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THE OAKLAND COUNTY PLANNING COMMISSION

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progress report

THE OAKLAND COUNTY PLANNING COMMISSION

THE OAKLAND COUNTY PLANNING COMMISSION

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Leon V. Belknap	Oakland County Road Commission, Engineer Manager, Pontiac City
R. Clare Cummings	Pontiac Federal Savings and Loan Association, President, Pontiac City
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Vincent S. Madison	The Detroit Edison Company, Director of Area Development Division, Southfield Township
James F. Spence	Pontiac Manufacturers Association, Secretary-Manager, Pontiac City
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Howard M. Warner	Farmington State Bank, President, Farmington City

THE OAKLAND COUNTY PLANNING COMMISSION

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DEDICATION

The Oakland County Planning Commission is composed of eleven men appointed by the Oakland County Board of Supervisors. They serve without compensation with the primary task of developing long range planning recommendations which will prove valuable to the people in the county as well as to the Board of Supervisors.

They are concerned with plans that will bring about better roads, well planned subdivisions, adequate recreational areas, an insured water supply, sound educational facilities and a balanced industrial, business and agricultural economy within the county.

This progress report on county planning is herewith respectfully transmitted by the Commission to its parent body: The membership of the Oakland County Board of Supervisors and its officers,

Delos Hamlin, *Chairman*
Hiland M. Thatcher, *Chairman pro tempore*

and to the people of Oakland County.

OAKLAND COUNTY PLANNING COMMISSION
J. Robert F. Swanson, *Chairman*

FUNCTION

It shall be a function of the county planning commission to make a plan for the development of the county, which plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

DUTIES

It shall be the duty of the county planning commission to: (1) make studies, investigations, and surveys relative to the economic, social and physical development of the county; (2) formulate plans and make recommendations for the most effective economic, social and physical development of the county; (3) cooperate with all departments of the state and federal governments and other public agencies concerned with programs directed towards the economic, social and physical development of the county, and seek the maximum coordination of the county programs of these agencies; (4) consult with representatives of adjacent counties in respect to their planning so that conflicts in overall county plans may be avoided.

The county planning commission may serve as a coordinating agency for all planning committees and commissions within the county.

*Section 4,
Act 282,
State of Michigan
Public Acts of 1945 as amended*

LETTER FROM THE DIRECTOR

The landscape of Oakland County is changing every day. Fleets of heavy earth moving equipment are leveling hills into new road beds; bulldozers and shovels are preparing the land for countless foundations for homes, factories and stores; and, late into the night the construction goes on. Amid this daily scene of building activity we see real estate brokers busy with new clients, lenders negotiating mortgage contracts, vans bringing in the furnishings of prospective residents, and mothers enrolling a steady line of youngsters into the school system. Oakland County, like many other metropolitan counties in the United States, finds itself currently in the midst of its greatest era of growth.

The Oakland County Planning Commission was formed with the purpose of planning ahead to anticipate some of the critical needs of a growing population. Within this report we go beyond the year immediately past to provide a fuller background of the Oakland County Planning Commission, its organization, activities, and future plans.

In 1950 there were approximately sixty planning agencies among the communities in Michigan and the Oakland County Planning Commission could easily have been ranked last in terms of program, staff and budget. Currently, the Oakland County Planning Commission is third in the state with the Detroit Plan Commission and Detroit Metropolitan Area Regional Planning Commission having larger programs. The growth from sixtieth to third has been a slow process and only have monies been allocated when a program enlargement could be justified.

The county planning commission has, therefore, operated with a modest budget and staff and as such has had to concentrate its efforts along limited lines of endeavor. Primarily work has centered around three major topics, namely, highways, water and the basic economy of the county.

Secondarily, work has proceeded on land use and zoning studies. These and other phases of county planning are described in this report.

County planning, as the Michigan State law indicates, has been established with the main purpose of considering long range social, economic and physical questions which other segments of the county administration have neither time nor staff to include with their current duties. The niche in progressive county government which our planning commission is carving is one of developing a series of studies and recommendations that will prove useful to the public in their individual planning activities. These studies are exemplified by the commissions preparation and publication of a guide to standardized platting practices, uniform township zoning procedure, retail buying habits study, and an adequacy rating of the county primary road system, to mention a few.

These and other studies of the Oakland County Planning Commission are predicated on thorough research. Research is the fact finding and fact analysis which form the backbone of intelligent decision making. Hasty or crude research is little better than providing hurried intuitive opinions. Our county planning commission is staffed and equipped to turn out an increasingly complete research job and an equally competent planning job.

Encouraging gains were made during the year to better orient planning to the existing pattern of county administration. Planning, as we all know, when effectively employed is a tool of management. Whether it be within the framework of government or business administration, planning is the process of providing an informed foresight. Commonly this foresight has proven to be of special value for the prudent investment of capital; for determining an economical scale of programmed plant expansion; and for bringing about a coordinated work effort through alert communication between all participating parties.

An active interest has been shown by the eleven members of the county planning commission in the problems facing the county. Countless valuable hours have been voluntarily contributed to the study of methods to bring about higher standards of platting, improved zoning, better highways, and solutions to our long term water shortage. Gratification for their time and work is found only in gradually improving county living conditions.

Growing pains are springing into evidence daily. The in-migration of people, added to the increase brought about by births, is making ever increasing demands on the use of land. Home sites, industrial acreage, recreational lands and routes for new highways are competing for many of

the same acreages. Planning in Oakland County must be accelerated to cope with the tempo of this new growth.

Obviously, we are faced with two choices in our fast growing county, either to meet each problem as it arises, or to plan ahead. The first choice can lead only to haphazard growth and often into costly errors. The second choice, involving planning, will provide courses of action which are designed to yield maximum long range economies and the best types of development.

A growing interest in county planning is being shown by county boards of supervisors. Not only in Michigan but in many other states, boards of supervisors or commissioners are examining the values of county planning and establishing such agencies in their governmental framework.

Planning on a county level is sound governmental practice. It is directly related to local government in both incorporated and unincorporated areas. Likewise, it is part of a single identifiable budget structure subject to budgetary controls and review by the county legislative body. In land area, counties afford a broader and more logical basis for coordinating the planning and development of area-wide facilities necessary for the sound growth of the numerous governmental units within the county. These are tangible values of planning on a county basis.

In Southeastern Michigan five counties now have actively staffed planning commissions; they are, Livingston, Macomb, Oakland, St. Clair and Washtenaw. Additional county planning commissions are in the making in various sections of the state.

Oakland County can be proud of the progress being made by its appointed commission. Optimism is high and the pessimist's "it's too late to plan now" slogan has no place in the thinking of the Oakland County Planning Commission. The future looms as large and as full of potential today as it did to people in any previous day of any past decade.

GEORGE N. SKRUBB
Director

BASIC OBJECTIVES OF THE OAKLAND COUNTY PLANNING COMMISSION

Develop a planned system of highways within the region and Oakland County that meets twentieth century travel needs.

Support every concerted effort to provide a long term water supply for Oakland County from the Great Lakes in cooperation with other metropolitan counties.

Develop a well rounded economy by encouraging a balanced growth of industry, agriculture and commerce in the county.

Assist in creating and maintaining an improved Oakland County unity and an Oakland County identity.

Encourage cooperative agreements among local governmental units within Oakland County and among the metropolitan counties in the interests of efficiency and economy in solving mutual governmental problems.

Help to preserve the best of suburban residential living by controlling undesirable and detrimental land uses through modern zoning laws.

