

# Can We Develop Land Rationally?

By DAN McCOSH

"Do the laws secure our land?" was the question posed at a symposium recently at Oakland University.

Politics and land? Money and power? The stuff of great discussions, all right. It was one portion of a series sponsored by "The Citizens Council for Land Use, Research and Education."

The purpose: "Exploring possible alternatives in order to secure Oakland County's land through rational development," according to the promotional brochure.

Secure our land? From what? For whom? The 20 assembled experts on land use were in constant conflict on these basic questions, but rarely addressed themselves to these issues directly.

FOR EXAMPLE William H. Whyte, author of "The Organization Man" and amateur land-use expert, made the remark, "The New Jersey authorities missed a great opportunity when a hurricane on the Jersey shore swept shanty towns into the ocean; they could have picked up the land cheap, but they didn't have the money available."

In contrast, Paul Masser, from the Oakland County UAW-CAP, posed the question "Why does the Michigan Dept. of Natural Resources stock lakes with public funds and then refuse to provide public access to them?"

It would have made a great confrontation between the elitist, New England country squire Whyte, and the populist, land-use-to-the-land, through rational development, but unfortunately they spoke two hours apart and never faced each other directly.

THE SYMPOSIUM attempted to explore the land-use laws, including zoning, open housing, home rule, state control and eminent domain, and how these laws related to land use.

The topics in the all-day seminar included:

- The Heavy Hand Of History.
- Home Rule.
- Should The State Retrieve Its Power?
- Ways to Save The Land (legal and otherwise).
- Review of site plans

through a regional planning agency.

- Property tax benefits for "open space".
- Cluster housing and site-oriented architecture.

WHYTE was unconvinced it was possible to end "urban sprawl" and felt it was only possible to control it and make the result as pretty as possible.

Agreement came from the discussion group on the roads, including Robert Boatman, planning director of Michigan highways; Charles F. Leman, of Villanar-Leman Assoc.; Christopher Wzancny, architect, and Margaret Evans, planning commissioner from West Bloomfield Township.

The discussion briefly mentioned the relationship between sprawl and the expressway, "the way most people want to live," according to Leman.

Rapid transit was supported in principle by all participants.

"We are all in favor of rapid transit. It would get all those other cars off the expressway and leave it for ourselves," Mrs. Evans commented.

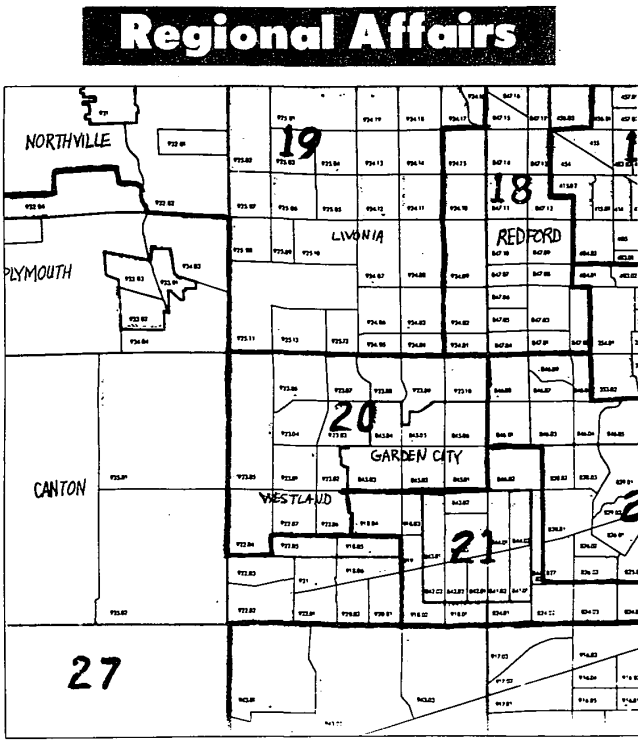
THE LAW since the 13th century has pretty much guaranteed the right of the property owner in western society, according to John Mogk, from the Wayne State law school.

