


Houghton County Master Plan



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Adopted:



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6-19-2012
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Houghton County Master Plan

A Vision for Houghton County

Houghton County is a special place where outstanding natural resources, scenic beauty, outdoor recreation, a four season climate, and unique historical landscapes combine to create a high quality of life for residents. The purpose of the Houghton County Master Plan is to provide a guide for Houghton County, and its cities, townships and villages, to use in decision-making and coordination related to future land use, so that the qualities that make Houghton County special are not lost or compromised for future generations.

The following statements are guiding principles for the Plan.

A comprehensive Master Plan...

- Guides the development of Houghton County in a way that enhances the health, safety and welfare of its residents.
- Promotes economic well-being while simultaneously protecting the quality of life.
- Sustains natural resources and protects key cultural assets.
- Considers the goals and values of our citizens.

Introduction

After a period of 20 years, Houghton County re-established a County Planning Commission in 2001 to draft a general land use and county development plan, in accordance with the Michigan County Planning Act, M.C.L. 125.101 et. seq. The 2006 Land Use Plan was developed with input from the 14 townships in Houghton County, town hall meetings held in 2006 and 2003, and data from land use forums and attitude surveys conducted in 1994 and 1997. The Michigan Planning Enabling Act, (P.A 33 of 2008, as amended, M.C.L.125.3801 et seq) changed the title of the primary planning document for a county from the Land Use Plan to the Master Plan. This Master Plan replaces the Land Use Plan of 2006. The Master Plan revisions to the 2006 Land Use Plan were made after consultation with the townships and an extensive public review and comment period.

Michigan and the Copper Country area are facing challenging economic times. The New Economy is global. Success in the New Economy comes from: ability to incorporate knowledge, technology, creativity, innovation and cooperative public-private-nonprofit, regional relationships.

Regional Strategic Growth is key in the new economy. Prosperity requires the right mix of people assets, place assets and policy. Preparing for the new economy goes beyond land use. It requires a regional vision for economic development that brings together the various players in our region to move forward together.

See also WUPPDR's Comprehensive Economic Development Strategy 2011 to better understand the relationship of Houghton County to the western Upper Peninsula region, and for a detailed discussion of local economic aspirations.

This master plan is general in tone and forms the broadest of templates upon which zoning ordinances of local governments in Houghton County may rest. Houghton County's Board of Commissioners and the Planning Commission have repeatedly stated that Houghton County has no intention of establishing county-wide zoning; rather the decision to zone is best left to the residents of individual cities, villages and townships.

This master plan addresses county-wide concerns about growth, economics, historic preservation, health, and community services. These and other land use concerns resulted in eight overall themes.

1. Protection of resources
2. Setting growth priorities
3. Economic development
4. Enhancing historic character and identity
5. Landmarks and public art
6. Residential development patterns
7. Commercial development patterns
8. Recreational activities – paths, trails, lake access, etc.

A master plan is intended to be formed with community involvement, to best represent the community's present nature and its future aspirations. The 2006 Land Use Plan and accompanying maps were developed with comment received at a number of public meetings held during the winter of 2006. The 2012 Master Plan revision was completed with the benefit of extensive public input, received during numerous public meetings in the spring of 2012 (see Appendix A). In addition, a written request for comment was sent to an extensive list of government bodies and interested community organizations (see Appendix B).

Overview of Houghton County

Houghton County is located in the northwestern portion of Michigan’s Upper Peninsula, on the southern shore of Lake Superior. The county lies on the Keweenaw Peninsula, a stretch of land that extends 75 miles into the lake. There are varied perceptions of the boundaries of the Keweenaw Peninsula – some view “The Keweenaw” as only Keweenaw County; others define it as Keweenaw County and that portion of the peninsula beyond the Keweenaw Waterway. Most geologists and geographers describe the Keweenaw Peninsula as a land form jutting into Lake Superior, whose eastern base is at the head of Keweenaw Bay and whose western base is in the Porcupine Mountains region. Houghton County’s north and south portions are connected by the Portage Lake Lift Bridge which crosses the Keweenaw Waterway between the cities of Houghton and Hancock.

The county was organized in 1848 and named after Douglass Houghton, Michigan’s first geologist, who confirmed the existence of copper in the Keweenaw Peninsula. The City of Houghton serves as the county seat. Houghton County’s history is tied to the copper mining industry, which flourished in the area from 1843 until 1968 when the Calumet & Hecla Mining Company ceased operations. Due to the success of copper mining, Houghton County was once the fourth most populous county in Michigan, attracting thousands of Finnish, Scandinavian, Cornish, French Canadian, German, Slovak, Italian, and other immigrants. However, low copper prices and the high cost of operating deep underground mines forced the decline and eventual closure of the mining industry. The region suffered, with population decreasing by over 50% between 1920 and 1970 (See Table 1-1).

Table 1-1. Historic Houghton County Population

	1910	1920	1950	1970	1980	1990	2000	2010
Houghton County	88,098	71,930	39,771	34,652	37,872	35,446	36,016	36,628

Today government at all levels, health services, construction, tourism, high-tech professional services, and retail trade have replaced mining as the major sources of employment. Houghton County’s two universities, Michigan Technological University and Finlandia University, draw students from around the world. High-tech transfer from the universities holds promise as a growing new employment sector. A small number of major corporations have established satellite offices in the county to use the talents of Michigan Tech engineering students and graduates, paying competitive starting salaries and helping to establish more young families in the community.

The county is a popular place for retirees and summer cottages. The tourism industry is built around the area’s historical resources, geology and many recreational opportunities. Lake Superior, the numerous inland lakes and streams, abundant forests, the various trail systems, and an annual average of 200 inches of snow make the county a destination for summer and winter outdoor recreation enthusiasts. These attributes attract increasing numbers of permanent residents.

Population and Demographics

Houghton County has 14 townships, two incorporated cities, and five incorporated villages. It has numerous unincorporated small former mining communities (“locations”), remnants of larger settlements. The County’s total population is about 36,000, concentrated in the northern half of the county, (See Table 1-2). Population distribution is influenced by Michigan Technological University and Finlandia University, whose students are over 20% of the population.

Table 1-2. Houghton County Population Change

Area Name	1990 Census	2000 Census	2010 Census	%-Change 2000-2010
Houghton County	35,446	36,016	36,628	1.7%
South Range Village	745	727	758	4.3%
Balance of Adams Township	1,643	2,007	1,815	-9.6%
Adams Township Total	2,388	2,734	2,573	-5.9%
Calumet Village	818	850	726	-14.6%
Copper City Village	198	205	190	-7.3%
Laurium Village	2,268	2,126	1,977	-7.0%
Balance of Calumet Charter Township	3,731	3,787	3,596	-5.0%
Calumet Charter Township Total	7,015	6,968	6,489	-6.9%
Chassell Township	1,686	1,822	1,812	-0.5%
Duncan Township	304	280	236	-15.7%
Elm River Township	159	169	177	4.7%
Franklin Township	1,164	1,317	1,466	11.3%
Hancock City	4,547	4,326	4,634	7.1%
Hancock Township	287	408	461	13.0%
Houghton City	7,498	7,062	7,708	9.1%
Laird Township	582	634	555	-12.5%
Osceola Township	1,878	1,908	1,888	-1.0%
Portage Charter Township	2,941	3,154	3,221	2.1%
Quincy Township	223	251	270	7.6%
Lake Linden Village (pt.)	1,203	1,111	1,005	-9.5%
Balance of Schoolcraft Township	834	752	834	10.9%
Schoolcraft Township Total	2,037	1,863	1,839	-1.3%
Stanton Township	1,184	1,260	1,419	12.6%
Lake Linden Village (pt.)	0	0	2	<i>n.a.</i>
Balance of Torch Lake Township	1,553	1,860	1,878	1.0%
Torch Lake Township Total	1,553	1,860	1,880	1.1%

Despite the county's slight overall gain in population (1.7 percent) between 2000 and 2010, the population centers in and around the cities of Houghton and Hancock showed modest growth, while most outlying areas showed a modest decline in population. This reverses the general 1990 to 2000 trend, when population growth took place outside of cities and villages in the rural areas.

Houghton County's age demographics tend to be younger than both the region and the state. While the median age increased substantially from 2000 to 2010 regionally and for the state overall, Houghton County's median age decreased by about 2%.

Nearly 27% of the population is under 18, and 34% of the population is in the 20 to 44 age range. This is higher than the region and the state, partially due to the influence of Michigan Tech and Finlandia University. About 38% of the population is over 45, which compares to 48% regionally, and 41.7% for the state. Those over 65 account for 15% of the population in Houghton County, nearly the same as the state overall, and which compares to 20% in the region. Over the past 10 years, the over 65 age group has decreased slightly in the county, while children 5 and under increased by a small amount. The greatest increase was in the proportion of those between 45 and 65, which increased by 14%.

Ninety percent of county residents age 25 and older have a high school diploma or higher education. More than 32% have acquired a college degree, somewhat higher than the state average of 27%. Ninety-five percent of the population is white, with Asians being the largest minority group, at 3.3% of the county's residents.

Geography and the Environment

Houghton County's 1,044 square miles (667,904 acres) are mostly highlands, upland plains, and lake-border plains. Over 80 percent of this land is covered by forest, mainly upland hardwoods. Farming still occurs on 7% of the county's land. The county contains 923 miles of rivers and streams, over 20,000 acres of lakes and ponds, and 50 miles of Lake Superior shoreline. Elevation varies between about 600 and 1,600 feet above sea level. The County is divided by the Keweenaw Waterway (also known as the Portage Lake Ship Canal) which cuts through the area from northwest to southeast.

Major Rivers

Houghton County's major rivers, all within the Lake Superior basin, are the Sturgeon, Otter, Trap Rock, Salmon-Trout, Pilgrim, Graveraet, Elm, Misery, Silver, Jumbo, and Ontonagon Rivers. There are five watershed sub-basins within the county including: Ontonagon, Keweenaw Peninsula, Sturgeon, Dead-Kelsey and Lake Superior.

Climate

Houghton County lies within the Lake Superior Basin, which has a typical continental climate characterized by cold dry winters and warm humid summers. However, the lake exerts a strong microclimate influence on the immediate shoreline, resulting in cooler summers and milder winters than those experienced several miles inland. This is due to the moderating effect of Lake Superior on the air temperatures and the prevailing westerly winds.

The moderating effect of the lake is experienced in spring and summer months when the cool water tends to level out temperature extremes and reduces the likelihood of frost. The areas adjacent to Lake Superior with good air drainage patterns are resistant to frost and experience the area's longest growing season and have a good potential for the production of fruit crops.

A "Fruit Site Inventory" for Houghton County has been published by the USDA – Natural Resources Conservation Service. This inventory identifies areas with favorable combinations of soil, climate, air flow drainage, moderating climatic lake effect, and land ownerships for the production of fruit crops. These areas are the most productive agricultural areas within Houghton County.

Lake Superior creates persistent snow fall when cold air passes over the relatively warm lake in late fall and early winter. This causes early and heavy snow, referred to as "lake effect" snow. This "lake effect" snow diminishes as the distance from Lake Superior increases. Trends of the last decade to warmer, milder winters have resulted in less snowfall and increasing periods of drought, along with Lake Superior water levels below long-term averages.

The growing season in Houghton County averages 132 days; frosts have been recorded in every summer month. Average temperatures in January are a low of 8 degrees Fahrenheit and high of 21 degrees Fahrenheit. In July averages temps are a low of 56 and a high of 75. Annual precipitation averages 34.1 inches, while average snowfalls can be up to 200 inches, depending on elevation, with records of over 300 inches of snow. The ground is generally snow covered from mid-November to mid-April, thus snow-covered ground is rarely frozen to any depth. However, water pipes passing under plowed roads often freeze in cold winters, even when buried six feet deep. The large amount of winter snowfall often results in heavy spring runoffs. Weather conditions can vary greatly from the northern (near the lake) to the southern (away from the lake) portions of the County.

Geology

A combination of geological and glacial forces have determined the area's topographic features, ranging from steep, rocky ridges and dissected glacial deposits to gently sloping lake plains and nearly level outwash plains.

The surface geology of Houghton County is a complex of ground moraines, end moraines, outwash deposits, glacial lake shorelines, and lake-outlet channels, all with related deposits. These relatively recent glacial features are superimposed on a copper-rich "spine" marking one edge of a syncline of the mid-continental rift, associated with igneous rocks dating back more than one billion years. The bedrock geology and glacial activity have played key roles in shaping the present topography and resulting land use patterns. Much of the landscape is dissected by drainage ways. Soils vary greatly throughout the County with dune areas near Traverse Bay and F.J. McLain State Park to extensive deposits of stratified alluvium and organic deposits in the Sturgeon River valley south of Chassell. Because of this diverse geology and glaciations there are 152 soil mapping units found in the published Houghton County Soil Survey.

Present Land Use and Development

Residential development is concentrated in established communities in the northern part of the county, with the largest numbers in Houghton/Hancock and Calumet/Laurium. Low-density homes, cabins, cottages, and camps are found in rural areas throughout the county. The waterfronts are dominated by residential development except for more rural areas of the County where road access is unavailable.

Business development tends to be centered in Houghton/Hancock and Calumet/Laurium with commercial development radiating outward from these business cores. Downtown areas continue to play a significant role in local commerce but chain store and franchise restaurant development outside of the downtowns has an increasing impact on the area.

The Commercial Forest Act (Public Act 94, 1925) offers a specific tax incentive for private forest landowners interested in long term forest management for a future timber harvest or just long-term investment. The program is voluntary and applies to forest land used for growing commercial forest crops on 40 contiguous acres or more. The land must be managed for the continuous production of timber crops and not be used or obligated for commercial purposes other than for the production of timber.

Land under this Act is removed from the general property tax roll. The landowner pays an annual reduced specific tax per acre to the township where the land is enrolled. The State of Michigan pays Houghton County a specific amount per CFA acre enrolled. In 2011 there were 185,787 acres of CFA land enrolled in Houghton County, whose total surface area is 667,904 acres. This is approximately 28% of the total area in Houghton County.

Land listed under the Act must be left open to the public for hunting, fishing, and trapping. This provides a sizeable, accessible area in which to hunt, fish, and trap. Other recreational activities on CFA lands are only allowed with land-owner permission.

The Ottawa National Forest in southern Houghton County occupies the majority of the land in Laird and Duncan Townships and 23 percent of the entire county. Copper Country State Forest is made up of three large parcels in Elm River, Laird, Portage, and Chassell Townships. Two small portions of Baraga State Forest are located in Chassell and Torch Lake Townships. There are 44,200 acres of land in the state forests. In addition, F.J. McLain State Park and Twin Lakes State Park occupy nearly 600 acres. Altogether, 202,912 acres, or 30 percent of Houghton County is part of a state or national forest, park, or recreational area.

Land use and development is directed by planning and/or zoning regulations in less than half of Houghton County's municipalities. The following municipalities have zoning ordinances: City of Hancock, City of Houghton, Village of Calumet, Village of South Range, Calumet Township, Chassell Township, Duncan Township, Portage Township. There are no zoning ordinances for the Village of Laurium, Village of Lake Linden, Village of Copper City, Adams Township, Elm River Township, Franklin Township, Hancock Township, Laird Township, Osceola Township, Stanton Township, Schoolcraft Township, Torch Lake Township or Quincy Township.

Housing and Community Development

Three-quarters of the housing stock in Houghton County is single-family, detached housing, with about 40% of the homes built before 1940. Some growth is occurring, as

12% of all homes have been built since 1990. This is below the national average of 17 percent. The median housing value in Houghton County in 2010 was \$57,000, which is less than half of both the Michigan and the national medians. The lower housing cost leads to a higher homeownership rate, although this is not indicated in the census figures because of the large number of students who rent.

Compared to Michigan as a whole (5.5 percent), Houghton County has a large proportion of seasonal housing, 15 percent. This reflects the importance of the area as a vacation destination and retirement community.

Schools

There are nine school districts in Houghton County, which are served by the Copper Country Intermediate School District. High School graduating classes range in size from 30 to 120 in these districts. Except for Copper Harbor K-8, students in Keweenaw County attend schools in the Calumet and Lake Linden/Hubbell districts. Formal arrangements are in place for students in far southern Houghton County to attend schools in neighboring counties, in the school districts of Baraga, L'Anse and Ewen-Trout Creek.

Universities

Michigan Technological University and Finlandia University are major secondary education institutions in Houghton County. Both universities contribute significantly to the educational as well as economic climate of the western Upper Peninsula. Additionally, each is a steward of important historical, recreational and developmental properties.

Finlandia University is a private liberal arts educational institution founded in Hancock, Michigan as Suomi College in the late 19th Century. In the 1990's the college added four-year degree programs to commence operation as Finlandia University. Its main campus, along Quincy Street, is central to the city and consists of educational, recreational and historical facilities. Notably among these are Old Main, the university's iconic edifice; the Paavo Nurmi Center, a student recreational facility; the Finnish American Heritage Center; and the Lily Jutila Center southwest of the main campus. The Jutila Center was the former St. Joseph's Hospital and includes undeveloped Portage Lake shoreline. In 2011, the University redeveloped Condon Field in West Hancock, revitalizing that portion of the city for university athletics and other public use.