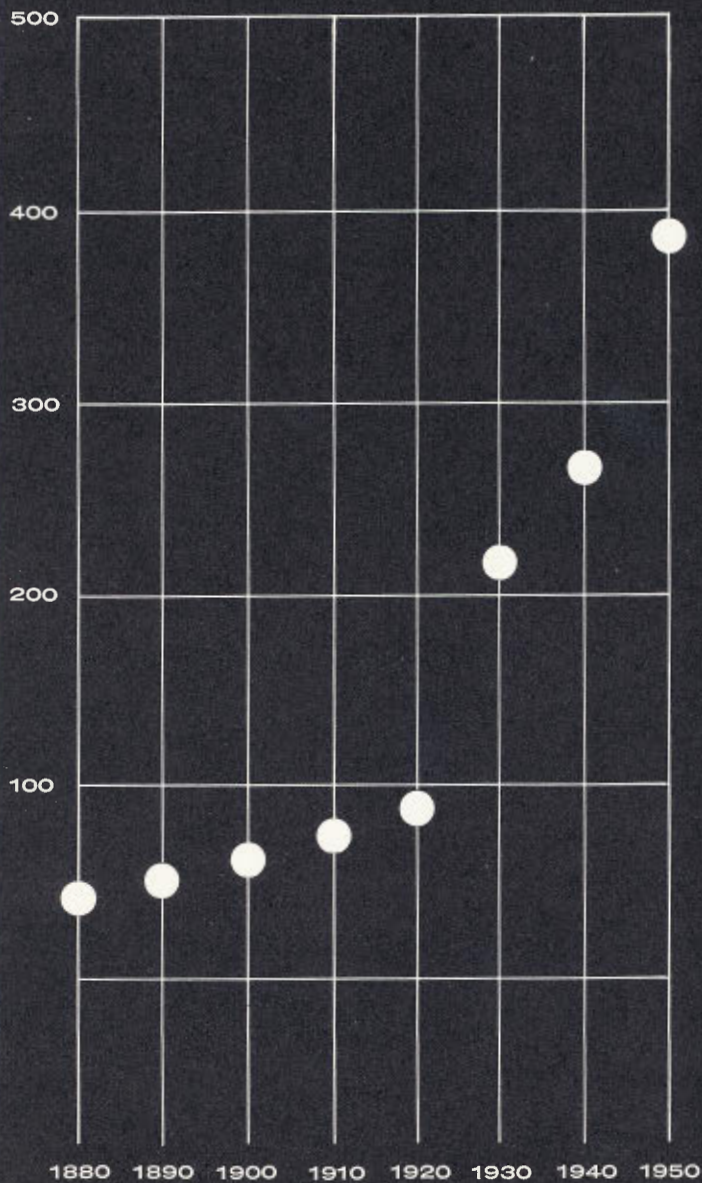
Emphasize the social and monetary values of a permanent nature that accrue from sound land planning which in Oakland County are well illustrated in Oak Park, Franklin, Cranbrook, Bloomfield Hills and Northland Center to mention a few areas.

Assist committees of the County Board of Supervisors in matters that pertain to improvement of the physical environment of the county.

Lend assistance to all local units of government in their efforts to improve planning and zoning practice.

Make county planning in Oakland County responsive and responsible to the people of the county by making its purposes, methods and principles clearly known to the people.

GROWTH
OF
OAKLAND
COUNTY



THOUSANDS OF PEOPLE

■ COUNTY ECONOMY

From the population chart pictured in this report one can trace the size and rate of growth of Oakland County from 1870 to 1950. But this chart does not give any hint as to the type of people who have come into the county, where they came from, nor why they came. The answers to these questions provide useful ingredients for determining the nature of the county's economy.

The state statute providing for the establishment of county planning commissions recognized the need for economic studies. Actually the statute goes further to instruct county planning commissions not only to make studies, investigations and surveys but also to prepare plans and recommendations relative to the economic development of the county. It is in keeping with this prescribed duty that the Oakland County Planning Commission undertook the preparation of a systematic study of the county economy and its relationship to the region, state and nation.

In economic studies attention is focused on the production and consumption of goods and services. It is necessary to know what commodities or services are produced and in what quantity, as well as, how they are produced, for whom, where and when.

Therefore, to be able to interpret the growth of Oakland County in terms of people, it is necessary to understand the changes that are taking place in our local and regional economy. One of the main taproots of planning is the thorough understanding of the economy of the area to be planned.

To guide the study and provide direction, the Oakland County Planning Commission established a three member economic survey committee. The committee is composed of Messrs. Swanson, Seaholm and Pettengill. Under their supervision two studies were inaugurated in 1954 and 1955. One study dealt with consumer buying habits and the second was a survey of manufacturing activity. A description of both studies follows.

RETAIL STUDY

A study of retail activity can be approached from many directions. One can chart the change in the number and types of stores that has taken place over the years. The location of shopping centers and the relationship they bear to other non-retail types of activity can also be mapped. Studies of this nature are related primarily to the physical aspects of retail activity. In short it is a mapping and charting of number, type, and location of retail establishments.

On the other hand, retail activity can be studied in terms of markets, sales, employment, inventories, rents, merchandising practices, competition, or consumer preferences, to mention a few. These represent the dynamic economic variables in retailing.

From the standpoint of a county planning program both the physical and dynamic aspects of retail enterprise are considered important. Likewise in planning it is necessary to provide considered projections of future estimated retail land area requirements and possible market area changes.

But in order to be able to estimate future land requirements it is necessary to know what currently exists, how it came to be and what the dynamic characteristics of the retail pattern actually are. For this reason the Oakland County Planning Commission began the first phase of its retail study in 1954 with an inventory and analysis of consumer buying habits. This phase is to be followed by the field mapping and classification of all shopping areas within the county in terms of store type, floor area, site area and location.

Further, the Oakland County Planning Commission embarked upon the consumer phase of its retail study because the results of this type of study had immediate practical application. Retailers both within and outside of Oakland County found ready use of the consumer survey to improve their practices or to expand their operations. Thus a dual purpose was served. The retailers benefited as did the progress of the Oakland County Planning Commission's economic study.

OBJECTIVES OF THE CONSUMER SURVEY

The consumer survey of retail buying habits was initiated by the planning commission in December 1954. The Bureau of Business Research, School of Business Administration, University of Michigan was requested to undertake the study in collaboration with the staff of the planning commission. The survey was designed to answer the following questions:

Where are the major retail shopping centers in the county? What type of retail function do they perform?

What is the extent of the market area served by the major retail shopping centers? Where are the probable areas of potential development?

Why do people make their purchases where they do? Do people go elsewhere than their local stores for reasons that can be remedied by the local community?

What is the role of parking in shaping public shopping habits?

What is the role of travel route conditions in shaping public shopping habits?

What is the relationship of place of residence to place of work? How many residents in the county earn their living beyond the county limits?

In organizing a retail study of county-wide magnitude the advice and help of both the chambers of commerce and the superintendents of schools were solicited. Representatives from the various parts of Oakland County's nearly 900 square miles were appointed by the planning commission to serve on a Retail Steering Committee. The appointments were made early in 1955 and the meetings of this newly formed Retail Steering Committee were noteworthy in that this was the first time that retailers from all corners of the county were brought together to work on a project of mutual concern. The members of the Retail Steering Committee are:

Charles Mortenson, Chairman, Birmingham

John Clark, Union Lake	Roland Powers, Royal Oak
John J. Collins, Ferndale	L. M. Randall, J. L. Hudson Co.
Ralph Curtis, Oxford	George Richardson, Milford
L. H. Enders, South Lyon	Edward Sawyer, Berkley—Oak Park
Larry Gilliam, Walled Lake	Joseph Taylor, Lake Orion
Keith Hallman, Clarkston	Phillip B. Thomas, Farmington
Jack Johnson, Holly	Robert Warren, Rochester
Richard McPartlin, Pontiac	

Paul A. Schalm, Supt. of Schools Association

One of the first tasks to face the committee was to develop a set of consumer questionnaires that would yield both county wide and local interest information. This was accomplished in the Spring of 1955. The final questionnaires called for the following type of information: (a) a checklist of reasons for buying outside of the local community; (b) the location of areas where different kinds of merchandise were last purchased; (c) comments on the services and merchandise of various types of local shops; (d) the number in the family; (e) the ownership of the home; (f) the location of previous residence; (g) length of residence and plans for moving from the community; (h) the location of the source of family income; (i) the members of the family who are fully employed; (j) the attitude of the family towards conditions of the local community for shopping; (k) the preferred day of the week and time of day for shopping; (l) the newspaper which the family receives; (m) the frequency of shopping at certain centers; and, (n) suggestions for improvements of local community shopping facilities.

SCHOOLS PARTICIPATE

Since the questionnaires were to be distributed to the homes by the children of the county's school systems, the approval and endorsement of the program were requested of the Association of School Superintendents and from the parochial school systems. This permission was obtained and resulted in a total of 90,528 questionnaires being distributed throughout the county. Clearly, without the wholehearted support of the schools, the consumer survey never would have been possible.

RESULTS MADE PUBLIC

Following one year of work in distributing, collecting and analyzing the 90,000 questionnaires, a summary report of the county retail study was presented to an assembled group of retailers numbering over 100 in July 1956. The survey results were presented by William Carey, Assistant Director of the Bureau of Business Research, School of Business Administration, University of Michigan. Individual community reports for twenty-two cities and villages within the county are to be presented and discussed at special meetings held in each community.

The results of the consumer survey dramatically pointed out the 'youngness' of Oakland County's inhabitants when the survey showed that 52.4 per cent of the respondents had lived in the county for not more than five years. Likewise the average family consisted of two adults and two children of school age. Eighty per cent of the families live in incorporated areas and twenty per cent list their communities as rural.

