Kenton) where businesses are closing and jobs are being lost
Growth is fine if it keeps small-shop feel, not Wal-Mart and malls; encourage small business - 2
Development is mainly more stores—can we sustain what's here? With more stores, each has less market - 3

Every "chain" business takes dollars out of the county that are lost and will not return. To balance this condition or reverse it, we can only increase MTU enrollment or push harder to get more tourists. Few small manufacturing can survive because of our high freight in/out situation. [Quincy Township]

*The Copper Country is unique. Advertising for tourism, real estate sales, and these small-time, low-pay business ventures, is like giving our homeland away for filling some businessman's pockets. Everything including the academy is low-wage employment. Real jobs like CCI, Champion, Mead Paper, UPPCO don't give us away for Wal-Mart wages. The bad element is cropping up. We the "Copper Country" were better off when they hardly noticed us on the national weather map. How much **investment is based on speculation, not a genuine interest in the area?** [Calumet Township]*

*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. [Adams Township]*

We need to maintain the business/land that we have and not become too big so that we are not able to handle ourselves financially or environmentally. The M-26, Sharon Avenue development is impressive and a real achievement, but the Copper Country is known for its beauty, and this area surely cannot be called beautiful anymore. We need more privately owned, local businesses to maintain our hometown atmosphere instead of all these national chains with their huge billboards that make us look like an exit road off the freeway. [City of Houghton]

Shopping, Entertainment, Restaurants

Enough/too many shopping, retail opportunities, fast food; no more discount shopping, etc. - 12
"Big City" shopping here?? This ain't New York by a long shot. What Big City? - 2
Shopping benefits the area, provides jobs, and stimulates the economy - 2
The nature and the beauty are what attract people here, not the shopping - 2
Whether "Big City" entertainment benefits the area depends on the type of entertainment - 3
Casinos and honky-tonk atmosphere don't benefit the area - 2
What is meant by "benefit" in terms of shopping and entertainment?
Need another medium-size mall to boost economy and offer more shopping, more to do on weekends
Factory outlets would benefit the area
Need more night life
Need Menards or Home Depot (to drive down prices at local lumber yards and hardware stores) - 4
Need appliance store like Sears
Need more restaurants (Olive Garden, Boston Market), movie theaters, plays, ballets, concerts
Need Red Lobster, Olive Garden, Boston Market
More fast food (Arby's, Wendy's, Long John Silver's, Hungry Howie's Pizza)
Need another "good" restaurant in Calumet, not more fast food
Wish someone would turn former Houghton Bonanza into Red Lobster or Ponderosa, both excellent
Many new restaurants priced too high for seniors and teens
Need another supermarket like Econo Foods, Kroger, Meijer 24-hour - 2
Need children's/toy stores, moderately priced shoe store, home decorating store
Need more places that are fun to shop, like Target, Best Buy, CDs and More
Area needs year-round poor artist outlet with member dues to start mail-order; offer classes

Have to go to Houghton to buy a spool of thread or hot-fudge sundae

Tourism

Tourism good, but not enough - 3

MTU has a great mineral collection **not** accessible to public/tourists; display part at Quincy Mine or Calumet

Too much emphasis on tourism and environmental impacts

Economic development emphasis on tourism and minimum-wage jobs harmful, esp. if recession - 8

Gas prices likely to rise dramatically, hurting tourism; develop mass transit and small businesses, reduce retail and roads emphasis

Tourism and preserving so-called historic sites is a starvation existence at best in Copper Country

Tourism, education, and sensible timber harvest will sustain us in the future - 2

Our area attracts people **because** it is underdeveloped; more business = losses in tourism. etc. - 2

Promote our natural resources for tourism - 3

Turn old air base into world-class Nordic center

Quit inviting non-residents to live and vacation here

Like Oregon—"Come and visit Houghton County but do not stay." [Portage Township]

Logging, Timber Industry, Wood Products

Forest-products industries like logging, milling, value-added products should be encouraged - 5

Irresponsible logging/clearcutting creates eyesores, damages streams and roads, outweighs jobs created; overlogging of the Keweenaw will destroy the beauty, wildlife, and tourist industry - 11

Logging land abuse mainly by Lake Superior Land Company

Logging benefits over 95% of wildlife species by creating diverse habitats

Keep out industry such as paper mills

Even polluting development, e.g., a paper mill, would be good if done away from residential areas

Need pulp mill, small paper mill like Quinnesec has - 3

Preserve regional forests for local fuel wood use

Keep access to forests for all

Our lands have only one 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!!! [Adams Township]

Mining

Mining is a thing of the past because of cheap foreign copper

Short-term mining projects can leave us with expensive clean-ups

Need more basic industries like mining; lots of copper left; forget the butterflies - 2

Why do Native Americans have so much power to stop copper mining?

Development Location—Downtown, Renaissance Zones, etc.

Development should occur in established towns and villages; restore, build, diversify downtowns - 5

Commercial development should be limited to renaissance zones but otherwise unrestricted

Tax-exempt renaissance zones keep development in one area and help ensure profitability

Commercial development should be in designated areas, not residential areas

Strengthen building permits to limit inappropriate development (e.g., where view is good but soils are not)

Development—Calumet/Laurium

We like Mine Street Station. Calumet needs more like it. Historic doesn't put meat on the table.

Use space from Agassiz Park along 4th Street for angle parking

Calumet is far from how it used to be run; following "code" today is almost unknown

Voters' rights taken away in Calumet; "greedy and uneducated egotistical" people steering future

New development in Calumet (Pamida, etc.) an eyesore, detracts from historic beauty of the area - 5
Pamida complex in Calumet discourages pedestrian traffic with parking in front and no sidewalks
Re: Mine Street Station—our local officials sold out!!!! Rolled over and died!\$\$
Calumet shopping center is a joke in relation to historic buildings in the area
Moyle has done great work at Calumet schools in terms of design and appearance
Waste of taxpayer money to restore brick streets of Calumet
Fix up Calumet 4th Street store entrances and plant more flowers
Laurium needs a face lift to add to its historical significance, especially Main Street – 2

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

We must protect our wonderful area. The "mall" on 6th St. Extension, Calumet, is a heartbreak for local people. If only the signs could be more in keeping with the area. The AmericInn fits right into the scenery, but the rest of it is unbelievably bad. [Village of Laurium]