Michigan Technological University is a Michigan public university, founded as the Michigan College of Mines in 1885. The University's main campus is located on the south shore of Portage Lake starting near Houghton's eastern city limit and extending to College Avenue. Michigan Tech also stewards many important land resources including Portage Lake Golf Course, Mont Ripley Ski Area, the Michigan Tech Recreational Trails and various smaller properties in the area. Notable facilities include the Student Development Complex and MacInnes Ice Arena, Sherman Field and the Amjoch astronomical observatory property in Atlantic Mine. The University is currently developing the Great Lakes Research Institute along the campus waterfront. Michigan Tech has an active School of Forest Resources and Environmental Science and a number of faculty are active in the field of Land Use policy.

Historic Features

At one time Houghton County was dotted with mine shafts, rock houses, stamp mills, smelters, and communities all dedicated to the processing of copper. Many remnants of

these activities remain. The historical ruins and sites are rich and generally undisturbed; development should be sensitive to the historic character of the area. Preservation efforts are expected to continue, making more of these sites assets to a growing heritage tourism industry.

Keweenaw National Historical Park (NHP) was established in 1992 to preserve and interpret the copper mining heritage on the Keweenaw Peninsula, the only place in the world during the mid-1800s where commercially abundant quantities of native elemental copper occurred. The copper mines were critical to the industrial development of the United States and were America's first large scale hard-rock industrial mining operations. Several mine shafts in the area reached over 9,000 feet deep.

The park consists of 1,870 acres within the Calumet and Quincy units. Most of the park is and will remain in private ownership; the National Park Service (NPS) currently owns six buildings and 142 acres in the two units.

The NPS maintains formal partnership agreements with the 19 Keweenaw Heritage Sites, spanning more than 100 miles from Copper Harbor in Keweenaw County to the Porcupine Mountains in Ontonagon County. Within Houghton County, these sites include: the A.E. Seaman Mineral Museum on the Michigan Tech campus in Houghton, the Calumet Theatre in downtown Calumet, the Chassell Heritage Center, the Copper Range Historical Museum in South Range, the Coppertown Mining Museum in Calumet, the Finnish American Heritage Center in Hancock, the Houghton County Historical Museum complex in Lake Linden, the Keweenaw Heritage Center at St. Anne's in downtown Calumet, Laurium Manor Mansion in Laurium, the Quincy Mine Tours on US-41 just north of Hancock, and the U.P. Firefighters Memorial Museum in downtown Calumet.

The NPS also partners with dozens of other government, nonprofit, and commercial entities in Houghton County and throughout the four-county area of the 'greater' park, as described above. The Keweenaw NHP Advisory Commission, a seven-member volunteer citizen-based panel appointed by the Secretary of the Interior, is authorized to conduct programs for preservation and interpretation of the copper mining story across the four-county area. The Commission implements the intent of Congress for Keweenaw NHP to operate as a functional partnership, unique among America's national parks.

Employment and Industry

Income and Poverty

A comparison of household income to the Western U.P. region and State reveals relatively less wealth in Houghton County. Household income levels less than \$10,000 account for 12.5% of the county's households, compared to 10.8% in the 6 county region, and 8% in the State. Over half of all households (53.6%) live on income less than \$35,000, compared to 36% state-wide, and 51.9% in the region. Households with income between \$35,000 and \$100,000 amount to 38% in Houghton County; state-wide, households in this group were 46.3% of households. (Six county region 41%.) In the highest income group, 8.4% of Houghton households earn more than \$100,000, compared to 17.4% across the state. In this highest group, however, Houghton has a higher percentage than the region, which has 7%.

Houghton County also has the highest poverty level in the region. In Houghton County, 22.6% of residents fall below the federally established poverty level of individuals. This is above the State's rate of 16.8%, and the six county region of 16.3%.

In 2009 the median household income was \$31,824. This is 9% below the region's median of \$34,928 and 35% below the State of Michigan median, which is \$48,700. The county is listed as a low to moderate income area, with 51% or more of the population meeting the low to moderate designation of the U.S. Census Bureau.

Per capita income is a common measure of the overall wealth and spending of an area. Houghton County's per capita income was \$27,054 in 2009, which is 8.4% below the regional per capita (\$29,533), 21% below the state's level (\$34,315), and 32% below that of the U.S. (\$39,635). However, Houghton County's per capita income from 2000 to 2009 grew, on average, at a faster rate than the State's: 3.7% versus 1.8%. The county's income growth was ahead of both the State and the nation, with the national per capita growth rate at 3.1% for the same period (2000–2009).

Employment Trends

Houghton County experienced a 4.8% drop in its labor force from 2006 to 2011. This was less than any county in the region, and below the state, which saw a 7.2% decrease. The number of persons employed dropped at a faster rate than the labor force decline, pushing the unemployment rate to 10.9% in 2010. This compares to the U.S. at 9.6%, Michigan at 13.2% and the region at 14.9%. Nearly 42% of the population 16 years and older is not in the labor force.

The unemployment rate in Houghton County rose from 4.9% to 10.9% from 2000 to 2010, which, though lower than Michigan and the 6 county region, follows the same pattern. Houghton County experienced a noticeable rise in unemployment from 2008-2010 due to the nationwide recession, but over the decade, it has consistently had the lowest unemployment rate in the region.

Industry by Category

Based on earnings, five types of activity drive the economy of the county: government, including education at 41.2% of the county's income; healthcare and social assistance at 16.6%; followed by retail, services and construction. See Table below. Source: U.S. Census Bureau, 2008-2010 American Community Survey.

Total Earnings by Industry 2009 (thousands \$)	
Government	242,390
Health and Social Assistance	97,904
Retail Trade	45,966
Services, Food and Accommodations	18,028
Services, Other	21,143
Construction	41,810
Manufacturing	24,001
Finance and Real Estate	14,177
Wholesale Trade	9,935

Farm, Forestry, Logging	5,659
All Other: inc. undifferentiated services, utilities, information media, scientific & prof., arts, numerous others	67,440
Total	588,453

Based on measures of both earnings and people employed, the public sector plays the leading role in the economy, and provides economic stability, allowing Houghton County to be less subject to business cycle changes than other counties. In addition to city and county government units, public sector employment is found in universities, K-12 schools, road commissions, airports and other transportation services, medical care and other human services.

Over 30% of the county's private sector employment is in three classifications: food/drink service, ambulatory healthcare, and hospitals. Over the past decade, ambulatory healthcare and hospital services have made up an increasing share of employment. Although hospital and healthcare services are mostly structured in private, non-profit enterprises, those entities are heavily dependent on government fees and transfer payments. Retail accounts for 10.2% of total county jobs, with construction (7.2%), and manufacturing (6.7%) rounding out top industry categories.

Business Size

Aside from public and non-profit employers, such as the university and the healthcare facilities, almost all employers in the county are small businesses. Only two employers in the county had more than 500 employees in 2009: Michigan Technological University and Portage Health. Aspirus Keweenaw Hospital and the Houghton County Medical Care Facility are the 3rd and 4th largest employers, each with 300 to 500 employees. There were 940 small businesses in the county, categorized as follows:

<u># of Employees</u>	<u>Number of Establishments</u>
Less than 20	848
20 to 99	86
100 to 500	6

Small businesses contribute to the county's economy by introducing new products, helping the economy diversify and adapt to changing conditions, and creating new jobs. However, small businesses are most vulnerable to economic downturns and are the main contributors to job loss.

The data and discussion in this section are derived from U.S. Census Bureau; U.S. Census Bureau American Community Survey, 3 year estimates; Michigan Department of Technology, Management and Budget; and the Comprehensive Economic Development Strategy, 2011, WUPPDR.

Transportation and Commuting Patterns

Roads

Houghton County is crossed by several State and US highways. Thirty-four miles of US-41, which starts in the northernmost part of the Keweenaw Peninsula and runs 1,990 miles to Miami, Florida, are in Houghton County. M-26 starts in Copper Harbor in Keweenaw County and runs southwest until it intersects US-45, about five miles beyond Mass City in Ontonagon County. Forty-six miles of M-26 are in Houghton County, including a four-mile stretch shared with US-41. Twelve miles of M-38 traverse central Houghton County, passing through Nisula en route from Baraga to Ontonagon. M-28, which spans virtually the entire Upper Peninsula, runs from I-75 in the east to US-2 at the City of Wakefield in the west. Fifteen miles of M-28 cross southern Houghton County passing through Kenton and Sidnaw. To reach the southern portion of Houghton County via State or National Highway, it is necessary to drive through other counties. In addition to these major routes, there are 858 miles of roads owned and maintained by the Houghton County Road Commission.

The Houghton County Road Commission operates from 6 locations, with their headquarters in Ripley and garages in Calumet, Trimountain, Elo, Alston, and Kenton. The county has many miles of seasonal roads with a number in southern Houghton County built and maintained by the U.S. Forest Service. Each incorporated city owns and maintains the local streets.

US-41 has been listed as the Copper Country Trail National Byway from Hancock to Copper Harbor, including the Brockway Mountain Drive.

Rail

Although rail service played a critical role in the development and economic growth of the Keweenaw Peninsula, tracks that connected population centers, mines, and ports have been removed. Today these corridors serve as snowmobile, off-road vehicle, hiking and biking trails.

Ports

Domestic port facilities are available in Houghton and Hancock. The Keweenaw Waterway provides refuge to ships/boats seeking an alternate route when waves on Lake Superior discourage passage around the Keweenaw tip. Ships up to about 600 feet in length navigate the Waterway, with the limit being the 104 foot vertical clearance of the Lift Bridge. The National Park Service's *M/V Ranger III*, providing service to and from Isle Royale National Park, operates from a dock in Houghton. The Houghton County Marina is just to the east of the Lift Bridge, on the Hancock side.

Airports

Houghton County Memorial Airport (CMX) is located four miles northeast of Hancock at an elevation of 1095 feet. The untowered airport is owned by Houghton County and operates year-round. The airport maintains two paved runways; the primary runway, 13/31 is 6,501 feet long and the secondary runway, 7/25 extends 5,196 feet. The county has an Airport Zoning Ordinance in the immediate vicinity of the airport (10 mile radius), restricting the height of structures and objects of natural growth.

Commercial air service to Chicago is provided by Skywest Airlines/United. Charter service to and from Isle Royale National Park operates out of the airport, and is provided by Royale Air Service. Daily aircraft operations include passenger, cargo, and various corporate and general aviation flights. The airport also offers fuel, parking/hangars, airframe and powerplant service, and car rentals.

Pricket-Grooms Field Airport (6Y9) is located one mile northeast of Sidnaw at 1372 feet. It is privately owned and operated. There are several private airstrips in Houghton County that may create possible conflicts regarding communication and wind-generation towers.

Transit

Indian Trails Bus Company serves Houghton and Hancock with daily direct trips to Green Bay, Wisconsin. Both the cities of Houghton and Hancock operate transit systems. The Houghton Motor Transit Line provides both scheduled and on-demand services. The Hancock Public Transit provides on demand bus services. Cab and limousine service is available in the Calumet, Hancock, and Houghton areas.

Public Review and Participation

The Michigan Planning Enabling Act, (P.A 33 of 2008, as amended, M.C.L.125.3801 et seq) requires that members of the Planning Commission be appointed as representatives of the community. Public participation is an on-going part of planning in Houghton County.

The people of Houghton County shared their thoughts, ideas, and feelings about land use in a visioning workshop in 1994, a survey in 1997 and in town hall meetings in 2003. Citizen involvement is critical to the creation of a vision and plan for county-wide land use and its implementation.

There was common agreement about the need for planning, guiding growth and development, preserving what is unique and special about this place and our quality of life, and balancing property rights and common good/public interest. Unrestricted development is seen as a danger to what we care about

The citizens of our communities value the scenic beauty, the natural resources, access to lakeshore and recreation as well as the preservation of the culture and history of this place.

Identified challenges include development of waterfront properties which limits access to waterfront and rural residential growth which limits access to land that was previously open. Concerns about rural growth include the cost of providing infrastructure and services as well as preservation of wildlife habitat and care of the environment and preserving open spaces.

Unregulated commercial development is seen as a mixed blessing with both benefits and negative consequences. There is concern about managing development, growing intelligently to fit both the environment and the community. Good jobs are a priority but not at the expense of destroying what makes living here special.

The need for a county-wide vision was voiced as well as promoting cooperation among governmental entities with the possibility of consolidating services. Appearance and design of buildings, signage, and scenic roads are of interest.

Public review of the draft plan

During the winter of 2006 public comments and suggestions were solicited about the draft Land Use Plan. The draft plan was placed on the Houghton County website and hard copies were sent to each township. The plan was presented to the township supervisors' association. Three public meetings were held in Alston, Chassell and Lake Linden to gather public comment.

In late 2011, as this master plan was being developed, consultation occurred with each township, seeking comments and suggestions regarding their particular area.

On February 14, 2012 the Houghton County Board of Commissioners approved distribution of the draft plan for public review. Copies of the draft plan were placed in the

County Controller's office and the Portage Lake District Library, and electronic copies were made available on the county's web site.

The Planning Commission subsequently held a number of public meetings to present the plan and obtain public comment. An open forum was held on 3/12/12. Extended public comment sessions were held during commission meetings on 3/20/12, 4/17/12, 4/27/12, 5/15/12, 5/29/12, and 6/19/12. High public interest in the draft plan and subsequent media coverage, as well as numerous presentations to community business and service groups elicited additional comment. All comments received by the commission were evaluated and utilized if appropriate. As a result of this extensive public review process some of the text was rewritten to clarify intent or correct facts. A new section, Economic Development, was added. The Master Plan is felt to be representative of the community's nature because of the high level of civic engagement which contributed to the revision of the plan.

See Appendix A for a summary of public commentary received.

Planning in harmony with winter

Winter affects Houghton County in many ways and snow cover may last from mid-November until late April or early May.

Taking advantage of the positive aspects of winter encourages the use of a unique natural asset, and improves the area's appeal for new businesses and residents.

- Outdoor recreational opportunities, including downhill and cross-country skiing, snowmobiling, ice fishing, snow shoeing, ice skating and hockey.
- Indoor arts, culture and social activities.
- Winter tourism, special events, and festivals, including using ice and snow for civic art.

Specific considerations:

- Cost of snow management for public and private sectors.
- Mobility issues, especially for seniors and the disabled, on foot or in automobiles.
- Increased heating costs and energy consumption.

Recommendations for planning:

- Generate local pride in our winter culture and promote winter tourism
- Foster innovative efforts in the community to design facilities and buildings suited to the winter season.
- Consider lighting treatments for winter conditions.
- Promote a compact, denser development pattern in and around existing communities for efficient management of public services.
- Support winter recreation opportunities such as ski trails and snowmobile/multi-use trail corridors, and support multi-seasonal recreational use of existing public land and parks.

Land Use Planning Trends and Critical Development Issues Facing Houghton County

Changes in the Houghton/Hancock area

In the early part of the Twentieth Century, much of the economic activity of the Keweenaw Peninsula was centered in the Calumet area. The Houghton and Hancock area was the major transportation hub for the region, providing facilities for rail and maritime services. There were modest commercial districts in both Houghton and Hancock, and the population was about half of what it is today. The Calumet area had a population more than double that of the present time and was a much more significant focus for commerce in the Keweenaw.

The close of the Twentieth Century found the economic roles of the Calumet area and the Houghton-Hancock area reversed. The major economic engine for the Keweenaw is now centered in the Houghton-Hancock area. The two universities, one of the two hospitals, most governmental offices, the major shopping centers, many cultural and arts venues, most of the newly constructed residential and commercial property, the convergence of the two major access highways – are now found in the Houghton and Hancock area.

The resulting growth pressures have been handled reasonably well within the cities of Houghton and Hancock. New commercial and residential development in these cities has generally been in accordance with current community development principles. Much of the area within the two cities has now been either developed or planned for development. The result is that future development will focus on the adjoining Townships, only one of which, Portage, has zoning, and none of which have professional municipal management or functional land use and development plans.

The U.S. Census Bureau has established a category of Micropolitan Statistical Areas, a smaller corollary to Metropolitan Statistical areas. A micropolitan area contains less than 50,000 people and has a small city as its core, surrounded by an area of urban and near urban development. Houghton County is recognized as a Micropolitan Statistical Area. This designation will have an impact on eligibility for various federal and state grants.

Decreasing Government Funding and Consolidation of Services

Decreasing state and federal spending for public services, combined with an emphasis by state leaders on improving local government efficiency has significant implications for the county. Local government and public services at all levels (municipalities, townships, county offices, school districts, state and federal branches located in the county etc.) will increasingly respond to financial incentives or legislative dictate to consolidate services, expand across boundaries and reduce programs. Demographic shifts, such as falling numbers of school age children, will amplify the pressure created by diminishing support for local services.

This emerging trend toward austerity in government will be a major factor in an area in which government at all levels is the county's largest employment sector. As long as this trend continues, the county can expect to experience losses in direct government employment and in related financial effect. Additionally, small rural areas, like Houghton County - - and indeed the Upper Peninsula in total -- have benefited in the past from state and federal transfers to build and improve infrastructure, fund programs of economic development, city improvement and beautification, keep air service viable, maintain disposable income in unemployed households, and other net tax gains to the area. Negative changes in all these areas will present challenges to the county's economy, general attractiveness and future growth prospects.

Waterfront development

Houghton County has miles of Lake Superior shoreline, numerous inland lakes, and the Keweenaw Waterway system including Torch and Portage Lakes. Significant amounts of new residential development have occurred along waterfront areas since the early 1990s. This has included frontage on Lake Superior and the Keweenaw Waterway, as well as inland lakes and streams. In the last 20 years, waterfront property values have increased five-fold in some areas. Seasonal cottages are being converted to year round residences. Vacant lots are being developed with homes, many of them large. In some areas, remediated stamp sands will increase the supply of available lots.

