

# Farmington Observer

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## Officials object to bar

By Diane Gale  
staff writer

A five hour public hearing Monday night to discuss the fate of Bootleggers bar was the first step on a what may become a lengthy road to litigation.

Two top city officials, during testimony, recommended the Farmington City Council deny renewing the bar's Class C license.

The public hearing will continue at 3 p.m. today in the Farmington council chambers.

City Manager Robert Deadman and Public Safety Director Robert Siefert Jr. cited rowdy conduct and a list of violations — more than 265 in 11 months during 1983 — by patrons, employees and the owner, Joe Ascione.

"The bar is a very unpleasant neighbor, and it's intolerable for the people contiguous to the establishment," Deadman said. "Myself, the police department and city council have done everything to inform him (Ascione) of the type of complaints."

When the public hearings are completed, city council will decide whether or not to renew the bar's license. The license is up for renewal every year, according to a city ordinance that was enacted in 1983.

"THE SITUATION is worse each year of operation, and the worse year was in 1983," Deadman said. "Shortly after he opened I met with Mr. Ascione, and he said that he was going to have a family type restaurant with a Class C license, and the current use is strictly a bar, which was not the intention when the city council granted the license."

Ronald Aho, the attorney representing the city, had Siefert cited violations given by the police department since Ascione purchased the longtime restaurant in March 1981.

Of the 234 drunk driving arrests in 1983, 36 told the arresting officer they had been at Bootleggers and that figure 27 said they had just left Bootleggers. Three of the 27 were under 21 years old, Siefert said.

Siefert said his department couldn't continue to spend as much time policing the bar and the parking lot.

Residents who live near Bootleggers, especially on Brookdale Street which abuts the bar, have called for having for squealing tires and honking horns, trespassing, parking violations, public urination and a number of other inconveniences caused by patrons leaving and entering the bar.

In July 1983 residents signed a petition asking council to zone the curb side on Brookdale permit parking only. The residential street became the only area in the city that mandates permit parking. The residents were willing to pay a fee to park in front of their homes in order to deter the bar patrons from leaving their cars in front of their residences.

Acho said that drunken driving violations involving patrons and serving minors are two violations aggravated by the bar's drink specials. The drinker's bargains include 14 beers for \$3, and all the liquor you can drink in two hours for \$5.

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## That frosted feeling

Marlei Frost of Farmington Hills was halted in her travels by a drift of snow that accumulated at the onset of the storm that blew into

the city Monday afternoon. Leo Brody freed her from the grasps of Old Man Winter on Orchard Lake Road and 13 Mile.

RANDY BOSTIT/staff photographer

## Taller buildings possible

By Joanne Maliszewski  
staff writer

Farmington Hills Councilwoman Jan Dolan has managed to keep alive, at least temporarily, talk of increasing building heights in certain areas of the city to bolster the city's tax base.

Council members voted 4-2 Monday to request city staff to determine the cost of a study that would show how much additional tax revenue would be generated from increased heights in the industrial and office zones.

"I'm talking about just more intensive development. From a tax standpoint, we have to make a concerted effort to make a strong tax base," Dolan said.

Mayor Charles Williams and Councilman Donn Wolf opposed the request. Councilman Robert Anzlovor was absent.

Concerned that the city may eventually lose its ability to aid industrial and commercial development through tax-free bonds (issued through the Economic Development Corporation), Dolan asked council to consider increasing building height in certain areas of the city to promote more intensive development for an increased tax base.

Because providing services to single-family residential areas is costly for the city, a stronger industrial and commercial tax base is needed to offset increasing costs, Dolan said. Increasing

*'I guess I don't know that another 10 feet will make that much difference in increased revenue.'*

— Jodi Soronen  
Hills Councilwoman

heights could allow for more intensive development, she added.

"WE'RE GOING TO have a problem here holding the taxes," she said. "You've got to figure out how to get a better tax base in this city."

But other council members almost immediately interpreted Dolan's suggestions as wanting to turn Farmington Hills into another Southfield with its skyscrapers.

"You've said high-rise, Charlie (Williams). And I resent that," Dolan responded.

"I never said go Southfield. I never intended that," she added.

But Dolan pointed to a report presented to council by planning consultants Villcaan, Lerman & Associates Inc. of Southfield that in an Industrial Research Office (IRO) zone increased height "would encourage more office type" buildings compared to the "industrial" type which are also permitted in the district.

"Tax returns from offices are, on the average, better on a per acre basis," according to the report.

The report also indicated that 50-foot buildings are permitted in the IRO district and 40-foot buildings in the large office (OS-1A) district. Increasing both heights by another 10 feet "would not be a significant change visually."

Councilman Joe Alkateeb announced that while building heights personally is a "touchy subject," he said he would be willing to talk about changing the heights in certain zones, despite some concern.

"How intense is intense? I want to know," he said.

Alkateeb told Dolan that while Southfield's tall buildings provide more intense development and consequently more tax revenues, the city's tax rate at more than 18 mills is much higher than Farmington Hills'.

Although council's move to determine only the cost of a building height study kept Dolan's suggestion alive, she

originally requested council to ask the planning consultants to provide a report showing what impact additional height in certain zones would have on tax revenues.

And although Alkateeb amended Dolan's motion to request more specific information — such as the amount of added tax revenues for an additional 10- and 20-foot height increase — the motion was withdrawn when talk turned to postponing the issue.