Development—M-26/Sharon Avenue

Development along Sharon Avenue not properly managed—cacophony of businesses and disorganized denuding of vegetation; poor traffic flow - 2
Why is Sharon Avenue auto repair business allowed to emit high-pitched noise near people's homes?
What are the disadvantages of the M-26-Sharon/Avenue development? - 2
Don't know yet what the M-26/Sharon advantages and disadvantages are
Advantages of M-26/ Sharon development no longer outweigh disadvantages
M-26/Sharon development (big stores with tax incentives) has forced small businesses to close
Who made all the money on the M-26/Sharon development—Kestner?
Encourage development from Sharon Ave. to Hurontown-Dodgeville and [Copper Country] Mall, an area already so broken up with a diversity of housing types and business
Sharon Avenue mall needs aesthetic improvement
Improve appearance of M-26 in Atlantic Mine (Moyle and mini-storage area) with pines for beauty and windbreaks

Lived in Houghton for 20+ years. Recently moved. M-26 corridor was not planned well for visuals or retention of small-town character. Prime example of heavy handed, everything-for-the-business attitude. [Duncan Township]

Future U.S. 41 Development, Hancock to Calumet

Development between Hancock and Calumet along U.S. 41 should be a priority!
Chassell and South Range also need commercial development
Quincy Hill development should not go forward; Tom Moyle is only one who benefits
U.S. 41 development won't benefit the area if it can't support itself
U.S. 41 development should use spurs into large clearings/commercial areas, with pine trees near the road and in parking areas; how about earth-bermed mini-malls?
U.S. 41 development similar to M-26/Sharon Avenue would destroy the wetlands along Boston pond
Controlled growth between Houghton and Calumet on U.S. 41 is good
Why single out U.S. 41 corridor between Hancock and Calumet? Others in area are similar
Develop former mining sites, not M-26 and U.S. 41, to preserve appearance and allow development
Development should stay south of the bridge

Waterfront Development and Public Access

Control development of Lake Superior shore, waterway; keep waterfronts publicly accessible - 21
Waterfront development is too extensive, rapid, and disorganized - 2
Waterfronts and parks should be improved to attract more tourists

Continuous public access to shoreline with lot line and building setbacks, as in Australia, promotes tourism and still allows for development, just farther back from the shore

No more building on lakeside roads

Houghton waterfront development is wonderful for the public

Houghton/Hancock's development of private homes, condos, and businesses on their waterfront has sacrificed irreplaceable natural resources

Hancock-Houghton-Ripley should have synergistic waterfront development - 2

Waterfront development isn't a problem if a small amount of shoreline is left for public access

Too little waterfront is public as it is; selling of lakefront property should be banned - 2

Lakeshore property should be owned by the State, not individuals, but public access and building should be allowed as in Oregon

Shouldn't sacrifice our scenic shorelines for monetary gains

Can't afford lakefront property, so can't enjoy the lake; too little public access - 2

Private property owners should never be pushed out for public access

Public access to waterfront is becoming limited everywhere; if people want such choice land, they should band together and buy it.

Public access to waterfront areas is not a main concern

Are there fewer public waterfront access sites or is use of private land for access decreasing?

Clean up Torch Lake waterfront

Public access to Hancock waterfront needs improvement

Need a coastal commission of some sort

We've been spoiled by years of full use of corporate land, as at Bete Gris

Bete Gris beaches should be publicly owned or purchased by land trusts - 5

Public purchase of property such as Bete Gris might be funded by special tax assessments

Bete Gris development will destroy the fragile, unique, and beautiful sand/plant ecosystem there - 2

Eagle River condos were a done deal before made public; need endangered sand dune designation

Illinois Highway Dept. official observed that M-26/Sharon Avenue sediment pollution of the Keweenaw Waterway (40-60 tons per half inch of rain over 2.5 hours) would be illegal in Illinois; the responsible parties would be out of a job - 2

Golf course planned behind Sharon/M-26 development would pollute the Waterway chemically- 2

Biologically sensitive land and scenic areas, esp. waterfront, should be publicly acquired - 2

Should be incentives for private landowners or government to maintain some lakeshore for wildlife

Undisturbed shoreline habitat is vital for plants and wildlife who can't move elsewhere

Now I, and other natives of the U.P., see our beloved land being taken from us, as development threatens to put even the Lake beyond our reach. It is heartbreaking to watch Superior's lovely shores transformed into suburbia on the lake. I feel the helpless grief that many natives feel. If we could vote on this, it would not happen. [Calumet Township]

Most important— to control the development of Lake Superior shoreline. Nothing is better than a view of nothing but nature! [Calumet Township]

Houghton-Hancock need to cooperate and emphasize public development of their waterfronts. Both towns seem to feel that this land is best sold for private use (produces a tax base?) I would envision small shops, restaurants, bars, etc. on the waterfront attracting tourists and others to our area. Develop the waterway and shoreline for the public. Don't sell the land for housing! We have precious little real access as it is. A nicely designed waterfront could attract tourists and other clean industry to the area. Promote boating with a large marina. [Portage Township]

Property Values and Taxes

Very disappointing to see all our farmland growing into brush and going for \$500-\$1,000 an acre

Property values shouldn't rise because some (mostly city) people pay outrageous prices for land - 6

Property taxes have risen significantly; taxes too high for local wages, seniors on social security - 7

Property, especially lakefront, is too expensive for local residents (due to outsiders, low wages)- 12

Aren't all residents local?

Don't know or too new in area to have an opinion on public access to waterfront or affordability of property - 4

Property has always been expensive for locals

Would like to see a study done regarding affordability of property in area

I don't know what can be done, but I feel cheated when large land companies and developers buy up all the property and make it unaffordable for local residents, This increases land value and taxes, I know of local people that had to, or will, give up their property because of this. [Village of Calumet]

*Out-of-area property purchasing has driven not only prices of property up, but has driven taxes up. Blanket reassessments **should not** be levied on all property owners because new people with big money are driving prices up.... Twin Lakes according to a Gazette survey had a 15+% increase in population. Property taxes have been raised with NO visible increase in services. Where is the money going—and why?! [Elm River Township]*

Planning

Renaissance Zones trivialize any attempt at critical, long-overdue, sustainable regional planning

Planning done well so far in area

Important to plan development in advance to avoid ugly results like the M-26 corridor

Long-range planning needed/overdue; opportunity to avoid mistakes like those made elsewhere - 11

Long-range planning needed to protect natural/ historical resources and enhance quality of life - 9

There is a conceit among promoters of planning that they know better than the individuals whose wise decisions have created the character we now wish to preserve in our communities

Planning should be done in an informed, democratic way, not just by professional planners

Long-range planning should encourage growth, not manage (control) it

Long-range planning should put a 100-year moratorium on migration into the area

Area lacks informed planning/zoning boards, building permits and inspections, code enforcement

Need a Houghton County planning commission and stronger county government for planning - 2

County should lead/guide land-use planning, assisting townships in making final decisions- 4

Step back, see where we are heading, examine what we value, then have community-wide planning for future development that considers the needs of all counties in the Copper Country

Planning should lead to a Regional Master Plan based on ecology, health, and environmental justice; no development until Plan is approved by community consensus, then must meet criteria

All areas of county should have planning and enforce zoning laws to prevent undesirable changes - 2

Need city and county MASTER PLANS with well-defined zoning

To attract quality residents and businesses, develop quality Master Plan successful to all

No one cares about planning in Osceola Township; need countywide planning

Townships need planning committees to develop zoning ordinances for residential, business, etc.