Such development has negative and positive impacts. On the negative side, diminished public access to recreational waters, changes in viewscapes and potential problems with wells and septic systems are concerns. Very few areas on the waterfront have municipal utilities, so most wastewater is treated on-site, with implications for water quality. This growth can impact local townships with increased traffic and demands for public services. Positive impacts include increasing tax bases and an influx of new residents with greater amounts of income to spend locally.

Fragmentation of large land holdings

In the past much of the undeveloped land of the county was held by a few large landowners, the mining companies. These large land parcels had a direct effect on land use patterns in the county. Much of the land was unavailable for development.

These companies tolerated extensive informal use of their holdings for fishing and hunting. Later, these large holdings were placed in Commercial Forest Reserve status, permitting lower property taxes in exchange for access for hunting and fishing. The holdings of the mining companies passed to forest products companies, who in turn sold prime areas to individual owners in smaller plots. Thus the access to some prime recreational lands and waters has become restricted, especially in the northern half of the county, where the majority of the people live. The need to more effectively manage the remaining public property in Houghton County becomes pressing.

Commercial strip development

The downtown districts of Houghton, Hancock, Calumet, Laurium, South Range and Lake Linden are in various states of decline and rebirth. Strip developments take advantage of parking convenience and change traffic patterns in communities, sometimes with negative impacts, such as increased turns in and out of traffic on thoroughfares and disruption to pedestrian traffic. Consideration needs to be given to the aesthetic, safety and economic impacts of design decisions.

Complete Streets

“Complete Streets” is a concept that “promotes safe and efficient movement of people and goods whether by car, truck, transit, assistive device, foot or bicycle.” (PA 135 of 2010). The intention of Complete Streets is to “ensure that roadways are designed and operated to enable safe access along and across a street for all users of all ages and abilities, including pedestrians, bicyclists, transit users and those with disabilities, in addition to automobiles.” (MI Healthy Communities, MDCH)

The Western Upper Peninsula Health Department (WUPHD) and the Michigan Department of Community Health (MDCH) enhance the Complete Streets program by promoting the development of active and healthy communities. In order to make active living more convenient and safe, walking and bicycle trails, nearby destinations, convenient business locations, bicycle parking, roundabouts and walkability are encouraged. Economic considerations can be taken into account in applying Complete Streets laws. Vision, planning, and policy can minimize the cost of implementation.

The City of Houghton adopted a Complete Streets Ordinance in 2011. The Master Plan encourages other local units of government in Houghton County to coordinate their activities with one another and adopt Complete Streets Ordinances, or at least apply the Complete Streets principles whenever a street or road is constructed or reconstructed.

Trails and recreational access

Tourism and recreation play an important role in the Houghton County economy. Recreational trails are important for residents as well as visitors.

Today Houghton County has both land and water trail systems. The North Country National Scenic Trail traverses the southern reaches of Houghton County, primarily on lands of the Ottawa National Forest. This wild route contrasts with the paved trail on the old Soo Line grade along Houghton’s waterfront, running nearly four and half miles. Some years ago community members installed a short, wheelchair-accessible trail through the Houghton School Forest. There are numerous short trails, such as at the Nara Nature Trails and the Michigan Tech University Recreational Trail System, the Paavola Wetlands trail, the Sturgeon River Sloughs near Chassell or the Silver Mountain trail in the southern part of the county.

There is an extensive formal trail system, primarily using old railroad grades or logging roads, that is professionally groomed for snowmobiling in the winter. Many of these routes are used by ATVs or mountain bicycles in the warmer months. There is an extensive network of well-groomed cross-country ski trails in Houghton County. Many of these also provide summer mountain biking and hiking opportunities. Many of the

primary and secondary roads in the county are suitable for road biking and see significant use in this way.

The county has numerous abandoned rail grades and old road traces that are informally used for snowmobiling, ATV riding, mountain biking, walking, running, cross-country skiing, snow shoeing and even mushing (running sled dogs). However, only a few of these trails have permanent easements or fee ownership. The impact of this is that a trail long used may suddenly become unavailable for public use. Changes in land use, ownership and attitudes have the potential to close down important and irreplaceable trail segments. In addition, there is potential for placing motorized trails in locations unsuitable because of adjacent land use, such as residential neighborhoods.

The Keweenaw Waterway, in addition to its use by motorized vessels up to 600 feet long, is part of the Keweenaw Water Trail, which permits small craft such as canoes and kayaks to explore the natural and cultural heritage of the Keweenaw from the water. Since the tip of the Keweenaw Peninsula, from Hancock northeasterly, is an island, the Water Trail is a loop trail. The Hancock City Campground provides a convenient starting and ending point for Water Trail users. Numerous inland lakes and several area rivers also provide water trail opportunities.

Provision for preserving and maintaining access to recreation areas, designating these places and providing for their upkeep is addressed in the Houghton County Recreation Plan.

Portage Lake Lift Bridge and Public Safety

The Keweenaw Waterway connects both ends of Portage Lake with Lake Superior. One third of Houghton County and all of Keweenaw County lies north of the waterway.

A single bridge has connected this man-made island with southern Houghton County since 1875. The current structure was built in 1959 and is maintained by the Michigan Department of Transportation. The Portage Lake Lift Bridge is the heaviest dual deck aerial lift bridge in the world. Although it has never been out of operation for more than several hours, the possibility of a mechanical failure or of an impact by a wayward vessel exists. At best a bridge outage of any duration is disruptive, and if the outage is prolonged it can become a threat to public health, public safety, and the region's economy.

The effect of an extended bridge outage on the population both north and south of the existing bridge has been studied extensively. There are various conveyances that can be placed to alleviate problems caused by a failure of the Lift Bridge, and plans to mitigate a bridge failure are reviewed and revised on an ongoing basis by emergency responders and other stakeholders. Given the importance of its function, the Portage Lake Lift Bridge has been identified as a critical piece of infrastructure for both Houghton and Keweenaw counties.

Past development in the area has placed both acute care hospitals, the sole EMS provider, most of the physician clinics, the Michigan State Police post, many of the county's fire units, the U.S. Coast Guard, the area's only rescue hovercraft, the airport, the health department, and all home health agencies on the island portion of north Houghton County.

The only emergency service providers located south of the bridge are MTU Public Safety, Houghton County Sheriff, Houghton City Police, and many of the fire departments. In addition to inhibiting emergency services from traveling from the island to the south, an extended bridge malfunction would also prevent necessities like food, medicine and gasoline from reaching the population stranded north of the Keweenaw Waterway.

As the bridge ages, the potential for problems increases. It is the consensus of this commission that future county decision makers will have to work with state and federal partners to develop alternative solutions.

Scenic, historic, cultural resource preservation and management

Houghton County has an unusually rich concentration of nationally significant scenic, historic and cultural resources: the Sturgeon Gorge Wilderness on the Ottawa National Forest, the Quincy and Calumet Units of the Keweenaw National Historical Park, and the headquarters complex for Isle Royale National Park. Two units of the Michigan State Park System (F.J. McLain and Twin Lakes), along with significant lands protected by the state forest system, are located within the county.

In 2005, the U.S. 41 corridor north and east from the Portage Lake Lift Bridge was designated by the federal government as the Copper Country Trail National Scenic Byway, one of the few in the nation.

The Quincy and Calumet Units of the Keweenaw NHP are designated National Historic Landmarks, and there are numerous properties and districts within the county listed on, or eligible for listing on, the National Register of Historic Places.

The people of Houghton County are asked to be the resident caretakers of these important resources by the people of Michigan and all the citizens of the United States. This is both a privilege and an obligation.

There are not many counties in the United States with such a rich mix of significant resources. These enhance the quality of life and help attract and retain businesses that recognize the strategic value of an excellent quality of life for their employees.

These rich assets require sound management and protection in accordance with state or national policies and laws. Moreover, when residents appreciate and understand the nationally significant resources found in their “backyards” they will be more inclined to be active stewards of these special places.

Forestry and Timber Products

Forests in Houghton County have made a remarkable resurgence in the decades since the decline of mining and the subsequent loss of population. The major landowners in the county are predominantly forest product businesses and government agencies. Most harvesting is done in relatively small lots by individuals and small companies. Log transport is often done by individuals and small companies. Mills which accept pulp wood have declined in recent years with the overall contraction of the economy. There are no pulp mills in Houghton County. Local value-added forest product processing, such as arena flooring, continues to exist despite the long journey to market for the finished products. There is a highly selective market for veneer logs with the “bird’s eye”

figure. The lack of value-added processing of forest products is a major concern in the region. There is on-going research at Michigan Tech into converting low-value wood fiber into various products, including ethanol, which could trigger much greater economic activity.

A Mining Resurgence

Copper prices climbed substantially during the first decade of the 21st Century and have held relatively stable during the Great Recession. This has sparked intensifying interest by a number of major mining companies. Tentative surveys and exploration activities are underway throughout the western Upper Peninsula to assess the potential to re-establish hard rock mining in the area, both for the traditional high-value copper ores and the development of extensive nickel deposits. Although processing infrastructure (mills, smelters) is gone, ready access to water and land transport may support the initial mining activity, until local development of processing infrastructure proves to be economically viable. The corollary resurgence of well-paying mining and processing jobs is a tantalizing prospect in this economically depressed region. Analysts point out that such jobs will number fewer than at the height of the first mining era, due to greatly increased mechanization. Mining and processing in this new resurgence may only last a few decades. This creates the need to strategically plan a balanced, vibrant economic mix to assure the best possible future for Houghton County.

Torch Lake Superfund Site

Most of the copper mining and smelting activity in Houghton County occurred prior to current environmental laws. Potentially hazardous mining by-products were left on lands and waterways when the mining activity ceased in the late 1960s. Environmental concerns led to the designation of a number of sites within the county as the Torch Lake Superfund Site.

The USDA – Natural Resources Conservation Service (NRCS), working with the EPA, the State of Michigan’s Department of Environmental Quality (DEQ) and the local Public Action Committee (PAC), remediated 12 stamp sand sites (790 acres) from 1999 through 2005. Remediated sites were covered with soil and then vegetated in an effort to lessen both the wind and water erosion which had deposited many tons of sediments in to adjacent water bodies. This constant sediment deposition negatively impacted both the water column and the benthic community. Once the remediation is complete; “natural processes” take over and the environmental parameters at these sites will continue to improve.

The Quincy Smelter Reclamation Project was completed in 2011 on the waterfront near Ripley. A total of 6.3 acres of vegetative cover was established over regraded stamp sand and slag. It was the last remaining Torch Lake Superfund sub-site to be constructed and closes out EPA remediation efforts.

Patterns for Residential Growth

In Houghton County, rural residential growth typically occurred on small lot splits and land divisions along existing road systems, which may attract those desiring a rural, yet close- to- town lifestyle. Very few new roads were constructed for this development, and most lots are not platted, but are land divisions with few restrictions or requirements.

Most rural residential is constructed with short driveways because of snow issues. The result is a strip of residential land use visible along many roads in the county.

Interestingly, growth outside of cities and towns in Houghton County seems to have shifted during the years 2000 to 2010, as the county's only (and minor) population increases have occurred mainly within incorporated municipalities. (Anecdotal information indicates that a lack of dependable cell phone, cable and internet access outside of the established communities and gas prices may be a factor in this trend.)

New residents, whether locating in cities or outside of incorporated municipalities, will bring important consequences for public services, community infrastructure, and the tax base which supports it. This document notes the issues, not because we anticipate significant growth, but because the implications of unexpected growth should be considered by future planners and county decision makers.

Future Economic Development

Houghton County's economic development activities aim to improve the economic well being of the county through job creation and retention, tax base enhancements and quality of life. These values are driven by strategies, policies, and programs (including attention to this Master Plan) led by various public and private organizations. Given the emphasis placed on its natural, historical and cultural assets, Houghton County is especially sensitive to good stewardship of natural resources, protecting the environment and promoting social cohesion while contributing to local, regional, and national prosperity. Among the County's priorities for sustainability are available employment, decent housing, good health and access to human services and recreation. The business climate in Houghton County supports many types of businesses.

Frequently mentioned factors that provide Houghton County with a favorable business climate include business and income tax levels, quality of life, and real estate costs and availability. Challenges include workforce availability, energy costs and local market size.

Houghton County has factors of its business climate that may be viewed as strengths or weaknesses, depending on the need of the particular business such as:

- Infrastructure (e.g., available deep water port; lack of interstate)
- Environmental regulation
- Permitting, licensing, and various reporting regulations
- Access to financing and capital (e.g., venture capital)
- Incentives (e.g., tax credits)
- Quality of services (e.g., dependability of air service)

Considering the complexity of economic development, the Houghton County Master Plan serves to highlight certain aspects of the community as they relate to the above areas but does not intend to direct or emphasize any particular efforts over another.

Economic Development Tools

Houghton County draws from an array of traditional and emerging economic development tools. A few of them include:

- **Downtown Development Authority (DDA)** – The Village of Calumet, the City of Houghton and the City of Hancock each have a designated DDA provided by Michigan Law.

- **Local Development Finance Authority (LDFA)** – Established in 2002, the Cities of Houghton and Hancock formed a joint LDFA for the provision of tax funds for economic development.
- **Michigan Core Communities** – In June of 2000 the State of Michigan initiated an effort to spur private development in its urban communities and traditional centers of commerce. The incentives, unique to Core Communities, target critical needs of older communities through new housing development, redevelopment of obsolete facilities and development of contaminated properties. The city of Houghton is designated as a core community, enabling access to brownfield redevelopment incentives, neighborhood enterprise zones, and obsolete property rehabilitation exemption.
- **Business Incubation** – Business incubation is a business support process that accelerates the successful development of start-up and fledgling companies by providing entrepreneurs with an array of targeted resources and services. These services are usually developed or orchestrated by incubator management and offered both in the business incubator and through its network of contacts. A business incubator’s main goal is to produce successful firms that will leave the program financially viable and freestanding. These incubator graduates have the potential to create jobs, revitalize neighborhoods, commercialize new technologies, and strengthen local and national economies. Houghton County has two business incubation organizations that include:

(NOTE: underlined entries below are live website links)

- **MTEC SmartZone (SZ)** — MTEC SmartZone is one of 15 SmartZones in Michigan. MTEC SmartZone helped create over 250 direct jobs in eight years through programs and support to entrepreneurs and small businesses in the technology sector. In addition, MTEC SmartZone has created a new business model for Fortune 500 Companies, allowing them to access Michigan Tech’s student engineering talent. This model has brought jobs back from overseas and benefited companies like Ford Motor Company and GE Aviation in many ways.
- **Entrepreneur Support Center (ESC)** — Operated by MTEC SmartZone, the ESC is a resource center that provides entrepreneurs with a place to work, with direct guidance from business counselors to foster ideas, and start and develop businesses into companies that create jobs for the local community. ESC has helped launch about two companies a month since it opened in April 2011.
- **Jutila Center for Global Design and Business (JGDB)** — Jutila Center for Global Design and Business utilizes direct assistance from its host, Finlandia University, and area collaborators to help stabilize management and accelerate the growth of young businesses. In 2012, the incubator houses 29 companies yielding 42 employees, in five clusters of firms specializing in retail, service, health, family support and sports industries.

Public-Private Partnerships

Like many places, Houghton County has numerous public and private organizations that collaborate to form non-profit organizations with the aim of:

- Undertaking economic development efforts
- Promoting sustainable business

- Improving workforce development
- Diversifying the economic base of a region
- Improving the quality of life

Public-Private partnerships act as a strong voice for local businesses, offering access to local government. These organizations have greater flexibility than the public sector to conduct economic development activities.

Houghton County is fortunate to have numerous organizations that support economic development in their mission. These include:

- **Keweenaw Economic Development Alliance (KEDA)**— Keweenaw Economic Development Alliance takes a leadership role in Houghton, Keweenaw and Baraga Counties, helping expand and diversify the area’s economic base. KEDA designs and implements proactive, sustainable programs focused on retaining and expanding existing firms, starting up new businesses, attracting entrepreneurs and companies to the Keweenaw and initiating projects that create conditions for future economic growth.
- **Michigan Small Business and Technology Development Center (SBTDC)** — SBTDC provides a broad range of support services to local companies through local business counselors housed at KEDA and Michigan Tech, regional business counselors based in the Escanaba SBTDC office, and technology company specialists located throughout the state.
- **Superior Innovations at Michigan Technological University (SI)** — SI is a private, for-profit company established by Michigan Tech under the non-profit Michigan Tech Entrepreneurial Support Corporation (MTESC). Both MTESC and SI serve as tools to help transition early stage discoveries from University labs into successful commercial enterprises.
- **Western Upper Peninsula Planning & Development Region (WUPPDR)** — WUPPDR provides a wide range of services including technical assistance to local units of government, grant writing and administration. Fostering stable and diversified economies in the Western Upper Peninsula, WUPPDR also serves as the regional clearinghouse for federal and state funded programs. Through this role, WUPPDR enhances intergovernmental coordination and encourages opportunities for public comment on projects of regional significance.
- **USDA Regional Development** – Assists regions in creating self-sustaining, long-term economic development in rural areas through visioning and strategic planning. Provides communities seeking information on USDA Rural Development and other federal community and economic development programs. Promotes partnerships at the local and state levels to assist communities in advancing their strategic or economic development plans. Promotes coordinated planning among Rural Development programs to address specific projects in a community or regional strategic plan.
- **Western Upper Peninsula Michigan Works** – The Houghton One Stop Center provides a complete array of employment and training services to the residents of the Copper Country area. Computers are available for use by job seekers to work on their resumes or to search for jobs through various internet resources. Free career resource materials are available as well as a display of job application forms from over 50 Copper Country employers.