The major portion of the respondents derive their incomes from areas other than in which they live. Only 24 per cent work in the community in which they live. The 'husband only' is employed full time in 81 per cent of the families, and both 'husband and wife' are fully employed in 10 per cent of the families.

The consumer survey, outside of defining a profile of the county inhabitants, provided a wealth of information useful to the retail trade. The full results of the survey are published in a sixty page booklet entitled *Better Service Survey* which is available from the Commission's office.

MANUFACTURING SURVEY

Manufacturing is one of the most important ingredients of the economy of Oakland County. Although the county has been dubbed the 'bedroom' of Detroit, we find upon closer scrutiny that it holds an important position in manufacturing. Of the 83 counties in Michigan, Oakland County ranks third in terms of manufacturing employment, and Oakland ranked third in the state so far as value added by manufacture was concerned.

These facts from the 1954 Census of Manufacturing, Bureau of the Census, clearly reveal the importance of manufacturing. It is easy to be deluded and relegated a secondary position so far as the future of industry in Michigan is concerned.

Oakland County is direly in need of a better balanced economy and can not pass any opportunity to secure a wider industrial base. To better evaluate the industrial present and future, a thorough study was inaugurated by the staff of the Oakland County Planning Commission in 1955.

The manufacturing survey was developed to provide many insights necessary for wise land use planning. Among the specific areas of knowledge connected with the manufacturing survey were the following nine:

The industrial water needs of the county.

Future industrial requirements.

Need for preserving, through zoning, large industrial land reserves.

Standards of evaluating land for industrial purposes.

Industrial zoning practices and procedures.

Land use requirements for adequate highway and transport networks.

Conditions favorable to the location and development of manufacturing in the county.

Conditions in the county that are unfavorable to the continued and healthful growth of existing industry.

Data which is basic to a sound and intelligent understanding of the vital role industry plays in the area.

DEVELOPMENT OF THE SURVEY

The method used to conduct the manufacturing survey was determined by the Economic Survey Committee with the cooperation of many Chambers of Commerce throughout Oakland County.

A preliminary questionnaire was written and pretested on nine manufacturing plants of various size and types. These were reviewed, evaluated and changed with regard to the results of this process. The review and evaluation of the questionnaire was done by Mr. Robert Tarsney, Mgr. of the Ferndale Board of Commerce; Mr. James Spence of the Pontiac Manufacturers Association; The Industrial Committee of the Royal Oak Chamber of Commerce; Rochester Chamber of Commerce Industrial Committee; Mr. Vincent S. Madison, Mr. Wilbur M. Young, Mr. Howard Canfield, Mr. William McMachan, all of the Detroit Edison Company; Mr. Edward Karkau, Consumers Power Company; Mr. Paul Reid, Detroit Metropolitan Area Regional Planning Commission; Mr. Thaddeus J. Obal, Ford Motor Company; and Mr. William J. Carey, Bureau of Business Research, University of Michigan.

The questionnaire which was received by all Oakland County manufacturers contained the following groupings of questions.

A
PLANT PRODUCTION

1. Kinds of items manufactured
2. Type of manufacturing
3. Major process services needed
4. Type, volume, and source of raw material
5. Future production plans
6. The effect of the St. Lawrence Seaway

B
MARKETS FOR PLANT PRODUCTION

1. Type
2. Location

C
TRANSPORTATION

1. Percentage volume of materials entering and leaving the plant by various means
2. Peak season

D
PLANT SITE CHARACTERISTICS,
LAND AND BUILDINGS

E
PLANT HISTORY

F
EMPLOYMENT

1. Total number of shift
2. Characteristics of employees
3. Future employment plans
4. Residence location of employees
5. Means of transportation of employees

G
INDUSTRIAL WATER CONDITIONS

1. Total demand, current and future
2. Type
3. Quality standards
4. Treatment necessary for water

H
INDUSTRIAL WASTE DISPOSAL

1. Type
2. Volume
3. Method
4. Adequacy

I
INDUSTRIAL FUELS

1. Type
2. Use
3. Future plans

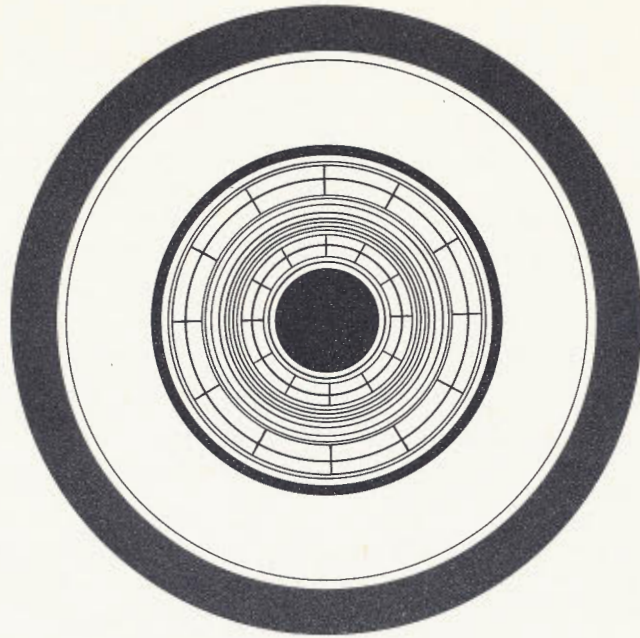
J
GENERAL COMMUNITY RELATIONS

1. The present
2. The outlook for 1965

THE MANUFACTURING SURVEY IN ACTION

The questionnaire was delivered personally to 130 manufacturers who employ over 40 persons and was mailed out to the remaining 843 manufacturing plants in Oakland County. The survey questionnaires are expected to be ready for preliminary tabulation early in 1957.

One of the early portions of the questionnaire to be tabulated and put to use will be Sections G and H on water and sewage disposal. It is expected that future reports will provide additional information on the progress being made in both the retail and manufacturing aspects of the study of county economy.



■ HIGHWAY PROGRAM

One of the primary responsibilities of the Oakland County Planning Commission is to develop a sound highway plan for the county. In order to expedite the work program which had been started several years ago the planning commission entered into a contractual agreement with the road commission to obtain necessary personnel. The county road commission and planning commission agreed to share in the costs necessary to prepare a long range plan of highways. Although the project is a joint one, the first phase of the work is being undertaken in the offices of the planning commission to permit a more complete study of land uses to precede the establishment of a road pattern.

The county road commission is mainly concerned with its primary and secondary roads; the cities are concerned with their streets and major thoroughfares and the state is involved in the development of an efficient trunkline system of highways. The County Planning Commission has the unique role of relating these various systems in a manner which will produce a complete county-wide workable network to meet present and anticipated motoring needs.

The history of road development in the Detroit area was summarized in a booklet produced by the Oakland County Planning Commission under the title, "*Wagon Roads to Expressways.*" In this popular booklet, the current highway problems were reviewed as were possible solutions. The booklet did not represent a technical road plan, but was prepared to provide the people in the county with a complete story of road building progress.

PROGRAM DEVELOPMENT

The highway study program being conducted by the Oakland County Planning Commission consists of three main steps: (1) inventory and preliminary examination; (2) studies and analysis; and (3) development of an integrated highway system. Each of these three parts are reviewed below.

INVENTORY AND PRELIMINARY EXAMINATION

Considerable traffic data and mapped road information has been and is being obtained from the county road commissions, state highway department and other agencies having highway information.

The following breakdown will provide a general review of the material on hand and that which is being procured. All the highway material described below is classified for office purposes under the headings of: (a) traffic or (b) physical facility.

State Highways. Two sets of 24 hour machine traffic counts were obtained from the State Highway Department. They cover the state routes in Oakland County for the years 1950-51 and 1954-56. The available counts for the period 1951-54 are yet to be obtained. State-wide traffic flow maps for the years 1941, 1949, 1953, and 1955 are on hand.

Accident information, compiled by the Oakland County Road Commission for the years 1952-1955, has been procured for all state trunklines and county roads. The location and type of each accident is pin-pointed on a county map. This information is based upon State Police and Sheriff's department accident records and does not include data from city police departments. Additional accident information will be compiled from the city police records. County-wide capacity studies will be made on all intersections of state trunklines with county primary roads. Intersection capacity, accident proneness, and congestion points will be mapped separately and compiled on one base map.

All state trunklines will be inventoried for such physical characteristics as: condition of pavement, alignment, pavement width, shoulder width and drainage. Data from the annual state inventory will be used in evaluating these results.