Need a citizens' planning advisory committee

I wish I owned all the land now held by corporations so I could discourage unplanned development

Whatever we do, let's do it right the first time

Plans are always changed with time

Ashland, Oregon began successful long-range planning in the 1950's with strong sense of community control and input

There is a conceit among individuals who promote planning/control that their wisdom is sufficient to encompass all options and possibilities in the future. Individuals confronting their own needs and limits make wiser decisions and this in fact accounts for the character of our present communities which we wish to preserve! [Torch Lake Township]

A wholesome small town atmosphere can be preserved and enhanced to attract tourism dollars. "City" type development can be accomplished to satisfy the local hunger for fast food and "throw-away"

*goods, and all can cohabit the Copper Country with good planning and **vision**.* [Torch Lake Township]

*Question 26 is poor—Local long-range planning is to protect the quality of life and appearance of our Keweenaw, not the **environment** or drinking water. The EPA and DNR do this too much currently!!* [City of Hancock]

Cooperation Among Units of Government

Cooperative planning among the government entities is critical, but how to achieve it? - 2
Whether neighboring governments should work together depends on the issue.
Want to kill an idea? Send it to committee [comment about local governments working together]
Working together is the key; all segments of population involved - 6
Consolidate services; work with neighboring units of government to save taxpayer money, etc. - 4
You bet, neighboring areas should work together—run out the liberal commies attracted by MTU

It seems easier to define community opinions than it is to implement shared goals. Strong property rights philosophy has become strong individual units of government philosophy. How to bring all units of government to working together and then working with larger units (county/state/federal), will be the challenge, I think. [Franklin Township]

Lack of Public Input in Development Decisions, Favoritism

"Developers" and county officials work together with little or no public input - 2
Past abuses have led to lack of trust in state/local officials when "development" is presented - 2
Common sense planning and not greed is what we need from elected leaders
Same people as before have benefited from recent developments
Land speculation should be strictly regulated; many areas turned to wastelands but not developed
Development without local input or knowledge resented, esp. if cost to taxpayers - 14
Voters should have a lot to say about how the county is developed—or left undeveloped
Pending decisions should be explained and discussed more in public meetings and the media- 5
Mistakes like the covered streets and walkways across Shelden in Houghton must be avoided
Residents need to know what's happening, have more voice about what is or is not done - 5
Need regular "town hall forums" with legislators to voice opinions, discuss pros and cons of issues
Local politicians don't care about the opinions of us little people - 3
What the "movers and shakers" want, they get! No voice if you don't have money - 7
Comments or complaints bring retribution not solutions
Many people don't have the time to help "shape the future" locally or know how to get involved - 2
Too much "old boy" network in local governments
If I cared to be more involved, I could have more say-so
No voice in shaping the future with [Houghton City Manager] Kestner around - 3
Get rid of self-serving Houghton City Council members who listen to no one
May the "little guy" be heard over self-serving government/committee members and "big business"
Many newcomers forget about the locals
Outsiders dictate to locals and make property unaffordable to lifelong residents - 3
Get rid of transplants, outsiders - 2
Locals need to make more decisions instead of out-of-town hot shots running things - 3

You want to turn this place into Detroit. Why don't you just go back to wherever!!! People come here to where my family has lived since 1860 and buy everything they can because it's so pretty and nice. Then they change it and expand it and turn it into the very same pitiful mess they were so quick to get away from. [Franklin Township]

If the people who do not live here would not interfere in how we live we would be better off. Too many out-of-towners have too much say in the progress and too much money. The local older people who have been here forever never get to say what they want. [Schoolcraft Township]

Kestner and crew have run roughshod over our community for far too long. His window dressing projects are small return for the huge cost in taxes, i.e., water and sewer. We need a city council that will quit being a rubber stamp. [City of Houghton]

I strongly believe that the public should have a larger role in planning the Keweenaw's future—it should not be left up to a handful of elected officials or wealthy developers. I didn't move here to see the area become a carbon copy of urban sprawl. [City of Houghton]

Zoning, Ordinances, Building Permits

Need meaningful building permit systems, design guidelines, historic district ordinances.
Zoning/rezoning should be in place before development proceeds (e.g., Hancock waterfront)
Zoning should be flexible but not so that the rich and well-connected can get any variance they want
Need zoning and junk ordinances in many areas - 2
All of Houghton and Keweenaw Counties should be zoned (and zoning enforced) - 2
Need strictly enforced building codes in area
Concentrate your efforts on unzoned areas of Houghton County
Zoning is a necessity, especially for waterfronts, along with stronger environmental regulations and enforcement - 2
Land-use restrictions shouldn't hamper supply and demand for future growth
Government interference causes the cost of development to skyrocket out of control
Get rid of building permits and inspections, which hinder unlicensed contractors

Balancing Environment and Development

Can/must be balance between development and protection of environment and scenic beauty - 11
Tough to retain natural beauty while controlling development; man exploiting nature usually wins
Zoning and preserving historical heritage and natural scenic beauty benefits economic development
Many mistakes and failures in trying to balance economic growth with land preservation.
Land/water in the U.P. is why we are all here. Research the solution.
Development needed, but with restrictions; balance private rights/public good in land use - 9
Evaluate environmental impact but don't let minority prevent change without scientific reasons
Zero tolerance is intolerable. Nothing is zero. Use scientific studies with common sense.
The law requires environmental impacts to be considered when jobs are created
Considering environmental impacts when creating new jobs is ridiculous
Environmental impact always important; preservation and purer ecosystems are area assets
Money shouldn't be only development consideration; quality of life important - 2
Economic development should preserve community character inherently, not need to be balanced