- **Keweenaw Chamber of Commerce** – The Keweenaw Chamber of Commerce strives to enrich the overall business and economic climate of Houghton and Keweenaw counties through a variety of programs and services.

Other Economic Development Features

- **Houghton County Renaissance Zone** – Over 400 acres of Houghton County has been reserved in two different locations to serve as Renaissance Zones. By 2007, 18 companies have been taking advantage of the tax-free incentives that these areas offer.
- **HUBZone Certification** – Available throughout Houghton County, the **Historically Underutilized Business Zones** (HUBZone) program helps small businesses in urban and rural communities gain preferential access to federal procurement opportunities. These preferences go to small businesses that obtain HUBZone certification in part by employing staff who live in a HUBZone. The company must also maintain a "principal office" in one of these specially designated areas.

Integral to all economic development is the concept of developing "livable" cities and towns. Livability suggests, among other things, that the quality of our built environment and how well we preserve the natural environment directly affect our quality of life. This balance demands comprehensive planning, driven by input from affected people on real outcomes, cast in terms of the needs of both present and future people.

Credits: Information in this section was contributed by International Economic Development Council, Keweenaw Chamber of Commerce and Western Upper Peninsula Planning & Development Region, Michigan Economic Development Corporation, National Business Incubator Association, U.S. Small Business Administration, USDA Rural Development, and Western Upper Peninsula Michigan Works.

Living the Plan

Much of Houghton County is without any land use or zoning regulations. This may have worked well when there was very little growth and limited land available for development, but increasing development pressures are creating potential conflicts. There is a growing concern about the negative impacts on property values and quality of life from inappropriate, unregulated land uses.

The problem with having no plan and zoning ordinance is that when a community needs or desires control over a new, inappropriate land use situation, there is no regulatory authority.

Some communities may view zoning as an unnecessary roadblock to development and don't want to enact regulations that may cause a proposed project to go to another community. Experience shows that this is false. The most growth and development in Houghton County is occurring in those communities with planning and zoning. The lack of zoning and the potential for incompatible land uses limits development. Most property developers and investors prefer zoning, which protects their investment.

Houghton County recognizes that decisions about zoning are best made at the city, village or township level. This master plan may serve as one base for an individual township to develop a zoning ordinance. Houghton County has no intention of attempting to implement county-wide zoning.

Future Land Use Descriptions by Township

The attached maps are based on existing land uses in Houghton County, and demonstrate future use possibilities. They are not intended to be restrictive or proscriptive; rather they will help orient future planning by political sub-units within the county. No line or color on the map is absolute. These maps show the major categories of future land use which allow for growth while protecting values identified by members of the public.

The following land uses are shown on the maps:

- Forest (private, public)
- Commercial/Industrial
- Agricultural
- Recreation (non-forest)
- Rural Residential (includes year around, second home, lake shore, camps – not dense. Year around access limited by local residents.)
- Stream Preservation
- Residential (more dense, communities, villages, small towns)
- Urban (areas inside cities)

The Master Plan encourages the preservation of existing open spaces, minimizing the growth of Rural Residential sprawl.

Several Townships requested that their existing zoning and planning maps be used. Note that many of the cities, townships and villages have, or are establishing, web sites with much more specific information about their jurisdiction.

Discussion for Houghton County Townships, starting in the south. Level of detail generally goes to the Section level only; finer detail when appropriate.

Duncan Township Duncan Township is impacted by the Ottawa National Forest. A small industrial area west of Sidnaw is identified (good confluence of highways, railroad, and airport). Wise management of forest land is best done with large tracts of non-fragmented land. Hwy M-28 passes through E-W; FH16 N-S. Rural Residential exists, but not encouraged for significant future growth (Goldenglow Road and Lake 13 Road, coming down from the Silver Mountain tracts in Laird Township). Maintaining land in large tracts is most conducive to maintaining and developing trail systems. Duncan Township has a zoning ordinance.

Laird Township Laird Township is dominated by the Ottawa National Forest and the Copper Country State Forest; an agricultural strip roughly along M-38; and rural residential areas along the Pike Lake Rd and in the Silver River (Silver Mountain) Area. Two population concentrations are at Nisula and Alston with small commercial/industrial areas around them. Wise management of forest land and agricultural land is best done with large tracts of non-fragmented land; these encourage multiple recreational uses such as trails. Prickett Lake area is a key recreational area whose future land use should be maintained (primary mission of the impoundment remains power production).

Elm River Township Elm River Township preserves land which is a mix of public and private forest but has rural residential around the lakes and along the M-26 corridor and the major county roads. A commercial section is shown along M-26 in the Twin

Lakes area, and recreational use on Lake Roland (Twin Lakes State Park), the golf course and Emily Lake.

Adams Township Adams Township shows rural residential continuing from Elm River Township to Toivola, a forest corridor along M-26 north of Toivola and south of Painesdale, and between the established communities of Painesdale and Trimountain and the Village of South Range to maintain a “northwoods feeling” approaching the Houghton/Hancock area. New residential development is encouraged within the existing communities, which have appropriate infrastructure. This helps preserve the “northwoods feeling” and a sense of the area’s mining heritage. The Cole’s Creek drainage as it approaches the Keweenaw Waterway at the north edge of the township is shown with a stream preservation emphasis.

Stanton Township Stanton Township shows a mix of agricultural, rural residential, and forest in the inland portions. A mix of rural residential, recreational, and some agriculture uses exists along the Keweenaw Waterway and Lake Superior shoreline, as well as the Salmon-Trout River and Coles Creek. Coles Creek serves as an important DNR benchmark for cold-water trout fisheries. There are three areas of agricultural land in the township that have unique micro climates conducive to fruit crops. These areas, even if forested, should be considered appropriate for agricultural use. Stanton Township plays a very important role in Houghton County’s recreational access to Lake Superior, with significant public park development at North Entry and Agate Beach. Recreational Use is identified for the township’s widely known Covered Road. Rural residential runs along the Lake Superior shoreline from the edge of the Township park at north entry to the SW, as far as Graveraet River. Beyond that point the lake shore will be preserved primarily for public recreation.

Chassell Township Chassell Township is rural residential along the Canal and Portage Lake, and recreational land just inside the rural residential land along Portage Lake. Agricultural land is west of US 41 and south of Snake River Hill; these are traditionally good berry lands. Rural residential is shown along most county roads and a stream buffer is along the Sturgeon River where flooding may occur during snow melt. Chassell Township has an existing Land Use Plan and zoning ordinance in effect. Several culverts under US41 in Chassell are blocked or partially blocked. A future flood has the potential to wash out portions of US41. The township is working with MDOT, the Houghton County Road Commission, and the Houghton County Drain Commissioner to try to resolve the problems before a major flood occurs. There are four private airstrips in Chassell Township; protecting their safe approaches has implications for the development of wind energy and the construction of communication towers.

Charter Township of Portage Portage Township ranges from heavily forested areas in its southwestern portion to concentrated urban and commercial/business development where it abuts the City of Houghton along its northern boundaries. An agriculturally significant area can be found in the middle and extending down to the southern part of Portage Township. There are stream corridor and riparian preservation areas identified along both the Huron Lake Shore as well as the Huron Creek that outlets from Huron Lake. The Pilgrim River that flows in to Portage Lake has an active Watershed Committee. That Committee received grant monies that is supporting a public watershed study of the Pilgrim River Watershed. The 899 acre Otter Lake is known for its’ excellent fishery, lakeshore residences and it is the only body of water in Houghton County that has a legally prescribed lake level. The Township operates the Huron Recreational Area that has just received a Department of Natural Resources “Passport Grant” for restroom facility construction. The Huron Recreational Area has

facilities for soccer, little league and softball use. Portage Township is presently updating its existing Land Use Plan and has a Township wide zoning ordinance in effect.

Franklin Township Franklin Township is home to the Houghton County Memorial Airport and the Airport Industrial Park. Additionally, the Quincy Smelter and Quincy Hoist are critical community assets. Rural residential development along several county roads allows for continuing growth supporting the Houghton-Hancock area. Much of the land away from the county roads and U.S. 41 will remain forested. Existing agricultural lands should be maintained. Boston Pond should continue to be available for public recreational use. The existing snowmobile trail corridor is a community asset. The recent designation of U.S. 41 as a National Scenic Byway through this township is an economic stimulus to the County. Controlling adverse development within this corridor is key.

Quincy Township Quincy Township is relatively small, undergoing significant annexation pressures from Hancock. It has a significant portion of the Quincy Unit of Keweenaw National Historical Park. The snowmobile trail corridor is an important community asset. The recent designation of U.S. 41 as a National Scenic Byway through this township is an economic stimulus to the County. Controlling adverse development is a key strategy. Rural residential development along several county roads allows for continuing growth supporting the Houghton-Hancock area.

Hancock Township Hancock Township is one of the fastest growing townships in the county. F. J. McLain State Park is located in Hancock Township and has considerable canal and Lake Superior frontage, while the DNR maintains a boating access to the Portage Ship Canal at Lily Pond. Hancock Township also provides recreational trails for adjoining populations, as private trails in Hancock Township connect to the Maasto Hiito trails in the City of Hancock. While there will be continuing pressure for rural residential development along the road corridors in this Township, the water resources in this area are spotty, some wells have run dry, and there are concerns that additional growth will adversely affect the available water resources. There is also a large gravel excavation site and blacktop plant located in the township. Further excavation of large gravel resources should be carefully studied before implementation since expansion could impact both recreation and water resources. Although Hancock Township does not have zoning, it has several ordinances affecting development and all property owners or prospective property owners are encouraged to discuss potential purchases and projects with township officials.

Osceola Township Osceola Township is a long, narrow township that ranges from Torch Lake on the south almost to the Houghton County line on the north. The snowmobile trail corridor is a community asset. The recent designation of U.S. 41 as a National Scenic Byway through this township is an important economic stimulus. Controlling adverse development within this corridor is a key strategy to be undertaken by this Township. Osceola snakes around and through intensive residential development in the Calumet area, requiring extensive cooperation among units of government. Rural residential characterizes the Torch Lake waterfront, a part of the Torch Lake Remediation project. Inland areas of the Township support agricultural uses. The airport sits partly in Osceola Township.

Torch Lake Township Torch Lake Township is divided by Torch Lake. Most of the county roads support Rural Residential use; the exception being along seasonal roads. Torch Lake Township has extensive Lake Superior frontage with sections that should be preserved for public recreational access. Most of the interior of the Township is either

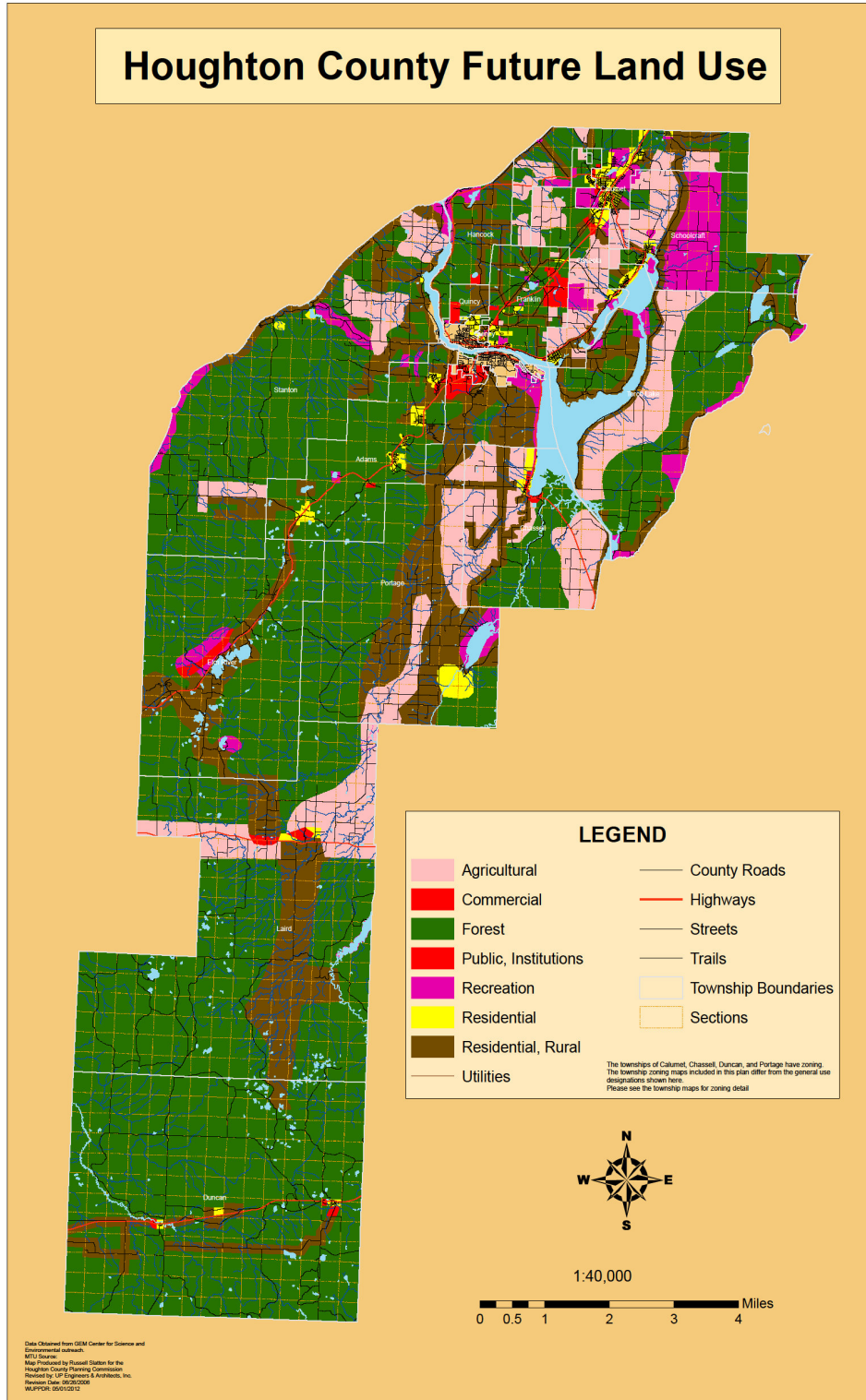
forest or agricultural. The Rice Lake shoreline supports Rural Residential. The area of Point Louis should be preserved for public recreational use.

Charter Township of Calumet Calumet Township has an extensive Land Use Planning and zoning process in place. The area around Douglass Houghton Falls is recreational in the hope that this scenic area might potentially gain public access. Rural Residential is shown along some county roads, with agricultural areas along other roads preserving scenic values and agricultural potential. Industrial uses are shown to support the existing Renaissance Zone and also the existing industrial sites at Osceola #13, Centennial #3 and #6, Calumet Electronics, Royale Machine, and gravel operations at various sites. Calumet Township, in conjunction with the Villages of Calumet and Laurium, is an important component of the Keweenaw National Historical Park.

Schoolcraft Township

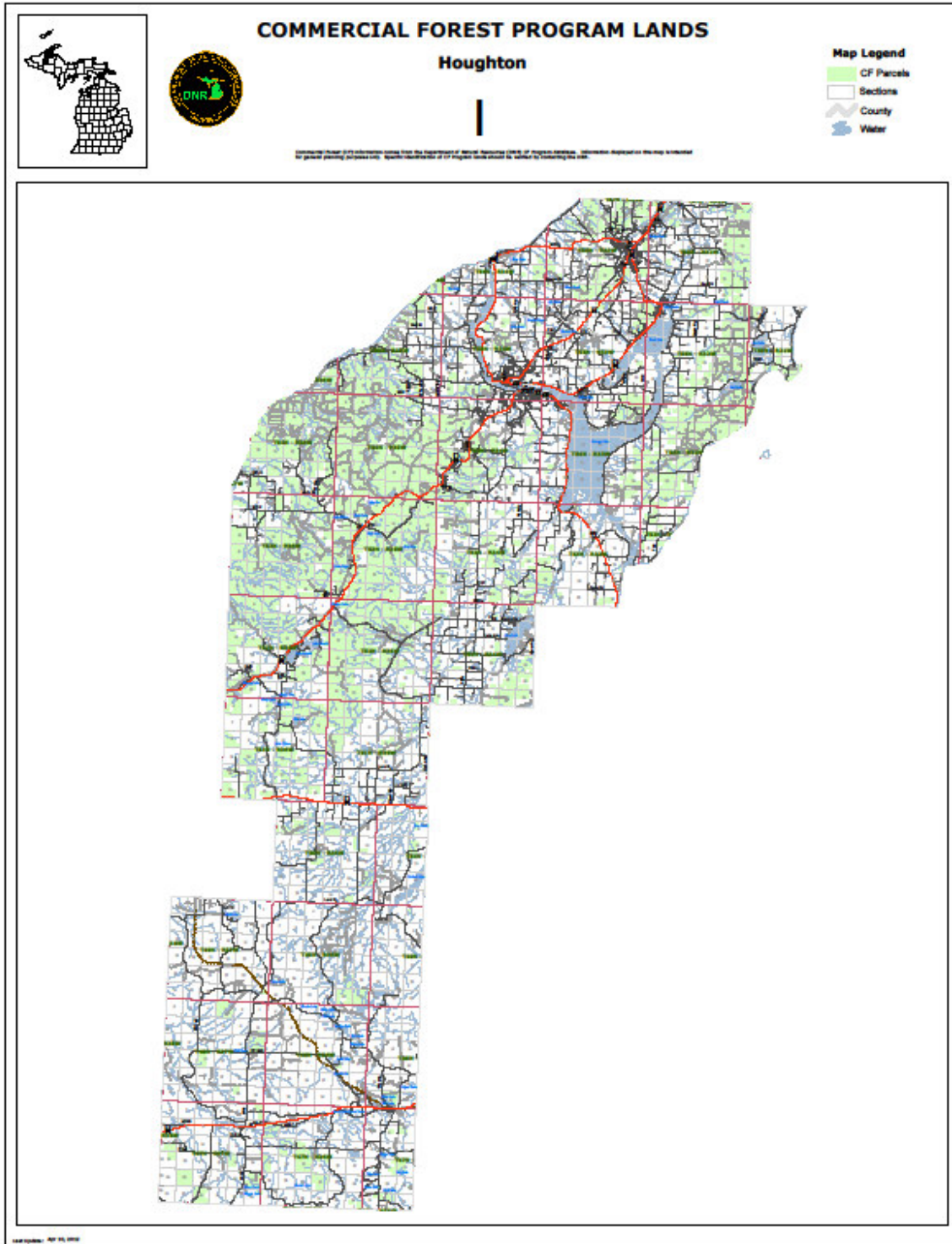
Extensive areas of Schoolcraft Township are agricultural. Forested land is along the eastern edge of the Township. Rural residential is shown along the entire Trap Rock Valley area, as well as along Torch Lake and the Rice Lake/Grand Traverse area, reflecting long standing patterns. Recreational use is in the Superfund remediation area.