"RIGHT NOW WE are only going on assumption," Alkateeb said, prior to amending Dolan's amendment.

Although Alkateeb said he felt the increase in additional tax revenues would be negligible if building heights were increased 10 or 20 feet, he nonetheless agreed more information was necessary.

Williams, on the other hand, simply stated his opposition to reconsidering building heights in the city.

"I think basically we're a little bit late in changing our horses on this," Williams said, adding if an additional 10 feet is allowed, a future council could allow another 10 feet until Farmington Hills also has skyscrapers.

Councilwoman Joan Dudley chided the number of highly variances given by the Zoning Board of Appeals since 1972. Of particular concern, she said,

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## Housing plan is nixed

By Joanne Maliszewski  
staff writer

Faced with the possibility of going into the "public housing business," Farmington Hills council members this week rejected a \$9 million HUD-financed proposal to sponsor 201 senior citizens apartments on acreage owned by Roger Peck Chevrolet.

Council voted 5-1 to deny a request from the Farmington Hills Non-Profit Housing Corp. that the Detroit Board of Housing and Urban Development commission sponsor a public housing project for the elderly on 8.75 acres on the southeast corner of Nine Mile and Tuck Road.

Councilwoman Joan Dudley voted against killing the project until the city's housing commission had time to review this latest Roger Peck proposal as well as any others for senior citizens.

The Non-Profit Housing Corp. came to the city with its request this week after being notified that HUD (Department of Housing and Urban Development) didn't have enough money to sponsor all of the projects applied for.

THE HOUSING corporation applied for HUD money under the Section 202 program which is designed for the construction of low income housing for the elderly by a privately organized non-profit corporation. The Detroit Bayview Manor is an example of this type of project.

What the Roger Peck group is suggesting is similar to the Section 202 program except it must be approved by a local public housing agency.

Because of the limited availability of the Section 202 money, the housing corporation "should propose the sponsorship of a low income elderly housing project," according to a report prepared by William Costick, assistant city manager.

"The onus now comes on the city of Farmington Hills rather than the Non-Profit Housing Corporation," said Gerald Tattersall, Peck Chevrolet's general manager and coordinator of the non-profit housing corporation.

"You have to make this decision whether you want to accept money from the federal government for senior citizens," Tattersall continued, adding that the city would have to apply for the federal money in about a month or lose the chance of funding.

UNDER THE proposal offered by the non-profit housing corporation, however, the city's housing commission:

- Enters into a contract with Hous-

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## Too many retarded, neighbors say

By Joanne Maliszewski  
staff writer

Even though Farmington Hills is powerless to prevent the placement of group homes for the mentally retarded, council members are going to bat for residents in Glen Oaks subdivision.

The Macomb-Oakland Regional Center (MORC) is planning to establish a group home in the small subdivision at

29917 Greening for four mentally retarded adults. MORC officials are planning to have the home ready in March.

But residents claim that one of the subdivision's families which has at least two mentally retarded children, "gives us a pretty fair ratio of retarded to any subdivision our size."

While touring the group home program, council members voted to send MORC officials a letter asking for a re-

evaluation of the proposed group home on Greening. Councilwomen Joan Dudley and Jan Dolan opposed the letter.

"I certainly will vote against this motion," Dudley said, after she was told by a resident that the family with retarded children is not a licensed group home.

RESIDENTS COMPLAINED that the proposed group home on Greening

is less than 1,500 feet away from the family with retarded children.

According to state law, local zoning ordinances are pre-empted in the placement of group homes as long as these homes are not within 1,500 feet of each other.

Stanley Guyer, president of the Glen Oaks homeowners association, told council that if MORC had conducted a "proper feasibility study," the house on Greening would not have been chosen as a group home, particularly within 1,500 feet of the family with retarded children.

But holding a memo from the city attorney, Mayor Charles Williams told the handful of residents at the meeting that even though "we all probably sympathize with you, we have absolutely no legal recourse to assist you in this matter."

"There is no legal action the city can take to prevent the location of this home," Williams said.

BUT GUYER said that while "we're not looking for any legal action," residents want the location of the proposed group home "wiped off the map."

In a memo that was included by the residents in a letter to Councilwoman Joe Alkateeb in early February, residents argued that the proposed group home is an "infringement on homeowners' personal rights by placing stress on residents in such a confined area."

Glen Oaks residents are complaining

that their neighborhood is already confined by fencing for the Glen Oaks Golf Club on the eastern side of Greening and busy Orchard Lake Road.

"The existence of such a home in a very small subdivision has devastating effects on property value," residents said in their memo. Residents also said that some families are considering moving if leasing and licensing of the proposed home is finalized.

"What have they (the family with retarded children) done that is objectionable to you?" Dudley asked Guyer.

The association president responded that residents hear "a yelp and a howl," as well as people "looking over the fence" when other families have outdoor barbecues.

Quickly adding that she would direct her comments to the council, Dudley said most neighborhoods have these type of problems whether families have retarded children or not.

"There is probably less anger, hate and bigotry among the retarded than there is among anyone, me and you," Dudley said.

SHE SUGGESTED that the Glen Oaks residents talk with other homeowners associations in neighborhoods which already have group homes to "get the benefit of their expertise and to share your fears."

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## oral quarrel

## Who should play you in your movie?

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Today's Oral Quarrel question is:

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- Amusements . . . . 8-11C
- Business . . . . . 6-7C
- Classifieds . . . . . Sections D-E
- Crossword Debate . . . 12A
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