Metro Planning Key To New Towns

By DENNIS L. PAJOT

"Local, county, regional, state and federal land use planning are needed, all with a different width of brush. Each level of government has to have power with its planning role."

have power with its planning role."
That concise statement summed up the majority opin-ion of three workshops of the Oakland County Planning Commission's fifth biennial conference last week.

Professional Planner George Vilican uttered it while serving on a panel charged with dis-cussing: do the ground rules for land use zoning need change? Why and how?

Vilican is a partner in Vili-can and Lehman Associates, one of the most prominent firms hired as consultants by local planning commissions in the Southeastern Michigan re-

None of seven fellow panel-ists, Southfield City Council President Clarence Durbin in-cluded, disagreed with his statement.

statement.

EARLIER, two other panels, discussing "New Communities" and "Saving the Courtryside," arrived at almost identical conclusions; that these concepts cannot be realized while local communities with the conclusions that these concepts cannot be realized with the conclusions. The contract was all, you need planning on a metropolitan scale."
"The only way to effectively manage the quality of the environment is to have broader control."

"I see a new town as a complete unit, where people live, work and go to school together. I see it as a healthy trend back to the small town, where home, church, school and place of work are closely but."

Total self-determination, stating: "Butlers know mare about land use than local governments, but I'm reserved on state and federal control. "If it goes complete, that way, the people can't express wants, likes and dishess Tables town, where home, church, school and place evaluation of land use that local governments but I'm reserved on the second to the s and place of work are closely knitted."

John A. Cooper

ment of public works, gave the second.

Another professional plan-ner, currently building a new itown in California, gave the first statement. R.J. Alexander, director of the Oakland County depart: tax base system,' he said.

THE THREE TOPICS were among 10 discussed at the conference, a stage for the dialog about what might be that planning itself sparke to alleviate dialribes about "what might have been."

areas:
"I haven't teen anywhere
where a man in the shop can
live in his boss's neighborhood,
and I think that would be
wholesome to have."

use."

All on his panel agreed, that current state land use and conjugate that the state land use and conjugate legislature is "uniform" obsolete," an obstacle to intelligent land development, "needs to be given un opportunity for flexibility."

WHILE DISCUSSING the WHILE DISCUSSING the-current federal thrust toward low income housing which lo-cal communities are biased against because it is ne' good for the tax base-Villert' state-ed, "All of our planning bases are very directly affected by federal monies made availa-ble."

ble."

He suggested that FHA
home loan rules even price
housing out of the \$16,000 to
\$20,000 'low cost' category.
Durbin said he feels FHA
did a "great social injustive"
by dictating that certain social

most of the panel agreed.

William Hawkins, currently heading a non-profit project of that type planned for Novi, and John A. Cooper, vice chairman of the Oakland County Planning Commission, disagreed.

Hawkins, director of commission and special developments and special developments and special developments and special developments. munity and social develop-ment for the Metropolitan De-troit Citizens Development

Deductible Explained



Authority (MDCDA), called the MDCDA project a "new community because it won't include industry. "This is the way I separate a new community from a new community from a new town. Cooper said new towns, four of which are proposed for all of Oakland County by the 1990 TALUS plan, should provide a place to work for a majority of its residents."

OTHERS ARGUED that new towns are no longer conceived totally as being many miles from cities, but rather as being near to, in, or surrounding cities, and therefore in close proximity to the mass job markets.

Otherwise all agreed with Cooper's statement: "I see it as a complete unit, where people can live, work and go to school together.

wholesome to have."

SUCH INTEGRATED living...social, economical, ravial... with multiple housing types-apartnents, town houses, single family, nigh rise, and the summer of land, utilities and modern production econies, is the picture painted of new town goals by panelists discussing the topic.

While jobs within the new towns were once a criteria, current concepts are that it's no longer necessary, or probable, that a majority of, the people work in the community, most of the panel agreed.

William Hawkins, currently

"I see it as a healthy trend back to the small town, where home, church, school and place of work are closely knitted."

The panel discussing preservation of the countryside dwelt mainly on criticism of current problems.

hak come manily from conservationists.