County Primary Roads. All available traffic counts have been compiled. The counts are 24 hour machine counts obtained from the Oakland County Road Commission, Michigan State Highway Department and the Detroit Metropolitan Area Traffic Study. A county-wide traffic flow map has been drawn for the year 1954. Forms for an intersection capacity study have been

developed and the field work has been completed.

A set of partially complete township right-of-way maps, showing about 30% of existing rights of way, has been obtained from the Oakland County Road Commission. Additional information on the physical condition of county primary roads has been forthcoming from the Michigan Legislative Highway Needs Study and has been very instrumental in the development of the following three maps (1) existing type of surface; (2) vehicular capacity adequacy based upon standards established by the American Association of State Highway Officials; and, (3) adequacy-inadequacy rating for 1955 traffic needs. In addition, all county primary roads have been field checked for surface condition, pavement width, subbase and drainage features and have been rated for traffic adequacy independent of the Highway Needs Study. A separate map has been prepared showing the road sections rated inadequate.

County Secondary Roads. All available machine traffic counts were obtained from the Oakland County Road Commission. The counts cover a very limited number of county secondary roads. At this time no adequacy rating study of secondary roads will be undertaken. It is felt that the secondary system does not warrant a complete rating study at the present time. Accident information is included in the primary road data.

Major City Thoroughfares. The South Oakland Planning Council was requested to aid in obtaining detailed information concerning major city thoroughfares. A meeting with each of the city engineers has been held in order to obtain additional information. Other meetings will be held during the development of the highway program.

Adjoining County Roads. The adjoining counties have all supplied maps of their primary road system which are on file, along with 1954-55 traffic flow maps from Wayne County. During development of the highway plan, meetings will be held with each county to discuss and integrate major routes shown on the plan. Volume counts, accident and condition information on the interconnecting roads will be furnished.

Michigan Turnpike Authority. The Turnpike Authority has submitted its tentative route location through Oakland County. The Turnpike design, location, right of way and structure location is included. It is expected that detailed engineering reports and supplementary data will be made available if construction is started.

Metropolitan Detroit Expressway System. The 1945 and 1951 Detroit Expressway System plans are on file. The Detroit Metropolitan Area Traffic Study has developed an expressway and major arterial plan and the two reports covering the study are on hand. A continuing O & D Study at Wayne University is keeping this data up to date.

Data on file from the study include trips to all townships in Oakland County, existing land use tabulations, projected land use by zones, and trips to shopping centers in Oakland County. Zone to zone traffic data for the area of Oakland County inside the cordon is on hand.

Huron-Clinton Metropolitan Authority. On file is their 1954 proposed parkway system, the Sidney Walton Parkway and plans for the new Stony Creek recreation area.

STUDIES AND ANALYSIS

Although the development of a sound county road system has been broken down into three steps, it must be kept in mind that these three phases are mutually dependent and progress is made jointly on all three. Certain studies have been completed, the need for others is apparent. In addition there are other large and valuable studies, made by other agencies, which must be carefully analyzed and evaluated in light of their impact upon the county road system.

Vehicular Capacity Study. The formation of a standard for measuring the present road network as to adequacy of vehicular capacity has been completed. A form for detail intersection analysis was worked out and checked in the field. Controlling intersections were mapped by their hourly capacity. An analysis is underway to determine whether there is sufficient capacity to meet the present traffic volumes and what capacity is needed in the future. Field work for the capacity study have been completed and a report covering the results is being prepared.

Origin and Destination Studies. The 1947 City of Pontiac origin and destination study is on file. It may be possible to relate the Pontiac O & D study to the current and future traffic patterns in Pontiac. An evaluation of this 1947 data reveals that certain aspects of the study have to be brought up to date.

The Detroit O & D Study, recently completed, has to be carefully weighed in the light of the future needed road pattern.

Adequacy Rating. An adequacy rating is a comparison of a road section against an accepted standard. The three main areas used in rating the road section are structural condition, safety and service. If a section rates more points than the minimum rating the section is considered adequate. Such a rating was completed in 1955 for the county primary system.

Accident and Congestion Studies. High accident frequency location studies will determine the most accident prone intersections and sections of roads. A major route congestion study will locate all extremely congested intersections. Using the data from the two studies, plans can be drawn to eliminate entirely or reduce accident and congestion at the critical locations.

Volume Study. The existing compiled traffic counts point out present traffic flow on the existing systems. An analysis of the volumes on the road network as to their relationship to accidents, congestion and capacity will yield methods for eliminating accidents, congestion and increasing the vehicular capacity. They are to be undertaken in order to provide safe roads for Oakland County.

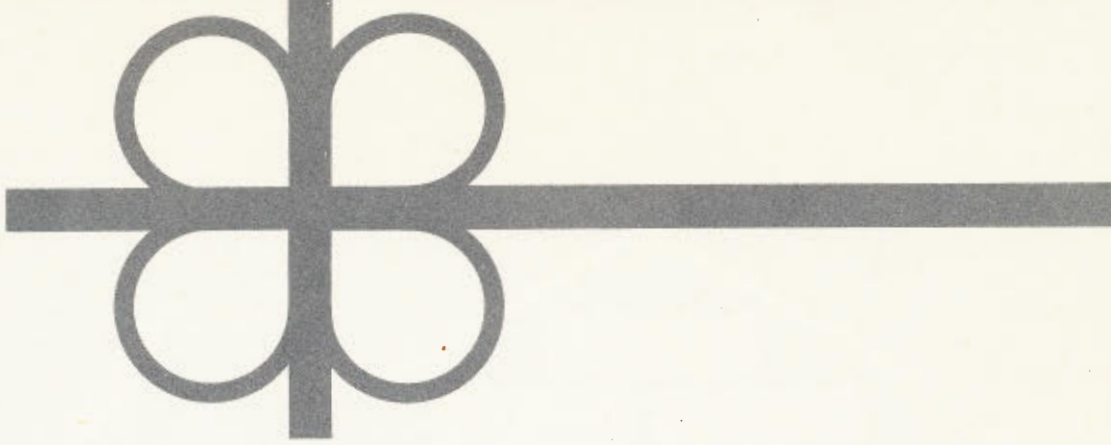
Reclassification Study. The Michigan Legislative Highway Study Committee in conjunction with the Automotive Safety Foundation has undertaken a reclassification study of all highways in the state. This study is designed to determine roads which due to changing conditions require reclassification.

Land Use Study. The trip generation for various types of land use will be extensively investigated. Various trends in vehicle registration, population, trucking use, commercial and industrial growth will be correlated to establish their relationship to traffic generation. Time, distance, convenience, income bracket and residential density factors are to be analyzed for their relative effect on trip generation to commercial centers. The results of the studies will be used in projection of trips after the land use study is complete.

Highway Finance. The procedures which are presently used in distributing motor vehicle funds have been studied. In addition, a thorough study of highway financial needs in the entire state was made under the authorization of the Michigan Legislative Highway Study Committee. The results of the study were reviewed by the Planning Commission. One of the principal recommendations was a change in the present distribution formula. After careful review, the commission condemned any formula adjustment which would hinder efforts to provide modern roads by reducing highway funds in Oakland County. Steps were taken to inform the Board of Supervisors and county representatives in the Legislature of this position.

The Planning Commission is continuing its financial study so that other possible changes can be realistically reviewed. The study of road reclassification now underway would, if approved, change the entire distribution program. Any new legislation introduced in the Legislature will be examined as to its effect upon the county's road program. Other counties throughout the country faced with a similar problem have been contacted. Solutions encountered in their cases are under study and will be applied here wherever practicable.

Highway Manual. A preliminary manual following the steps used in the highway study has been developed. This manual sets forth in detail the basic elements of a comprehensive program for effectively planning an integrated system of highways in an urban type county. A guide for evaluating the basic inventory facts against basic standards has been established. The studies and analysis of the data are set forth which lead toward a sound program recommendation based upon fact. Many studies are necessary in order to properly evaluate the entire highway system in a complex urban county with many overlapping jurisdictions. The manual describes each of these studies. As yet the manual has not been completed and tested in the field. It is expected that once the manual has been tested it will become the guide for cities and villages in Oakland County in need of a sound highway study program.



DEVELOPMENT OF AN INTEGRATED HIGHWAY SYSTEM

An integrated system of highways in Oakland County is dependent upon the coordination of expressway, arterial, primary and secondary road systems. This means that new routes must be located to serve land development in the best possible manner. In addition to new construction portions of the existing road network have to be rebuilt to aid in providing adequate feeder roads.

