

## Adams Township Planning Commission

**ATPC meeting was called to order at on Feb 1, 2022 at 6:08 PM  
Second Public Hearing**

**Pledge of Allegiance done**

**Roll Call:**

**Present:** Martha Dugdale- ATPC Chairperson  
Terry Parolini - ATPC Secretary  
Paul Eister - Member  
Sherry Kinniunen-Member  
Dan Coponen- Member

Special Guest: Adams Township Attorney, Kevin Mackey

Paul Eister made several copies of the proposed Ordinance placing them on the tables for the attending public.

Martha placed the Zoning Maps from Houghton County on a table also for the public to review.

ATPC Chairperson, Martha Dugdale started meeting by reading the attached statement.

Kevin asked the attending public how many actually read the proposed Ordinance that was published on line and in the paper, about of 1/3 raised their hand. Kevin went on to state that Adams adopted the Master Plan years ago and it is going through a revitalization with the reorganization of the Planning Commission which also existed when the Master Plan was originally adopted. Kevin Mackey stated that he works for the Board and the Township. He addressed the Ad that was placed in the Daily Mining Gazette as being possible deliberate “untruths”. Kevin went on to say “no one he talked to want anything like Houghton Ordinances”. The Zoning/Ordinance plan that is proposed is “light” and as unrestrictive as it gets.

There were public comments made by Barbara Lefex Lewis who stated she worked on the Houghton Master Plan and there was no mention of Zoning. ATPC

member Terry informed Barbara that the Plan had been revised in May of 2018 and on the first page it states that County would not Zone the whole county but would leave it up to the individual Villages, Cities and Townships to do their own Zoning. Barbara did state that it had been a long time since she read the Master Plan.

Maddie Manderfield read a little history on democracy and the Founding Fathers, Jefferson and Hamilton.

Bill Maderfield read and excerpt from a document that he obtained from the Michigan's department of Environment, Great Lakes and Energy, the U.S. Fish and Wildlife Services, and the Environmental Protection Agency. (Document to be included in the minutes).

Jennifer Sleeman stated that if Adams Township is going to post documentation from Circle Power (the proposers of the 12 wind turbines in Adams Township) they should also post documentation from the Guardians of the Keweenaw Ridge (a Local anti-industrial Wind Turbine group of which Jennifer is a member)

Martha asked if there were any additional comments or concerns of which there was no reply. She went on to say we like the way we live and want to stay living like we do, with trees and wildlife and freedom to enjoy our environment. She invited the public to please attend the Adams Township Board Meeting next Monday at 6pm.

The proposed Ordinance and Zoning plan from the ATPC will go to the Adams Township Board for Approval.

Paul Eister made a motion that the ATPC present the ATB the Zoning and Ordinance as written for approval.

Dan Seconded- All Ayes, 0 Nays

Sherri made a motion to adjourn,

Martha seconded- All Ayes, 0 Nays

Meeting Adjourned at 6:48 PM.

Planning Public Hearings  
2/1/2022

Martha Dugdale  
Opening Statement

Hello everyone, thanks for coming. I'm Martha Dugdale, Toivola resident and chair of the Adams Township Planning Commission. The other members of the commission are Paul Eister, who is also a member of the township board, Sherry Kinnunen, an Adams Township business owner, Dan Coponen, our Adams Township Fire Chief, and Terry Parolini, who also serves on the South Range Village Council. This planning commission is made up of volunteer residents who are evaluating land use decisions for the community. Before I start the public hearing I'd like to say a few things.

I'd like to start off by stating that local control of the use of land in a township is an accepted legal principle. This principle of local control is becoming increasingly important as outside developers, investors, and State and Federal politicians and agencies seek ways to control local decision making regarding land use. In Adams Township local control over land use will be developed and monitored by the local residents and business owners who raise their families, go to school and church, work and and recreate here, not outside interests who don't live here and don't appreciate and love the many great attributes of our township like we do. I reiterate that local control of land use in Adams Township is an accepted legal principle that allows our township to control and manage land use issues to protect the cultural and natural assets of Adams Township and protect local health, safety, and well-being. Please remember that the Planning Commission is made up of local residents like you who care about our way of life here.

The Planning Commission has made it clear at our meetings that we have zero interest in changing the way of life of residents and business owners, we just want to protect it. Land use is controlled by separating land into various use areas, called zoning districts. We have carefully developed a land use plan and a township ordinance that does not deny a resident or business the opportunity to create, expand or operate a business. Contrary to an incorrect advertisement placed in the Mining Gazette last week people can still operate businesses like bed and breakfast/hotels/motels, beauty salons, auto repair shops, clinics and offices in Adams Township.

