

# Farmington Observer

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## Homeowners warn: Stick to master plan

By LOUISE OKRUTSKY

Senior citizen housing is a side issue to the overriding problem of high-rise buildings becoming a familiar part of the Farmington Hills landscape.

That's the assessment of Alex Terzian and other Farmington Hills Council of Homeowners' representatives during a recent Republican Club meeting at the Botsford Inn.

An amendment to the zoning code only would repeat a provision for senior citizen housing that is included in the city's master plan, he said. Federally funded low-income housing would include elderly persons from outside of Farmington Hills while opening the door to a Southfield-like takeover of the city by office towers, Terzian warned.

Farmington Hills could avoid the high-rise crunch by sticking to its master plan, homeowner's representatives said.

"Our city has a zoning for multiples," Terzian said. "In that ordinance there is a provision for senior citizen housing—25 units are allowed in a senior citizens apartment under our ordinance now. Senior citizens are provided for."

"We're not talking about the question of whether senior housing should be allowed in the first place. We're talking about zoning," he said.

"THIS IS NOT an issue between the senior citizens and the homeowners," added Homeowners Council President Joe Alkateeb.

"It's not now, nor ever was, nor ever will be an issue between them," he said.

By pursuing its course of providing a special zoning for the senior apartments, without a thorough study, the city is leaving itself open for an influx of office towers, according to the homeowners' representatives.

"By way of the RCE-1 zoning the city is taking a serious risk of having a developer come in and, by the way of an ordinance and not a variance, request that his property which is zoned for multiples also be seven-stories high," Terzian said.

"If the reason behind the ordinance is that senior citizen use is different the developer could say that his multiples are for low-income housing for all groups. That's the next step," he said.

"Then there would be seven stories or higher allowed for offices and multiples," he continued.

After a check of 14 Michigan cities, Terzian concluded that each city that had senior citizen mid-rise buildings

which were higher than three stories also allowed other buildings to be just as high or higher. Seven stories was an average height of the mid-rises, he said.

"NO CITY HAS one stated requirement for high rises for one type of use and requirements for other types of multiples and other uses," he said.

It would be illegal for the city to pass a zoning ordinance that would apply to only a certain set of residents, said Terzian, who is the homeowners group's lawyer.

"The question of senior citizen housing is not the issue. Subsidized housing is not the issue. The issue is the effects of new zones allowing a certain user, the senior citizen. The property would not be zoned for land use. You would be zoning RCE-1 for the user."

"That segregates people on the basis of who they are. That's illegal under the Municipal Enabling Act which states that city zones for use," he said.

"A multiple is a multiple is a multiple in the eyes of the law," he said.

Proposed RCE-1 zoning would place a 60 foot limit on the height of the senior dwelling. That would be too high for the homeowners group.

"Thirty feet is too high for this city, in my opinion," Terzian said. "Seven stories is a high rise."

Buildings that Terzian regards as high-rises would find their way utilizing near residential sections, he said.

DEVELOPERS WHO are interested in building senior mid-rises would gravitate toward land in single residential areas because the lower market price of that land would help them realize more of a profit and still offer low rents, according to Terzian.

"The value of property on a residential area would increase proportionately to what the person can use that property for. The value of the single residential property would not remain at its somewhat depressed level and would eventually increase to multiple zone prices," he said.

Even if that development could be circumvented developments for seniors would have to serve a regional rather than a city-wide need, Terzian said.

"I can understand that the senior housing would serve the needs of our Farmington Hills residents and the parents of those who live in Farmington Hills and need the care of their children. But to begin with, these new ordinances can't be exclu-

sively for Farmington Hills residents," Terzian said.

"You're not just zoning for residents and parents of Farmington Hills residents. You're going to be meeting regional needs of senior citizens. That's the way it is. That's the law. It would be for Oakland County residents."

THE MICHIGAN State Housing Development Authority requires that federally subsidized housing be available to low-income families and minorities, he said.

While denying that the addition of low-income families and blacks into Farmington Hills bothered them, Terzian and Alkateeb admitted that some of the homeowners group membership did object.