Map: Future Land Use in Houghton County NOTE – A copy of this map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with the hard copy map in this document.

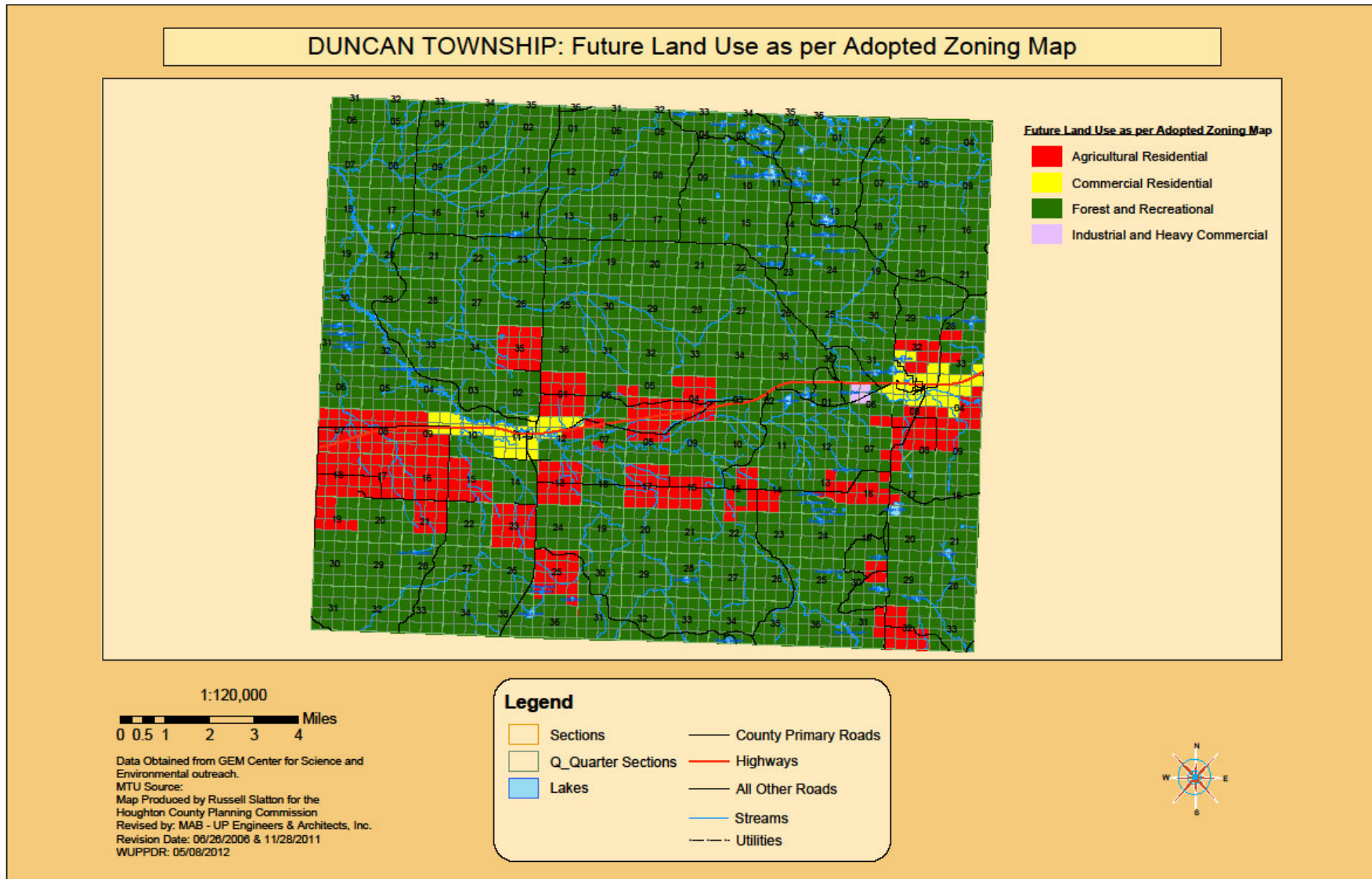


Map: Commercial Forest Program Lands in Houghton County

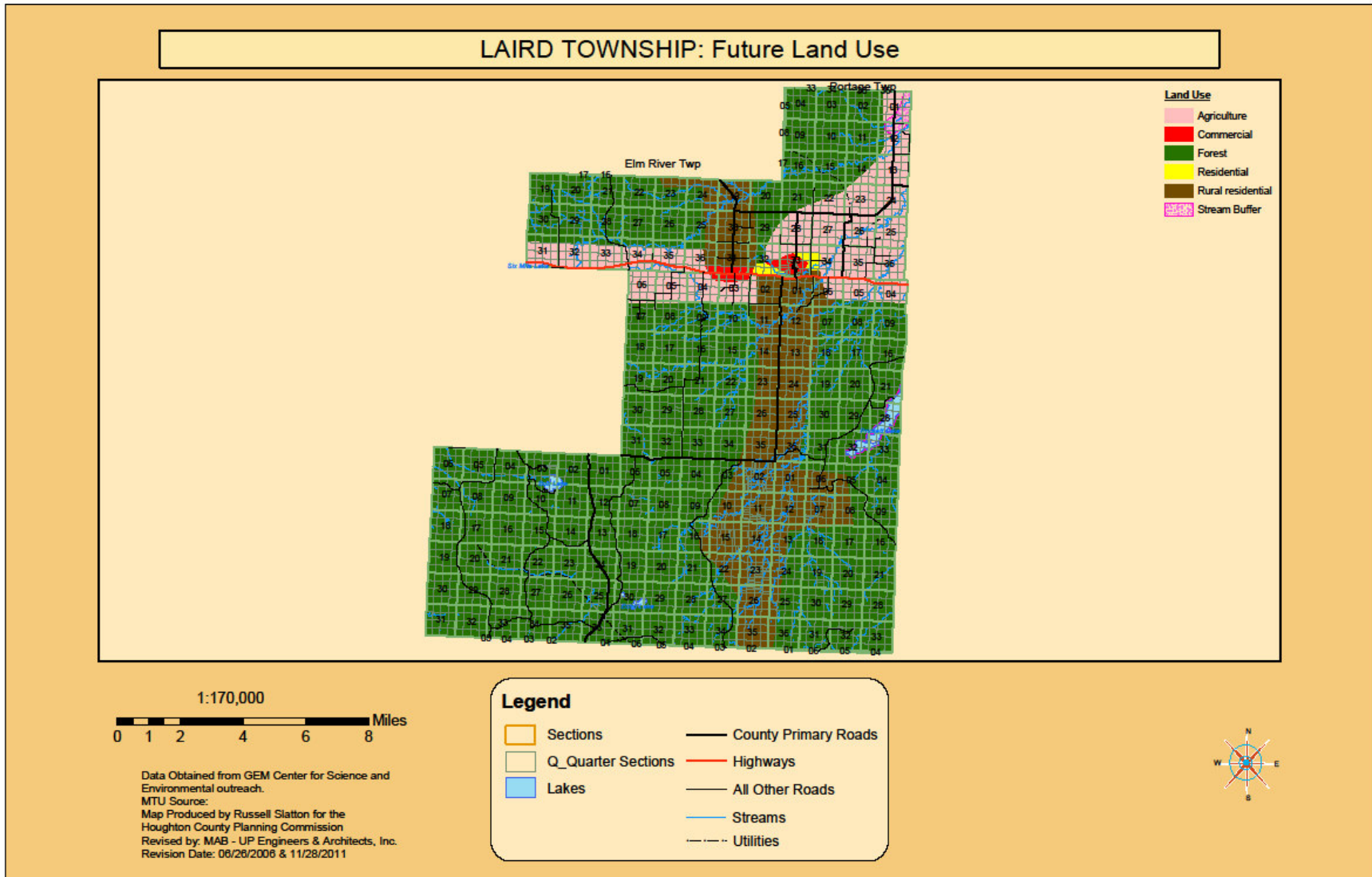
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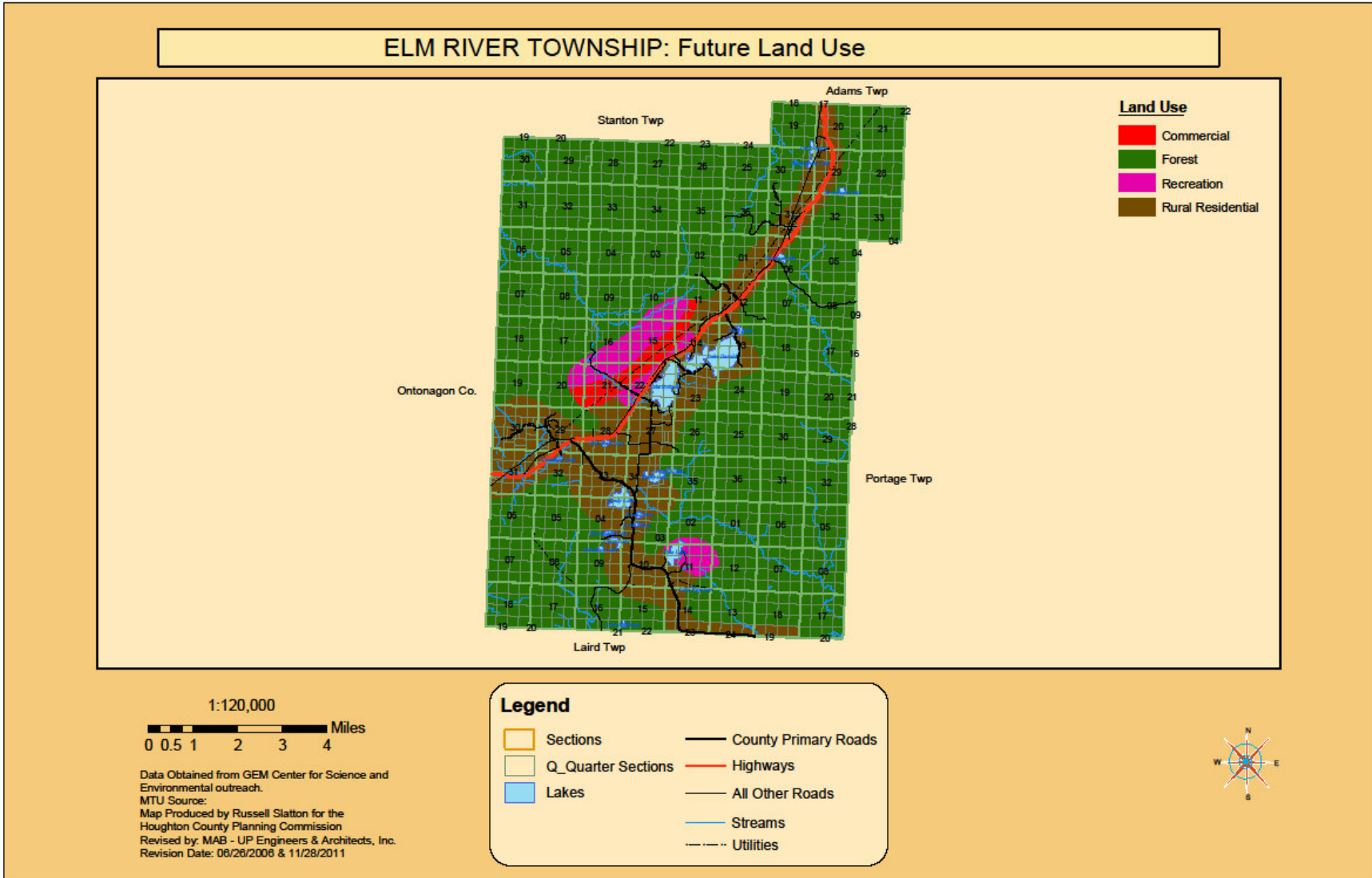
Map: Duncan Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



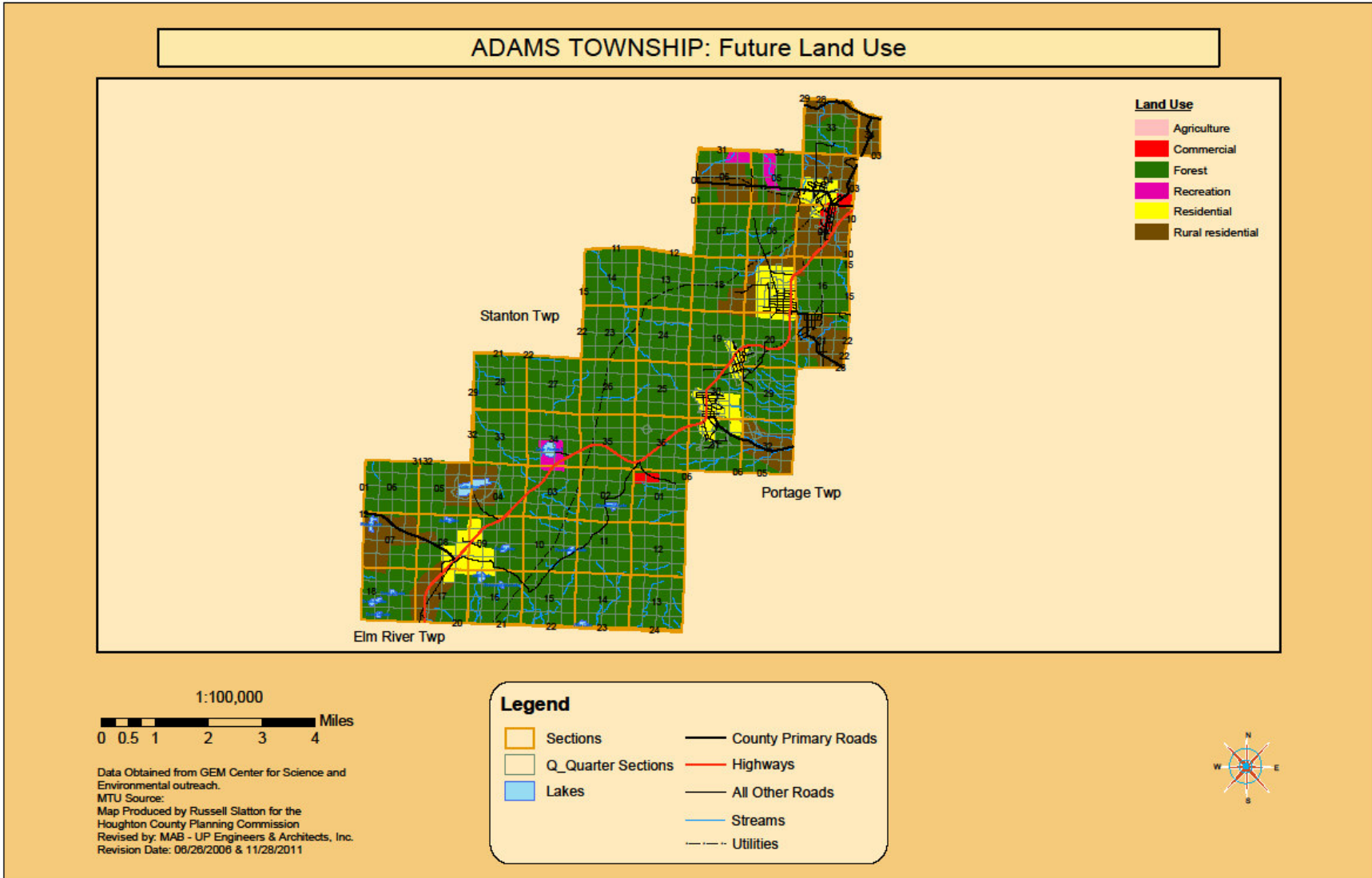
Map: Laird Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



