

**RESULTS OF HOUGHTON COUNTY 1997
"SHAPING OUR FUTURE" LAND-USE SURVEY**

VOLUME 1: NARRATIVE REPORT



Prepared by

Kristine L. Bradof, Paula A. Olson, and Glen L. Spangler

GEM Center for Environmental Outreach

**Department of Civil and Environmental Engineering
Michigan Technological University**

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**MTU GEM Center for Environmental Outreach
League of Women Voters of the Copper Country
Western Upper Peninsula Planning and Development Regional Commission
Keweenaw Land Trust
Upper Peninsula Environmental Coalition
Keweenaw Peninsula Chamber of Commerce
Keweenaw Community Foundation**

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League of Women Voters of the
Copper Country
c/o MTU Regional GEM Center
1400 Townsend Drive
Houghton, MI 49931-1295

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WANTED! Your Input

WANTED! Your Help in Shaping the Future of Houghton County

Few have deeper affection and appreciation for their natural and historical surroundings than residents of the Copper Country. Public land-use meetings in 1994 showed that residents are concerned about change and its effect on what they value in their communities. Copper Country residents want to help shape the area's future.

A series of public programs in fall 1996, titled "Shaping Our Future: Growth Management & Land Stewardship," introduced area residents to tools and techniques they can use to guide their communities' development. Now, this survey asks all Houghton County residents, especially those unable to attend the public meetings, to express their views on community change, planning, development, open space preservation, and property rights. Results will be made public in April 1997. Township, village and city officials will receive overall results and summaries of their residents' responses. Your input will help guide planning and development into the next century.

- A. (1) I live in _____ township/village/city.
 (2) I have lived in Houghton County for 0-5 5-10 10-30 over 30 years.
 (3) My age is under 21 21-40 41-60 over 60 years.

B. Please express how strongly you agree or disagree with the following statements.

| | agree strongly | agree somewhat | disagree somewhat | disagree strongly |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| ECONOMIC DEVELOPMENT AND JOBS | | | | |
| 1. Developers should be allowed to develop with little or no restriction because it helps the local economy. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Change brought by economic development should be balanced with actions to preserve community character. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Public costs for new water, sewer, and other services should be considered when any development is proposed. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. "Big city" shopping and entertainment benefit the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. The benefits of recent commercial development along M-26 and Sharon Avenue outweigh any disadvantages | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Similar commercial development along US 41 between Hancock and Calumet would benefit the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Lack of jobs, especially for young people, is a problem in our area | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| | agree strongly | agree somewhat | disagree somewhat | disagree strongly |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 8. Environmental impacts should be considered when creating new jobs. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Tax incentives, such as tax abatements, should be used to attract new businesses. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. More recreational opportunities are needed in my township/city/village. If so, what kind? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

NATURAL AND CULTURAL CHARACTER

| | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 12. The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. The small-town feeling of the area is worth preserving. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. The design and appearance of new buildings and signs are important to the community. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. New development would be acceptable to more people if it blended better with the historic buildings in the area. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Improvement of existing properties, especially those of historic significance, should be encouraged as an alternative to developing more land. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Some open space and undeveloped land should be protected from future development. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Some roads should be designated as "scenic" and should retain their natural character. If so, which roads? _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PRIVATE PROPERTY RIGHTS AND CONCERNS

| | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 19. Property owners should have absolute and final say about what happens on their property. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Private property rights are more important than public interest when a development is proposed. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. We need to balance private property rights and public interest. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Public access to waterfront areas is becoming too limited. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Property is becoming unaffordable for local residents. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PLANNING FOR THE FUTURE

| | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 24. I feel that I have a voice in shaping the future of my community/township/city | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Neighboring townships, cities, and counties should identify and work together toward shared goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

C. Comments: _____

Please return this survey by January 31, 1997. Just refold the form so that the Business Reply Mail panel shows and tape closed where indicated. No stamp is required.

Thank you for your interest and input!

This survey is sponsored by the League of Women Voters of the Copper Country, the Regional Groundwater Education in Michigan (GEM) Center at Michigan Tech, the Western Upper Peninsula Planning and Development Regional Commission, and the community leadership project (CLIMB), with the cooperation of the Upper Peninsula Environmental Coalition, the Keweenaw Peninsula Chamber of Commerce, the Calumet Downtown Development Authority, and local units of government. Funding is provided by a mini-grant from the Charles Stewart Mott Foundation through the Michigan Environmental Council Land Stewardship Initiative.

Summary

"Wanted! Your Help in Shaping the Future of Houghton County." That was the invitation to all Houghton County residents in January 1997 to participate in an opinion survey about land-use issues. Nearly 2,000 residents took the time to return the surveys, a response rate of 12 percent. The survey asked residents how strongly they agreed or disagreed with each of 26 statements on topics such as community change, planning, development, open-space preservation, property rights, and environmental stewardship. About three-quarters of the returned surveys included comments, ranging from a few words to lengthy attachments.

Overall, the number of surveys returned, the responses to statements, and the comments added show strong interest in long-range planning, land conservation, growth management, property rights, and jobs among Houghton County residents. The following statements have the highest level of support. At least 90 percent of respondents agree with them either strongly or somewhat; less than 10 percent disagree.

- Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water.
- The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life.
- Neighboring townships, cities, and counties should identify and work together toward shared goals.
- Public costs for new water, sewer, and other services should be considered when any development is proposed.
- The small-town feeling of the area is worth preserving.
- Environmental impacts should be considered when creating new jobs.
- Change brought by economic development should be balanced with actions to preserve community character.

The following two statements have nearly 90 percent agreement: "Lack of jobs, especially for young people, is a problem in our area" and "The design and appearance of new buildings and signs are important to the community."

In contrast, the statement with the least support (25 percent agreement, 74 percent disagreement) is, "Developers should be allowed to develop with little or no restriction because it helps the local economy." It is *the only survey statement with which more people disagree than agree.*

Respondents are more divided in their reactions to statements regarding benefits and costs of recent development, the relative importance of "private property rights" versus "public interest," and the type and appearance of development projects.

The analysis shows that the responses to many survey statements differ by the respondents' age, current residence, and length of residence within Houghton County. Those differences are presented in separate sections of this report.

Interestingly, about 40 percent of respondents under age 60 feel that they do not have a voice in shaping the future of their community, township, or city. This survey report is intended to promote discussion of land-use issues and help provide the voice that many residents feel they lack. Complete results, including comments as they appear on the survey forms and individual results for each of the 21 townships, cities, and villages in the county, have been presented to local elected officials.

Introduction

Few people have deeper affection and appreciation for their natural and historical surroundings than do residents of the Copper Country. Public land-use meetings in 1994 revealed local concerns about change and its effect on community values. Area residents want to help shape the Copper Country's future.

A series of public programs in fall 1996, titled "Shaping Our Future: Growth Management and Land Stewardship," introduced area residents to tools and techniques they can use to guide their communities' development. To gain as much input as possible from residents who did not participate in the public meetings, a survey on community change, planning, development, open-space preservation, and property rights was mailed to all Houghton County residences in January 1997.

The intent of the survey was to provide every household in Houghton County with an opportunity to express opinions. Therefore, the results do not represent a random sample of Houghton County residents, only those who chose to respond to a survey by mail. People who feel most strongly for or against what they perceive to be the issue may be overrepresented in such self-selected surveys.

Two-thirds of survey respondents have resided in Houghton County for 10 years or more, 40 percent for more than 30 years. The age range of respondents was less than 1 percent under age 21, 24 percent ages 21-40, 39 percent ages 41-60, and 30 percent over age 60.