*Environmental concerns and the need for economic development have got to find a way to coexist. There seems to be polarization on this subject. Both concerns are legitimate, but there must be a meeting place where reasonable environmental concerns can be addressed, and yet the need for economic development can take place within the context of reasonable **regulations**. [Osceola Township]*

I believe in protecting our God-given earth, but it can be used wisely and still preserve the environment, and provide significant industry to insure decent jobs for our people. Environmental groups prevented development of the Gratiot Lake mine, the mill in Baraga, and present development at White Pine. I resent these people demanding our area should be their playground. They've gained their wealth by polluting other areas. Lifelong residents have kept this area what makes it attractive to them. We are becoming a low-paid and part-year service organization for tourists and "summer people!" Examine what happened to the natives on the coast of Maine!! [Calumet Township]

Get rid of environmentalists in Houghton and 90% of all problems would be solved. [residence unknown]

*It makes me real nervous when you tree huggers (i.e., environmentalists) start having a say in how development should or shouldn't proceed. As long as you have your jobs, you don't care that you may be ruining someone else's livelihood by preventing **some** development. These things have to be considered as much or more so than if a few trees may have to be sacrificed!!* [Franklin Township]

Cultural History, Community Character, Appearance, Signs

Preserving our culture/history is important for residents and visitors- 6

Copper Country is losing its historic and nostalgic look and feeling

Tall signs like Taco Bell's should not be allowed; why have ordinance if everyone gets a variance? - 6

No signs, especially signs like Taco Bell and Ramada's - 3

Need big signs so my old eyes can see them

New developments (Sharon/M-26, Mine Street Station) are ugly, cheaply built, out of character - 11

"Neon highway" light pollution from M-26 and Sharon development hurts the area's appearance

Why is Houghton sewage treatment plant lit up 24 hours a day? Can't see the stars anymore.

Preserving community character especially important for downtown establishments/developments

"Character" is not as important as jobs

Unplanned/unrestricted development changing the character of the area

Fought hard to become a national park, now must remain a "special" area

Bring back mining-town feeling with annual parade in Calumet, people dressed in period clothes

What constitutes community?

Businesses should be made to fix sidewalks, improve their establishments' appearance, etc. - 2

A touch of class in a few places could help the area's appearance; ask local world travelers for ideas

Enough "scenic" areas in Houghton County, only available during spring and summer terms

Non-polluting development is vital regardless of how it affects a town's "character"

Concern about how #15-18 would be accomplished—incentives and choice preferred to "big brother"

Should have scenic viewing area on high point of Sharon Avenue

D&N in downtown Hancock is an eyesore

Hancock's ridiculous tram is a ride, not part of the history that deserves to be told

Promote a "historic trail" from town to town with maps and stopping points

Historic Finnish theme in Hancock goes too far; many of us aren't Finnish; this is America - 2

Cities of Hancock and Houghton should pass historic preservation ordinance

Houghton's downtown is nice, like Ann Arbor

Landscaping should feature native trees and shrubs

If strip malls are to be built, they should at least keep the trees and blend into the landscape

Hancock has a LONG way to go to catch up to Houghton. Wanting to keep it so historical is not appropriate for the 90's. [City of Hancock]

Environmental quality is a critical advantage for our community— we must maintain natural conditions and respect historic cultural landmarks as well. [Chassell Township]

Small-Town Feeling, Quality of Life

Keep the Copper Country like it is - 2

We cannot keep things as they were

Need to find a way to keep future generations from moving away

We don't want our children living in cities. We love the freedom and wilderness - 2

Keep our small-town atmosphere; bigger is not better; we are losing our small-town identity and uniqueness - 13

Keep the quality of life, unspoiled natural beauty, and resources for future residents, tourists - 19

County needs greater and organized effort to protect quality of life and natural beauty of area - 5

Area is one of few that retains myth of unspoiled beauty, but challenged by recent developments

Houghton has already lost its small-town character over the past decade

Isn't this small-town feeling somewhat idealized?

Small-town setting should be eliminated to restore the environment, not preserve mining history

The "lay of the land" should return as much as possible to pre-mining days as development occurs
 Unrealistic to restore natural beauty prior to mining "hellhole" days—everyone would have to leave
 Low population growth rate essential to conserving natural environment and way of life - 3
 Change is good—the area will always be "God's Country" to me; build and save "God's Country" - 2
 Public access to waterfront areas is becoming limited by visitors who litter the area with trash - 2
 Clean up trash in woods; have free or affordable pickup to everyone to prevent future abuses
 Man is infringing too much on animal territory; leave this area pristine
 Area needs parks that are natural or "naturalized," not just a strip of grass and a few picnic tables
 Keweenaw Peninsula north of Copper Harbor should be preserved in natural state
 Try to get The Nature Conservancy to buy more of Keweenaw and Houghton Counties
 Preserve Painesdale #4 Mine Shaft - 2
 On the whole, I am proud and pleased with this area.

Commercial growth and development helps the economy and can help Houghton stay up with the times and the national society. As a young adult, I love the small town atmosphere but Houghton could grow some more and it will still be considered a small town. It would help us young adults to want to stay up here after graduation. [City of Houghton]

Keeping the balance that is so charming is tricky: relatively clean, lots of nature, high individual property rights, enough economy to support people, low pollution... [Village of Laurium]

The best thing about this community is its relative safety, its beauty in the free spaces, and the level of care and volunteerism among the people—we need to be careful about attracting crime and increasing pollution when we develop the area—too much of this and we'll lose what is best. [City of Hancock]

*I think we should just have some feeling of a big city, but **mostly** keep our town the way it was—natural and beautiful. [City of Houghton]*

*Our area is one of the most extraordinarily beautiful in the U.S. If we lose this, we lose our entire quality of life. It has happened in many places in America and we must **not** let it happen here. Our lifestyles are so threatened by developers and those who want to use this area for their own greed. Including some of our own area leaders who have this same attitude. [City of Hancock]*

The single greatest attraction of/to our area is the "quality of life." Our leaders need to be proactive and carefully plan to retain the historical and environmental qualities we now possess. They must incorporate these factors into systematic, overall plans for future growth and not reactively submit to spot or strip development. Those who are so inclined can travel to "Anywhere USA" but we don't need it here. We still have the opportunity to tastefully expand and enhance our unique region Let's do it!!! [City of Hancock]