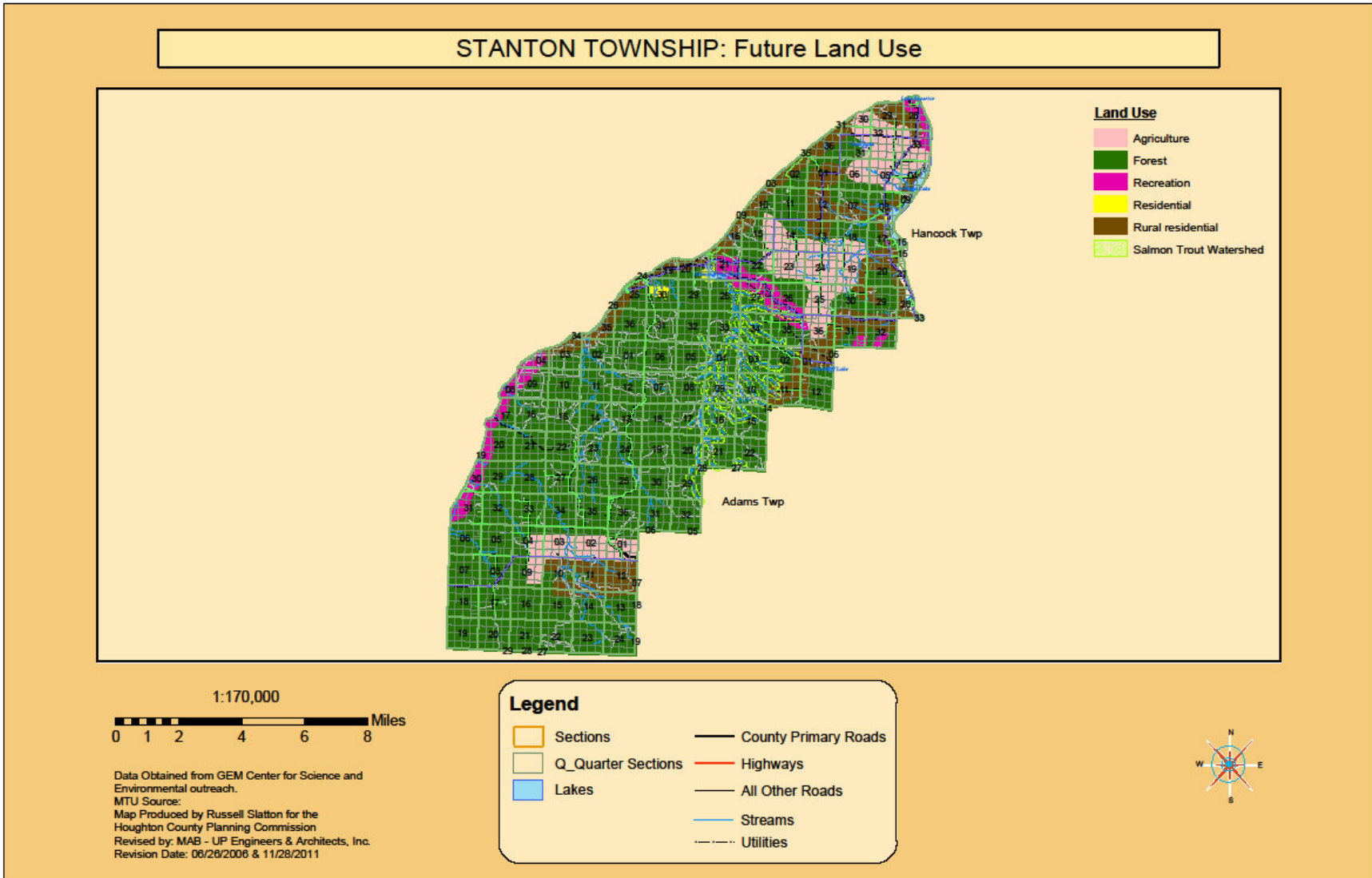
Map: Elm River Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



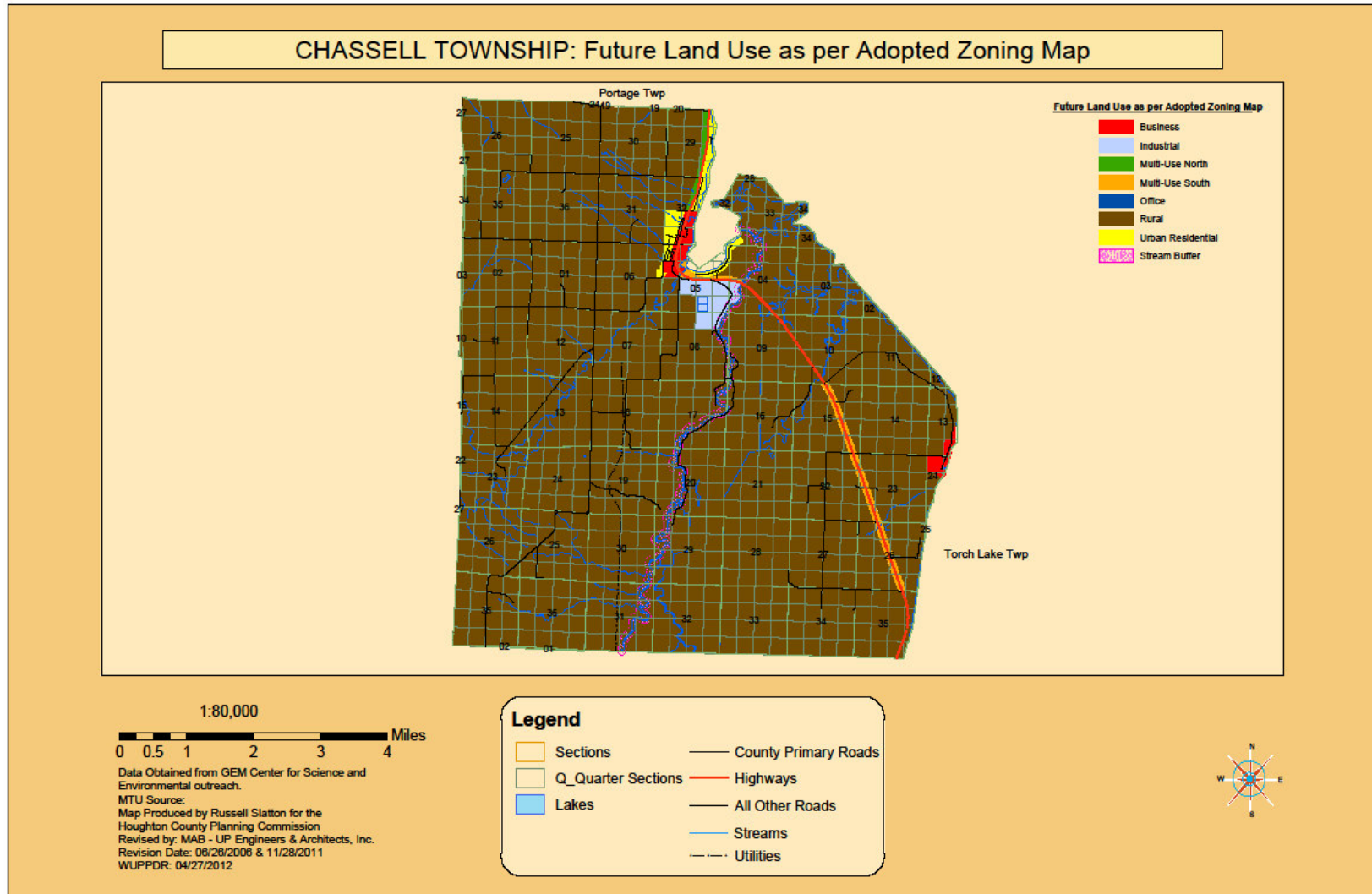
Map: Adams Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



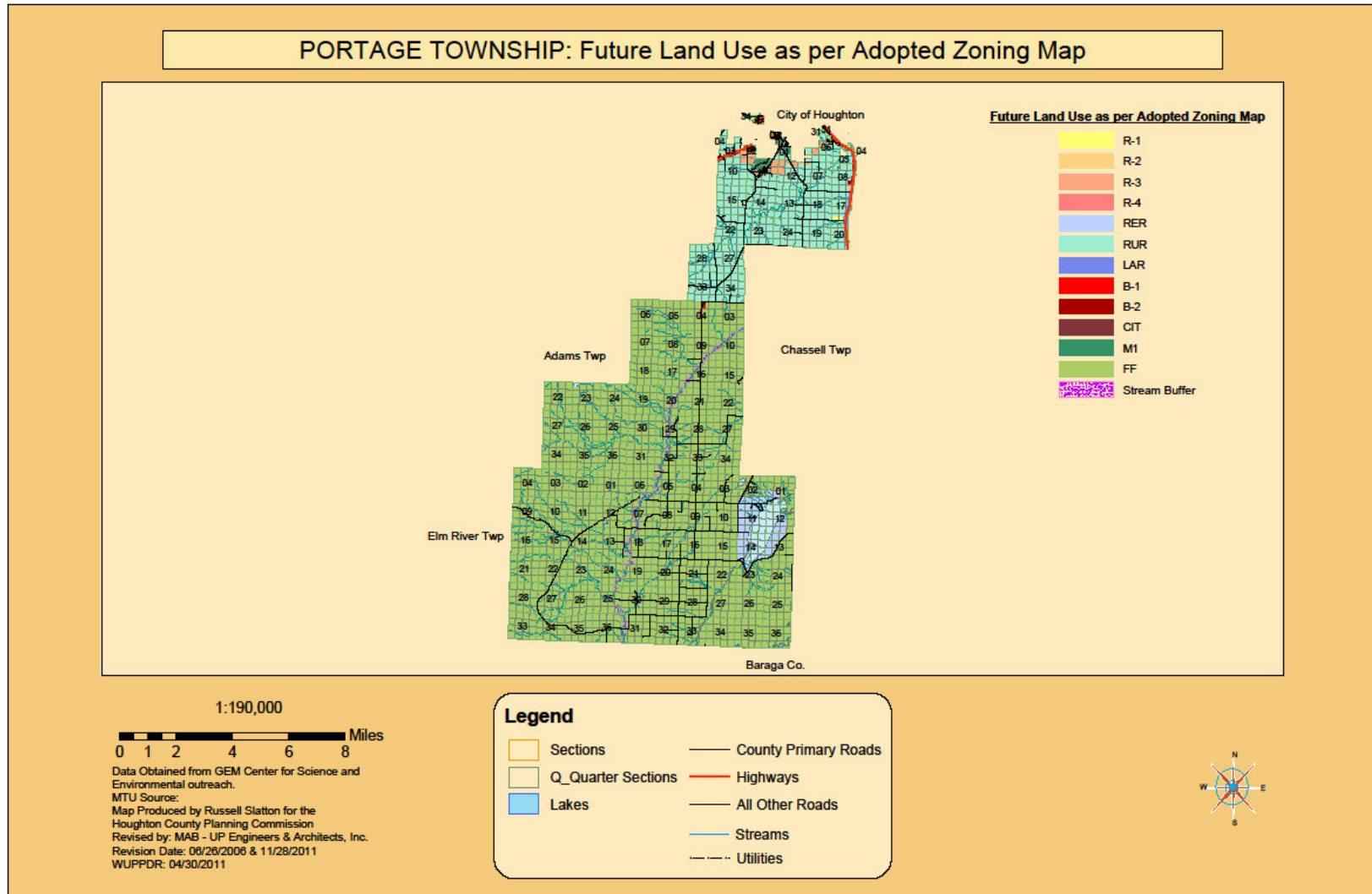
Map: Stanton Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



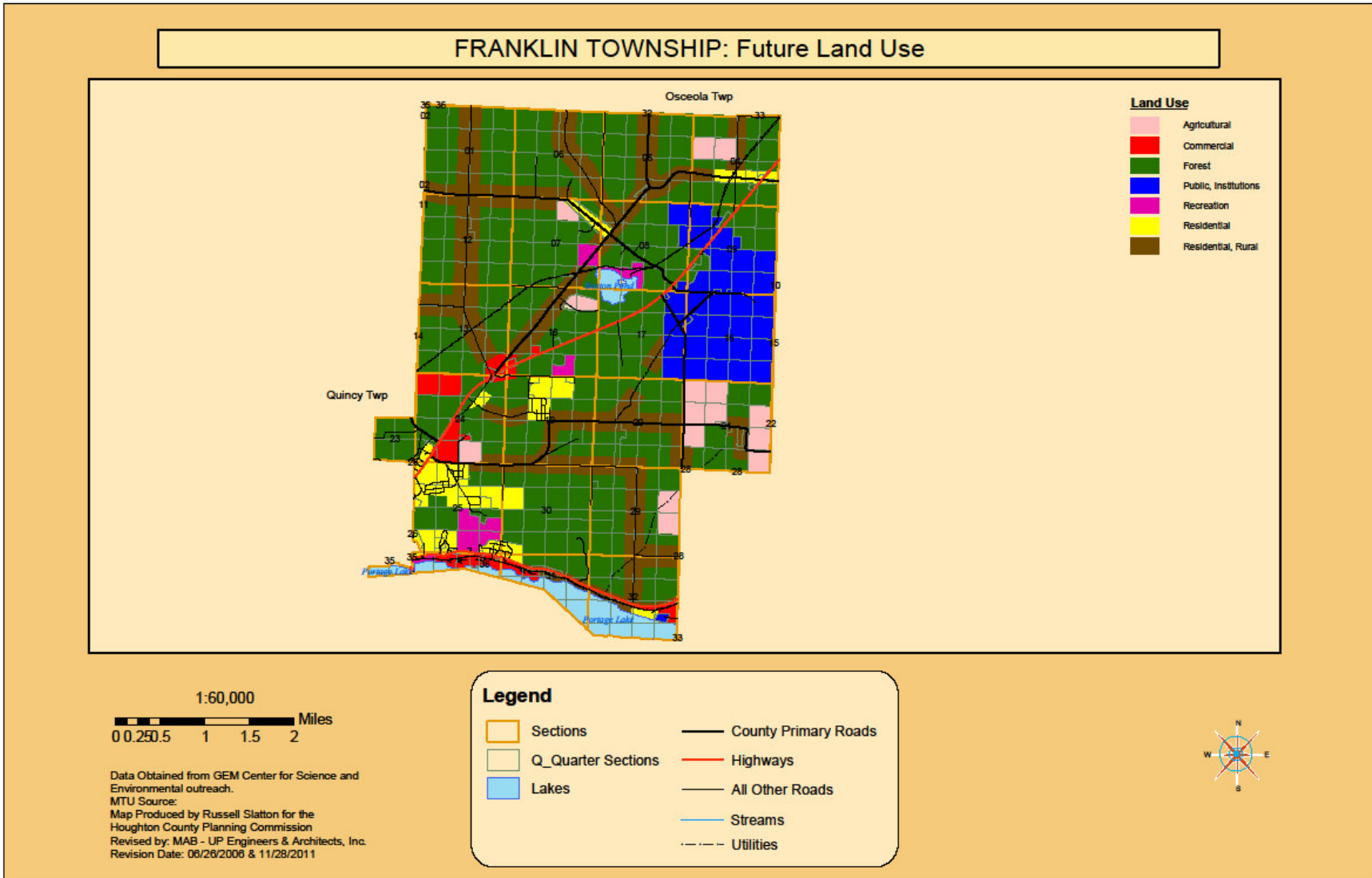
Map: Chassell Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



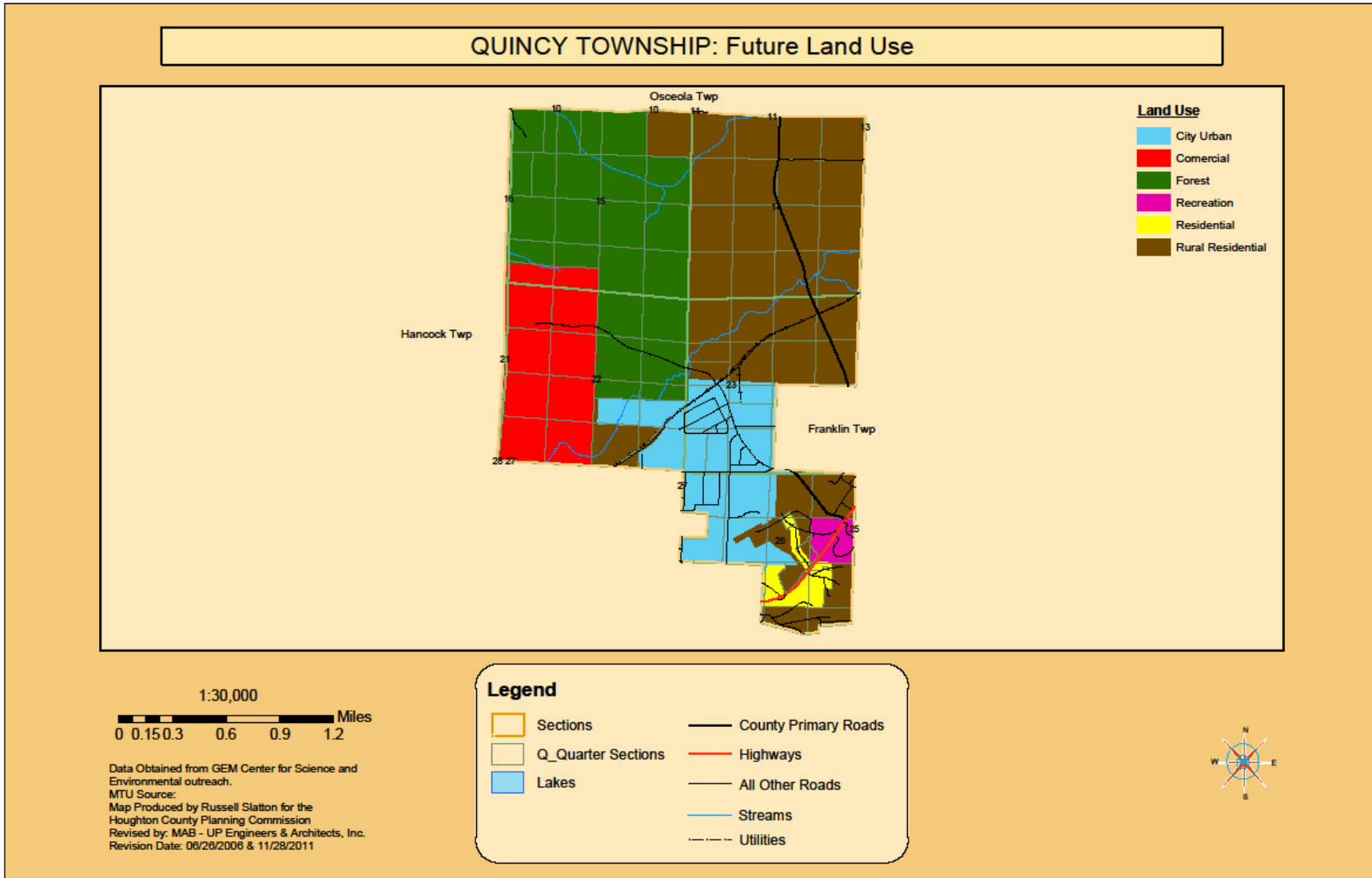
Map: Portage Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