Survey methods

The Keweenaw Peninsula "Shaping Our Future" Partnership, formed in April 1996 as a result of a U.P. LEAD community leadership workshop conducted by Michigan State University Extension, designed the survey. Mini-grants from the Michigan Environmental Council's Land Stewardship Initiative supported the project along with other monetary and in-kind contributions. Members of the Partnership include the Groundwater Education in Michigan (GEM) Center for Environmental Outreach at Michigan Technological University, the League of Women Voters of the Copper Country, the Upper Peninsula Environmental Coalition, the Keweenaw Land Trust, the Western Upper Peninsula Planning and Development Regional Commission, and the Keweenaw Peninsula Chamber of Commerce. The Partnership sought input to and review of the survey from others in the community with an interest in economic development and stewardship of cultural and natural resources, including the Keweenaw Industrial Council, the Keweenaw National Historical Park, the Calumet Downtown Development Authority, local government officials, and participants in an October 1996 "Shaping Our Future" workshop. The survey went through several rounds of review and revision before it was finalized.

Local newspaper and radio stations publicized the survey. Surveys were bulk-mailed to 16,248 Houghton County residential addresses during January by Superior Mail Services for return by business reply mail. The 1,936 surveys returned represent a 12 percent response rate. However, the effective response rate is likely to be higher. For example, the 1990 census lists only 13,151 occupied households in Houghton County. The 3,097 discrepancy may reflect vacant residences. In addition, summer-only residents did not receive surveys because bulk mail is not forwarded. Some residents who watched for survey forms in the mail reported that they never arrived.

For each statement, respondents selected one of four choices: "agree strongly," "agree somewhat," "disagree somewhat," and "disagree strongly." During data entry, marks placed between categories, such as between "agree strongly" and "agree somewhat," were assigned to the appropriate "somewhat" category. The survey also asked respondents to name the township, village, or city in which they reside, indicate how many years they have lived in Houghton County, identify their age range, and add any comments they wished.

Staff from the GEM Center compiled survey responses into a database. Five percent of the entries were rechecked against the surveys for accuracy. There were no errors.

Calculation of total points

For each survey statement, the actual number and percentage of respondents who agreed strongly or somewhat were tallied. The same measures were used for respondents who disagreed strongly or somewhat. A third measure, "total points," was calculated, using weighting factors to interpret how strongly respondents felt about each statement. Total points gave double weight to responses of "agree strongly" and "disagree strongly" as compared to "agree somewhat" and "disagree somewhat." The following equation was used:

$$\text{Total points} = 2 \times (\text{percent "agree strongly"}) + (\text{percent "agree somewhat"}) \\ - (\text{percent "disagree somewhat"}) - 2 \times (\text{percent "disagree strongly"}).$$

If all respondents *agree strongly* with a statement, the total points equal 200. If all respondents *disagree strongly* with a statement, the total points equal -200. If all respondents *agree somewhat*, the total points equal 100. If all respondents *disagree somewhat*, the total points equal -100. A value of 0 indicates a balance between agreement and disagreement. The statement with which residents *agree* most strongly received 169 total points, while the statement with which they *disagree* most strongly received -91 total points.

Dissemination of results

The Center released a countywide summary of results in June 1997, which was published, in part, by the Houghton *Daily Mining Gazette*. Officials from each township, village, and city received copies of the countywide results plus a detailed breakdown of the responses from their jurisdictions in September.

Further analysis examined results by age of respondents, length of residence, and current residence within Houghton County. Summaries of these results appear elsewhere in this report. Comments made by survey respondents from each township, village, and city were compiled exactly as they were written. About three-quarters of the surveys included comments, some very brief, others with lengthy attachments. A summary of comments for the county as a whole, with a sampling of quotes, is included in Volume 2 of this report (Appendix A). The responses are not linked to individuals, even if the respondents chose not to remain anonymous. All of the results for each locality, including verbatim comments, were presented to local officials at their regular monthly meetings by members of the Keweenaw Peninsula "Shaping Our Future" Partnership in early 1998. Copies of the entire report are available at all Houghton County libraries and township, city, and village offices. The report will also appear on the GEM Center's web site (under construction) via www.mtu.edu.

Overall results for Houghton County

Overall, the number of surveys returned, the responses to statements, and the comments made on the survey forms show strong interest in long-range planning, land conservation, growth management, private property rights, and jobs among Houghton County residents. The table on the facing page ranks the strength of agreement with each survey statement by total points (see p. 3). At least 80 percent of respondents agree with each of the top 15 statements in the table.

There is only one statement with which more residents disagree than agree: "Developers should be allowed to develop with little or no restriction because it helps the local economy." The next least popular statement has 57 percent agreement, 41 percent disagreement, and 20 points.

Respondents are divided in their reactions to statements regarding the benefits versus costs of recent development and the relative importance of "private property rights" versus "public interest." Of the three statements that specifically mention private property rights, the largest percentage of respondents (82 percent) agree that "We need to balance private property rights and public interest." Only 16 percent disagree and 48 percent agree strongly, for a total of 106 points. A larger percentage of respondents (54 percent) agree strongly that "Property owners should have absolute and final say about what happens on their property," but 21 percent disagree. Overall, 78 percent agree with the statement either strongly or somewhat (103 points). Almost the same number (75 percent) agree with the third statement, "Private property rights are more important than public interest when a development is proposed," 43 percent agree strongly and 23 percent disagree, for a total of 86 points. (For property rights results by age, length of residence, and location, see pp. 14-15.)

Overall, 82 percent of respondents agree with the statement, "Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer." In contrast, only 64 percent agree that "Tax incentives, such as tax abatements, should be used to attract new businesses." Total points are 113 and 35, respectively.

Other statements address concerns raised by many area residents about the type and appearance of development projects. At least 84 percent of respondents agree with the following three statements:

- The design and appearance of new buildings and signs are important to the community.
- Some open space and undeveloped land should be protected from future development.
- Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land.

Interestingly, 36 percent of respondents (40 percent of those under age 60) feel that they do not have a voice in shaping the future of their community, township, or city. The Partnership hopes that the results of the survey will promote discussion of land-use issues and help provide the voice that many residents feel they lack.

Houghton County Results (1,936 Responses)

Results ranked by total points*

Sections are separated by differences of 40 or more points.

| | Agree Strongly | Agree Somewhat | Disagree Somewhat | Disagree Strongly | Total Points* |
|--|----------------|----------------|-------------------|-------------------|---------------|
| Highest Overall Agreement ↑ | | | | | |
| <i>Statement:</i> | | | | | |
| Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water. | 80% | 15% | 2% | 2% | 169 |
| The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life. | 77% | 18% | 3% | 1% | 168 |
| Neighboring townships, cities, and counties should identify and work together toward shared goals. | 71% | 26% | 2% | 1% | 163 |
| Public costs for new water, sewer, and other services should be considered when any development is proposed. | 73% | 22% | 2% | 2% | 161 |
| The small-town feeling of the area is worth preserving. | 71% | 23% | 5% | 1% | 157 |
| Environmental impacts should be considered when creating new jobs. | 59% | 32% | 6% | 2% | 139 |
| Lack of jobs, especially for young people, is a problem in our area. | 63% | 25% | 8% | 3% | 138 |
| Change brought by economic development should be balanced with actions to preserve community character. | 57% | 33% | 6% | 3% | 136 |
| The design and appearance of new buildings and signs are important to the community. | 58% | 31% | 8% | 2% | 135 |
| Some open space and undeveloped land should be protected from future development. | 63% | 21% | 9% | 5% | 127 |
| Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land. | 55% | 31% | 9% | 4% | 123 |
| Some roads should be designated as "scenic" and should retain their natural character. | 57% | 23% | 8% | 4% | 123 |
| Property is becoming unaffordable for local residents. | 53% | 29% | 12% | 3% | 117 |
| Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer. | 46% | 36% | 8% | 4% | 113 |
| We need to balance private property rights and public interest. | 48% | 33% | 8% | 8% | 106 |
| Property owners should have absolute and final say about what happens on their property. | 54% | 24% | 13% | 8% | 103 |
| Public access to waterfront areas is becoming too limited | 47% | 30% | 15% | 5% | 98 |
| Private property rights are more important than public interest when a development is proposed. | 43% | 31% | 15% | 8% | 86 |
| New development would be acceptable to more people if it blended better with the historic buildings in the area. | 38% | 36% | 18% | 6% | 83 |
| Lowest Overall Agreement ↓ | | | | | |
| "Big city" shopping and entertainment benefit the area. | 24% | 40% | 22% | 12% | 41 |
| Tax incentives, such as tax abatements, should be used to attract new businesses. | 18% | 46% | 20% | 13% | 35 |
| More recreational opportunities are needed in my township/city/village. | 27% | 25% | 24% | 12% | 32 |
| I feel that I have a voice in shaping the future of my community/township/city. | 21% | 38% | 23% | 14% | 31 |
| The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages. | 24% | 33% | 27% | 14% | 26 |
| Similar commercial development along US-41 between Hancock and Calumet would benefit the area. | 25% | 31% | 20% | 21% | 20 |
| Developers should be allowed to develop with little or no restriction because it helps the local economy. | 8% | 17% | 24% | 50% | -91 |

