

# the Farmington

## enterprise & observer

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YOUR HOMETOWN NEWSPAPER

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# Post Office Option Cancelled; Controversial Multiple Okayed

By EMORY DANIELS

The option agreement has been canceled between the City of Farmington and federal government for a post office on a piece of property on the west side of Farmington Rd. and immediately north of the Huron Valley Hunting and Fishing Club.

The City Council Monday night canceled the option while approving rezoning for the quadrant between Alta Loma and Freedom Dr. and west of Farmington Rd.

The action was taken because the council felt the site the federal government took an option on was not suitable for a postal operation.

**BUT IN CANCELLING** the option, the council expressed desire for the post office to remain in the city and pledged its efforts to find another suitable location elsewhere in the city.

The city hopes to find a site more compatible with residents and more suitable for a commercial development.

Before canceling the option, the council denied a request from C.R. Kelly to rezone to R-3 (multiple) his property located between the proposed post office site and Alta Loma.

Kelly wanted the R-3 zoning because his apartment project site plans show a density of 12 units per acre and the R-5 (deluxe multiple) zoning classification limits density to 10 units per acre.

**THE COUNCIL** then rezoned Kelly's property to the R-5 deluxe multiple classification.

Mayor Wilbur Brotherton supported the rezoning, saying it allows the property to be developed under conditions the city can control so there will not be any serious adverse effect on the surrounding residential property.

After approving the R-5 for Kelly, the council passed a resolution of its own position stating it would not be unreasonable for the Zoning Board of Appeals to grant Kelly a variance to allow the 12 units per acre.

Councilman John Allen said Kelly met all other requirements of the R-5 ordinance and waiver of the

density rule would not be unreasonable since only two units per acre were involved.

Brotherton stressed the council was only stating its position and the resolution was in no way binding on the Zoning Board of Appeals.

City Manager John Dinan said there are provisions in the R-5 ordinance which are not appealable such as setback requirements but that the density rule could be waived.

**THE REZONING** of the Farmington Rd. quadrant also changed the hunting and fishing club and Glen Aquatic Swim Club from Educational Research Office to an Office zone.

Kelly wants to build 88 apartment units, 32 of them one-bedroom and 56 two-bedrooms. Rent will be \$300 and up and the total project will be worth about \$2.5 million.

Once again, the council chambers were packed and the meeting continued until midnight but by 11 p.m. only one person was left in the audience — Richard Tupper, a member of the planning commission.

## today's hot line

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## what's inside

### Understanding Dance

Ballet leaves you cold and modern dance is even worse? Don't despair, there is help coming to aid your understanding of the new frontiers in dance. It's all in a program sponsored by the Farmington Community Arts Council.

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### Tax Relief Coming?

While Farmington homeowners are complaining about rising taxes the Legislature is attempting to pass an educational reform package which could offer relief for homeowners. Dr. Roderick J. Smith, supt. of schools, and Rep. Raymond Baker (R-Farmington) offer their views on the reform bills and how they might effect the Farmington Area.

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### The Smug Minority

America has its "silent majority" and apparently Farmington has its "smug minority." Councilman Fred Siebert Monday night criticized what he described as a minority attempting to preserve a rural quaintness which no longer exists.

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### More On Taxes

The City of Farmington thinks it would be a fine thing for governmental agencies to lower millage rates as assessments increase, and so stated Monday night. Another voice on taxation was heard from Dick Osgood, WXYZ personality, who is leading a group of Farmington Township homeowners protesting inequity in assessment practices.

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### Surest Sign

Even before the tulips are up, there's an earlier sign of spring. Three area golf courses are beginning operating. Here's the opening day picture.

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## WELCOME NEWS

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# Dinan Explodes Multiple Myths

Apartment dwellers contribute 50 times more for educating children than do single-family homeowners according to a report released Monday by Farmington City Manager John Dinan.

Dinan prepared a three-page analysis of apartment projects vs. single-family homes as ammunition for councilmen while making a decision on multiple rezoning Monday night.

**ONE OF THE MAIN** points the report hit on was the claim by homeowners that apartments are a burden on the school system.

That argument was made by homeowners March 2 at a council hearing on C. R. Kelly's request to rezone for apartments property on the west side of Farmington Rd. between Alta Loma and Freedom Dr.

Dinan presented the following statistics gathered by Byron Oliver, assistant superintendent, Farmington School District:

● Of the eight apartment projects in the City of Farmington, seven do not place any children in the school district.

● The 737 apartment families in the city generate only 18 students.

The city's \$5.3 million assessed valuation for apartments provides the school district with \$188,400 operating funds or \$10,040 per pupil.

● Single family homes produce an average of two school-aged children per unit. The city's \$31.5 million assessed valuation for single-family homes provides the school district with \$1.2 million operating funds.