Historic Buildings, Improving Existing Properties, Blending Old and New

New developments should match character of old buildings (or rehab the old buildings instead)- 4
 New development shouldn't have to blend with "historic" buildings that resemble piles of rubble - 2
 Doesn't matter in townships if new development blends with historic buildings
 More people would accept new development that blended better, but I still wouldn't like it
 Initiate appearance/design guidelines for developments to avoid ugly, mismatched buildings - 3
 Buildings with extreme architecture, like D&N building in Hancock, should be outlawed
 Don't legislate design and appearance of new buildings or how they blend with historic ones
 Historic districts often run by zealots who dictate to others but don't have to live with their decisions
 Well-designed modern architecture can blend with historic; blended doesn't mean "reproductions" - 4
 Came here from place that tore down old buildings and abandoned local history and character.
 Preserve what has made this place special; don't try to make it what it's not
 Restore Quincy mining buildings; don't let them decay and be torn down—adaptive reuse - 2
 Rebuild the historic districts instead of starting from the ground up elsewhere

Buildings on Hancock Street should be put to use instead of standing empty
 Historic buildings are nearly gone from the area; focus on keeping **people** here with good jobs - 2
 Instead of fixing old buildings to attract tourists, we need jobs for people who grew up here
 Improve existing buildings as alternative to developing more land; use and save what we have - 10
 Improving existing properties maintains history and saves taxpayers money
 Most historic buildings are gone or beyond repair; Calumet's mall is supposedly in historic style
 Houghton High School?? [in response to statement about improving existing properties]
 Improve existing properties such as Calumet Theater vs. building MTU's performing arts center
 Improvement of existing properties should be encouraged **in addition to** new development - 2
 Don't spend my tax dollars on improving existing properties; use your own money
 Old buildings should be remodeled and reused unless renovation costs greatly exceed new construction - 3
 More economic development would bring in money for improvement of houses, buildings, and parks
 Many old buildings are too costly to rehab to meet mandates (handicap accessible, etc.) - 3
 Need Habitat for Humanity or other effort to help renovate low-income and abandoned houses - 2
 Don't build more malls and block buildings; restore buildings rich in history and tradition
 In Hancock and elsewhere, the people and environment have more character than the buildings.
 Why have new buildings blend with the old when there is little of interest in the existing architecture? - 3
 Tear down unsafe old buildings and put up new ones; historical concerns inappropriate for 90's - 7
 Why preserve history if no one can afford to live here and enjoy it? Need to move into 21st Century
 Poorly maintained rental housing and frats/sororities add to area blight; bring them up to code
 Local government should get property owners to clean up their yards, remove junk cars, etc. - 2
 Too many unused and rundown buildings in downtown Hancock and Calumet
 Find funds to clean up the historic buildings, mine and factory ruins in the area - 2
 Citizen delegation should visit restored mining areas in Minnesota/Colorado/California for ideas

I don't want new development to look like a pile of rubble, which is what the "historic" buildings look like. [Osceola Township]

Natural and cultural character—I feel it is more important to blend new buildings and signs with the surrounding environment than to try to make all buildings conform to a certain time period. When those "historic" buildings went up, they were "modern." Cities and towns are dynamic entities, not museum pieces frozen in time. Tasteful, lovely, timeless design will always blend in with historic elements. There should have been design requirements in place along M-26/Sharon Avenue leading to an attractive commercial corridor. As it is, the area is a garish, unattractive strip-malled blight on the area. [City of Houghton]

Open Space, Undeveloped Land

Keep undeveloped land as it is and put new stuff where the old is to preserve nature/forest land - 6
 Land needs to be used, not preserved; put it to good sustainable use like farming or tree farming
 Keeping open space undeveloped should be funded by private property owners only - 3
 Who owns this open space and undeveloped land?
 Land to be preserved should be bought by group or government that wants it preserved
 Use the open space we already have
 Whether or not open space should be protected depends on where it is
 A lot of open space/wilderness should be protected from future development - 2
 Open space should be protected from development, something like New York's Central Park
 Efforts like Terry Kinzel's to preserve and extend natural areas should be encouraged
 The U.P. is already one big open space
 The area has a lot to offer **without** building on it
Within reason, some open space and undeveloped land should be protected from development
 Cut down weeds in all open fields
 Revisit open-space issue in about 10 years

Drinking Water, Wastewater, and Health Concerns

Don't pollute Lake Superior, the world's largest fresh water lake

Protect drinking water, water resources, including source water for private wells - 6

Water is our most valuable resource, Keep it clean and accessible to all.

On-site sewage and water supply important in any development

Why was an Amoco station built a few years ago upslope of the Houghton city water wells?

("Promised" lower prices, too, but are same as every other gas station in area).

Make property owners take care of open wells

Have MTU do study of why there is so much cancer in the area; likely a legacy of mining

Wetland and creek behind Sharon Center development should have been kept as they were - 3

If I filled the wetlands behind M-26/Sharon, [Atty. General] Frank Kelley's thugs would be after me

Fill in all swamps to get rid of insects

Close open ditches

EPA calls stamp sand toxic waste, but the County spreads it all over, leaving CLK ugly in spring

Relocate people and property from polluted and potentially hazardous substance areas

Focus efforts on stopping solution mining because of potential for acid leakage into Lake Superior

Utilities, including water and sewer too expensive especially for fixed or minimum-wage income - 7

Spend money to run sewer and water lines along Waterway from Chassell and Dollar Bay north

North Houghton County needs new sewer to handle spring runoff

Why is water so expensive next to the world's largest freshwater lake? Missouri water is \$3/month

Why should Adams Township residents pay for a sewer that runs into a field? Need new system - 3

[Portage] Township needs access to sewer system without capitulating to Houghton

Houghton's water tastes bad, poor quality - 3

Can't Michigan Tech's expertise solve Houghton's water problems?

Don't add that poison fluoride to Houghton water; it's bad enough already

How about adding fluoride to Houghton water?

Water in Hancock looks like milk—how can you drink it?

New water lines in Dakota Heights and Portage Township have poor pressure; go back to Adams

Township water

Property Rights and Regulations

Support private property rights, freedom, no zoning restrictions on private property - 19

Regarding a voice in my community's future, all I want is total voice in what I do with my property

Best way to ensure environmental quality and preserve land is to protect private property rights - 2

I'm for private property rights and less environmental rights

Land rights must be voted on by all

Private property owners should be able to restrict development that may impact their property

Private property owners will support the right development proposals

Land owners rights are quickly being eroded by "do-gooders" without a clue.

Should developers like the timber industry have absolute and final say about their property?