"It bothers some other people here," Terzian said.

Senior citizen housing for Farmington Hills residents is already available and adequate, according to Terzian.

"We need 833 units and we will have 945 units for seniors," said Terzian quoting from the Farmington Hills Housing Commission report on the situation.



### View from scaffolding

Ever wonder what downtown Farmington looks like from high atop the Masonic Temple? For a view from the scaffolding and down below on good old terra firma of the restoration of the temple, turn to page 3A. (Staff photo by Harry Mauthe)

## Through 20 years' experience

# Nurse traces health care expansion

Nurses are expanding their roles to include places in higher education, private practice and research.

For more than 20 years Agnes McMenemy of Farmington Hills has been encouraging her students toward a nursing career. As a member of the Providence Hospital, Southfield, nursing staff and now, as the Harper Hospital School of Nursing's director, Ms. McMenemy has seen a variety of changes in her field.

Although there is some concern that nursing will become an overcrowded field like teaching, it is tempered by the prospect of expansion into related fields.

"Nurses' roles are expanding. There is more career planning, especially among older nurses. Nurses are getting more into patient care and are becoming more educated," she said.

One of the recent innovations in the field is designed to help the rural doctor and his patient. Nurses are going into private practice. They screen out the more complicated cases for the doctor's care and free him from the routine calls.

Home care also is becoming more prevalent.

Nurses ARE coordinating home care so patients can spend less time in the hospital. Home care includes check-ups following hospitalization and contacting health service resources for the patient, according to Ms. McMenemy.

Just as the nurse's roles are changing, her education taken some new turns, too. Students who were willing to be nurses but had difficulties with some of the courses once were discouraged from pursuing the career. Ms. McMenemy helped to change some of that attitude while she was working at Providence Hospital.

"I worked with Project Rebound which was a tutorial program for minority students who couldn't meet the requirements but who showed potential. The program was in Southfield and not the inner city. It attracted a lot of students," she remembered.

Her present school at Harper also features a similar program which was enacted before her arrival.

Another program to help more registered nurses into the field began at Providence under Ms. McMenemy. Under the auspices of HEW, she helped to start Michigan's first pro-

gram for licensed practical nurses who wanted to receive their RN.

"Before the experience of the LPN didn't count toward her receiving a RN degree. They had to start from scratch," she said.

"THE PROGRAM GAVE the LPNs advance placement," she said.

Her programs helped get more nurses who probably would have been discouraged into the field. It fits in with her attitude toward the makings of a good nurse.

"A good nurse doesn't like to see people suffer. They want to help people. They're compelled to help their fellow man and make a contribution," she said as she sat at her desk in a narrow office at Harper Hospital. Outside her door, workmen were hammering as they continued to renovate the building.

Some students apply to nursing schools because they realize that the career is less crowded than others.

Her own introduction into nursing included a two-year stint with the Army during the Korean War.

"I joined the Army. I got to travel to Okinawa and Japan. I saw parts of the world I wouldn't have seen other-



AGNES MCMENEMY

wise," she said, resting her elbows on the edge of the desk.

"I took my first plane ride when I

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## Students taste some ethnicity

A generation ago, many people tried to discard their ethnic background in the shuffle to become full-fledged Americans. Now, in more relaxed times, Americans are learning to appreciate their ethnic roots.

For sixth grade students at Woodcreek Elementary School, Farmington Hills, a recent week of rediscovering their heritages was capped off by an ethnic luncheon. Dressed in ethnic costumes ranging from make-shift construction to heirlooms, the students took time out from the festivities to consider what they had learned.

Ethnic week includes lessons about the various countries and cultures as well as a stab at tracing each student's family tree.

"I like the Irish, and I was real glad when my dad said he was 100 per cent Irish," said Mike Gavigan, 11. "My grandfather was from Dublin and one of my grandmothers came from northern Ireland. I want to visit Ireland someday."

Steve Hasburg believes he's descended from the Hapsburg Kings of Austria. His family tree indicates that he can count Tsar Alexander II and Queen Victoria among his family.