Mogk discussed the topic "The courts say land has social value" and outlined the limits placed on property owners powers in the United States.

Restrictive deed covenants, subdivision "associations", and the oversized lot requirements have been successively attacked before the U.S. Supreme Court under the "equal protection" clause of the U.S. Constitution.

Deed restrictions against the sale to religious or racial minorities were first attacked shortly after the abolition of slavery, but remained intact until 1945, when they were struck down by the Supreme Court in the case of Shelly vs. Kramer.

Subdivision associations "buyback" agreements have also been successfully attacked, along with some cases of restrictive zoning, according to Mogk.



## West Suburbs To Gain 2 County Board Seats

While the exact boundary lines have not yet been established, there will be a general revision in the makeup of the Wayne County Board of Commissioners based on an equal distribution of the population as determined by the 1970 census.

As a result, the commission will be increased from 26 to 27 members; the inner city will lose a seat, and the out-county area will gain two new districts in which no incumbent now resides.

The two new districts will be No. 21, which is largely the City of Inkster, and No. 27 which is all of the area west of Haggerty Road from the City of Northville to the Monroe County line.

Districts No. 5 and No. 6 are being combined into one district where incumbents Hugh Ferguson and Charles Currie will face each other for the seats in the August primary. Highland Park and Hamtramck also are being combined, and this is the area in which former chairman Albert Zak resides. The Grosse Pointes also are being combined into a single district.

IN THE GENERAL reshuffling, Observerland's three commissioners have seen their areas changed considerably.

Commissioner John McCann (D-Livonia) has lost that portion of his original district lying west of Haggerty with the exception of that portion of a line drawn between Five and Six Mile Road. He also loses the portion, east of Middle Belt, which has been shifted over to Richard Manning (D-Redford Township).

Manning's district will include nine square miles of Livonia and a few blocks of northwest Detroit.

Commissioner James McGurney (D - Westland) loses Inkster from his district.

A new district will include part of Northville Township, the Plymouth community, Canton Township, the City of Wayne and a strip down to the county line.

UNDER THIS rough draft of new districts, including the two new ones, the population is set at approximately 98,000-99,000 in each district.

And while his district was shaved on both east and west sides, McCann still will have the largest number of constituents - 100,037.

The Wayne County Election Commission now is working on the refinement of the new plan, and a final report is expected within the next month.

When the plan is finalized, Districts 21 and 27 will be areas where no incumbent resides, and it means that new names will be on the primary ballot seeking the vacant seats.

While originally established as a 26-man board, it has the right to increase in size to 29 members, depending on population trends.

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## Area Deaths And Funerals

STELLA A. ADAMS. Services for Mrs. Adams, 72, of 2508 Ravine Drive, Livonia, were held on R & G R. Harris Funeral Home and St. John Berchman Catholic Church. Burial was in Mt. Olivet Cemetery.

Mrs. Adams came to Livonia nine years ago. She was a member of St. John Berchman Church. She died March 21 in Grace Hospital.

She is survived by her sister, Mrs. George Schwell.

RUSSELL C. BAKER. Services for Mr. Baker, 72, of 11740 Hazelton, Redford Township, were held in Harry J. Will Funeral Home with the Rev. Victor Lovett officiating. Burial was in Glen Eden Cemetery.

A retired instructor for Henry Ford Training School at the Ford Motor Company, Mr. Baker came to Redford 12 years ago. He was a member of St. James Episcopal Church. He died March 13.

He is survived by his daughter, Helen of Redford.

JAMES W. CAMERON. Services for Mr. Cameron, 81, of 29345 Jon Road, Westland, were held in Harry J. Will Funeral Home with the Rev. Ivan G. Smith officiating. Burial was in Oakland Hill Memorial Gardens.