Are property rights equal for owner of a "40" and for a corporation owning 400,000 acres?

Way too much inclusion in phrases like "private property rights," "public interest," etc.

Private property rights are not a black and white issue (can affect more than just that landowner)

Property owners should have final say concerning their property if they don't impact their neighbors' rights (by blocking waterways, filling yards with eyesores, or violating zoning codes or criminal laws) - 14

Property owners should have final say when they are only preserving the environment (like Delene)

Property owners—especially developers—should **not** have absolute and final say about their land

Planners or developers should not force property owners to sell or do things against their will - 4

We have the right to our own "family historic significance," such as passing property to descendants

People or corporations that have paid taxes on their property for years should be allowed to build

(e.g., Bete Gris and Eagle River condos)

Why should property owners pay to build on their own land? Where does that [permit] money go?

The individual rights of many should not be compromised for the sake of commercial development

No one (private or state) has absolute rights; Native Americans believe in uses that respect land
Need to find ways for multiple property rights (uses) to be preserved - 2
Whether private rights are more important than "public interest" depends on the situation - 3
The balance needs to swing back to rights of private property owners, less interference - 5
If the public wants to control property, buy it - 2
Don't regulate land to death. Land use is zoning by another name.
Who can disagree with balancing private rights and public interest? Everyone has their idea of
balance - 3
Balancing private rights and public interest is a code word for certain extremists and corporations
People with approved water and septic systems should not have to hook up to public systems - 2
Natural boundaries do not follow private property lines
County should not tell property owners what they can or can't do on their land—zoning laws cover
Property takeovers aren't legal or moral; people should keep what they have worked for - 4
Support for Delenes; unfair punishment for improving their land - 7
DNR has done with tax money what Delene did with his own money—double standard applied
If Delenes weren't fined, that money could be used to further improve the area
Army Corps of Engineers and DNR should stop raising lake levels and let people build docks and
small enhancement projects on their lake property
On 6-acre site, we should be able to develop a small wildlife pond without adverse effects
Set aside large swamp areas for wildlife
Be sensible about calling every mud puddle a wetland - 3
Government should stay out of businesses' business
Too much power in the hands of DNR, EPA, COE, OSHA, environmentalists—answerable to no one;
too much government regulation, bureaucracy; we have lost our rights and civil liberties - 21
Needs to be some control, but a "Big Brother" attitude is the norm now regarding property rights
We don't need self-appointed commissions telling us what to do—businesses do their own studies
Stay out of our townships; stay in Houghton
Too many "tree huggers" trying to keep us from doing anything with our land
Protected federal land is useless to all, as in Crooked Lake ruling against Kathy Stupak-Thrall
The right to snowmobile, hunt, and fish is becoming limited by DNR and private landowners - 3
If property owners don't have the final say, does anyone really own their property?
People who lease land should have first right to buy
Old railroad trail along U.S. 41 should stay public, not be turned over to adjacent property owners

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 and homes. [Adams Township]

Managing property for the public good must be balanced with personal property rights. We cannot let our wonderful woods and water be totally developed. Cooperative planning among the government entities is critical. [City of Hancock]

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. [Village of Lake Linden]

*The right of property owners to do with their property as they see fit is inalienable. Government should not, and must not, grant privileges (tax abatements) to some and restrict others (zoning, historic preservation districts, etc.). WUPPDR should be disbanded. "That which governs least, governs best." To quote Thomas Jefferson—"The God who gave us life gave us **liberty** at the same time." I'll do with **my** property as I see fit. Governments are instituted for defense not economic planning. Butt out! [Village of Laurium]*

Earth, air, and water form a system not bound by arbitrary lines. [Portage Township]

I find the DNR has too much power over the use of our land. Would like to see some of their power taken away and just manage wildlife and fish like they used to. [Portage Township]

We should maintain the right to preserve our natural resources along with the right to be able to decide what is good for our community. [Portage Township]

Environmental controls are not always in the interest of the INDIVIDUALS. [Portage Township]

The best way to ensure environmental quality is to protect private property rights. When the government inhibits or takes away the individual's right to stewardship, huge abuses follow. Consider the worst abuses in this country, which are on former military bases, not on privately developed land. Trust the people to take care of what is rightfully theirs to keep. [Schoolcraft Township]

This suggests that a property owner could pollute, create hazards, destroy anything on his/her property. This would be unacceptable. On the other hand, the 'state' should not have absolute—or even primary—control. I prefer the Native American philosophy that we cannot own the earth, that we are only permitted to use it and that it must be respected. That philosophy does not give absolute rights to anyone. [Village of South Range]

Road Maintenance, Traffic Control, and Safety

Need better roads, maintenance, and repair (potholes, snow removal, dust control) - 21

There's plenty of money for recreation but bad roads limit access except by very expensive 4WDs

More people have built beautiful homes but the access roads are terrible

Need more than higher gas tax to pay for road improvements

Spend more on roads and snow removal; more important than tax breaks (or baseball stadium) - 2
Pave dirt roads - 2

There is no paved or blacktop road in Laird Township; southern Houghton County roads very bad
Resurface Tapiola Road to improve access from M38 to towns north

Not one county road in Houghton County is safe to drive as is

Roads and streets inadequate for traffic; need overpasses, better engineering to prevent accidents -6

Need adequate roads before development is allowed, not 10 years later

Remove the road commissioner, employees who ride around in \$30,000 SUV and go for coffee

Improve bridge interchange

To improve bridge traffic, widen Sheldon Ave. in front of old Kirkish building or install traffic light

Need 55 mph speed limit and four lanes on U.S. 41 from Hancock to Calumet

Extend Sharon Avenue to meet U.S. 41 near Superior Block Co. to reduce Houghton congestion

Restore 4th St. in Calumet from Oak to Redjacket— narrow, rutted lanes are hazardous in winter

Neighboring townships, cities, and counties should work together to improve roads

Need another bridge/new bridge across waterway - 5

Repair or remove sidewalks in West Houghton; it looks like a slum even if the houses are fixed up

Keep stop lights to a minimum

Need street lights at intersections on rural roads and blind corners

Need lower speed limits on county roads with blind spots

Is it safe to raise speed limit on some highways to 70-75 mph with today's smaller cars?