"I'M PROUD OF IT," Steve, 12, said. He was dressed in gray Austrian lederhosen which his brother acquired during a vacation. It's comfortable to be dressed in short leather pants, he added.

In Lithuania, Lydia Gilyvdi's grandmother owned a green and white embroidered skirt and blouse. The hand embroidered outfit was given to Lydia's aunt and mother. Now, Lydia's yearning the costume after her mother spoiled the skirt and apron.

"I want to hold onto my Lithuanian background because my grandparents and some of my relatives come from there," said Lydia, 11.

Ready to rough it in the mountains, George Fekaris, 12, wore a traditional Greek soldier's garb to the festivities. George readily explained the practicality of the outfit—a short white shirt and wide-sleeved blouse under a blue sleeveless jacket.

"The skirt's cut off like this, because it was easier for them to get around," explained George.

Glancing down at his leather shoes, George confessed that they were uncomfortable even with the addition of foam rubber padding. "They're made for tourists. The real ones would have to be more comfortable," he said.

Standing nearby was David Kravac, 12, who was dressed in a Polish mountaineer's costume. The embroidered woolen cape and pants were loaned to him by a friend of his grandmother.

Sporting a Scottish plaid skirt, Becky Stewart, 11, counts Mary Queen of Scots as one of her ancestors. Holding a little book covered in the Stuart tartan, Becky showed that her family includes Bonny Prince Charlie and Robert II, the first Stuart king.

Arthur Hammer's family can be traced to 1783, a little later than Becky's and in another part of the continent. Arthur's ancestor fought in the Revolution. His grandfather places the family's origins at Lansuth, Germany, near Munich.

Unlike some of his classmates, Larry Cohen doesn't claim kinship with the Russian giant, Dumas. In a Russian peasant costume that his grandmother made, he admitted that he knew only that his family had come from that country.

"I'd like to visit there," he said. "Especially after the research we did. Parts of that country, some nice."



Will Stevens wears the costume of his English ancestors during the Woodcreek Elementary School ethnic luncheon. Classmate David Kravac wears the costume of a Polish mountaineer, George Fekaris displays Greek military garb and Lydia Gilyvdi is dressed in the attire of her Lithuanian forebearers. (Staff photo by Harry Mauthe)

## Firemen defended

Farmington Hills residents have better fire protection than was portrayed in a recent study by a consulting firm, according to Hills Fire Chief John Van De Voort.

Van De Voort protested the study made by the Public Administration Service, which is examining the feasibility of forming a cooperative between fire departments in the southwestern Oakland County area.

Specifically eyed by Van De Voort was the firm's contention that Hills paid volunteers only receive two to three hours of training each month.

"We've had more training than ever before," said Van De Voort. "They didn't look at the entire situation. I'm disappointed in the study. These people are supposed to be professionals."

Van De Voort cited a number of programs in which Hills firefighters had participated including 81 hours of emergency medical training, arson program training, first aid training instructors at the University of Michigan. He also criticized the report for its

conclusion on response times. The report maintained that the average response time was 3½ minutes for each mile traveled, with some areas being so far removed from fire stations as to take 15 minutes for a firefighting crew to arrive. "They only looked at the time the dispatch office was notified and not the time our people were notified. We have much better times than was stated in the report," he said.

He also argued with the report's contention that too few paid volunteers turned out for alarms during daytime working hours. The report said anywhere from zero to four persons reported to fight fires during the 8 a.m. to 5:30 p.m. time span.

Van De Voort disagrees.

"We've been averaging 7½ volunteers per incident. The problem with their report was that they lumped all seven of the departments being studied together," he said.

Many times there are 10 volunteers at the scene within the first five minutes, according to Van De Voort.

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### SPLASH INTO SUMMER

If you're spending any part of your summer in Farmington, get ready for some invigorating activities. The Farmington Area Recreation Commission (FARC) previews outdoor adventure series, the Tom Sawyer-Becky Thatcher fishing derby, and other summertime pleasures for folks of all ages on page 2A.