The electronics industry, "very concerned about the environment it will provide for people they hope will follow a move." has been very enthusiative about resetting in the new town also? he said.

"WE'RE TRYING to provide a framework for compatible land use, parks, transportation, population densities, aimad of time. The real economies to be gained and environmental advantages come if yold do it of a very large sector of the said of the said

County Board Outlook Dwyer, McCann In Primary

Robert E. Dwyer and John J. McCann will be vying for the Democratic party ticket for 26th District Wayne County commissioner seat being vacated by Republican Carl Pursell.

being vacante or reponition.

The state of the control of the cont

ROBERT E. DWYER of Plymouth, chairman of the Democratic party organization in the 2nd Congressional Dis-trict and Secretary of State



HARVEY MOELKE

Moving Rates Up By 5 Pct.

The Public Service Commission of the Michigan Department of Commerce has approved a 55 increase in the weight-mileage charges for moving household goods in Michigan.

Tariffs establishing rates for popules household goods are

Michigan.

Tariffs establishing rates for moving household goods are based on the weight of the load and the distance the moving var must travel.

The Poll affect the cost of about 10% of all moves made in Michigan. About 65% of all moves are interstate, and the rates are established by the Interstate Commerce Commission. The remaining 25% are local moves where the charge is, by the hour.

The General Tariff Bureau. Inc., of Lansing applied for the increase on behalf of motor carriers who transport household goods Centeral Tariff salt the rate hike was needed become control to the control to the control carriers.

The PSC denied General by motor carriers.

other costs experienced by motor carriers.

The PSC denied General Tariff's request for an increase of 10 cents per hundred pounds for shipments transported to or from the Detroit area. It also denied a request for an additional charge for loading and unloading bulky articles.

Secret Service

The U.S. Secret Service, a bureau of the Treasury Department, was originally established to detect and arrest counterfeiters. Its agents are departments for specialties and it was a logical choice to protect the nation's president.

Plymouth, is the outsposen campaigner. He also took a slap at fellow Democrats in his announcement, saying he's "not happy Dwyer, although well known Moelke Seeks County Post

JOHN J. McCANN branch office manager in Plymouth, is the outspoken

is seeking a State Senate seat.

Three Democrats are after
that party's nomination-Robert Dwyer. Secretary of State
branch manager in Plymouth
and 2nd Congressional District
Democratic chairman; John J.
McCann, Livonia attorney and
member of a prominent political family; and John Vander-

ROBERT E. DWYER

Former Livonia Mayor Harvey Moelke was an unannounced entry Monday into the Republican primary for Wayne County commissioner in the 28th District. He will face constraints of the State District. He will face to the State District. He will face to the State District. The State District. He will face to the Republicans on the 25-member Wayne County board of Supervisors. In private lide. He is in the real state District. In the State District. In Plymouth. Northville and Cannon Township.

Reduce Risk

To help reduce the risk of heart attacks, the Michigan Heart Association recom-mends eating less animal fats and high cholesterol foods. This includes butter, suet, lard, organ meats, egg yolks, etc.

in Wayne County Democratic circles, is involved mainly with Washtenaw, Livingston, Lenawee and Monroe counties in his 2nd District work.

He has never run for public office before.

HIS PRIMARY opponent

HIS PRIMARY opponent will be Livonia attorney John J. McCann. Drother of Lyonia Councilman Robert McSann and Livonia District Judge James McCann. Sicken said to looks upon McCann said to look upon meeting the service of the service that service the ser

Grove Drive.

DWYER, 35, HAS lived in Plymouth 13 years, graduated for Bentley High in Livonia, attended Wayne State University where he was president of the WSL Young Pemocrast and later was state chairman of the Jaycese "Operation Constitutional" survey that helped put the Jesé constitution on the ballot.

Dwyer lives at 1274 Penniman with his wife, Marilya, and a daughter.

McCann or Dwyer will face the winner of a Republican

McCann or Dwyer will lace the winner of a Republican primary in the Nov. general election.

* Dale Welling, a conservative from Livonia has announced he will be a Republican candi-date for the 26th District seat.



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