*200 points = unanimous strong agreement, -200 points = unanimous strong disagreement (see p. 3).

Percentages may not total 100 if some respondents did not express an opinion on a particular statement.

Results by age of respondents

Seven of the 26 survey statements show significant differences by age category of the respondents (see facing page). "Significant" is defined for the purposes of this analysis as having a difference of 10 percentage points or more agreement (agree strongly + agree somewhat) among the age groups or 40 total points (see p. 3). The age groups are "under 21," "21-40," "41-60," and "over 60." Only 16 responses are from people younger than 21 years old, a very small sample. Therefore, the percentages associated with the under-21-year-old respondents should be interpreted with caution; they were not used to determine the significance of age differences.

Four statements show a trend toward *greater* agreement the *older* the age group:

- Lack of jobs, especially for young people, is a problem in our area.
- Private property rights are more important than public interest when a development is proposed.
- Similar commercial development along U.S. 41 between Hancock and Calumet would benefit the area.
- The benefits of recent commercial development along M-26 and Sharon Avenue outweigh any disadvantages.

The "lack of jobs" result appears to reflect a belief—commonly expressed by some older residents at public meetings and in letters to the editor—that young people are forced to leave the area to find good jobs. The views of young people who have left the area, of course, are not represented by this survey. Young people who are living in the area but are not heads of households are also underrepresented.

People over 60 are the most supportive among the age groups of the following two statements, which lack clear trends with age:

- Developers should be allowed to develop with little or no restriction because it helps the local economy.
- Property owners should have absolute and final say about what happens on their property.

Only one statement with a range of total points greater than 40 or agreement percentage points greater than 10 among the age groups shows a trend of *decreasing* agreement the older the age group:

- More recreational opportunities are needed in my township/city/village.

Seven other statements show lesser trends with age of respondents. Five statements have *stronger* agreement the *younger* the age group: "Some open space and undeveloped land should be protected from future development," "Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land," "The natural environment, scenic beauty, and 'getting away from it all' are important to our quality of life," "Some roads should be designated as 'scenic' and should retain their natural character," and "Environmental impacts should be considered when creating new jobs." Two statements have *stronger* agreement the *older* the age group: "Property is becoming unaffordable for local residents," and "Public access to waterfront areas is becoming too limited." Complete results by age appear in Volume 2 (Appendix C).

Houghton County Responses by Age

Results ranked from largest to smallest range of total points* among age groups for each statement.

| | Under 21 (16 responses)** | 21-40 (465 responses) | 41-60 (756 responses) | 60 and over (584 responses) | Overall (1,936 responses)*** | Range of Total Points* | |
|----------------------------------|--|-----------------------|-----------------------|-----------------------------|------------------------------|------------------------|----|
| Statement: | | | | | | | |
| Largest Difference of Opinion → | Lack of jobs, especially for young people, is a problem in our area. | 81 | 107 | 142 | 164 | 138 | 57 |
| | Private property rights are more important than public interest when a development is proposed. | 75 | 68 | 70 | 124 | 86 | 57 |
| | Similar commercial development along US-41 between Hancock and Calumet would benefit the area. | -13 | -2 | 10 | 54 | 20 | 56 |
| | Property owners should have absolute and final say about what happens on their property. | 94 | 88 | 87 | 137 | 103 | 49 |
| | Developers should be allowed to develop with little or no restriction because it helps the local economy. | -63 | -98 | -108 | -64 | -91 | 44 |
| | The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages. | 63 | 14 | 15 | 51 | 26 | 37 |
| | More recreational opportunities are needed in my township/city/village. | 69 | 51 | 33 | 15 | 32 | 36 |
| | Some open space and undeveloped land should be protected from future development. | 169 | 145 | 123 | 116 | 127 | 30 |
| | I feel that I have a voice in shaping the future of my community/township/city. | -44 | 26 | 22 | 51 | 31 | 29 |
| | Property is becoming unaffordable for local residents. | 6 | 103 | 116 | 131 | 117 | 28 |
| ← Smallest Difference of Opinion | Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land. | 119 | 139 | 118 | 114 | 123 | 25 |
| | Public access to waterfront areas is becoming too limited. | 75 | 87 | 98 | 108 | 98 | 21 |
| | The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life. | 188 | 178 | 168 | 159 | 168 | 20 |
| | Some roads should be designated as "scenic" and should retain their natural character. | 169 | 133 | 121 | 114 | 123 | 20 |
| | Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer. | 125 | 111 | 104 | 123 | 113 | 19 |
| | Environmental impacts should be considered when creating new jobs. | 169 | 151 | 134 | 133 | 139 | 18 |
| | New development would be acceptable to more people if it blended better with the historic buildings in the area. | 88 | 92 | 77 | 79 | 83 | 16 |
| | "Big city" shopping and entertainment benefit the area. | 81 | 34 | 45 | 38 | 41 | 11 |
| | Change brought by economic development should be balanced with actions to preserve community character. | 125 | 139 | 129 | 140 | 136 | 11 |
| | Tax incentives, such as tax abatements, should be used to attract new businesses. | 13 | 30 | 38 | 37 | 35 | 8 |
| | Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water. | 194 | 172 | 165 | 172 | 169 | 7 |
| | Public costs for new water, sewer, and other services should be considered when any development is proposed. | 169 | 159 | 161 | 164 | 161 | 6 |
| | The design and appearance of new buildings and signs are important to the community. | 131 | 135 | 131 | 136 | 135 | 5 |
| | We need to balance private property rights and public interest. | 75 | 106 | 104 | 108 | 106 | 4 |
| | The small-town feeling of the area is worth preserving. | 131 | 158 | 155 | 158 | 157 | 3 |
| | Neighboring townships, cities, and counties should identify and work together toward shared goals. | 163 | 163 | 163 | 164 | 163 | 1 |

*200 points = unanimous strong agreement, -200 points = unanimous strong disagreement (see p.3).

Due to the small sample size, these results were **not used to measure differences among age groups.

***Overall response includes 115 respondents that did not specify their age group.

Results by length of residence

Twelve of the 26 survey statements show significant differences by the length of time that respondents have resided in Houghton County (see facing page). "Significant" is defined for the purposes of this analysis as showing a difference of 10 percentage points or more agreement (agree strongly + agree somewhat) among the age groups or 40 total points (see p. 3). The categories for length of residence used in the survey are "0-5 years," "5-10 years," "10-30 years," and "over 30 years."