● But because single-family homes generate 4,500 pupils, tax revenues from single-family adds up to \$250 per pupil.

"In comparing apartment projects with single-family housing in relationship to school operation," says Dinan, "we find that apartment projects are paying at a 50-1 ratio for the education of the single-family residents."

**ANOTHER IMPORTANT** conclusion drawn by Dinan was that apartments, if properly constructed and maintained, have no adverse effect on the selling price of single-family homes.

On March 9, John Stenson, president of the Alta Loma Homeowners Association, presented statistics to claim that

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# CBD Okay Postponed

by WYLIE GERDES

Disagreement remains on one issue in the three-month strike over a special commercial zone for downtown Farmington.

Merchants and city planners have yet to agree on the area to be included in the special zone.

Planners included only the area surrounding the intersection of Grand River and Farmington Rds. while the businessmen's group wants to stretch the zone to include the commercial center near the intersection of Grand River and Orchard Lake Rds.

**THE FARMINGTON CITY** Council delayed action on the revised zoning plan at their regular meeting Monday night.

However, the council voted a 96-day moratorium on the issuance of building permits to the general commercial, C-2 zoning classification.

Councilmen hope to settle the question of central business district (CBD) ordinance and place more restrictions in the C-2 zone during that period.

not included in the moratorium. Most of the remainder of the C-2 area in the city fronts on Grand River.

After an hour of debate during a public hearing, the council voted to delay action on the controversial zoning ordinance until their March 30 meeting.

The public hearing began during the Jan. 7 council meeting but was adjourned when a group of downtown businessmen objected to many of the restrictions of the zone and questioned its legality.

After several meetings between the merchants and the downtown redevelopment committee of the Planning Commission, most of the objections were resolved. Still to be agreed upon, however, is the area which the district will cover.

**PAUL BIBEAU**, attorney for Thomas Duke, after presenting Duke's offer of \$1,000 towards the operation of a minibus, said he objected to the zone because it is too restrictive.

The concept was envisioned to include the entire

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**JUST LIKE HOME** — Youth for Understanding exchange student, Ramon Eleazar of the Philippines was happy to find that the kids at Farmington High School play basketball. It is the most popular sport in his homeland. (Evert photo)

## A Filipino's View

# Visitor Describes Ugly American

By ELIZABETH WISSMAN

Before he came here from the Philippines to spend a year at Farmington High School, Ramon Eleazar wasn't quite sure what to expect of Americans.

His only contact with Americans had been with the American servicemen stationed in the Philippines.

**HE DOESN'T COME** right out and say so, but Ramon hints that Americans in the Philippines aren't the best good-will ambassadors for this country.

"I think this is," says Ramon, "because some of those Americans think they are so superior. They try to make Filipinos think they are so important."

"And then," he adds, "about two years ago, an American killed a Filipino inside an American base. That's one of

the reasons Filipinos don't like Americans.

"Then, if they want a job they don't have any problems like we do. They know how to talk and speak business."

**RAMON CONTINUES:** "Americans in the Philippines usually live in a village where the higher class people live. I live also in a village and about 70% of the people who live there are Americans, usually servicemen."

Ramon thinks Americans lag up the luxurious life they lead in the islands.

"They don't have to work so hard," he points out. "They have a lot of maids that do all the work and they have their own drivers."

**BUT THE EASY** Filipino life also applies to Philippine natives. Ramon comes from an upper class family, so his mother, too, has maids to help her care for her 10 children.

In fact, the Filipino boy was amazed to discover how hard his American mother, Mrs. Eugene McAdams of 33166 Raphael, Farmington, works at keeping house.

"At home, we have maids," Mrs. McAdams says with awe in his voice, "really is hard-working. She washes clothes, she prepares the food."

He explains: "In high school at home, all boys are required to take two years preparatory naval training or two years preparatory military training, so we don't have the draft. And in college, you take two years of ROTC or you don't graduate."

She irons the clothes, she drives the car. At home, my mother doesn't even drive the car."

**ANOTHER DIFFERENCE** Ramon has taken big note of is Michigan weather.

"I had to buy a topcoat to

come here," he exclaims with a smile. "I never owned a topcoat before. Wow, I think it is really cold (the day was about 30 degrees outside). At home we have only two seasons, the dry and the rainy. We catch our colds in the rainy season when it goes down to about 45."

Ramon thinks he has an advantage over American boys in that he will never get drafted.

**IN THEIR FREE** time from school and training for the service, Filipino boys love to play basketball. The game as played in the Philippines is on a par with American professional football.

"I don't know why," says Ramon, "but Filipinos just like to play basketball. I guess we just don't like to play a rough game like football and basketball is our most popular game."

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