The Oakland County Planning Commission highway study program has been designed to provide the best possible solutions to the problem of locating new expressways and major arterial roads. It is not intended to provide the final location or roadway design. The state highway department will furnish the final design and construct the routes.

A program of new construction and reconstruction of county primary and secondary roads will be developed. This program coordinated with expressway and arterial construction will provide adequate feeder roads to all areas of the county. Presently the Oakland County Road Commission has undertaken a reconstruction program of some roadways to meet present traffic needs.

There is definite need for expansion of the county construction and reconstruction programs. After formation of the various phases of these programs they must be thoroughly tested and examined in light of their relationship to one another. The programs developed by this study will be based upon present anticipated highway funds. It is a basic premise of this study that individual phases of the integrated program must be developed jointly.

Major city street construction and reconstruction programs must be developed so as to assure their proper connection to the expressway and arterial road pattern.

A comprehensive long range plan results from combining the various construction and reconstruction programs. Since this plan is based upon factual data and developed in cooperation with state, county and municipal highway authorities it will of necessity be a realistic highway program which can be financed.



■ LAND USE ANALYSIS AND AGRICULTURAL STUDIES

Land use information is generally regarded as one of the most essential types of knowledge required in the physical planning process.

Ladislav Segoe, in the 1941 edition of the book *Local Planning Administration*, states, "Among the basic studies for planning, the need for land use studies should seem the most obvious. The planner manifestly must have comprehensive and detailed data about existing physical conditions throughout the city and urban area; he must know how the community is using its land. An inventory of all parcels of land and the uses to which each is being put; the use, character, condition, height, size, and occupancy of all buildings and structures and the open spaces about them; the location, extent, and condition of all public and institutional facilities and their use—are all information of the most elementary type indispensable for the preparation of an adequate master plan."

Another writer, well known for his interest in and studies of land use, Harland Bartholomew, reemphasizes Segoe's point on the value of land use in master plan preparation and goes further to say, "Knowledge of land use is more than a planning precept; it has legal significance. The community in exercising its planning and zoning powers must, as enabling acts put it, give reasonable consideration to the character of each district and its particular suitability for particular uses."

Bartholomew expresses the opinion that before a land use survey is made, the purpose of the survey should be identified and the amount of information and degree of detail should be balanced against the ultimate use of the data. Bartholomew also urges that land use survey techniques be standardized whenever possible.

The views of Segoe and Bartholomew have met with mixed receptions from practitioners in the field of city and regional planning. And one would not be far amiss to say that there are as many methods of assembling and uses made of land use data as there are practitioners in the field today.

Hundreds of thousands of dollars are annually spent by the public to support planning agencies in their never ending quest of land use data. Since land use data are considered essential to plan preparation by many and since this data collection is a time, manpower and dollar consuming activity, it behooves us to take a closer look at its purpose, use, value and interest shared by professional and academic fields akin to land planning.

The Oakland County Planning Commission has proceeded carefully in the development of its land use program. The commission, in April 1956, devoted its entire meeting to a review of the uses and values of land use analysis. During the April session four guests were invited to participate in the commission's round table on the subject of land use. The meeting was opened by Prof. Myles Boylan, Department of Landscape Architecture and Urban Planning, School of Agriculture, Michigan State University. Professor Boylan reviewed:

Various purposes and values of physical land use inventories; how designs, patterns, densities and civic form are discerned and improved from the study of land use data.

Following these introductory views Professor Raleigh Barlowe, Department of Agricultural Economics, School of Agriculture, Michigan State University discussed the relationship between land use and land values and more specifically:

How physical land planners might make better use of property value studies; types of land use inventories that would be useful in rural as well as urban work; how duplication of mapping and inventoring among planners, assessors and appraisers might be minimized in public service.

Professor John Hyde, Department of City Planning, College of Architecture, University of Michigan presented his views on:

Parallels that exist in the work of the physical land planner and the social scientist; indications of how the two disciplines might be drawn closer together; and evaluation of the Flint project; and where the inventory techniques of planner and sociologist might be made mutually more useful.

Finally, Mr. David S. Geer, Geer Associates, Birmingham, Michigan, provided the practitioners evaluation of land use data as a guide to master plan preparation, among other points Mr. Geer discussed:

When land use data are needed; case illustration of Oak Park from the drafting table to reality showing how a physical, social and economic pattern evolved from plans.

As a result of this meeting the commission became aware of the many uses of land use data and of the variety of methods that are available for inventorying lands. To standardize the approach to land classification, a manual was prepared by the staff of the county planning commission, circularized among the planning agencies in the region for suggestions and advice and finally adopted as a working tool in the land use program of Oakland County.

In order to initiate a land use program for the county, a contractual agreement with the Detroit Metropolitan Area Regional Planning Commission was developed wherein federal funds, allocated to the Detroit region, would in part be used to inventory lands in Oakland County. The first part of this joint project between the two planning commissions entails the gathering of detailed land use data for the following townships: Royal Oak, Southfield, Bloomfield, West Bloomfield, Troy, Pontiac and Waterford.

The work is proceeding on schedule and the data is nearly all compiled and ready for evaluation. The analysis of the data and development of the plans will be undertaken by the staff of the county planning commission in cooperation with the Detroit Metropolitan Area Regional Planning Commission and other local planning groups in the region.

One of the serious shortcomings of the county's land use program lies in the lack of an adequate atlas of base maps. The Oakland County Planning Commission is in critical need of adequate base maps on a uniform scale of 200 feet to the inch. Recommendations have been made to inaugurate this mapping project and the planning commission has proceeded to make sample sheets for use in its zoning work.

AGRICULTURAL STUDY

The overspill of urban dwellers onto the countryside is creating many perplexing conditions for the farmer who finds himself in the path of new subdivision development. The farmer is concerned with the prospects of a lucrative price he soon may obtain from the sale of his farm; but frequently before this transaction becomes a reality, the farmer may be required to meet higher tax payments resulting from the increased speculative value of his property and the increase in city type services demanded by the farmer's newly arrived neighbors from the city. In such instances where local taxes are increased to pay for new schools, roads, water, and local sewage systems, the farmer's meager profits from the sale of produce are quickly consumed. The drying up of net income partly by added service costs, and the lure of higher land prices, places the future of suburban agriculture in jeopardy. It is, then, this dilemma faced by farmers within the fringes of metropolitan area development which we characterize as "agriculture on the threshold."

Attempts to insure a sensible and economically sound transition from agricultural land uses to residential uses are being made by local assessing officers, land developers, farm organizations, and public land planning agencies. However, the overpowering profit motive often submerges the realization that land area is also needed to be reserved for school sites, highways, recreational grounds, and for commercial and industrial enterprises.

Thus from the discussion to this point, it is apparent that a complete land use analysis is direly needed. It would be valuable to the farmer, developer, land planner, and agricultural agent in counties whose complexion is changing to be appraised of the trends, i.e. rapidity of population growth, direction, types of people involved, all of which relate to the expected amount and type of change in land uses.

Intensive land use studies on a pilot basis would yield information that county land planning offices could use to suggest more intelligent zoning practice and land use practices.

Because of the complexity of the forces involved in metropolitan counties and their varied nature, it is suggested that the wisdom of both layman and expert are needed in seeking a solution. And because of the growing importance of the metropolitan areas, it is further suggested that the solution lies in cooperative efforts obtained by bringing together the best thinking of rural and urban groups.

The Oakland County Planning Commission is proceeding along the lines suggested above in its study of land use and agricultural problems. The development of a master land use plan will open the door for the orderly planning of highways, recreation and water facilities, to mention a few of the more important county needs.

■ LONG TERM WATER SUPPLY

Residents of Oakland County have a direct, pocketbook interest in plans for the future water supply. The quantity and quality of available water is a prominent factor in determining the future development of the county for homes, business and industry.

This problem for Oakland County was spelled out in the August 8th, 1955, issue of "The Detroitier" by Gerald E. Warren.

"A hard realistic look (at the water problem) reveals a most favorable situation for an accelerated residential and industrial growth in southeastern and western Wayne County, but only a pessimistic forecast can be made for those areas in Oakland and Macomb Counties beyond the northern service limits of the Detroit system. Growth in those areas will be hampered until the solution is found for an adequate water supply. The Detroit Board of Commerce in cooperation with interested business and labor organizations assisted Wayne County officials in their successful effort to secure approval for the multi-million dollar Wayne County system. Unified effort simplified the job to be done.