Of the 1,936 survey respondents, 15 percent have lived in Houghton County for five years or less, 9 percent for 5 to 10 years, 26 percent for 10 to 30 years, and 40 percent for more than 30 years, with 9 percent failing to respond. The results by length of residence resemble those by age of respondents because the two measures are not independent. For example, 46 percent of all respondents who have lived in Houghton County for 30 years or more are over 60 years old. Conversely, 61 percent of all respondents over 60 years old have lived in Houghton County for more than 30 years.

Four statements show a clear trend of *increasing agreement* with length of residence:

- Private property rights are more important than public interest when a development is proposed.
- Property owners should have absolute and final say about what happens on their property.
- Developers should be allowed to develop with little or no restriction because it helps the local economy.
- Lack of jobs, especially for young people, is a problem in our area.

Three statements with significant differences among the groups do not show clear trends with increasing or decreasing length of residence, but residents of more than 30 years agree most strongly with them:

- The benefits of recent commercial development along M-26 and Sharon Avenue outweigh any disadvantages.
- Similar commercial development along US-41 between Hancock and Calumet would benefit the area.
- Property is becoming unaffordable for local residents.

A clear trend of *less agreement* the longer the respondents have lived in the area is seen in five statements:

- New development would be acceptable to more people if it blended better with the historic buildings in the area.
- Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land.
- Some open space and undeveloped land should be protected from future development.
- Environmental impacts should be considered when creating new jobs.
- Some roads should be designated as 'scenic' and should retain their natural character.

Other statements show slight trends by length of residence but have a range of total points less than 40, not considered significant for the purpose of this analysis. Complete results by length of residence are included in Volume 2 (Appendix D).

Houghton County Responses by Length of Residence

Results ranked from largest to smallest range of total points* among groups of differing lengths of residence for each statement.

| | 0-5 years (295 responses) | 5-10 years (174 responses) | 10-30 years (512 responses) | 30+ years (772 responses) | Overall (1,936 responses)** | Range of Total Points* | |
|----------------------------------|--|----------------------------|-----------------------------|---------------------------|-----------------------------|------------------------|----|
| Largest Difference of Opinion ↑ | Statement: | | | | | | |
| | Private property rights are more important than public interest when a development is proposed. | 37 | 45 | 63 | 122 | 86 | 85 |
| | Similar commercial development along US-41 between Hancock and Calumet would benefit the area. | -22 | -29 | 5 | 51 | 20 | 80 |
| | Property owners should have absolute and final say about what happens on their property. | 58 | 65 | 83 | 136 | 103 | 77 |
| | New development would be acceptable to more people if it blended better with the historic buildings in the area. | 128 | 109 | 91 | 57 | 83 | 72 |
| | Developers should be allowed to develop with little or no restriction because it helps the local economy. | -123 | -120 | -106 | -69 | -91 | 54 |
| | Lack of jobs, especially for young people, is a problem in our area. | 108 | 109 | 127 | 162 | 138 | 54 |
| | Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land. | 156 | 140 | 135 | 103 | 123 | 53 |
| | Property is becoming unaffordable for local residents. | 85 | 109 | 108 | 136 | 117 | 51 |
| | The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages. | 6 | -5 | 12 | 45 | 26 | 50 |
| | Some open space and undeveloped land should be protected from future development. | 159 | 145 | 138 | 110 | 127 | 48 |
| | Environmental impacts should be considered when creating new jobs. | 169 | 152 | 148 | 121 | 139 | 48 |
| | Some roads should be designated as "scenic" and should retain their natural character. | 149 | 144 | 132 | 107 | 123 | 41 |
| Smallest Difference of Opinion ↓ | The design and appearance of new buildings and signs are important to the community. | 151 | 160 | 139 | 121 | 135 | 39 |
| | Change brought by economic development should be balanced with actions to preserve community character. | 156 | 151 | 140 | 122 | 136 | 34 |
| | "Big city" shopping and entertainment benefit the area. | 31 | 16 | 41 | 49 | 41 | 33 |
| | The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life. | 186 | 180 | 175 | 157 | 168 | 30 |
| | More recreational opportunities are needed in my township/city/village. | 44 | 17 | 38 | 28 | 32 | 26 |
| | We need to balance private property rights and public interest. | 122 | 107 | 111 | 97 | 106 | 25 |
| | Tax incentives, such as tax abatements, should be used to attract new businesses. | 39 | 18 | 26 | 42 | 35 | 24 |
| | Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water. | 186 | 177 | 170 | 162 | 169 | 24 |
| | Public access to waterfront areas is becoming too limited. | 94 | 93 | 90 | 108 | 98 | 18 |
| | The small-town feeling of the area is worth preserving. | 168 | 160 | 160 | 152 | 157 | 16 |
| | Public costs for new water, sewer, and other services should be considered when any development is proposed. | 170 | 162 | 170 | 155 | 161 | 15 |
| | I feel that I have a voice in shaping the future of my community/township/city. | 29 | 20 | 29 | 32 | 31 | 12 |
| | Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer. | 121 | 118 | 111 | 112 | 113 | 10 |
| | Neighboring townships, cities, and counties should identify and work together toward shared goals. | 169 | 169 | 163 | 160 | 163 | 10 |

*200 points = unanimous strong agreement, -200 points = unanimous strong disagreement (see p. 3).

**Overall response includes 183 respondents that did not specify their length of residence.

Results by location

In addition to overall Houghton County results for each of the 26 survey statements, results are also tabulated for each of 14 townships, 2 cities, and 5 villages within the county (fig. 1). If the number of surveys returned from each jurisdiction is compared with the number of occupied housing units, according to 1990 census figures, the percentage of households responding to the survey ranges from a low of 8 percent in the Village of South Range to a high of 24 percent in Hancock Township.

Nineteen statements show significant differences in responses by residence (see facing page). "Significant" is defined for the purposes of this analysis as showing a difference of 10 percentage points or more agreement (agree strongly + agree somewhat) among the locations or 40 "total points" (see p. 3).

Only locations with at least 50 responses are used in calculating significance; with fewer responses, each "vote" represents more than 2 percent of the total and tends to distort the percentages. Eight locations are excluded by this criterion: Duncan, Elm River, Hancock, Laird, Quincy, and Schoolcraft Townships, Copper City, and the Village of South Range. However, the three rural southern Houghton County townships of Duncan, Elm River, and Laird (D-E-L), with a total of 75 responses, are grouped together for this analysis as well as reported separately to each township and in Volume 2 of this report (Appendix E).

Each of the 19 statements with differences by residence is listed below, from greatest to smallest range of total points, followed by the locations whose residents agreed most and least strongly with the statement:

- *Property owners should have absolute and final say about what happens on their property.* (Strongest agreement: Adams and D-E-L Townships and Village of Calumet; least agreement: City of Houghton and Stanton Township)
- *Private property rights are more important than public interest when a development is proposed.* (Strongest agreement: Adams and D-E-L Townships; least agreement: City of Houghton and Stanton Township)
- *More recreational opportunities are needed in my township/city/village.* (Strongest agreement: Village of Calumet and Adams and Calumet Townships; least agreement: Stanton and Torch Lake Townships)
- *Lack of jobs, especially for young people, is a problem in our area.* (Strongest agreement: Villages of Laurium and Calumet and Adams and Calumet Townships; least agreement: Stanton Township)
- *Similar commercial development along U.S. 41 between Hancock and Calumet would benefit the area.* (Strongest agreement: Calumet and Adams Townships and Village of Lake Linden; least agreement: Stanton Township and City of Houghton)
- *I feel that I have a voice in shaping the future of my community/township/city.* (Strongest agreement: Village of Lake Linden and D-E-L Townships; least agreement: Stanton Township)
- *New development would be acceptable to more people if it blended better with the historical buildings in the area.* (Strongest agreement: Village of Calumet; least agreement: Franklin, Torch Lake, and Adams Townships and City of Hancock)