Mr. Cameron, a resident of Westland for 11 years, was a retired tool maker for Anchor Coupling of Plymouth. He was a member of St. Marks Presbyterian Church and Olive Branch Lodge 542 F and AM. He died March 17 in Mt. Carmel Hospital, Detroit.

Survivors are his wife, Anne, daughters, Mrs. George Casey of Redford and Mrs. Shari Baker of Dearborn, sons, Robert of San Francisco and James Jr. of Ohio, and 11 grandchildren.

HARVEY F. COON. Services for Mr. Coon, 66, of Northville were held in Thayer Funeral Home with the Rev. Robert Hutchinson officiating. Burial was in South Lyon Cemetery.

Mr. Coon was a resident of Northville for one year and a registered pharmacist for 43 years. He was presently a pharmacist with the State of Michigan employed at the Northville State Hospital. He was member of the National Association of Retail Druggists and was a salesman for 17 years for the National Wholesale Drugs. He died March 17.

Survivors are his wife, Ruth, two daughters, Leanne of South Lyon and Mrs. Howard Kilham of Detroit; four sons, Larry of Las Vegas, Thomas of Los Angeles, Gerald of South Lyon and Raymond who lives at home; and 13 grandchildren.

GEORGE W. DUFF. Services for Mr. Duff, 75, of 11399 Sammie, Redford Township, were held in Harry J. Will Funeral Home with the Rev. G. L. McDonald officiating. Burial was in Parkview Memorial Cemetery.

Mr. Duff was retired from the engineering department of Chrysler Corporation. He died March 18.

Survivors are his son, George Duff of Westland, sister, Mrs. Kate Storer of Detroit, and two grandchildren.

DANIEL B. FORAN. Services for Mr. Foran, 55, of 3620 Roseland, Livonia, were held in Harry J. Will Funeral Home and St. Michael Catholic Church with the Rev. James O'Hagan officiating. Burial was in Holy Sepulchre Cemetery.

Mr. Foran, an 11-year resident of Livonia, worked with plant security for Cadillac Motor Division. He was a member of St. Michael's Catholic Church, 2559 Knights of Columbus and the Irish-American Society of Livonia. He died March 13 in St. Mary Hospital.

Survivors are his wife, Jane, sons, James of Detroit, Dennis of Livonia and Gary of Detroit; daughter, Mrs. Albert Maklun of Detroit; brothers, James of Wayne, Frederick of Roseville, sisters, Mrs. Margaret Fishery of California, Mrs. Ally Mae Gorman of California, and Mrs. Verne Schabel, and 12 grandchildren.

WILLIAM E. HOENNER SR. Services for Mr. Hoenner, 84, of 32411 Glen Cove, Farmington were held in Epiphany Lutheran Church with the Rev. Richard Bernhart officiating. Burial was in Glen Eden Memorial Park.

Mr. Hoenner was instructor at Henry Ford Trade School. He was a charter member of Epiphany Lutheran Church. He died March 17.

Survivors are his daughter, Mrs. George Schneider of Farmington, sons, William of Detroit, Edward of Kenosha and Carl of Farmington; brother, Carl, 10 grandchildren; and eight grandchildren.

KATHERINE KREUZER. Services for Mrs. Kreuzer, 87, of 601 N. John St.

Road, Westland, were held in St. Peter's Evangelical Lutheran Church with the Rev. Leonard Koernig officiating. Burial was in Lutheran Cemetery.

Mrs. Kreuzer, came to Westland in 1948 from Pennsylvania. She was a member of St. Peter's Church. She died March 24 in the Lutheran home for the aged in Monroe.

Survivors are her niece, Mrs. Rose Everett of Westland, and two great nieces, Walter Everett and Michael Everett, both of Westland.

DOREEN A. MADON. Services for Mrs. Madon, 44, of 32242 Annapolis, Farmington were held in Heeney-Sundquist Funeral Home and St. Gerald Catholic Church with the Rev. James O'Hagan officiating. Burial was in Holy Sepulchre Cemetery.