"In Oakland and Macomb Counties the situation is more complex and less capable of easy solution. A limited industrial and population base plus the multiplicity of governmental units has slowed progress; however, under the leadership of the Inter-County Supervisor's Group, action is being taken. The Detroit Metropolitan Regional Planning Commission is in the process of developing population estimates for the area from which the engineers can determine the probable cost of developing another water district. Whether such a district will use Lake Huron as its source of water or combine with population centers to the north, cannot be determined at this date; but unless prompt action is taken Oakland and Macomb Counties face a dry, dry future.

"Though apparently remote, a Metropolitan Water Authority may still be the ultimate solution. However, any action by Oakland and Macomb Counties will get our enthusiastic support. We need more water—let's get it!"


RESPONSIBILITY FOR THE FUTURE WATER SUPPLY

The Oakland County Board of Supervisors foresaw the water problem early in their deliberations and passed the following resolution in June, 1952.

"WHEREAS the current dry spell has given every indication that with the rapidly increasing population of Oakland County, it may well be necessary to provide a much larger source of water supply,

"NOW THEREFORE BE IT RESOLVED that this Board of Supervisors request the County Planning Commission to expedite its study as to the earliest possible solution of this problem and that the said Planning Commission be requested to make periodic reports of progress to the Board of Supervisors."

Following the adoption of the resolution, the county planning commission staff inaugurated a water data study in January 1953, and on January 13, 1954, a committee of four was appointed by the commission to determine county-wide water needs and to suggest possible methods of satisfying those needs on a local, metropolitan and/or regional basis. The committee of four consisting of Richard A. Ware, Chairman, Ralph A. Main, Roy F. Goodspeed and George G. Schmid met with representative groups throughout Oakland County to determine from local officials their current and anticipated long term water needs and resources. The committee has also assembled a considerable amount of water source material, including all in print reports on surface and underground water supplies in the Oakland County area.



On April 18, 1955, the water committee of the county planning commission issued a summary of its findings in a research report. Among the conclusions of the water committee, were the following four which have since become realities.

1

With the definite steps taken by the Detroit Water Board to limit the area to be served by their system and the formation of a system by the Wayne County Board of Supervisors, there is little probability that an overall metropolitan water system can be organized and brought into being in time to provide water for the anticipated expansion in Southeastern Oakland County.

2

The Oakland County Planning Commission is of the unanimous belief that immediate action by Oakland County is required on an official county legislative basis to insure the County of an adequate long term water supply for the area outlined. Study should also include the provision for suitable sewage disposal systems.

3

Fully realizing that the best water supply system for this area would be an expansion of the Detroit system or a new metropolitan system to supply this area, the Oakland County Planning Commission is of the opinion that neither plan seems obtainable at this time. Therefore, the Oakland County Planning Commission believes that consideration should be given to joining with an organization from Macomb County to provide a water supply system that would sufficiently serve the area water needs of Oakland and Macomb counties and that steps to form an organization should be taken immediately because even though good progress is made in setting up such an organization many years would pass before its work could become effective and water could be supplied to the area.

4

Failing to reach an agreement with Macomb County to provide an intercounty water supply system, Oakland County should give consideration toward providing a system of its own to supply Great Lakes water to this area.

SOUTHEASTERN MICHIGAN WATER AUTHORITY

Seeing little progress being made toward the development of a metropolitan water system, the Oakland County water committee made up of plan commission and board of supervisor members, elected to suggest the formation of an area-wide authority. Six counties in the metropolitan Detroit area endorsed the concept and value of such a water authority, but only Oakland and Macomb County Boards of Supervisors saw fit to actively participate in its formation and appoint official representatives to the authority. Thus, the Southeastern Michigan Water Authority was formed by Oakland and Macomb counties with the door left open for other units to join when they deemed it expedient. The authority has proceeded to obtain engineering assistance following its official organization and steps are being taken to develop a long term water source of supply for the area on a joint basis.

NATIONAL SANITATION FOUNDATION



The National Sanitation Foundation proposed to study certain general characteristics of the water supply problem in the six counties of Oakland, Macomb, Monroe, St. Clair, Wayne, and Washtenaw.

The study is under the immediate direction of an engineer consultant employed by the Foundation, assisted by professional advisers, a survey director and staff. There is a Technical Advisory Committee concerned with the co-ordination of the study, implementing the proceedings and especially securing the active aid and participation of all interested agencies. A nationally recognized Board of Consultants will be employed to provide added strength to the depth and significance of the study.

It is not intended that this study will produce final blueprints and cost estimates for facilities, but it is expected to furnish a realistic guide with which the several communities may, individually or collectively, proceed to final plans compatible with their mutual interests and in keeping with the principles of health protection and the proper utilization of natural resources.

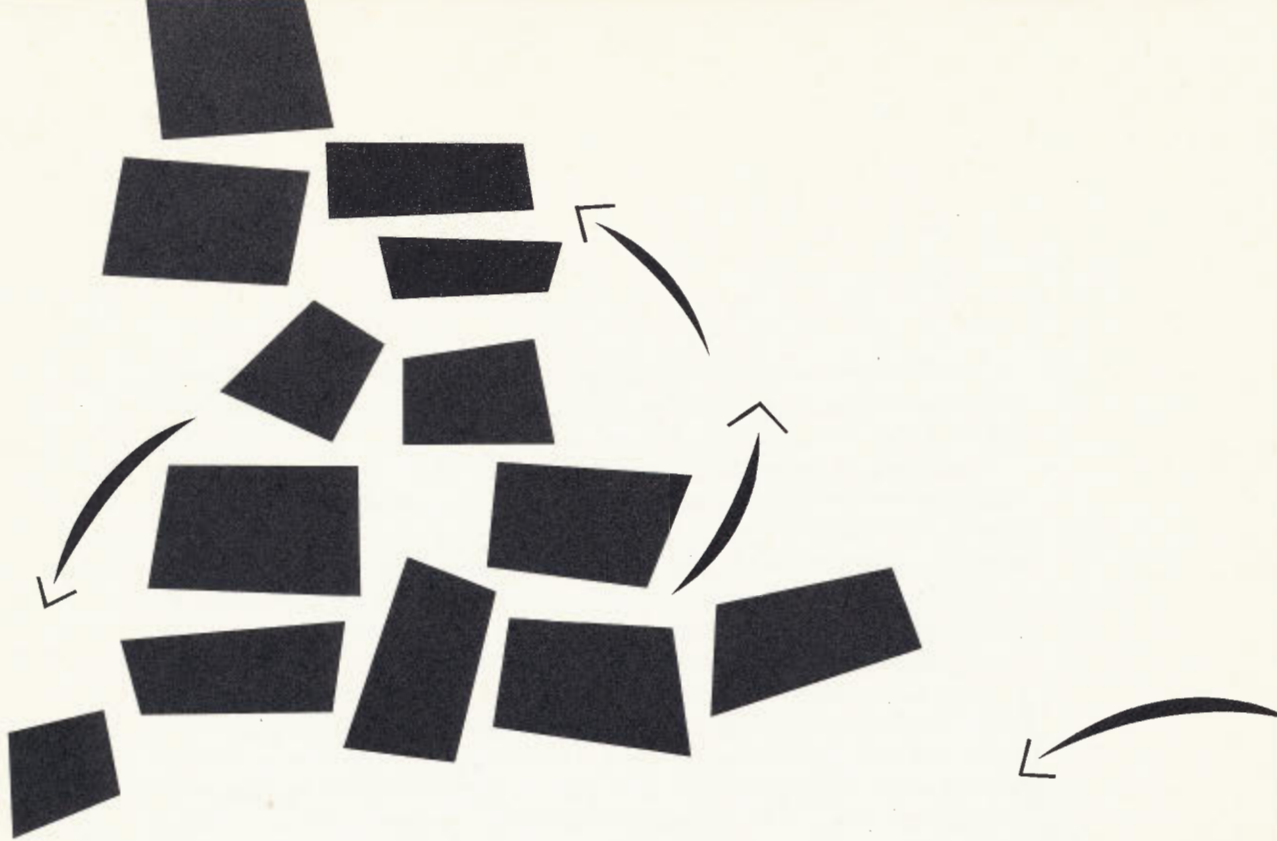
It is intended that this modest over-all study of a technical and engineering character will be made at the expense of the National Sanitation Foundation contingent upon the cooperation and participation of the interested governmental agencies.

Problems such as the organization of the several communities to legally accept or undertake the implementation of engineering recommendations, or the method of financing such structures, may be referred to, but it is not contemplated that such suggestions should be in final form.

Oakland County is represented on the Technical Advisory Committee by the County Drain Commissioner; City Manager of Pontiac and the Director of the County Planning Commission.