| Houghton County Results by Location | Adams Twp | Calumet Twp | Calumet Village | Chassell Twp | D-E-L Twps | Franklin Twp | Hancock City | Houghton City | Lake Linden Village | Laurium Village | Osceola Twp | Portage Twp | Stanton Twp | Torch Lake Twp | Houghton County | Range of Total Points |
|--|------------------|--------------------|------------------------|---------------------|-------------------|---------------------|---------------------|----------------------|----------------------------|------------------------|--------------------|--------------------|--------------------|-----------------------|------------------------|------------------------------|
| Results ranked by the range of total points* among groups of differing areas of residence for each statement from greatest to least range. | | | | | | | | | | | | | | | | |
| Statement: | | | | | | | | | | | | | | | | |
| Property owners should have absolute and final say about what happens on their property. | 159 | 129 | 138 | 100 | 140 | 111 | 86 | 59 | 115 | 117 | 115 | 103 | 72 | 110 | 103 | 101 |
| Private property rights are more important than public interest when a development is proposed. | 131 | 113 | 113 | 95 | 128 | 77 | 65 | 39 | 104 | 112 | 96 | 91 | 40 | 104 | 86 | 92 |
| More recreational opportunities are needed in my township/city/village. | 56 | 54 | 64 | 2 | 43 | 12 | 36 | 30 | 47 | 52 | 52 | 26 | -13 | -7 | 32 | 77 |
| Lack of jobs, especially for young people, is a problem in our area. | 164 | 162 | 161 | 119 | 141 | 124 | 137 | 114 | 144 | 167 | 127 | 151 | 92 | 145 | 138 | 75 |
| Similar commercial development along US-41 between Hancock and Calumet would benefit the area. | 49 | 54 | 43 | 25 | 23 | 11 | 18 | -9 | 47 | 42 | 22 | 3 | -12 | 32 | 20 | 66 |
| I feel that I have a voice in shaping the future of my community/township/city. | 29 | 22 | 31 | 50 | 57 | 34 | 40 | 17 | 58 | 33 | 30 | 27 | -7 | 19 | 31 | 65 |
| New development would be acceptable to more people if it blended better with the historic buildings in the area. | 62 | 98 | 122 | 66 | 83 | 59 | 63 | 98 | 106 | 102 | 84 | 81 | 77 | 59 | 83 | 64 |
| Some roads should be designated as "scenic" and should retain their natural character. | 109 | 123 | 139 | 111 | 88 | 131 | 122 | 138 | 117 | 151 | 114 | 126 | 111 | 103 | 123 | 63 |
| Tax incentives, such as tax abatements, should be used to attract new businesses. | 52 | 47 | 53 | 10 | 37 | 16 | 42 | 33 | 69 | 67 | 42 | 12 | 9 | 33 | 35 | 60 |
| Public access to waterfront areas is becoming too limited | 104 | 116 | 114 | 58 | 92 | 112 | 94 | 103 | 97 | 102 | 118 | 97 | 93 | 80 | 98 | 59 |
| The design and appearance of new buildings and signs are important to the community. | 122 | 140 | 153 | 100 | 148 | 114 | 126 | 154 | 157 | 133 | 132 | 149 | 117 | 119 | 135 | 57 |
| Some open space and undeveloped land should be protected from future development. | 127 | 129 | 156 | 116 | 117 | 134 | 116 | 148 | 128 | 130 | 111 | 136 | 116 | 99 | 127 | 57 |
| Property is becoming unaffordable for local residents. | 129 | 149 | 131 | 96 | 136 | 118 | 109 | 103 | 100 | 121 | 141 | 112 | 95 | 119 | 117 | 55 |
| "Big city" shopping and entertainment benefit the area. | 51 | 35 | 39 | 39 | 65 | 16 | 42 | 45 | 44 | 51 | 22 | 51 | 11 | 35 | 41 | 55 |
| Developers should be allowed to develop with little or no restriction because it helps the local economy. | -82 | -82 | -104 | -64 | -71 | -88 | -83 | -118 | -79 | -111 | -92 | -94 | -97 | -79 | -91 | 54 |
| We need to balance private property rights and public interest. | 107 | 88 | 100 | 84 | 84 | 101 | 120 | 132 | 83 | 129 | 102 | 108 | 109 | 87 | 106 | 48 |
| Change brought by economic development should be balanced with actions to preserve community character. | 129 | 138 | 151 | 112 | 140 | 135 | 124 | 154 | 144 | 160 | 126 | 129 | 129 | 125 | 136 | 48 |
| The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages. | 52 | 46 | 14 | 16 | 45 | 15 | 22 | 10 | 40 | 43 | 13 | 24 | 17 | 34 | 26 | 42 |
| Improvement of existing properties, especially those of historic significance, should be encouraged as an alternative to developing more land. | 113 | 132 | 138 | 96 | 133 | 109 | 105 | 135 | 129 | 126 | 124 | 122 | 137 | 120 | 123 | 42 |

| | | | | | | | | | | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------|
| Tax incentives associated with land trusts, conservation easements, and purchase of development rights should be encouraged to help landowners keep their land in its present use if they prefer not to sell to a developer. | 117 | 113 | 106 | 98 | 132 | 130 | 101 | 113 | 110 | 98 | 122 | 120 | 132 | 97 | 113 | 35 |
| Long-range planning is needed to manage growth and to protect our environment and natural resources such as drinking water. | 174 | 170 | 182 | 156 | 164 | 172 | 167 | 177 | 171 | 179 | 170 | 175 | 149 | 153 | 169 | 33 |
| Environmental impacts should be considered when creating new jobs. | 130 | 137 | 153 | 125 | 132 | 153 | 135 | 154 | 133 | 142 | 134 | 139 | 132 | 125 | 139 | 29 |
| Public costs for new water, sewer, and other services should be considered when any development is proposed. | 165 | 153 | 151 | 160 | 164 | 174 | 154 | 173 | 169 | 157 | 158 | 165 | 156 | 165 | 161 | 23 |
| The natural environment, scenic beauty, and "getting away from it all" are important to our quality of life. | 156 | 173 | 178 | 161 | 161 | 164 | 168 | 177 | 158 | 179 | 170 | 163 | 172 | 157 | 168 | 23 |
| The small-town feeling of the area is worth preserving. | 161 | 160 | 161 | 147 | 161 | 147 | 153 | 159 | 161 | 168 | 147 | 153 | 160 | 147 | 157 | 21 |
| Neighboring townships, cities, and counties should identify and work together toward shared goals. | 160 | 169 | 165 | 155 | 152 | 154 | 167 | 162 | 161 | 169 | 168 | 159 | 165 | 166 | 163 | 17 |