The Planning Commission has developed a Master Plan, zoning ordinance and land use map with the input of local residents at announced public meetings. That set of materials allows for development that is consistent with the existing and planned character of the township.

This Master Plan and zoning ordinance are based on the philosophy that local land use regulations should be kept to a minimum except when the health, safety and welfare of township residents are at stake. We've considered economic advancement, residential development, preservation of historic and cultural values, and protection of the township's valuable water source, which also supplies other local communities and provides income for the township.

This township is blessed with an unusually rich concentration of significant scenic, historic, cultural and natural resources. These enhance the quality of life for our residents and also help attract and retain businesses who recognize the strategic value an excellent quality of life has for their employees. In terms of historic preservation, the National Park Service maintains formal partnership agreements with 21 Keweenaw Heritage Sites including one in Adams Township. Also the Painesdale Mine and Shaft Inc. is dedicated to preserving the Champion #4 Shaft House so future generations can experience the sights, sounds, smells and feel of mining as it once was. Our Master Plan and ordinance is written to ensure that.

The Master Plan is also written to preserve the "northwoods feeling" of our township. As we all know, a diverse set of recreational opportunities, a local trail system, and access to hunting and fishing play an important role in the lifestyle of Adams Township residents and business owners. We're also aware that tourism plays an important role in the local economy, both because of the great recreational possibilities and because of the natural beauty of our area.

Before we begin public comment I'd like to state again that local control of land use in our township is an accepted legal principle and allows Adams Township to control and manage land use that impacts the many significant scenic, historic, cultural and natural resources our township holds. Local control also ensures decisions on land use do not adversely impact the health, safety and well-being of township residents and business owners.

Our Public Hearing tonight continues a long process of the Planning Commission hearing from the public on the proposed Master Plan, zoning ordinance, and land use, (that is, zoning) map. The materials made available to the public include the Master Plan, zoning ordinance and zoning map.



January 31, 2022

To: Adams Township Planning Commission

From: Bill Manderfield, Resident of Adams Township

Subject: Land Use that Protects Local Bat Populations

**My Comments this Evening.** I am providing the Planning Commission with information I obtained from public correspondence of Michigan's Department of Environment, Great Lakes, and Energy, the U.S. Fish & Wildlife Services, and U.S. Environmental Protection Agency. While I understand your planning process is focused on decision making that protects the overall safety, health, and welfare of Adams Township residents, this correspondence supports common-sense land use that avoids adverse impacts of siting industrial wind development (or similar industry) in local timberlands.

All three government agencies have consistently stated that locating utility scale wind projects so close to multiple bat hibernacula could have significant implications for maintaining bat populations in those areas. U.S. Fish and Wildlife Service even stated in April 2021 that "What we have tried to consistently highlight is that locating a utility scale wind project so close to multiple bat hibernacula could have significant implications for maintaining bat populations in those areas." I would thus like to see land use regulations that protect local bat populations. Also, because local bats can migrate as far as 60-200 miles from their hibernacula, the placement of an industrial turbine even several miles from a mine is still quite harmful. There are at least 82 mines being used as bat hibernacula in the Western UP and scientists believe there are more. In Adams Township the Michigan Mine Inventory has identified 8 mines that contain 53 shafts/openings. These abandoned mines host 4 different species of winter hibernating bats, three which are (or are being considered) as threatened under the Endangered Species Act. Bats pose little risk to human health and provide many benefits. They consume a variety of mosquitoes, benefiting human health by reducing the ability of mosquitoes to spread mosquito-borne diseases, some which are now finding their way into Upper Michigan. In terms of benefits to forest and agriculture business, the economic value of bats to forest and agriculture industries is estimated as greater than \$3.7 billion per year.<sup>1</sup>

One other item, EGLE's decision also stated the proposed wind energy project will cause unacceptable disruption to the aquatic resources. I would like the Planning Commission to consider land use ordinances that protect the Adams Township Water Supply. Forests are known to protect local watersheds. Specifically, forested land facilitates the infiltration and recharge to groundwater that supplies the Adams Township water system. Thus, limiting industrial activities with large physical footprints (including industrial road construction) that change the local forest hydrology will serve to protect the supply and quality of the Adams Township water source.

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<sup>1</sup> (Boyles et al., Economic importance of bats in agriculture. *Science*, 332(6025), 41-42, 2011).