Industrial Water Study. The Oakland County Planning Commission is currently in the midst of preparing a comprehensive analysis of all industrial water uses and needs within the county. A detailed questionnaire was formulated and circulated in person and in part by mail to all of the active manufacturing plants in Oakland County. The results of the county industrial questionnaire will indicate current and future water needs of existing industry.

It cannot be over emphasized that special care must be exercised in estimating the future industrial potential of Oakland County for to estimate low would produce an inadequate supply for the county. On the opposite extreme, to estimate high could place construction costs outside of local financing ability. It is felt that our present industrial water use study will be of great value to both the National Sanitation Foundation and the Southeastern Michigan Water Authority in their development of a water system that will provide an adequate supply for existing industry.



■ LOCAL PLANNING SERVICES

One of the responsibilities of the Oakland County Planning Commission is to coordinate the planning activities of all governmental units within the county. To enable such a task to be accomplished, it was necessary to know how the various cities, villages and townships had organized their planning and zoning programs and to know what work has been completed as well as what work was underway or projected for the future.

As the first step in this direction, all cities and villages having planning agencies were surveyed. The same was true for all townships in Oakland County. The status of township zoning was also reviewed at this time.

The survey showed that throughout the county there was a great deal of interest and activity in local zoning and planning. Without being far amiss one could say that Oakland County had engendered more interest in local planning than any other county prior to 1947 and has kept pace in increased interest since 1947.

When the survey was made, only one city out of the fourteen in the county did not have a municipal planning commission. And at this same time local communities were appropriating funds for their planning activities which, when totalled, was double the amount being spent on county planning. Funds have been increased annually on both the local and county levels.

From all of this, one of the greatest misfortunes lies in the fact that local planning bodies are finding extremely little time to look ahead with their planning programs. Almost half of the time of municipal planning

commissions in Oakland County is spent in reviewing requests for zoning changes and less than one quarter of their time is related to a planning program.

This is one of the regrettable features of local planning commissions and it will require firm leadership on the parts of many chairmen to guide the work of their commissions toward planning objectives.

Perhaps the second greatest appalling feature of local planning in Oakland County is the lack of completed plans. Approximately one third of the local communities had general land use plans that were completed and kept up to date. From the dearth of completed work it became obvious that the county planning commission could do much to coordinate and encourage planning improvement.

In keeping with the idea of providing services to the city, village and township planning and zoning bodies, the Oakland County Planning Commission has annually revised and republished copies of the Plat Act, Township Zoning Act and Regional Planning Commission Act. These revisions have been furnished to all local units of government. Likewise the county planning commission prepared and distributed copies of the *Land Subdivision Guide* which received meritorious comments from the American Society of Planning Officials among a number of other agencies. These bits of public information and guidance have helped to steer the local units in the path of sound planning.

Likewise the Director of the Oakland County Planning Commission as chairman of the Zoning Technical Committee of the Detroit Metropolitan Area Regional Planning Commission was a participant in the preparation of a Township Planning Act which is designed to enlarge the domain of local action in planning. It is anticipated that the draft of this bill will be brought before the 1957 Michigan State Legislature. The Zoning Technical Committee also intends to bring up to date other zoning and planning acts.

TOWNSHIP ZONING COORDINATION

Although the Oakland County Planning Commission does not involve itself in county zoning administration (this task being assigned to a three man committee appointed by the Chairman of the Board of Supervisors), yet the staff of the commission provides aid to the three man committee which goes under the name of the Oakland County Coordinating Zoning Committee.

The coordinating zoning committee was established under Act 184 of the Public Acts of 1943 as amended, the Township Rural Zoning Act, which provides for the establishment of a coordinating zoning committee. Section 10 of the Act reads as follows:

125.280 ZONING ORDINANCE: APPROVAL: COORDINATING ZONING COMMITTEE. SECTION 10. Following such hearing, the township zoning board shall submit the proposed zoning ordinance including any zoning maps to the county zoning commission of the county in which such township is situated for approval in the event such commission shall have been appointed, as provided by Act No. 183 of the Public Acts of 1943, the county rural zoning enabling act, and be functioning in the county, and in the event there be no such commission, then to the coordinating zoning committee of the county. The coordinating zoning committee shall be composed of 3 members and shall be appointed by the county board of supervisors for the purpose of coordinating the zoning ordinances proposed for adoption under the provisions of this act by townships situated in the county. The approval of such zoning commission or coordinating zoning committee shall be conclusively presumed unless such commission or committee shall, within 30 days of its receipt, have notified the township clerk of its disapproval.

The members of the Oakland County Coordinating Zoning Committee are: R. Clare Cummings, Chairman; Edward H. Laird; and, Wesley J. Duncan.

The committee reviews and approves or disapproves all zoning ordinances and amendments proposed for adoption by the townships. This approval or disapproval is based on the committee members' knowledge of good zoning practices, their experience with practical zoning matters, and their knowledge of the county.

The "coordinating" function of the committee requires that all proposed zoning within the perimeter sections of each township be related harmoniously with the zoning in the adjoining townships. In other words, it is the duty of the coordinating zoning committee to see that conflicting zoning does not occur along common township boundaries. A map of the zoning throughout the county is in process of being made to help the committee in making such decisions.

Whenever proposed zoning may adversely affect the values of nearby properties in the adjoining townships, the affected townships are notified of such proposed zoning near their boundaries so that they may register their views concerning the proposed zoning.

The process of zoning in Oakland County begins with the Township Zoning Boards, who, after holding their required public hearing, send their proposed zoning ordinance or amendment to the Oakland County Coordinating Zoning Committee for review by this committee. This procedure is required under Act 184 of the Public Acts of 1943 as amended.

A simplified procedure for the processing of zoning ordinance amendments was instituted the first of November, 1955. This simplified procedure requests the township zoning boards to submit each proposed zoning ordinance or amendment on forms provided by the county. The form calls for the dates of the public hearing and of the publication of the notice of the public hearing, the text of the zoning ordinance or amendment, and map showing proposed new zoning district boundaries in the cases where mapped district changes are being recommended. The zoning committee indicates its approval or disapproval of each ordinance or amendment directly on the forms.

Zoning guidance is not new in Oakland County, the first Oakland County Coordinating Zoning Committee was appointed on August 21, 1944, at which time there was no permanent township zoning ordinance. The membership of the first committee included William Hudson, William Ewart, and Perry Vaughan. The first township zoning ordinance was passed by Novi Township in 1945. At the end of 1955, twenty-one of the twenty-five townships in Oakland County had permanent zoning ordinances. The remaining four have interim zoning ordinances. Thus, by 1955 all townships had zoning ordinances and all but one city had both planning and zoning in Oakland County.

TOWNSHIP ZONING CONFERENCES

The Oakland County Planning Commission has sponsored two zoning conferences designed to help township officials to better understand the complexities of zoning matters. Both conferences were exceedingly well attended and both were held in Clarkston at the invitation of Floyd Andrews, Supervisor of Independence Township.

Independence was one of the townships in Oakland County to pioneer zoning regulations and helped to lead others toward many of our modern standards. Efficient enforcement was one of the keys to the success of Independence Township.

Both zoning conferences were chaired by J. Robert F. Swanson of the county planning commission. The keynote speaker at the first conference was Judge George B. Hartrick and Clarence L. Smith shared the evening with Prof. Louis A. Wolfanger at the second conference in 1956.

ADDITIONAL LOCAL SERVICES

The county planning commission staff has provided local parking studies for Milford, Union Lake and Farmington. These studies have led to immediate acquisition programs in some cases to an enlivened interest in the community's future in other cases.

Over and beyond the services enumerated, the county planning commission has a library of useful zoning and planning information available for the use of interested people in the region.

■ PUBLIC INFORMATION ACTIVITIES

The Oakland County Planning Commission has as another of its objectives, the desire to make county planning in Oakland County responsive and responsible to the people of the county by making its purposes, methods and principles clearly known.

To accomplish these objectives, the commission has attempted to provide full newspaper coverage of its activities. Likewise, as various projects were completed, they were written up and published in quantity sufficient to meet demand.

One of the earliest publications of the planning commission was a brochure devoted to subdivision practice and standards required by various county operating agencies responsible for administering the state law regulating subdivision practice. This booklet entitled *Land Subdivision Guide* was well received within the county and the supply of booklets has since been exhausted. The booklet proved to be of practical assistance to realtors, land developers, individuals desiring to divide acreage into lots, as well as cities, townships and villages in which rapid growth was taking place.

During 1955 a pamphlet entitled, *Wagon Roads to Expressways* was prepared and published by the county planning commission. This booklet provided a summary report on the progress being made to provide modern roads in the Detroit metropolitan area. It was planned as a forerunner to a technical highway plan for the county.