Strict enforcement of drunk driving laws needed

Move Houghton County Road Commission from its present site. Improve our secondary roads. U.S. 41 on Quincy Hill needs two lanes going down. [Franklin Township]

Snow Removal

Rural roads ignored; Calumet Township plowing poorest in 50 years (township equipment for personal use)

Our roads are well maintained, given the severe winters
Snow accumulation and removal needs to be included in plans; need better snow removal - 3
Enforce restrictions on plowing snow from driveways onto public roads - 2
Take care driving on these slippery roads
Need ways to remove snow pushed by graders into driveways
Business owners should keep sidewalks in front of their property clear of snow, cars, etc. - 2

Public and Non-Motorized Transportation

Improve public transportation in area, especially for elderly and handicapped - 3
Instead of more parking, Houghton-Hancock should have hourly bus service to reduce congestion
Restore train service; loss of rail service a shame - 4
Need better air service, especially direct flights to Chicago, Lansing
Need bus, train, or air service to downstate other than Detroit
Make communities "walking friendly"
New commercial developments should be user-friendly for pedestrians and bicyclists

Countywide transportation (at least Chassell-Houghton-Hancock-South Range-Calumet) should be enhanced. Too many low income and public assistance dependent families have to live in outer areas but jobs are in Houghton-Hancock core. [Portage Township]

Tax Incentives

Tax breaks to create jobs; O.K. for start-up and if business is sustainable and benefits the area - 4
No tax breaks to large corporations, non-local companies that pay mostly minimum wage - 4
Tax incentives appropriate for properly located industrial businesses
No tax breaks—welfare—for business; we [residents] have to pay taxes every year - 6
Area work ethic should be enough to draw business without tax breaks
Local businesses should get same tax breaks as outsiders; abatements punish existing business - 5
Tax incentives first—maybe only—to local, small businesses, not Wal-Mart, Citgo, and hotel chains
Need tax breaks to encourage investment and job creation for young people
New home builders should get same tax breaks as businesses for adding to work force and economy
Give land owners a tax break or liability exemption if they allow public access for recreation - 2
Tax abatements should be available for improving existing properties, particularly downtowns - 2
No tax breaks for placing land into a trust because other taxpayers must make up the difference - 2
No tax incentives or abatements of any kind
Using tax incentives to attract new businesses depends on the nature of the business - 2
Tax incentives benefit only the well-off or well-connected at taxpayer expense - 2
Tax incentives for new businesses, especially giants like Wal-Mart, hurt existing businesses - 2
New businesses benefit from schools and government services as much as anyone [why shouldn't they pay?]
Tax incentives only for new business that doesn't compete with existing and brings money into area
How much does each job created through tax incentives ultimately cost?
Need more information to know if tax abatements should be used to attract new businesses
Need more information to understand the concept of tax incentives associated with land trusts - 4
Tax incentives for land trusts, etc. are appropriate—for the public good rather than private gain
Too much nontaxable land in federal, state, township ownership
Tax nonresident landowners at 10 times the rate of residents
Use tax incentives and ordinances to encourage beautification and keeping property in good repair
Disincentive for people to improve/maintain their property because then their taxes go up
To avoid raising taxes to run government, follow up sheriff candidate Borst's suggestions
If government went home and stayed there, we wouldn't need all the taxes in the first place
Why not eliminate school taxes for people 65 and over? They have paid their share
Voters quick to complain about roads, etc., but won't vote to raise taxes to fund improvements
Someone should monitor the flow of tax dollars, especially to Houghton County Road Commission

*Tax incentives to attract multi-million \$ corporations to our area when the cost of land is minuscule compared to other areas of state/nation **don't make sense!** Who is paying for the increased road maintenance costs of the M-26 and Sharon Avenue corridor? Not ShopKo, Wal-Mart, or Econo Foods! [City of Hancock]*

Taxes and high utilities—such as City of Houghton water— make it VERY hard for minimum wage earners to afford a home. It's hard to look at the "long view" when the short one is all bills. [City of Houghton]

Tax incentives such as tax abatements should be available to improve existing properties, particularly downtown areas. These properties could attract new business and create jobs, just as well as the new urban sprawl on M-26. [Portage Township]

Government and Public Services

Disposal of garbage and building materials from destruction of old buildings, etc., is a priority
Burn garbage, don't bury it [Gazette article attached]

Property taxes rising too fast, services not keeping pace - 3

Consolidate Calumet, Laurium, and Calumet Township; can't support so many public services

Local government too big and costly

Need better qualified public officials

Need new blood in county leadership

Stop ignoring southern Houghton County when it comes to jobs, roads, and recreation

Each township should have member on county board; five-member panel gets nothing done

Too much money spent on studies and talking about what to do, not enough action

Teach citizens how to access financial records to expose drug payoffs, illegal contributions, and kickbacks to politicians, bankers, and corporations

Replace [Houghton Assistant City Manager] MacInnes

Chambers of Commerce/big business have too much control over city and village councils in determining what's right for the area; money is their only target

I think the [Hancock] city manager and council have done a good job

Need strong county manager

State government too distant geographically and by political majority; too urban-oriented

Calumet Downtown Development Authority a "nothing organization"

Cities grow, so should their infrastructure

Need more police, especially those not afraid of gangs

Need 911; counties should work together to establish 911 system - 3

Need rural recycling drop-offs, programs - 2

Need recycling program/center administered by county or several counties - 3

Need yearly household hazardous waste disposal day

Elderly need spots they can stop off at and visit

We have a duty to assist a growing senior population

Need more programs to help the poor with career decisions and training

More/better services for the poor, who have to wait in line in bad weather for food, can't afford child-care, and have no medical insurance. Need shelters/soup kitchens in Houghton and Calumet

Seniors on social security should have a tax cut and food stamps (young people get food stamps)

Need a junior college

Redesign school systems to provide a rigorous ecology-based education

Need more training of children in the trades, cooperative education with business owners - 2

Our youth are our future

Parents should take charge of their children or pay for what they wreck

Need sidewalks in Houghton, at least near elementary school

Need honest city, township, and county schools in towns, not outside in the woods

Need senior housing, planning for moderate-income retirement units (2 bedroom, garages, etc.) - 3

Need affordable Adams Township condominium or townhouse development

Need apartments or rental town houses with garages [Osceola Township, Calumet-Laurium area?]
Building hospital on Quincy Hill ridiculous location -3
Should have renovated old Portage Hospital building
New hospital should be south of bridge instead of two hospitals to the north
How about a survey on "good ole boy" judicial system and crimes that go unpunished because of nepotism?
[Need?] Sturgeon River floating control

