

How Developer Views Wastage Of Our Land

EDITOR: I note with interest the editorial "Taxes to Help Environment" by Tim Richard (April 21). As a developer, may I offer the following for your consideration:

1. Developers do not cause increased population. It would appear that the means of increasing population have caught the fancy of the public, and they will continue to multiply without our help.

2. Since nothing has slowed the population explosion since the elimination of plagues, we can anticipate more of the same, and this means more housing, and housing means the use of more farm land, and if you impose a punitive tax on the sale of farm land, where are you going to build the needed housing?

3. Americans are the most wasteful people in the world. They waste everything—including land.

Hopeless? Not at all! The answer lies with more efficient use of the land that remains. The American Dream means living in the suburbs, and this means low-density, single-family detached housing. This is not what the developer has ordained—this is what our communities insist upon. And this is waste of the worst kind. More efficient land use means higher density, more apartments, cluster-housing communities, and the like. We developers do not make the rules but if we play the game, we must play by the rules.

If you are unhappy with the situation, change the rules—not the players. If you can see that mile after mile after mile of low density subdivisions means a continuation of the suburban sprawl and the continuation of the land waste syndrome, I suggest that you test my thesis by initiating a published program of zoning reform advocating what the developer advocates—and then run like hell!

MARVIN R. ROLLINS
Charter Land Corporation
Southfield

READERS' FORUM

Letters must be limited to 300 words. Letters must be signed, with the writer's address. Names will be withheld only at the writer's request and for good cause. Please type or write plainly. The editor reserves the right to reject unsuitable letters.

am much concerned by past actions of the Farmington board and its superintendent, Mr. Upton. Evidently these gentlemen are unaware that we are in a recession and that unemployment and high cost of living, together with high school taxes in Livonia, is of much concern to everyone, except Mr. Upton and the school board. They can see only one way, and that is to increase the burden with high taxes to meet their golden dream of a school utopia. Last year about 65 per cent of all taxes collected in Livonia went for schools. I say Livonia taxes are too high already, and the school board must learn to live within anticipated revenues. If the superintendent and the school board find this impossible, I suggest they all resign en masse, for I am sure other personnel can be found who are capable and qualified to head our school system and operate within the limits of our present income. No one is indispensable, not even our present school board and its superintendent. Education and good schools are very important to everyone, but it may be years before our economy can support new revenues for schools, and until then let us all forget about bond issues and the like. Solution—the elimination of our present school property tax, as proposed by our governor, and the adoption of a graduated income tax for school support.

WESLEY O. WALKER
Livonia

Tax Already F'ton Program Too High Discriminatory

EDITOR: As a property owner in Livonia for over eight years, I

like a mother—they have always been there but will never really be appreciated until they are gone. But worse than the school's closing is the bitterness and anger felt by Catholic parents who helped your schools and subsidized them so many years. With all education critical, how anyone can rejoice in the closing of these schools is beyond comprehension.

MRS. HENRY JOSEPH
Redford Twp.

Catholics Gave Warning

EDITOR: Leonard Poger writes in his latest editorial that the Council Against Parochialism now has the enviable position of saying "I told you so" with regard to the Supreme Court ruling.

Well, we Catholics can too say "I told you so." We told you our schools would surely close without tax support of a limited nature. (The \$22 million in Parochialism amounted to approximately \$78 per child.) I went door to door in my block last November with literature asking my neighbors for a "No" vote. In every instance, they laughingly said, "You're not going to close your schools." We also heard that same statement from TV personalities, politicians, etc. I wish some of those tapes could be replayed now. How the closing of one fine school system and adding thousands of pupils to the public schools can be acclaimed, is beyond me. Our parochial schools are, I think,

Don't Widen Newburgh Rd.

EDITOR: As a concerned and disgruntled taxpayer in Livonia, I wish to express my great disappointment in our City Council.

It appears evident that the citizens of this community have absolutely no voice in how our tax monies are expended.

To say the least, when the

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SCHOOLCRAFT STUDENTS ACTIVITIES BOARD PRESENTS

PAT PAULSEN LOOKS AT THE 70's

MAY 8, 1971 8:45 p.m. Schoolcraft Main Gymnasium

TICKETS \$4.00 and available

FROM: S.A.B. Ticket Office (Lois Waterman Bldg.), THE VILLAGE GREEN Wonderland Shopping Center)

GRINNELL'S (Livonia Mall Store Only), THE LITTLE PROFESSOR (Shelden Center).

MAIL ORDERS - May 4, 1971: FURTHER INFORMATION 591-6549

S.A.B. Ticket Office 18600 Haggerty, Livonia, Mich. 48151

Checks or Money Orders payable to Schoolcraft College

craft was paved two lanes: the residential and Madonna-Ladywood property area between Schoolcraft and Five Mile was paved four lanes; the two paved lanes between Five and Six Mile Roads were so poorly plotted by our well-paid city engineers that now they claim it is unsafe and must be widened by two additional lanes.

Also I understand that existing storm sewers will not be sufficient to handle the proposed commercial area at Newburgh and Six Mile (another instance where taxpayers wishes were ignored), and therefore may have to be replaced, perhaps after the proposed widening.

The unsafe features of this stretch could be remedied very easily and more cheaply by: installing street lights, which will be done anyway if it is widened; improved markings and signs to indicate narrowing; the

far east lane in front of Holmes Junior High School could be XX'd out in yellow; a traffic signal installed at the school; and improved snow removal. Road safety improvements between Five and Six Mile were approved by the City Council in August 1970 but have not been made.

J. SPONENBURGH Livonia

Schools Not Efficient

EDITOR: My Question: How can a business operating on the huge financial scope (take a

look at your tax bill) which our school system does even approach efficiency? Among other factors, we are employing part-time help (nine months a year). At a very full cost.

With one boy in elementary grade school, we still think the present school system is incredible.

TIMOTHY E. LOUGHLIN Plymouth

Oldest In U.S.

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GARDEN CITY: Ford Road West of Merriman LIVONIA Farmington Rd. North of 5 Mile

the mall

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by Livonia Lions MAY 1 1-3 p.m. (Saturday)

Free and painless eye check. (Last clinic turned up 3 people with Glaucoma, plus 5 probables)

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Coming May 6 thru 8 WIN Diamonds

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- Free ring for each child (while 2000 last)

Open to children 12 and under accompanied by an adult

LIVONIA MALL

Open daily 10-9 pm

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