## Supporting Information to Place in the Meeting Record

### Michigan and Federal Regulatory & Scientific Comment on proposed industrial wind development in Adams Township and protection of endangered/threatened bat species.

On July 30, 2021, Michigan's Department of Environment, Great Lakes, and Energy (EGLE) denied Circle Power's application for a permit submitted under the authority of Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Part 13, Permits, of the NREPA. The decision was supported by the U.S. EPA and U.S. FWS.

That permit application was denied for reasons that included: (1) the proposed project will have significant adverse effects on fish and wildlife and the natural resources of the state, (2) the proposed project is not in the public interest in that the benefits which reasonably may be expected to accrue from the proposal do not balance the reasonably foreseeable detriments of the activity, and, (3) the proposed project will cause an unacceptable disruption to the aquatic resources.

EGLE stated in their letter that "the proposed project will have significant adverse effects on the natural resources associated with the take and habitat degradation of the Northern Long Eared Bat." EGLE further stated that "The U.S. Fish & Wildlife Service's (USFWS) June 11, 2021, letter and Michigan Department of Natural Resources' (MDNR) July 12, 2021, letter express significant concerns regarding impacts to threatened species." EGLE further wrote in their July 30, 2021 decision letter that Circle Power (and one would assume other wind developers) site the wind development in an area that does not impact fish and wildlife, including federally threatened species.

In addition, U.S. Fish and Wildlife Service (USFWS) stated in an April 16, 2021 letter to Civil & Environmental Consultants (working for Circle Power) that "What we have tried to consistently highlight is that locating a utility scale wind project so close to multiple bat hibernacula could have significant implications for maintaining bat populations in those areas."

A July 12, 2021 Letter from the Michigan Department of Natural Resources to the U.S. Environmental Protection Agency states, "overwintering bat populations are likely underestimated" and "the Globe Mine south of Painesdale is less than two miles from the project. This mine has a cement cap and no way for surveyors to count bats, but there is an access point for bats to enter and the mine likely serves as a hibernaculum. Lastly, there are 48 bat hibernacula within the average little brown bat migratory range ( 62 miles) of the proposed project. "

A July 26, 2021 letter to Michigan's EGLE Water Resources Division from the U.S. Environmental Protection Agency states "FWS's letter describes wildlife concerns related to the northern long-eared bat (*Myotis septentrionalis*), which is federally listed as threatened under the Endangered Species Act. The letter also details potential impacts to the little brown bat (*Myotis lucifugus*) and tri-colored bat (*Perimyotis subflavus*). While little brown bats and tri-colored bats are not currently federally listed, the status of each of these species is currently under review. In addition, U.S. FWS describes the two unlisted species as imperiled due to severe population declines due to the White-Nose Syndrome (WNS) epidemic. U.S. EPA further wrote that "Based on bat hibernacula data referenced in FWS's letter to EPA, FWS



concludes that there is a high potential that all three bat species are present in the project area during migration." EPA also informed EGLE that "FWS indicated that an alternate site with fewer nearby hibernaculum would likely be more practicable for the Circle Power Company."

**Bat Hibernacula in Adams Township.** Adams Township and the surrounding townships/counties host numerous bat hibernacula. For example, the figure below on the left shows the location of all identified underground mines and explorations in the Western UP (Michigan Mine Inventory Project, <http://www.mg.mtu.edu/mining/mining/ab.htm>). The figure on the right shows the location of 82 mines identified as being used as bat hibernacula in the Western UP (Kurta and Smith, *Northeastern Naturalist*, 21(4):587-605, 2011). A presentation by John DuPue who is a biologist with the Michigan DNR suggests there are even more (<https://www.canr.msu.edu/videos/wild-spartans-protecting-michigan-s-bats-with-john-depue>).

In Adams Township specifically, the Michigan Mine Inventory identified 8 mines that contain 53 shafts/openings. Bats may migrate 60-200+ miles from their winter hibernating location, in fact, the Michigan Department of Natural Resources stated in a letter to the U.S. Environmental Protection Agency that, "overwintering bat populations are likely underestimated" and there are 48 bat hibernacula within the average little brown bat migratory range ( 62 miles) of the proposed wind development project. Thus. placement of an industrial turbine even several miles from a mine is still quite harmful.