Mrs. Madon is a long time resident of Farmington was a member of St. Gerald Church. She died March 22.

Survivors are her husband, Harold; parents, Mr. and Mrs. Donald Britton of Arizona, son, Ray, daughters, Mary, Jennifer and Mrs. Edward Rinschick of Grosse Pointe Park; brothers, Donald and Dennis Britton of New York State.

FLOYD REED. Services for Mr. Reed, 42, of 8120 Sheldon Road, Plymouth were held in Tennessee. Burial was in Antioch Cemetery.

Mr. Reed, an oiler for Ford Motor Co., came from Tennessee in 1949. He died March 22.

Survivors are parents Mr. and Mrs. James Reed of Tennessee; one son, James of Plymouth; two daughters, Karen and Elaine of Plymouth; two brothers, Vester of Plymouth and Grant of Tennessee; and two sisters, Mrs. Andrew Brown and Mrs. Clifford Butler, both of Tennessee.

MARIE SALTAROS. Services for Mrs. Saltaros, 74, of 38125 Paddelford, Farmington were held in Thayer Funeral Home with St. Andrew Episcopal Church with the Rev. S. Kenneth Davis and J. Paul Coulton officiating. Burial was in Aspen Park Cemetery.

Mrs. Saltaros was a resident of Farmington for 13 years and a member of St. Andrew Episcopal Church. She died March 22 in Ford Hospital.

Survivors are her husband, Rev. S. S. Saltaros; one daughter, Mrs. Wm. Thurman of Southfield; one sister, Mrs. Bertha Hays of Indiana; one brother,

Claude Chadian of California; and two grandchildren.

WILLIAM W. SCHMOCK. Services for Mr. Schmuck, 71, of 12334 Ruman Dr., Plymouth, were held in Harry J. Will Funeral Home with the Rev. Carl Neiderhiser officiating. Burial was in White Chapel Cemetery, Troy.

Mr. Schmuck died March 15 in Hendon Convalescent Home. He lived in Livonia for 23 years and is a retired tool designer for American Motors.

Survivors are his wife, Frieda, a son, Allen, of California; a daughter, Mrs. Gerald Lucille Loughner of St. Clair Shores; a sister, Mrs. John Jimul Sealf of Detroit; and four grandchildren.

LILLIAN SMITH. Services for Mrs. Smith, 55, of 14390 Northville Road, Plymouth, were held in Schrader Funeral Home with the Rev. Robert Shann Jr. officiating. Burial was in National Memorial Gardens.

Mrs. Smith came to Plymouth in 1922 from Detroit. She was a member of St. John Episcopal Church. She died March 24.

Survivors are her mother, Mary of Plymouth; daughter, Patricia Bishop of Plymouth; and two brothers, William of Livonia and Earl of Plymouth.

ARTHUR E. STEINHOFF. Services for Mr. Steinhoff, 52, of 18815 Telegraph, Redford Township were held in Harry J. Will Funeral Home with the Rev. Roy Pansche officiating. Burial was in Glen Eden Memorial Park.

Mr. Steinhoff came to Redford nine years ago and was store manager for Joe Coomes Distributors. He died March 14.

Survivors are brothers Norman and Walter both of Port Hope, sisters, Mrs. Edmund Jankowski of Redford, Mrs. William Jankowski of Detroit, Mrs. Robert Mack of Toledo and Mrs. Michael Kretzendorf of Redford.

CHARLES C. WIEDER. Services for Mr. Wieder, 64, of 27871 Arden, Farmington, were held in North Congregational Church, Southfield through arrangements with Hater Funeral Home.

Mr. Wieder died March 20 in Providence Hospital. He was president of Campbell Engineering Inc., after opening the office as an engineer when it was founded in 1955.

Survivors are his wife, Anne, and two daughters.