Other publications of the Oakland County Planning Commission include:

1. *Milford Parking Study*
2. *Union Lake Parking Study*
3. *Farmington Parking Study*
4. *Better Service Survey*
5. *Manufacturing Plants in Oakland County*
6. *Plat Act: 1955 and 1956*
7. *Township Zoning Act: 1956*
8. *Research Report series*
9. *Land Classification Manual*
10. *Adequacy Rating Study: County Primary System*

Outside of the newspaper coverage and the publications mentioned, the planning commission had prepared a full year of illustrations depicting the history, industry, highways, recreation and other salient facts about Oakland County. These cartoon type Pict-O-Facts were distributed to all daily and weekly newspapers in the county. The cartoon facts helped to portray various important characteristics of Oakland County.

Currently the Oakland County Planning Commission Staff is working on the script for a film strip on planning and its importance to the people living in the greater Detroit area.

The county planning commission is called upon from time to time by luncheon clubs and other groups to discuss the program, research or future

plans of the commission. These various methods of disseminating information have been used and it is anticipated that as the work of the commission progresses more effective methods will be developed to tell the planning story.

Perhaps one of the most important yet least tangible methods of bringing about a better informed public body has been the attempt by the county planning commission to invite to its public commission meetings highly qualified guests to provide insights on many basic planning questions.

During the past years the Oakland County Planning Commission has held meetings which have brought executives from the various segments of the auto industry and large metropolitan retail concerns, faculty members from the three state universities as well as key people from farm organizations and citizens associations to describe how their knowledge can be usefully employed to prepare a sound county plan.

During the first six months of 1956, meetings were held to discuss primary elements of the master plan program. The meetings were designed to provide the members of the commission with a clear perspective of the important issues facing the county.

The January session was devoted to the topic of financing new highway construction. Professor John Kohl and Dr. Robert Pealy, both from the University of Michigan, and Professor Frisinger from the University of Toledo were the chief participants in this January meeting. The round table discussion was intended to provide a national and state setting for our current and proposed highway building program. During the meeting legislation and various types of financing were reviewed.

Retail activity was the subject of the February meeting of the Oakland County Planning Commission. Again invited guests shared the program with members of the planning commission. Professor Gault, Professor of Marketing, School of Business Administration, University of Michigan; Mr. William Carey, Assistant Director, Bureau of Business Research and Lecturer in the School of Business Administration, University of Michigan and Mr. Alfred W. Wray, Controller, Himelhoch Brothers and Company, were invited to participate in the round table on retail activities. The Oakland County retail survey was discussed as were topics of retail location requirements, regional shopping centers, and planning and zoning of commercial areas.

In March four guests were invited to the Oakland County Planning Commission round table to discuss informally various aspects of the question of Oakland County's industrial future. Dr. Franklin Moore, Professor of Industrial Management, University of Michigan, spoke on the subject of industrial management and its role in policy decisions relative to determining new plant facilities and locations. Following Dr. Moore, Mr. Otto Pongrace, Assistant to the Director of the Manufacturing Staff, of the Ford Motor Company, discussed location and plant site evaluation and selection as related to large industrial developments. Mr. Vincent S. Madison, Director of Area Development Division of the Detroit Edison Company, spoke on a two-fold topic covering first the potential values and desirability of industrial districts and secondly the economics of area planning. And

in closing, the comments Mr. James Spence from the Pontiac Manufacturers Association were directed toward explaining Pontiac city and its part in the industrial future of Oakland County.

In April the central theme of the county planning commission's meeting was "What are the Purposes, Uses, and Value of Land Use Data in the Planning Process?" The April meeting was the fourth in the 1956 series devoted to obtaining a better grounding in the fundamentals of land planning. Professor Myles Boylan, from the Department of Landscape Architecture and Urban Planning, Michigan State University; Professor John Hyde, Department of City Planning from the University of Michigan; Professor Raleigh Barlowe, Department of Agricultural Economics, Michigan State University and Mr. Davis S. Geer from Geer Associates were the four invited guests to speak on the topic mentioned.

In May the Oakland County Planning Commission participated in a joint dinner meeting with the county planning commissions from Washtenaw and Livingston County. This meeting proved to be very stimulating and the group was of the opinion that additional joint meetings be held in the Fall. An acting chairman was named for the group, he being the chairman of the Washtenaw County Planning Commission.

Finally, in June the Oakland County Planning Commission held its second township zoning conference in Clarkston. The meeting of township zoning officials was well attended and the two speakers, Mr. Clarence Smith, Pontiac Attorney and Professor L. A. Wolfanger, Michigan State University, spoke on ways and means of achieving better zoning practice on a township level.

These are typical of the meetings held by the Oakland County Planning Commission and their results have been completely reported. The commission intends to continue with this type of informative program in the future.

FORMATION OF PLANNING COMMISSION

CHRONOLOGY OF EVENTS LEADING TO THE FORMATION OF THE OAKLAND COUNTY PLANNING COMMISSION

Minutes Board of Supervisors Meetings:

● June 26, 1944

Moved by Andrews supported by Dean that the Chairman appoint a County Zoning Committee of three members.

Motion withdrawn with consent of supporter.

Moved by Gale supported by Beardsley that the matter of a County Zoning Committee be referred to the Corporation Counsel to report back to this Board at the next meeting. CARRIED.

● August 21, 1944

Mr. Merritt, Corporation Counsel, addresses Board on County and Township Zoning.

Moved by Waterhouse supported by Beardsley that the Chairman of the Board appoint a Coordinating Zoning Committee, made up of three members of this Board. CARRIED.

Chairman appoints Hudson, Ewart and Vaughan.

● April 20, 1948

Clerk reads letter from the Oakland Citizens League, Inc., requesting that the Board of Supervisors appoint a County Planning Commission, and give consideration to the employment of a professional director.

Moved by Richardson supported by Gibbs that the letter be referred to the Miscellaneous Committee. CARRIED.

● April 30, 1948

Misc. 2403
by Mr. Dean:

A communication from the Oakland Citizen's League read before this board at the last meeting was referred to the Miscellaneous Committee. It was the opinion of this Committee that someone should appear before this Board and explain the request made in the communication before any recommendation is made.

Mr. Dean requests the Board to allow Mr. Henry S. Booth, Secretary, Oakland Citizen's League, Inc., to address the Board.

Mr. Booth addresses the Board.

Moved by Dean supported by Schalm that the communication from the Oakland Citizens League, Inc., be referred to the Coordination Committee on County Planning and Zoning. CARRIED.

● April 30, 1948

Moved by Levinson supported by Haack that the Chairman be authorized to appoint a third member to the Coordinating Committee on County Planning and Zoning. (Evert M. Bangham appointed) (replaced Hudson)

- June 2, 1948

Clerk reads resolution from the City Planning Commission of Bloomfield Hills, approving the resolution presented to the Board of Supervisors by the Oakland Citizens League, Inc., which urges the creation of an Oakland County Planning Commission. (Received and placed on file)

- June 28, 1948

Clerk reads letter from the Hazel Park Planning Commission expressing their approval of the formation of an Oakland County Planning Commission.

Moved by Zapf supported by Axford that the letter be received and placed on file. CARRIED.

- January 4, 1949

Misc. 2466

By Mr. Vaughan

TO THE OAKLAND COUNTY BOARD OF SUPERVISORS

Report of County Zoning Committee

Gentlemen:

Your committee, to whom was referred the question of the adoption of Act 282 of the Public Acts of 1945, which provides for a county planning commission, herewith submit the following report:

From a study of the problem we are convinced that county planning is necessary in order that the future growth and development of Oakland County may be directed in the proper channels, and many problems, such as drainage, sewage disposal, land use and health problems may be disposed of satisfactorily.

In discussing this matter with several county officials they state that there should be some centralized authority in the county which could coordinate township zoning, make provision for future development of land uses in the county, and for these reasons we recommend that a special committee should be appointed consisting of five (5) members, two (2) of whom shall be the Oakland County Drain Commissioner, Earl Clark, and the Oakland County Civil Counsel, Harry J. Merritt.

We further would request that this committee consider the adoption of Act 282 Public Acts of 1945, which act provides for the creation of a county planning commission.

After a thorough investigation, we believe that county planning can be set up in one of the county department with the very minimum of expense to county operations, and the results obtained will be very worthwhile in our opinion.

Respectfully submitted,

P.A. Vaughan, Evert M. Bangham
W. A. Ewart

Moved by Vaughan supported by Allen that the report be adopted. CARRIED.

Oakland County Library



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