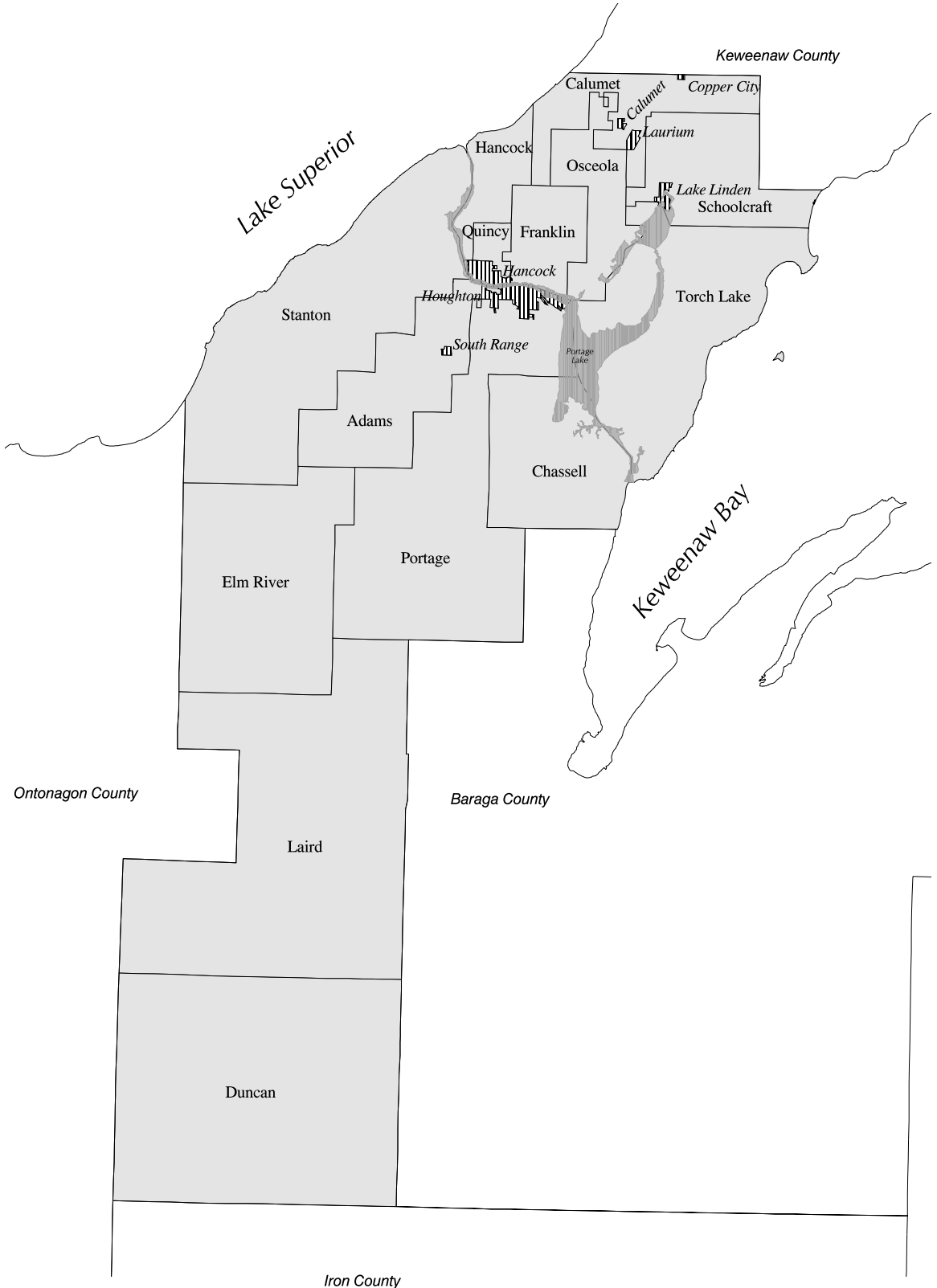
*200 points = unanimous strong agreement, -200 points = unanimous strong disagreement (see p. 3).

Table is separated into two sections:

- upper section with significant differences by residence, total points range ≥ 40
- lower section with no significant differences by residence, total points range <40

Locations with less than 50 responses are not included in this table.

Houghton County Townships, Cities and Villages



- *Some roads should be designated as "scenic" and should retain their natural character.* (Strongest agreement: Village of Laurium; least agreement: D-E-L Townships)
- *Tax incentives, such as tax abatements, should be used to attract new businesses.* (Strongest agreement: Villages of Lake Linden and Laurium; least agreement: Stanton, Chassell, and Portage Townships)
- *Public access to waterfront areas is becoming too limited.* (Strongest agreement: Osceola and Calumet Townships; least agreement: Chassell Township)
- *The design and appearance of new buildings and signs are important to the community.* (Strongest agreement: Villages of Lake Linden and Calumet and City of Houghton; least agreement: Chassell Township)
- *Some open space and undeveloped land should be protected from future development.* (Strongest agreement: Village of Calumet and City of Houghton; least agreement: Torch Lake Township)
- *Property is becoming unaffordable for local residents.* (Strongest agreement: Calumet and Osceola Townships; least agreement: Stanton and Chassell Townships)
- *"Big city" shopping and entertainment benefit the area.* (Strongest agreement: D-E-L Townships; least agreement: Stanton and Franklin Townships)
- *Developers should be allowed to develop with little or no restriction because it helps the local economy.* (Strongest agreement: Chassell and D-E-L Townships; least agreement: City of Houghton and Village of Laurium)
- *We need to balance private property rights and public interest.* (Strongest agreement: City of Houghton and Village of Laurium; least agreement: Village of Lake Linden and Chassell and D-E-L Townships)
- *Change brought by economic development should be balanced with actions to preserve community character.* (Strongest agreement: Villages of Laurium and Calumet and City of Houghton; least agreement: Chassell Township)
- *The benefits of recent commercial development along M-26 and Sharon Avenue outweigh any disadvantages.* (Strongest agreement: Adams Township; least agreement: City of Houghton)
- *Improvement of existing properties, especially those of historical significance, should be encouraged as an alternative to developing more land.* (Strongest agreement: Village of Calumet and Stanton Township; least agreement: Chassell Township)

Complete results by location are included in Volume 2 (Appendices E and F).