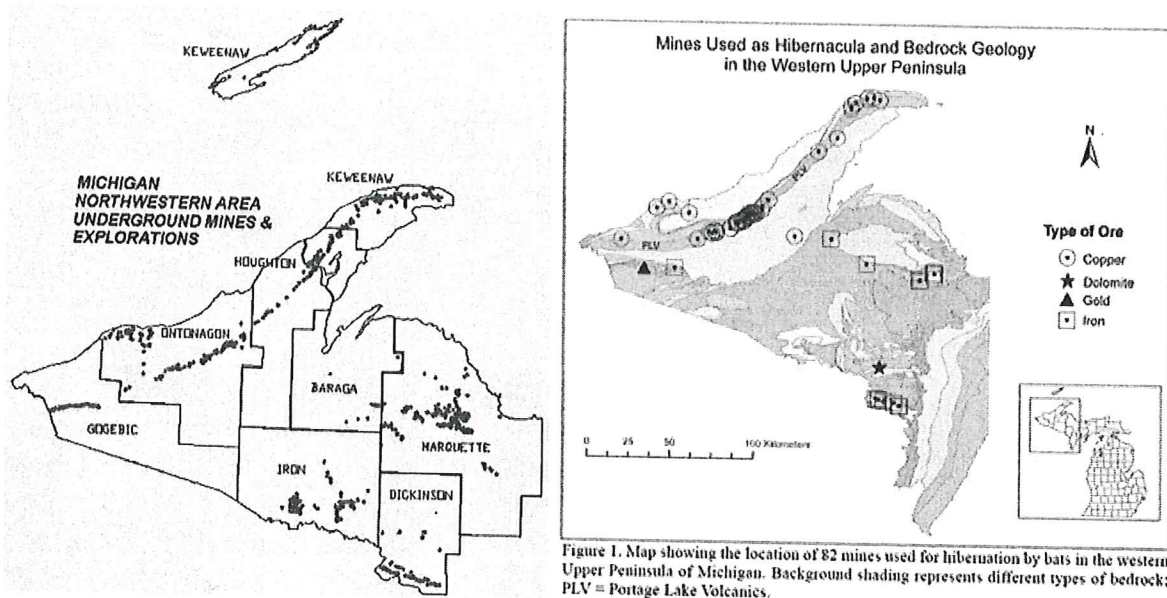


Figure 1. Map showing the location of 82 mines used for hibernation by bats in the western Upper Peninsula of Michigan. Background shading represents different types of bedrock; PLV = Portage Lake Volcanics.

## Adams Township Planning Commission

**ATPC meeting was called to order at on Feb 17, 2022 at 6:02 PM  
Second Public Hearing**

**Pledge of Allegiance done**

**Roll Call:**

**Present:** Martha Dugdale- ATPC Chairperson  
Terry Parolini - ATPC Secretary  
Paul Eister - Member  
Sherry Kinnunen-Member  
Dan Coponen- Member

Agenda supplied by Chairperson Martha Dugdale.

Martha made a motion to approve Feb 1, 2022 minutes. Seconded by Sherri Kinnunen. All Yeas- 0 No

Martha made a motion to approve Dec 20, 2021 minutes, Seconded by Sherri Kinnunen. All Yeas- 0 No

Sherri K. brought a concern up regarding the taxes on Commercial Business that are outside of the Commercial Zoning areas, how are they being taxed right now and if their tax base will change once it is zoned Commercial. This matter will be looked into and findings will be discussed at the next meeting.

Dan K. asked about the Board of Appeals and the process of applicants. It was determined that the Zoning Administer will either approve or deny an application. Should an application be denied it would go to the Board of Appeals. Once the applicant has been approved they will bring the applicant will bring the signed application to the Houghton County Building Permit department for their permit. Terry P. stated that she will bring the Village of South Range's application for



review. It was asked if there will be a fee charged for the application, that will be up to the Adams Township Board, Terry P. stated that the Village of South Range does not charge a fee. Dan would like more information on the process from Adams Township Attorney Kevin Mackey.

Sherri K. asked how many applications were received for the Board of Appeals and who is responsible for picking the board. Paul E. said he knew there were a few applicants and it would be the Adams Township Board who would pick the Board of Appeals.

We all reviewed the current Zoning Map. Martha said it would be nice to have “overlays” to use on the zoning maps to get more detailed information. Will reach out to UP engineers to see if they have a better Zoning map of the township. We looked at the areas that could be used as Recreational, it would need to be property that the Township owns, Public lands or donated private property. We talked about possible ski trails, bike trails.

Summary of meeting: We need a better current Zoning Map, more details of areas that are zoned.

Next Adams Planning Commission Meeting will be on Thursday March 17<sup>th</sup>, 6:00PM.

Paul E. made a motion to adjourn, Seconded by Martha D. All Yes-0 No's

Meeting adjourned at 6:54 PM.