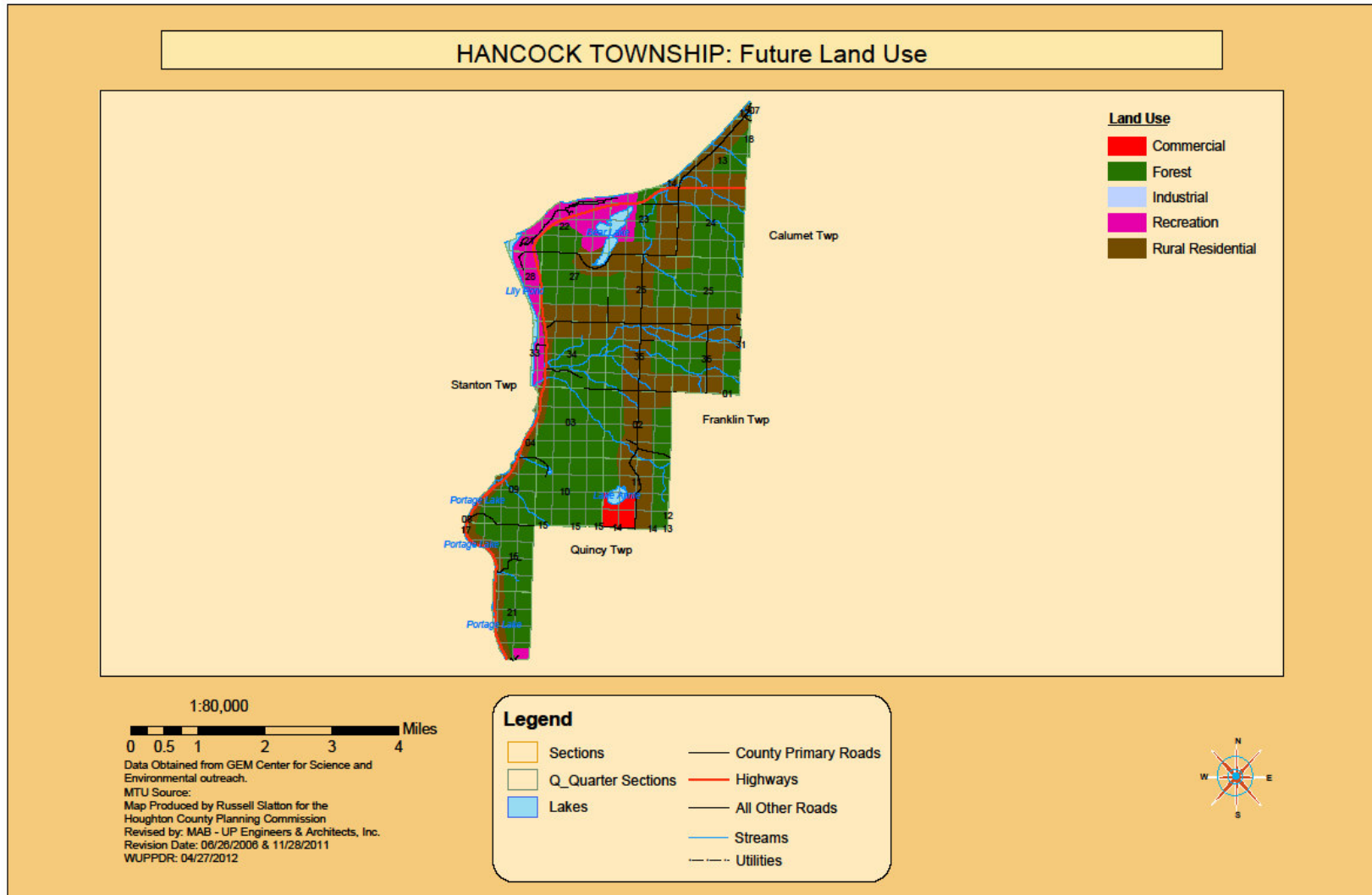
Map: Franklin Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



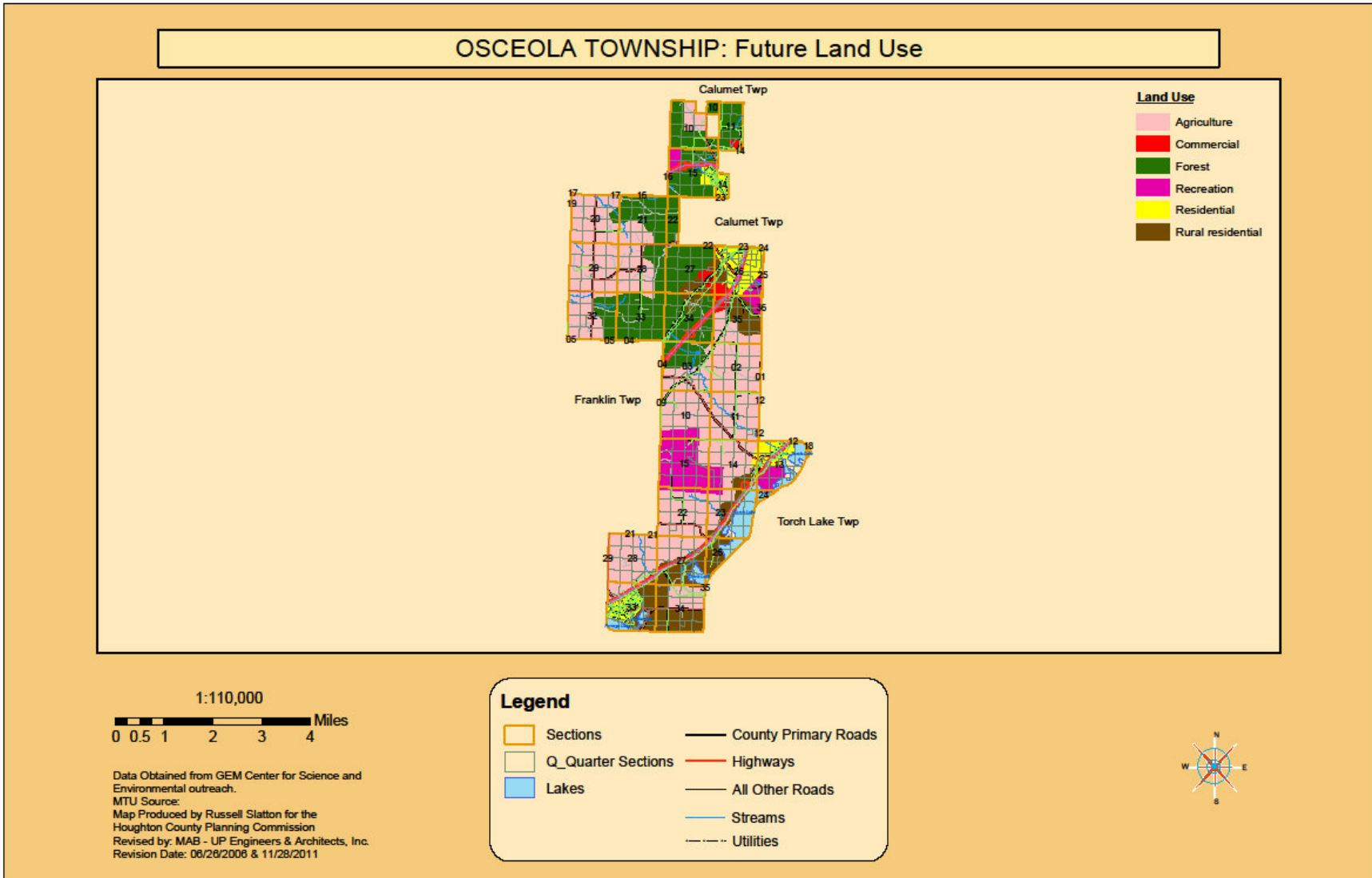
Map: Quincy Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



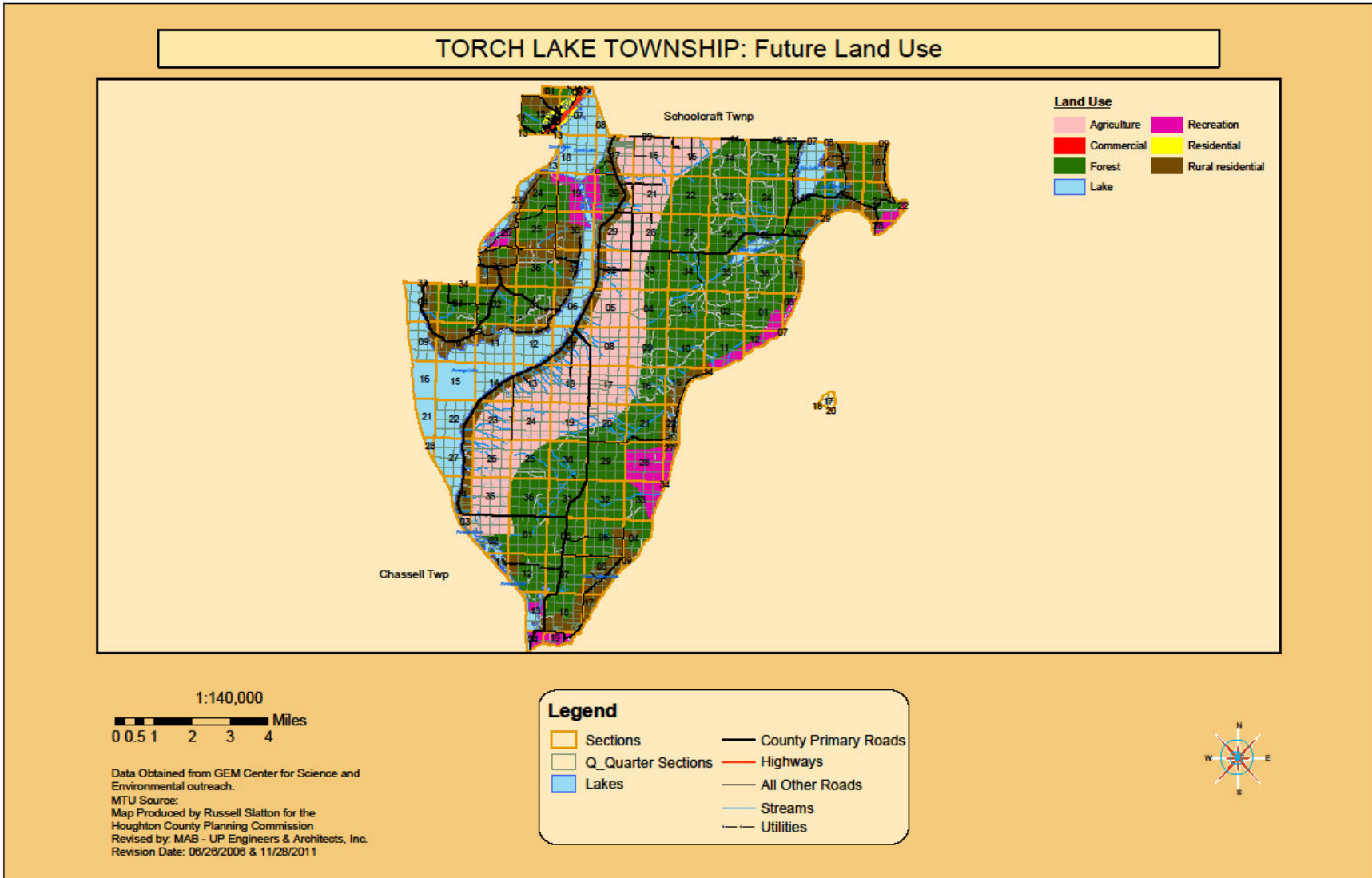
Map: Hancock Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



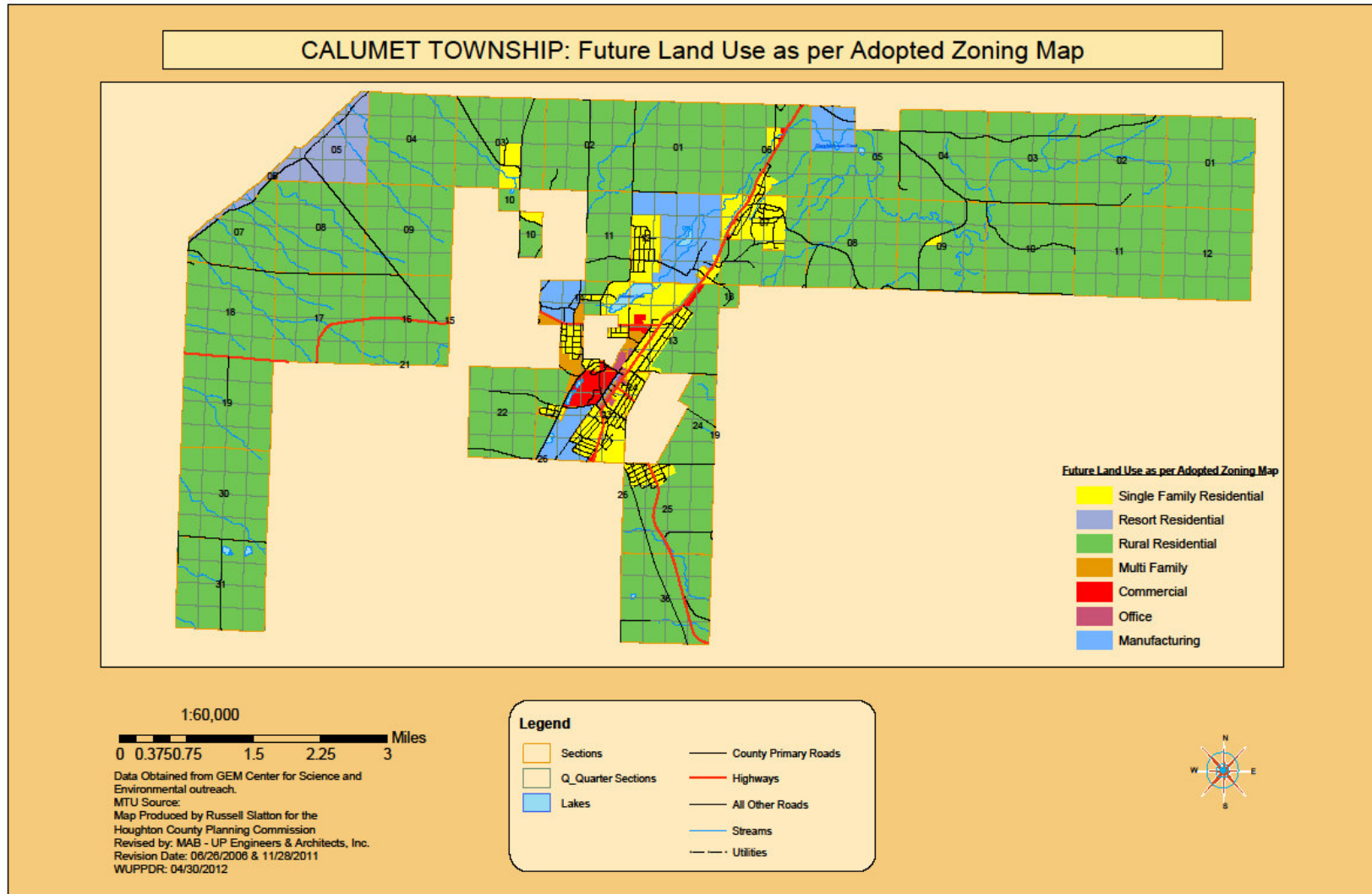
Map: Osceola Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