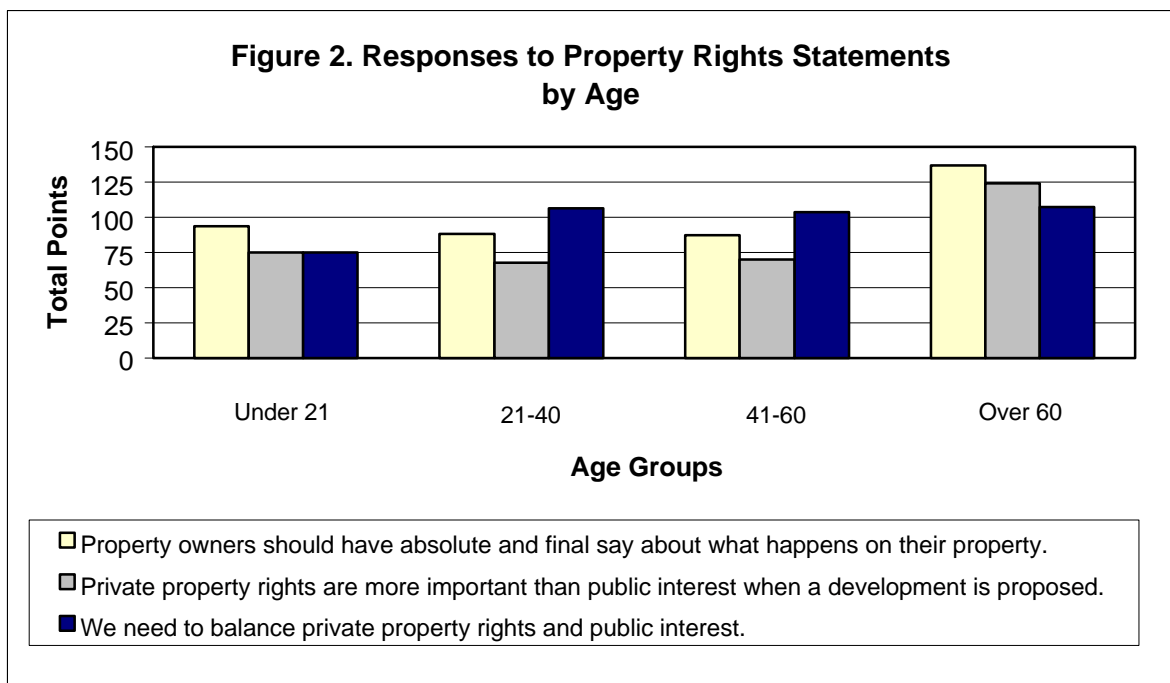
Responses to property rights statements

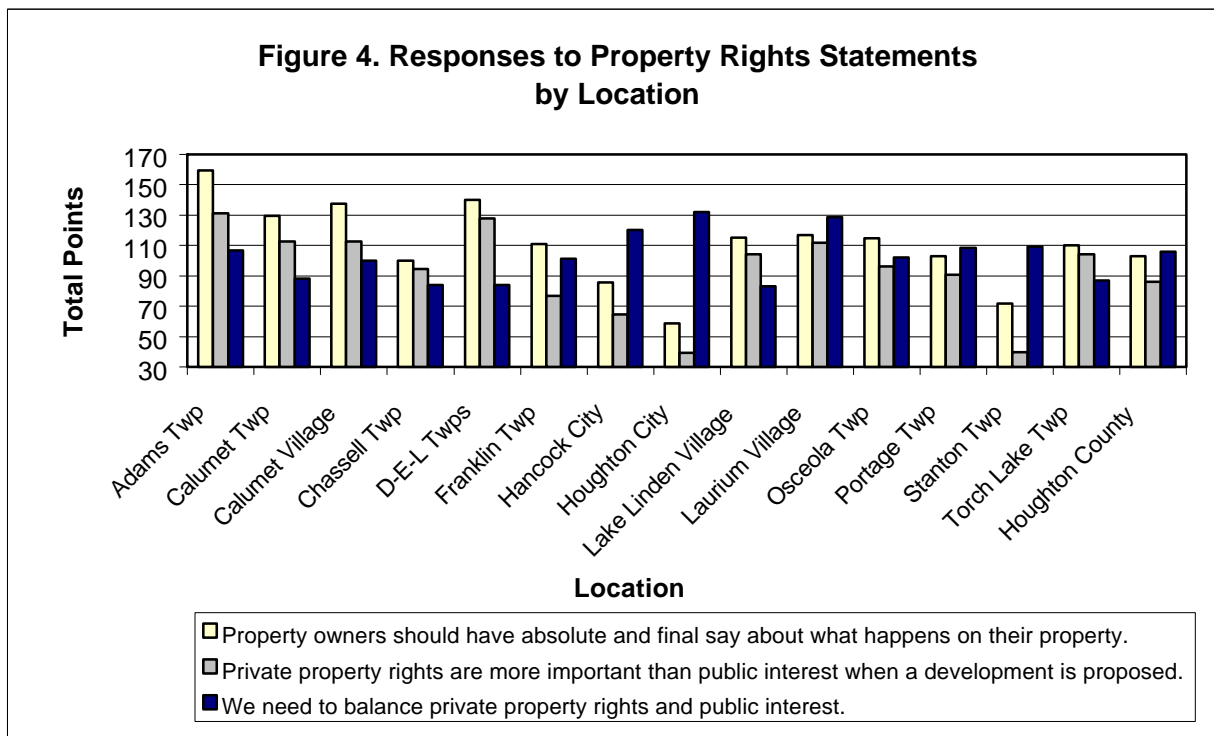
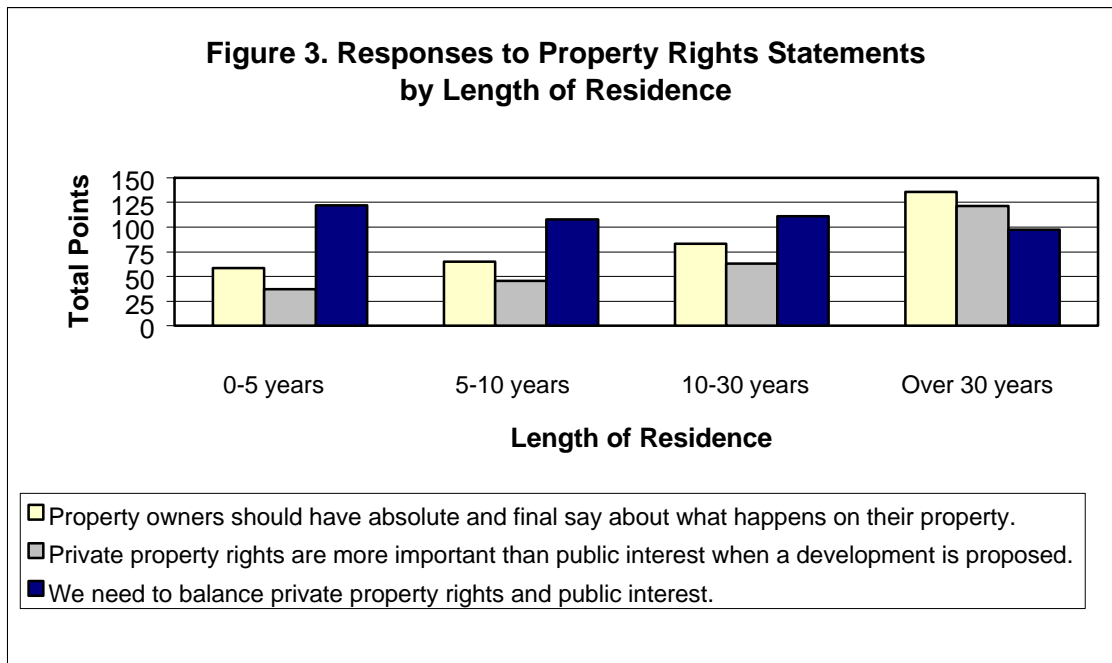
Two statements that show significant differences by age, length of residence, and current residence (location) of respondents concern private property rights. A third statement regarding balancing private property rights and public interest shows significant differences by location but not by age or length of residence.

The first property rights statement on the survey, “Property owners should have absolute and final say about what happens on their property,” received 103 total points (see p. 3) for Houghton County overall. Respondents agree less strongly that “Private property rights are more important than public interest when a development is proposed” (86 total points) and slightly more strongly that “We need to balance private property rights and public interest” (106 points).

Respondents over age 60 and residents of more than 30 years favored the second statement (private rights) over the third statement (balance). All other groups, by age or length of residence, agreed more strongly with the balance statement, except the 16 respondents under age 21, who agreed equally with both statements (figs. 2, 3).

Locations whose respondents favor the last statement (balance) over the second (private rights) by more than 40 points are the Cities of Hancock and Houghton, and Stanton Township; Franklin Township residents favor balance by 24 points (fig. 4). The only location that favors the second statement (private rights) over the last (balance) by more than 40 points is Duncan-Elm River-Laird (D-E-L) Townships. Adams and Calumet Townships and the Village of Lake Linden favor private rights by at least 20 points.





Responses to commercial development statements

Residents differ by age, length of residence, and location in their reaction to development in the Copper Country, particularly regarding the benefit of future development along the U.S. 41 corridor from Hancock to Calumet. This corridor passes through Calumet, Franklin, Quincy, and Osceola Townships. Calumet Township respondents favor U.S. 41 development by a 2:1 majority; Osceola Township residents agree somewhat less strongly. Franklin Township respondents are about evenly divided. The nine responses from Quincy Township disagree by a 2:1 margin.

All age groups, except those over 60, are less supportive of future Hancock-Calumet development than recent M-26 and Sharon Avenue development (fig. 5). Results by length of residence follow the same pattern. Only residents of more than 30 years favor future Hancock-Calumet development somewhat more strongly than recent M-26 and Sharon Avenue development (fig. 6).

Most supportive of corridor development similar to that along M-26 and Sharon Avenue in the City of Houghton and Portage Township are respondents from Adams and Calumet Townships and the Village of Lake Linden (fig. 7). The lowest level of agreement is found in the City of Houghton and Stanton and Portage Townships.

Respondents from Stanton, D-E-L, and Portage Townships and the City of Houghton are less in favor of future Hancock-Calumet development than recent M-26 and Sharon Avenue development by 19 to 29 total points. Village of Calumet respondents favor future U.S. 41 development by 29 more points than recent M-26 development. Other localities differ in their reaction to development in the two areas by less than 10 total points.