Recreation

Need more supervised recreation, activities, hang-outs for kids to keep them out of trouble - 8
Wish I had a lot of money to at least help kids stay off the streets
Create daily or weekly youth camp at the new historical park (like MTU's Summer Youth Program)
More recreation opportunities (in addition to jobs) will encourage youth to stay in area
More youth organizations, camps, and learning centers
Get young people more involved with care of community
Need recreation for all people, not just taking such good care of single mothers and their children
Hancock should include pool in new school for youth recreation
Reopen electric park
Need more camping, picnic areas
Need championship 18-hole golf course to help tourism and western U.P. interest
Too many snowmobiles; need areas/times free of them, their noise, pollution, and safety threats - 12
Snowmobiles bring money to area but riders' speed and riding on streets disregards law and life - 3
Move snowmobile trail west of Dakota Heights and restrict it from Park St. (old M-26) ASAP
Why should a snowmobile trail be allowed right in town under my bedroom window?
Develop lower impact recreational activities like hiking, biking, snowshoeing, cross-country skiing -4
Consider paving abandoned railroad grades for biking, jogging, walking, and roller-blading
Improve trails and grooming to attract more skiers
Jet skis need some limitations, noise control - 5
County should do a real study of snowmobile/jet ski noise, pollution, accidents, environmental disruption, and incidental **negative** economic impacts
Noise controls for ATVs -2
Off road vehicles (ORVs) need better access, like in Houghton waterfront
Too much hunting allowed for small amount of wildlife here
Hunting is becoming too restricted by private landowners; need DNR game area

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. [Adams Township]

I think that if this community had more things for young people to do, there would not be so many of them in trouble and in jail. [Calumet Township]

Hunting and fishing are part of the way of life here, and I don't believe that those who are able to put up "no hunting" signs understand this at all.... For those who care only for economics, consider that a large hunting area would also attract those city hunters who need lodging and food. Maybe they'd stay here instead of going to Canada (where also, more of Superior's shore is being preserved, and eco-tourism, the fastest-growing tourism sector, is known). [Calumet Township]

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! [Village of Lake Linden]

Survey

Thanks for survey and opportunity to speak out, share opinions - 36

Survey a good idea, well done, beneficial to future growth and planning; keep up the good work - 20

Survey a good idea. Not everyone is comfortable attending public meetings

Surveys and public input at meetings are useful but most decisions should be by secret ballot

"You women [League of Women Voters] are doing a good job! Thank you."

Interested in survey results; release to public - 2

When you publish survey results, include everyone's written comments; often very valuable

Publishing survey results a good idea, but will be disregarded when [development] money flows in

Need more surveys like this if money permits

I hope this survey makes a difference and that decision makers will take the responses seriously - 3

Let's keep these issues before the public and create mechanisms for public involvement

My biggest concern with the survey is that concerned citizens will think that their opinions matter to those responsible for development, the people with economic and political power

What good is this survey when laws are not enforced now?

Answers to questions give fair idea of my feelings about future area development

"My answers are intended to indicate a generally positive attitude!"

Survey represents only one member of household; we don't always agree - 3

Survey analysis must acknowledge the respondents' varying levels of education on social, economic, and environmental issues and factors that shaped their values (e.g., relatives who were miners)

Hope survey isn't used to justify more government intrusion into our lives or use of tax money

Survey is biased [do-gooder, environmentalist, no growth, more government, etc.], not useful, waste of time; questions general, shallow, vague, misleading - 21

Survey creators seem to believe history and environment is more important than change

Survey sponsors don't care what property owners think

Including mailing label not a sound strategy for survey veracity - 2

Survey intended for all county residents, yet many of my neighbors and friends never received them

Please don't waste money on your pet needs for power

Question 15 asks how people feel; can only answer how I feel - 2

#23 about property becoming unaffordable for local residents is a loaded question that can be manipulated by the survey sponsors

Statement about need to balance private property rights and public interest is bad

Hard to know what local governments working together toward shared goals means in real terms

Keep this survey away from the politicians or it will come to nothing

I am eighty-five years old. I don't care either way.

Sorry this survey is late. Hope it can still be used - 3

Sorry! My dog got to this before me

More regular residents should be surveyed door-to-door for their opinions

I am very interested in seeing how the results of this survey are presented. Several questions/answers, if taken out of context, will change survey results. I felt that several questions were "loaded." [Calumet Township]

I do believe that if the value of pi was unknown, some knothed would be doing a survey to find what the rabble thought it should be. [Chassell Township]

This survey is so biased, it should be embarrassing to those that designed it. You aren't looking for "input." You are just looking for concurrence! [Hancock Township]

Good questions. Please publish results in Gazette or other visible place. [City of Houghton]

This is a very good survey, and I hope it can be used to its maximum use. This survey is all-important from my point of view. Good luck with your work. [City of Houghton]

Very disappointed by the shallow questions on your survey which are obviously slanted to gain a predetermined outcome. I am astounded that the League would stoop to a position that is inconsistent with their noble mission. [City of Hancock]

This survey is so vague and worded in a way that I would strongly question any trends or results obtained from this information. [City of Hancock]

This cost-free survey reflects fairness and inclusiveness of all our citizenry. Thank you. [Laird Township]

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."... We credit these [survey sponsor] 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 beautiful 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. [Village of Lake Linden]

Thank you for the questionnaire. If I stay in the area, I hope to get more involved and knowledgeable. [Village of Laurium]

Growth management will continue to be a low priority in Houghton County. Few communities are willing to spend even modest \$\$ for planning. Maybe this survey will show elected officials that people do care about the change occurring. [Portage Township]

*I think this survey is a **neat** idea. I feel like I am really a part of the community.* [Stanton Township]

*"Thank **you**—it's time someone asked **us**, the residents!"* [Torch Lake Township]

Miscellaneous

There's lots of room for improvement

Chickadee should replace robin as the Michigan State Bird

More birth control

Tourists and Tech students shouldn't be treated more leniently by law enforcement than locals

I live in an apartment

Chamber of Commerce meetings held on their issues were little used or publicized; need timely reporting

Get young people to junk computers and TVs; get them interested in gardening and small farming

Consult the expertise of MTU environmental policy and historic preservation graduate programs in the future

People who have lived here for years need to think more about the university than themselves or the community will be in big trouble

It's highly irresponsible for people to have children when they can't provide for them

All bars and taverns should be closed; don't need liquor available to teenagers

Alcohol should be banned from all parks/recreation areas except by permit

John 3:16 "For God so loved the world that he gave His one and only son, that whoever believes in Him shall not perish but will have everlasting life."

I have nothing further to add at this time