



Eagle pair near Thoney Point, May 13,

1. Township's Webpage >

access to evolving information

a) Collection of Resources: websites, documents, notice of Research Group next meeting, public welcome to observe

b) go to powelltownship.org

-then go to Resources menu

-then go to Other Resources

-scroll down to Spaceport collection of resources

2. Our group's duty: focused, fact-based, finding information for our township elected and appointed decision-makers.

4 Areas of Focus:

Launch Day Impact

Jobs/Economic Impact

Zoning/Local Government

Environment

Today's report builds on Interim Report #1 August 21, 2021 (see website)

Today's report:

- MAMA's posted Feasibility Studies, available on September 1, 2021
- IQM Research Institute Space Launch Report, publicly revealed April, 2022, published February 2021, hidden by MAMA, revealed through FOIA request,
- NEPA, FAA, EIS, timeline questions,
- Township and public readiness

3. Feasibility Studies from MAMA -key points

- a) see "[Spaceport Site Selection and Feasibility Study](#)" Feb., 2020, Ch. 3. Planning for "Vertical/Fixed Launch Complex" - "to accommodate multiple small launch customers...." Multiple launch pads with several additional buildings/facilities. Plans: rocket height 100 feet, weight 120,000 pounds (90% of rocket weight is fuel).
- b) Each "Bare-bones" launch pad surrounded by four lightning towers 150 feet high, fuel storage, water deluge system, roads, fences, guard houses and security cameras.

c) Vertical launch site selection process, Why here?

- Eleven sites proposed, three sites passed initial screenings (Granot Loma, Former Keweenaw Rocket Range, Chippewa County Winter Test Center). These were rated using 44 criteria (Pages 137 - 152 for details). Page 148 demonstrates the value (weight) of each criteria rating.
- Granot Loma site approx. 2892 acres, map includes County Rd 550 and Eagles Nest Rd.
- Specific site plan not included- many questions remain.

d) Job creation in Marquette County not projected, 650 total jobs projected in all three sites: Oscoda-Wurtsmith (horizontal), Chippewa (control), Granot Loma (vertical). See michman.org/Michigan-Launch-Initiative, [Vertical and Horizontal Business Case](#), 4 pages or Marquette County Board of Commissioners Meeting Minutes, May 4, 2021 - MAMA presentation Q&A.

Michigan Spaceport Site Selection and Feasibility Study

PROPRIETARY

Site 3: Loma Farms

Site 3 comprises 16 contiguous parcels of privately-owned land that make up approximately 2,892 acres. The boundary shown in Figure 70 is the proposed vertical launch complex boundary. Site 3 is the location of the historic Granot Loma lodge, an approximately 26,000 square foot log cabin on the shore of Lake Superior. The Granot Loma lodge was completed in 1928 and the land surrounding the lodge was a farm from 1927 to 1947. There was also a small village on the property where employees of Loma Farms lived while the lodge was being constructed and during the time that the farm was operational. Granot Loma was also listed on the National Register of Historic Places in 1991. There is no known contamination on the proposed site.

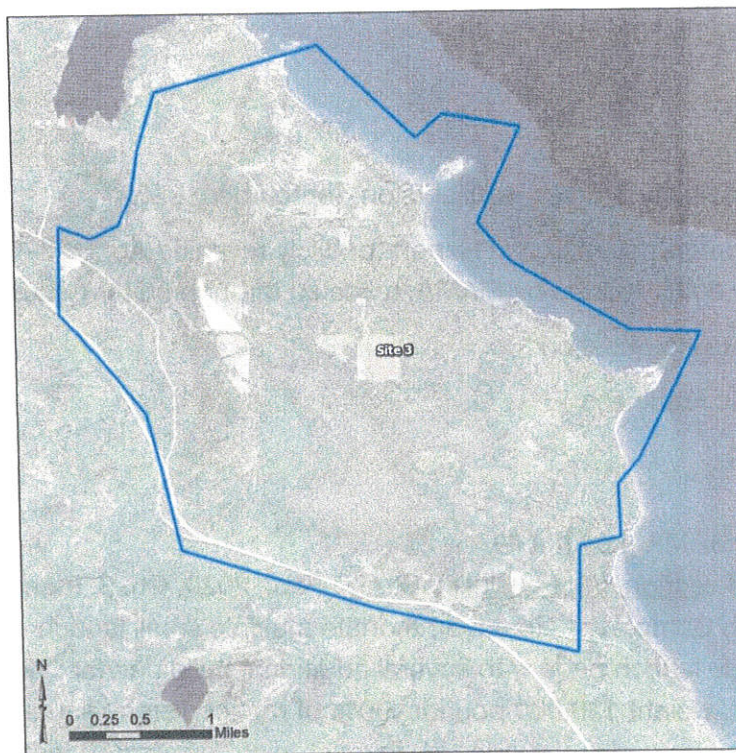


Figure 70. Aerial of Proposed Vertical Launch Site 3
Source: Kimley-Horn (2020), ArcMap (2020)

Note inclusion of portions of
County Road 550 and Eagles
Nest Rd.