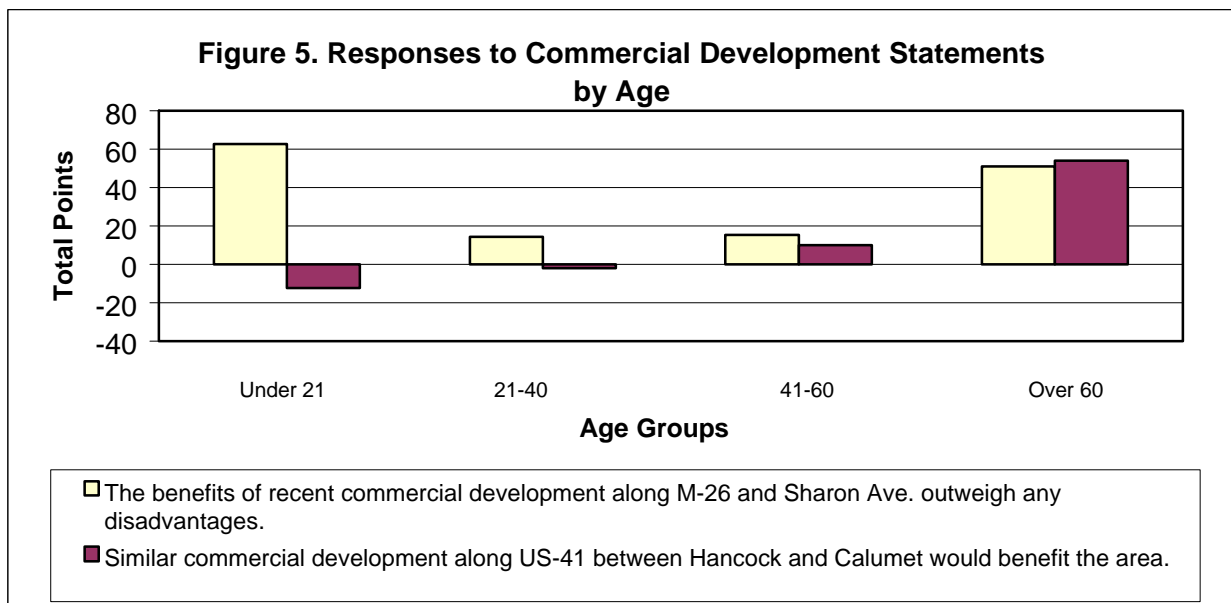
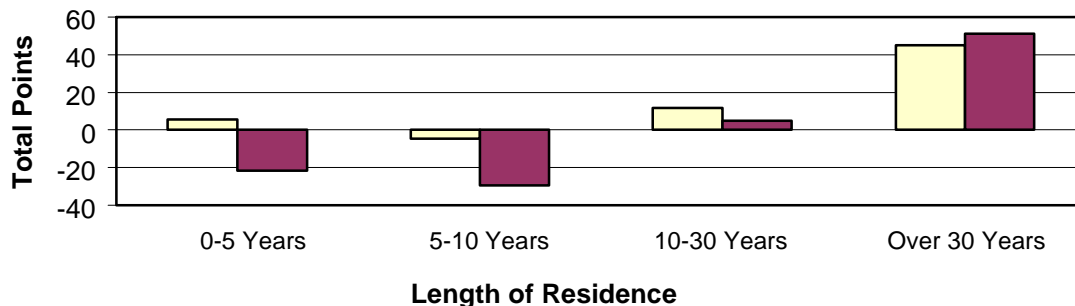
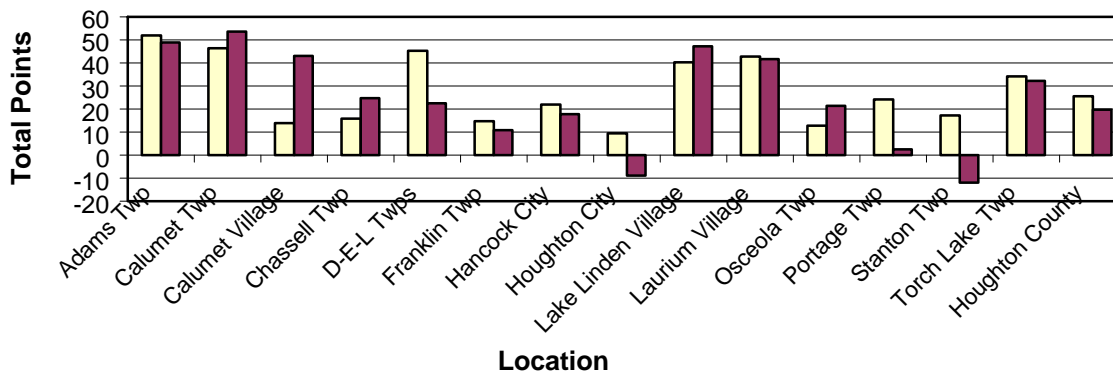


Figure 6. Responses to Commercial Development Statements by Length of Residence



The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages.
 Similar commercial development along US-41 between Hancock and Calumet would benefit the area.

Figure 7. Responses to Commercial Development Statements by Location



The benefits of recent commercial development along M-26 and Sharon Ave. outweigh any disadvantages.
 Similar commercial development along US-41 between Hancock and Calumet would benefit the area.

Survey comments summary

Comments included on the surveys were compiled verbatim for each township, city, and village, 85 pages in all. Some comments are general, others refer to specific survey statements. Each of the 21 local units of government received a copy of the exact comments from their residents. The comments summary (Volume 2, Appendix A) paraphrases and condenses similar comments, indicates the number of surveys each statement represents, and includes a sampling of comments exactly as expressed. The following list summarizes comments that appear on at least 25 surveys:

- Better jobs are needed for people to live on—not just tourism, retail, and other service jobs. (About 100 surveys express this concern in some form, more than any other comment.)
- Many respondents appreciate the opportunity to express their views or feel that the survey is well done and useful. Less than half as many respondents criticize the survey as biased, shallow, a waste of time, or representative of only one person's opinion within a household.
- Development should not make the area look like Detroit or Traverse City and import big city problems.
- Some new developments (especially chain retailers, Mine Street Station, and the M-26 and Sharon Avenue areas) are unattractive, make the area look like Anywhere USA and/or hurt existing businesses.
- There can and must be a balance between development and protection of the environment, scenic beauty, and the "public good."
- "Tree huggers" and "transplants" shouldn't tell locals what to do; they hurt the local economy and jobs.
- The area needs more business, industry, and jobs—but not at the expense of natural/historic beauty or pollution.
- The quality of life we enjoy here should be retained (small-town feel, uniqueness, natural beauty, etc.).
- Too much land, especially waterfront property, is being developed privately, limiting public access.
- More recreational opportunities are needed for young people.
- People should have the right to use/develop their private property without restriction (a number of respondents added phrases like "as long as they don't impact their neighbors' rights." Some specifically mentioned support for the Delenes in their Baraga County property rights dispute with the DNR.)
- There is too much regulation by bureaucracies like DNR/DEQ.
- More long-range planning is needed.
- Residents need to be informed and have more voice about planning, development, and other decisions.
- Too much development is occurring too fast.
- Better roads, maintenance, snow removal, and dust control are needed.
- Some respondents favor more tourism, but others caution against too much dependence on it.
- Some respondents criticize logging practices, while others encourage logging and value-added processing.
- On the subject of how new buildings should blend with existing ones, some say old and new should have similar appearance or character; others say, "Stop the historical B.S. Tear down the old buildings and get on with the new."
- Wide ranges of views are expressed regarding tax breaks for new and existing businesses and homeowners.