

'MUST PLAN AS POPULATION ZOOMS'

Suburbs Are Becoming 'Ugly', Developer Warns

Real estate developers are making the same mistake in the suburbs that have made inner cities monuments of ugliness and squalor, a prominent Detroit-area builder has charged.

Craig Smith, president of Sullivan-Smith Realty Company, Detroit, in a speech at the first fall meeting of the Western Wayne-Oakland County Board of Realtors at Cregar's Restaurant last Thursday, blamed the situation on public apathy, bad community planning and inadequate zoning laws.

"I think all of you understand what I mean by the blight that exists outside our core cities," Smith said. "Just take a quick look at the hedge-podge of gas stations, beer parlors, used-car lots and

other commercial outcroppings that dot long stretches of highway throughout your own areas in western Wayne and Oakland counties."

But it isn't just the roads leading to the suburbs that are ugly, said Smith.

"Natural beauty," he charged, "is nearly always the first casualty of suburban development. For instance, the topsoil and

trees are yanked out in the construction of new homes. And then up come the telephone poles and wires. Suburbia's monstrous eyesores come within a stroke of equalling the appalling blight we thought we were leaving behind when we fled the cities."

Suburbs consistently make inadequate preparation of sewage disposal and garbage collection,

he said, with the first leading to pollution of streams; the second, to polluted air.

Another landmark on the road to suburban slums, Smith said, is the consistent failure of smaller communities to provide adequate parks and playgrounds for their own residents.

Smith leveled his biggest guns on zoning laws in his broadside at the failures of real estate development in the suburbs.

"Inadequate, non-existent and unenforced zoning laws are the greatest enemy of small communities," Smith said. "Frequently we find industrial and residential areas jammed together in a way that makes it impossible to tell where one leaves off and another begins."

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ize there is any need to plan ahead for the day 20 years from now when they will have become urbanized. Little towns can't visualize from a large city's vantage point the zoning complexities that accompany urbanization."

Despite the fact that slums threaten the suburbs, Smith

agrees that the nation's growth will continue to be in suburbs.

"We must set minimum standards of zoning and adhere to them," he continued.

"Local governments should try to implement the goals they say they want. Officials must plan them and then re-fine them, otherwise their

work is self-defeating."

Outlying areas of Wayne and Oakland counties will attract settlers like a magnet, Smith predicted.

"The state's population shift has been primarily from the core regions like Detroit to the suburbs," he pointed out. "It's estimated that by 1970 Detroit will have lost more than 670,000 of its 1960 population. While Detroit is shrinking, outlying Wayne County will have gained 700,000 people."

"The five-county metropolitan area including Wayne, Oakland, Macomb, Monroe and Washtenaw will require 15 percent more dwelling units in 1970 than were required in 1960," Smith continued.

Young Republicans Like Task Force Conclusions

By SUE SHAUGHNESSY

Thirty members of the Young Republican Clubs from throughout Michigan journeyed to Mackinac Island this weekend to attend the GOP Leadership Conference at the Grand Hotel.

Young Republican feeling on the task force reports, which stressed the more moderate philosophy of the party was generally favorable.

However, the YR's were not completely satisfied. They felt that they had been short-changed in representation on the task force committee memberships.

Six Young Republicans were part of the 28-member task force which thrashed out a party program over the summer for presentation to the conference and the state central committee.

Jean Hammond of the 17th Congressional District and vice chairman of the State Federa-

tion of Young Republicans agreed that perhaps more YR's might have been involved in the task force, but pointed out that those who were made their voices heard.

Mrs. Hammond was vice chairman of the Party Principles Subcommittee on Individual Responsibilities and Rights.

Another local resident in attendance was Gloria Fester of Livonia.

The Observer learned that dissatisfaction with YR participation in the conference had been expressed at an executive board meeting of the Wayne County YR Federation prior to coming to Mackinac Island.

Such grumbling has been common for years. The charge that senior party officials thwarted Young Republican initiative and leadership is an old cry in party circles.

However, Billy Peterson, state chairman of the GOP, has long been a champion of the YR's and Bill McLaughlin, the vice chairman of the Republican State Central Committee, is a former Young Republican.

McLaughlin told The Observer of GOP plans to increase YR membership in the state to 20,000 by next spring.

"We will build the YR's with or without the present leadership," he asserted, and pointed to the recent Teen Age Republicans Conference as evidence of the senior party's increased interest in

and work with youth.

The Young Republican Clubs are open to anyone between the ages of 18 to 35. They are set up as an educational program and a training ground in politics.

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