4. IQM Report Executive Summary, 4 pages, see website - key points

- a) Study commissioned by MAMA/Michigan Economic Development Corporation, funded by taxpayers of Michigan (\$187,000), but hidden by MAMA, revealed with FOIA
- b) Study found changes in market since 2018 make proposed public-private spaceport development “high investment, low return” - much more launch capacity than needed. Seven of eleven licensed launch sites have never launched a rocket. No commercial launch facility has made money without government subsidies.
- c) Layman’s terms: “The study found the revenue generated from a launch cadence of one rocket launch per week in Michigan would have the same revenue impact in the State equal to the annual revenue of two additional fast-food chain restaurants.”
- d) Space industry needs and viable potentials: Michigan already has “a growing base of small firms and Universities engaged in creating products” requiring low investment with high returns, and have potential for expansion. Space analytics - a remote worksite potential for Marquette County?

5. FAA process, EIS (Environmental Impact Statement), early pre-application consultation, timeline?- recent FAA ‘streamlining’

- a) See description from Kim Ferraro, environmental attorney, on website
- b) FAA must involve township and state government, public involvement, state/federal agencies such as EPA, National Historic Registry, EGLE, Coast Guard, etc
- c) EIS (Environmental Impact Statement) by FAA will take “up to 5 years or more.” (Spaceport Site Selection and Feasibility Study Executive Summary page xii.) Historically, FAA EIS completion has taken 7 years (Council for Environmental Quality). EIS is part of the license-to-operate-launch site application. EIS involves public notice, comment, and public involvement. EIS considers “the proposed action and alternatives including no action.”
- d) When a draft EIS is completed, FAA gives 45 days for review and comment, and must respond to comments in the final EIS.
- e) EIS is one required part of the application to operate a rocket launch site.
- f) “Timeline” for a Granot Loma spaceport is indeterminate until the license-to-operate-launch site application is filed, then FAA has 6 months to approve or disapprove.
- g) MAMA’s overall development schedule (Oscoda horizontal, Chippewa control center, Granot Loma vertical) appears delayed, (news story in Iosco County News- Herald, January 24, 2022 - see michman.org) MAMA has not followed through multiple promised public appearances or surveys in Powell Township.
- h) Preparation for township and resident involvement in this is best an ongoing process, as much diverse information and expertise is relevant. Be prepared.

6. **Township Ordinances** - Launch site proposal is not compatible with township zoning and planning. See Kim Ferraro's research group handout page 5, below and on the website,

Granot Loma is zoned ("Lakeshore/River") LR-2 (p. 34) and Timber Production (p. 42) under the Powel Township Zoning Ordinance.

- A Rocket Launch site is not listed as a permitted use or a conditional use so an entire rezoning of the site to an Industrial Use will be necessary. (See pp. 27, 90 of Ordinance)
- But notably, Section 306(B) states (p. 27): *"Uses are permitted by right only if specifically listed as uses permitted by right in the various Zoning Districts. Where not specifically permitted, either by right or conditionally, uses are thereby prohibited unless constructed to be similar to an expressly permitted use. The Zoning Administrator shall determine if a use is similar to an expressly permitted use. Any appeals to the Zoning Administrator's interpretation shall be to the Zoning Board of Appeals."*
- (p. 90) Rezoning involves a public comment period and public hearing before the Plan Commission with 15 day notice in local newspaper (classified section) and to all landowners within 300 feet of property boundary and all utilities and schools.
- **Do we know if an application has been received by the Plan Commission?**

Plan Commission considers: "whether proposed rezoning is consistent with Township land use plan; conforms with Sections 903 and 904 (pp. 80-81). Including "Review permitted uses and special exception uses which property could be used for if rezoning is approved" and "whether property is appropriate for permitted use in requested zoning district."

- Recommends approval or disapproval to the Township Board

Township Board: may hold additional public hearings (subject to public notice requirements). At a regular meeting or proper "special meeting" may agree, disagree, or send the matter back to the Plan Commission for further consideration. – **see zoning ordinance for all steps**

from April 14, 2022:

- a) **PT Zoning Ordinance 2018** * Purpose of Zoning, Industrial District with permitted uses, conditional uses, based on Master Plan
 - b) **PT Master Plan 2021** * based on values of the residents, guides the zoning
 - c) Spaceport would require amending the Zoning Ordinance, not just "rezoning". Planning Commission gives public notice in newspaper and by mail to close property owners, public comment period, public hearing. Recommendation to Township Board, with public notice, public comment,
 - d) Master Plan suggests land use in consideration of adjoining townships, work with Marquette Township?
 - e) **PT Noise Ordinance 2012, 2021**
 - f) Township's legal duty to apply the values of the resident majority regarding land use, natural resources, conservation, recreation and property values. If not, possible lawsuits against the township.
7. **The New Yorker article** provides independent investigative reporting on this proposal and Lake Superior. Link posted on website