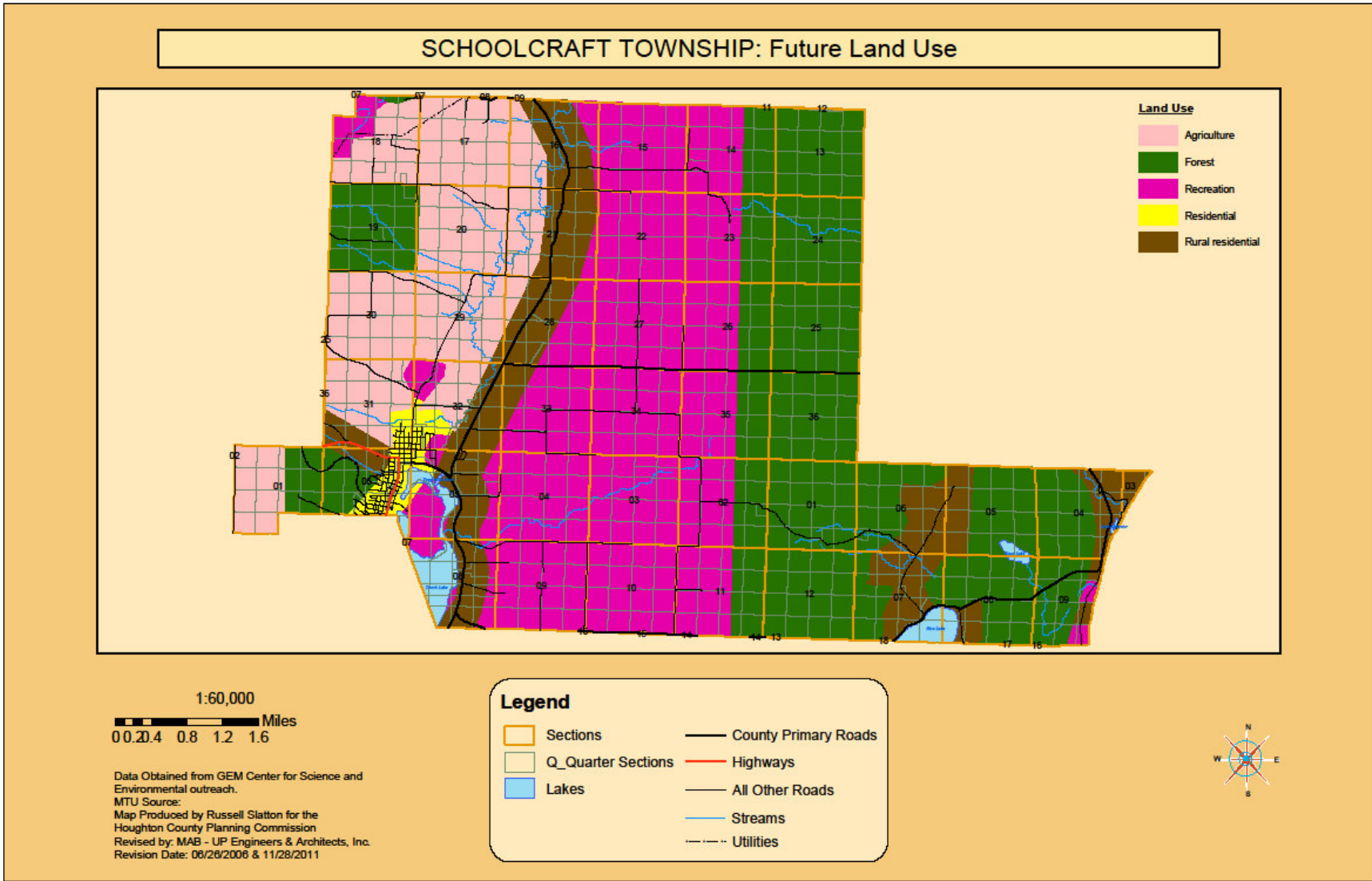
Map: Torch Lake Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



Map: Calumet Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



Map: Schoolcraft Township NOTE – Copies of each township’s map may be downloaded from the Houghton County website (www.houghtoncounty.net) as an Adobe Acrobat file (.pdf file). This will allow you to zoom in on the map to see greater detail than would be possible with hard copy maps in this document.



Preparation of this plan:

This plan was prepared by the Houghton County Planning Commission.

The members of the planning commission are:

Jon Leinonen
Susan Burack
Jack Duweke
Guy St. Germain
Bill Fink
Barbara LeFex Lewis
Evan McDonald
Dana Richter
Anton Pintar, representative from the County Board of Commissioners

Extensive assistance and advice has been graciously offered by:

Bruce Petersen, Pat Coleman, Truman Obermeyer and Don Van Uum, former members of the Planning Commission
Jim Boyce, former Houghton County Commissioner
Russell Slatton, former Michigan Technological University student
The GEM Center for Science and Environmental Outreach at MTU.

Much of the statistical information about the county was borrowed from the work of the Western Upper Peninsula Planning and Development Region.

Extensive map work and printing services were provided by WUPPDR and U.P. Engineers and Architects, Inc. Overall editing and assembly of the document was donated by Bill Fink Communications, LLC.

Cover photos by Bill Fink, GalleryOnDaLine.com; ©2012

Appendix A: Synopsis of public comments
Appendix B: Master Plan contact list

Appendix A: Summary of Public Review and Comment, January 2011 to July 2012

The planning commission initiated its revision of the 2006 Houghton County Land Use plan in the fall of 2010. A letter soliciting comment was sent to all townships and municipalities on October 29, 2010. Through much of 2011 commission members made personal presentations to township and other municipal boards seeking input. Following completion of the first draft, more than 130 community stakeholders were mailed letters soliciting their input and comment, in December 2011, February 2012, and again in March, 2012, after the commission extended the public comment period. The commission held six public meetings starting in March 2012. Thorough media coverage of the master plan revision process greatly enhanced the commission's outreach to the community. These efforts resulted in a large amount of comment, summarized below to illustrate the depth and quality of public input which helped inform the plan. Draft versions of the plan's text were placed on the county website.

City and Township Review

Specific input was received from the townships of Chassell, Calumet, Portage, Duncan, Franklin and Hancock regarding their land use and infrastructure descriptions, and their map presentations. A major resulting revision was the use of zoning maps in place of future land use representations for the four townships with adopted zoning ordinances.

Comment was received from the cities of Houghton and Hancock supporting the plan document.

Other Governmental Groups

Extensive written comment was received from the National Park Service, Keweenaw National Historic Park Office. The comment, while favorable about the draft revision, suggested that numerous additional chapters should be written to develop a more comprehensive plan and especially to underscore the park's interest in preservation of historic resources.

Michigan Department of Transportation reviewed the plan and had no recommendations.

The Houghton County Treasurer provided supportive comments, data updates and text.

The Houghton County Airport Manager updated information regarding the airport zoning ordinance.

The Houghton County Emergency Measures Manager updated the lift bridge discussion.

The Western U.P. Health Department provided information needed for some sections, including the complete streets description.

The Highway Engineer of the Houghton County Road Commission rewrote the section on roads.

Non-Governmental Community Organizations

Members of the Keweenaw Chamber of Commerce Board offered both written and verbal input to numerous sections of the plan. Based on the thrust of Chamber input, extensive rewrites were made to sections on winter, commerce and existing development, and a new section on economic development was created.

The Keweenaw Economic Development Alliance sent a letter in support of the Master Plan.

The Western U.P. Planning and Development Region issued a letter in support of planning, and reviewed statistical data in the draft.

The League of Women Voters, Copper Country, provided a letter outlining its position in support of land use planning, which included positive comment on the thorough public review process initiated by the commission.

The Concerned Citizens of the U.P. issued documents and web commentary stating their opposition to the master plan and their desire to stop planning in Houghton County.

Individual Citizen Input

Extensive commentary was received from more than 70 individuals during the winter and spring of 2012.

Written comments included the following:

One citizen developed a power point document outlining criticism of many topic areas and much of the wording. The main points were that the plan promoted the restriction of development for environmental reasons, that it discussed private enterprise in a negative way, and that the area is declining and so does not need planning.

Two individuals urged county commissioners to disband the planning commission.

One person objected to planning and zoning in general, but recommended keeping the original land use plan unchanged.

One urged removal of specific language regarding waterfalls not in the public domain.

One urged county commissioners to vote down the revised plan, opining that plans restrict property rights and are costly to counties.

One reviewer stated the plan was factual and politically neutral.

Three writers targeted plan opponents, objecting to the opponents' tone and content; these writers supported the commission's work.

Three writers offered positive reviews and specific suggestions related to climate, agriculture, growth, historic resources and the promotion of walking – biking – active living.

Five writers noted their tentative support and made recommendations to sections of the plan related to business, including the introduction, commercial forest land, commercial strip development, use of resources, growth, income statistics, downtown development and future economic development.

Verbal comment at public meetings expressed these points of view (comments are grouped by primary concept, with reference to approximate numbers of individuals expressing the same or similar thought.)

Comment: A master plan and land use planning in general, no matter how well meaning, is an encroachment on liberty, a step to the total loss of personal freedom. These commentators routinely stated a view that a master plan will lead to zoning, despite the county's stated position. The county board was urged to rescind the existing plan, refuse to approve a revision to the existing plan, restart the plan revision process with new appointees, abolish all planning or a combination of the above. (Approximately 30-35 people) Related commentary: Some opponents dressed their critiques with

reference to a little known United Nations discussion point called Agenda 21. These commentators expressed the belief that zoning and planning is an attempt to limit property rights in accordance with Agenda 21, which they view as a U.N. plan to take away U.S. sovereignty. (Numbers referencing the Agenda 21 concept cannot be fairly estimated).

Comment: Planning at the county level is overreach; all planning should be done at lower levels. These commentators described the plan as a land grab for preservationists, a slippery slope to zoning, a taking, a document telling people what to do, an example of government control. (Seven people)

Comment: The public comment opportunity not well publicized, recommended extension of public review time, or criticized opportunities for comment. (Four people)

Comment: Planning is a well founded part of government purpose and it is essential for society to balance community interdependence with individual freedom. (Two people)

Comment: Planning protects property rights, rather than restrict them. (Three to six people)

Comment: Maps are not very descriptive and should be able to be manipulated, like Google-maps. (Two people)

Comment: Praise for the commission's effort's and its work for county civic betterment. (Five to ten people)

Comment: Compliments for the commission regarding its transparent and open work conduct, and for a public review process it put in place which far exceeded the basic requirement. (Eight people)

Comment: Generalized support was heard for the process of county planning and for the draft revised Master Plan. (Approximately 20-25 people)

Comment: General planning is a good start, but it should become stronger, more prescriptive, more goal oriented. (Two people)

Comment: Personal experience with planning by the commentators led to their recommendation that planning and zoning should be strongly encouraged by the county to protect property rights. (Two people)

Appendix B: HOUGHTON COUNTY MASTER PLAN CONTACT LIST

Interest	Organization, Contact Person
Agriculture & Forestry	Copper Country Farm Bureau
Agriculture & Forestry	Houghton-Keweenaw Conservation District, Ms. Gina Nicholas
Agriculture & Forestry	MSU Extension Service, Mr. Michael Schira
Agriculture & Forestry	Natural Resources and Conservation Service
Agriculture & Forestry	U.S. Forest Service-Ottawa National Forest, Ms. Barbara Van Alstine
Ambulance	Bay Ambulance
Ambulance	Mercy Ambulance Service
City	City of Hancock, Mr. Glenn Anderson
City	City of Houghton, Mr. Scott MacInnes
County	Baraga County Board of Commissioners
County	Houghton County Board of Commissioners
County	Houghton County Building Inspector, Mr. Gerald Juntunen
County	Houghton County Dept. of Emergency Measures, Mr. Jack Dueweke
County	Houghton County Drain Commissioner, Mr. John Pekkala
County	Houghton County Equalization Dept., Mr. John Partanen
County	Houghton County Inspector of Mines, Mr. J. Murray Gillis
County	Houghton County Prosecuting Attorney, Mr. Michael Makinen
County	Keweenaw County Board of Commissioners
County	Ontonagon County Board of Commissioners
Economic	Keweenaw Economic Development Alliance, Mr. Phil Musser
Economic	Keweenaw Peninsula Chamber of Commerce
Education	BHK Child Development Board
Education	Copper Country Intermediate School District, Mr. Dennis Harbour
Education	Finlandia University, Dr. Philip Johnson
Education	Michigan Technological University, Dr. Glenn Mroz
Fire	Adams Township Fire Department, Atlantic Mine
Fire	Adams Township Fire Department, Painesdale
Fire	Bootjack Volunteer Fire Department
Fire	Calumet Township Fire and Rescue
Fire	Calumet Village Volunteer Fire Department
Fire	Chassell Volunteer Fire Department
Fire	Dollar Bay Fire Department
Fire	Duncan Township Volunteer Fire Department
Fire	Hancock Volunteer Fire Department
Fire	Houghton Volunteer Fire Department
Fire	Hubbell Fire Department
Fire	Hurontown Volunteer Fire and Rescue
Fire	Laird Township Volunteer Fire Department
Fire	Lake Linden Volunteer Fire Department
Fire	L'Anse Fire Department
Fire	Laurium Fire Department
Fire	Pelkie Fire Department
Fire	Quincy-Franklin Volunteer Fire Department
Fire	Ripley Volunteer Fire Department
Fire	South Range Volunteer Fire Department
Fire	Stanton Township Fire Department, Precinct 1
Fire	Tamarack City Volunteer Fire Department
Fire	Toivola Volunteer Fire Department
Fire	Twin Lakes Fire Department
Health	Western U.P. Health Department, Mr. Guy St. Germain
Historic	Keweenaw County Historical Society, Mr. Don Keith
Historic	Keweenaw National Historic Park, Mr. Tom Baker
Historic	Keweenaw National Historic Park Advisory Committee, Mr. Scott See
Law Enforcement	Baraga Police Department
Law Enforcement	Calumet Villlage Police
Law Enforcement	Hancock City Police
Law Enforcement	Houghton City Police, Chief John Donnelly
Law Enforcement	Houghton County Sheriff's Department, Sheriff Brian McLean
Law Enforcement	Keweenaw County Sheriff's Department
Law Enforcement	Lake Linden Village Police

Interest	Organization, Contact Person
Law Enforcement	L'Anse Police Department
Law Enforcement	Laurium Village Police
Law Enforcement	Michigan State Police Post-Calumet
Law Enforcement	Michigan State Police Post-L'Anse
Law Enforcement	Michigan Tech University Public Safety
Media	Charter Communications
Media	Daily Mining Gazette
Media	Keweenaw Now, Ms. Michele Bourdieu
Media	Pasty Central
Media	WCUP-WGLI Eagle Radio
Media	WMPL-WKMJ-WUPY
Media	WOLV-WCCY-WHKB
Michigan	Michigan Department of Environmental Quality
Michigan	Michigan Department of Natural Resources
Planning	City of Hancock Planning Commission, Mr. Dan Lorenzetti
Planning	City of Houghton Planning Commission, Mr. Tom Merz
Planning	Keweenaw County Planning Commission, Mr. Jon Soper
Planning	Western U.P. Planning & Development Region, Mr. Kim Stoker
Recreation	Copper Country Audobon Society, Mr. Dana Richter
Recreation	Isle Royale National Park
Recreation	Trout Unlimited, Mr. Tom Rozich
Tourism	Keweenaw Convention & Visitors Center
Township	Adams Township, Mr. Denny Mulari
Township	Calumet Township, Mr. Paul Lehto
Township	Chassell Township, Mr. David Mattson
Township	Duncan Township, Mr. Frank Pentti
Township	Elm River Township, Mr. Shawn Hagan
Township	Franklin Township, Mr. Glenn Ekdahl
Township	Hancock Township, Mr. Paul Kemppainen
Township	Laird Township, Mr. Duane Fedie
Township	Michigan Township Association, Mr. Steven Karpiak
Township	Osceola Township, Mr. Steven Karpiak
Township	Portage Township, Mr. Jeff Kuivanen
Township	Quincy Township, Mr. Glenn North
Township	Schoolcraft Township, Mr. Omar Brooks
Township	Stanton Township, Mr. David Chard
Township	Torch Lake Township, Mr. Brian Cadwell
Trails	Chassell Recreation
Trails	Churning Rapids Ski Club
Trails	Copper Country National Byway Committee, Mr. Steve Albee
Trails	Copper Country National Byway Committee, Mr. Steve DeLong
Trails	Copper Country National Byway Committee, Ms. Kathleen Harter
Trails	Copper Country National Byway Committee, Ms. Meg Pachmeyer
Trails	Copper Dog 150
Trails	Copper Island Ski Club Swedetown Ski Trails
Trails	Keweenaw ATV Club
Trails	Keweenaw Land Trust, Mr. Evan McDonald
Trails	Keweenaw Nordic Ski Club
Trails	Keweenaw Trails Alliance, Ms. Lori Hauswirth
Transportation	Houghton County Memorial Airport, Mr. Dennis Hext
Transportation	Houghton County Road Commission, Mr. Kevin Harju
Transportation	Michigan Department of Transportation, Mr. Jeff Rautiola
Utility	AT&T
Utility	SEMCO
Utility	U.P. Power Company
Utility	Verizon Wireless
Village	Calumet Village, Mr. Anthony Bausano
Village	Copper City Village, Ms. Diana Langdon
Village	Lake Linden Village, Dr. Edward Fisher
Village	Laurium Village, Mr. Edward Vertin
Village	South Range Village, Mr. Michael Rompf