

Agreement clears path for Hills rezoning

By Joanne Maliszewski staff writer

Some Hillside Estates condominium owners don't mind the idea of living next to a proposed industrial-research facility. But some do.

"There is a wall in China, one in Berlin and now there's going to be one in Hillside Estates," said condominium resident Peart Burdger.

Burdger was among a handful of residents Monday opposing the proposed rezoning of 14.8 acres immediately south of the condominium complex, north of Indoplex Circle in the Drake-Grand River area.

"I wouldn't want a chemical research lab in my back yard with the attendant threat of toxic problems," said Greg Kocak, a resident of Old Homestead in Independence Commons subdivision, just north of Hillside Estates.

Despite some complaints against rezoning the acreage from office

service (OS-1) to industrial-research (IRO), the Farmington Hills City Council introduced the rezoning, expected to be adopted next Monday. The city council's action upheld the planning commission's recommended approval of the rezoning.

Council followed the lead of a majority of condominium owners, mostly members of the board of directors, who hammered out an agreement with property owner and developer Melvin Kafan.

The agreement, which will be recorded and put in escrow, addresses the concerns of condominium owners, said Kafan's representative, Leonard Sigal of Sigal, Tumaala & Associates, Southfield.

BUT TWO council members, Jean Fox and Aldo Vagorzi, voted against the rezoning, primarily because they oppose industrial-research near residential areas.

"I have not been convinced the

'I wouldn't want a chemical research lab in my back yard with the attendant threat of toxic problems.'

— Greg Kocak
Independence Commons subdivision

city knows what it's doing in some matters. It (IRO) was never supposed to be in a place like this. I don't believe it belongs in this neighborhood. I believe we can do better land planning," Fox said.

Vagorzi agreed with Fox. But he added, "I don't like it when residents say this is the best we can get. I don't think that's a good position we should be in."

If the council approves the rezoning next Monday, the issue returns to

the planning commission to determine what, if any, special conditions will apply to the proposed development. In August 1988, planning commissioners amended the industrial-research district, requiring special conditions, such as greater buffers, land use controls and height restrictions.

Originally, IRO was for primarily industrial locations, near freeways, for example. IRO is now allowed near single-family areas. Hillside

condominiums is zoned multiple residential. The area near the former Farmington Hills police firing range is zoned single-family residential.

City planning consultant Claude Coates agreed with Sigal that the IRO zone was reasonable even though the city's master land use plan designates the property for office use. Storage facilities, for example, are not allowed and buildings would be limited to a height of 30 feet. Council members suggested that the one-story buildings be no more than 18 feet tall.

IN THE agreement with Hillside, Kafan apparently promised to build less than 128,000-square-foot of one-story buildings, with doorways away from the condominiums. The buildings will be air-conditioned so doors will not be open to bother residents with noise, for example. A berm buffering the condominiums, which is on Kafan's property, will be

maintained.

"I feel we have gotten an agreement with both Hillside residents and Mr. Kafan for IRO (industrial-research) that would be satisfactory to Hillside residents," condominium association board member John Gerawich said.

Not all agreed. "There may be an agreement but it may not be acceptable to all people," Burdger said. Some residents expressed concern about traffic accompanying an industrial-research facility. "There's no way you're going to stop 45- to 48-foot trailers coming in there. It's not going to be small United Parcel Service trucks coming in," a Hillside resident said.

But Sigal said that an office would generate 138 percent more traffic than an industrial-research facility. That's because the average number of employees per 1,000 square feet of office is 4.8 versus 2.2 for industrial-research, Sigal said.

Dedicated teacher remembered by co-workers

By Diana Galo staff writer

Susan Roberts Moore, a 33-year-old Plymouth-Canton Schools teacher, died Saturday from an illness that was discovered during the delivery of her last child 7 1/2 months ago.

Moore, of Farmington Hills, died of non-Hodgkins lymphoma, diagnosed November 1987 while she gave birth to Robert, now 7 months. Her lung collapsed and it was dis-

covered she had a large tumor, said Cheryl Johnson, Moore's supervisor in the district's talented and gifted program at East Middle School, where Moore last taught.

"She was an outstanding and dedicated teacher," Johnson said. "And one of the original teachers who started the talented and gifted program."

HER ABILITIES were even seen by people who didn't know her, Johnson explained during a eulogy before family and friends, including former students and their parents.

Johnson said she liked to take visitors through Moore's classroom to show how TAG worked. One visitor asked what the secret of the success was. Johnson recalled saying a lot of it had to do with the teacher. The visitor said he didn't have any teachers quite like Moore, Johnson said.

Her husband Jeffrey Moore described her as "very vibrant," and "an extremely great mother of her two children."

"She was a very optimistic person who woke up with a smile on her face and went to bed with a smile on

her face and that was true with the way she went about things," Moore said.

"She was just a real vivacious young person with a real mature heart," said Tom Workman, East Middle School principal.

"She set rather clear goals for herself and worked to achieve those goals," Workman said. "She would parent as she served." said Workman, because she was a natural teacher."

Besides her assignment at East Middle School, she worked for two years in the Jenison Public Schools, according to Dick Egli, Plymouth-Canton school spokesman.

Moore taught at Miller Elementary School as well as Field, Bird and Miller elementary schools, Egli said.

She earned both her bachelor's and master's degrees at Michigan State University and student taught at Allen Elementary School, Plymouth.

"She was highly regarded by not only the students in the classroom, but equally by staff members and parents she served," said Workman. "Everyone who knew Susan spoke of her liveliness and zest for life and how she enjoyed every situation that she was in."

"Her calm but enthusiastic enjoyment for living was always the thing that impressed me the most," Work-

man said. "She was always very calm and quite mature for her age, I thought, even as a student teacher."

Besides, Robert and Jeffrey, Moore is survived by her son, Andrew, 3; her parents, John G. and Virginia Roberts; two sisters, Dr. Nancy Roberts and Karen Roberts; her grandfather, Herbert Keller; and two and uncles, Dr. Norman Keller and Arnold Keller.

Funeral services were held Tuesday at the McCabe Funeral Home, Farmington Hills.

Memorial contributions may be made to an organization of choice.

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Bar owner, manager face stolen property charges

The owner of a West Bloomfield bar and restaurant and his manager were arraigned last week on charges of receiving stolen jewelry.

Roberto (Robert) Fracchia, 45, of Farmington Hills, owner of Doc Frock's, and his manager, Jeffrey Eason, 24, of New Hudson, were arraigned July 10 before 48th District Court magistrate Nancy Ninowski on charges of receiving and concealing stolen property over \$100.

Both were released on personal bond pending a preliminary examination scheduled for 8:30 a.m. July 20 before District Judge Edward Avadenska.

The charges stem from a Febru-

ary incident in Novi where an employee of a Service Merchandise store was arrested in the theft of more than \$7,000 in jewelry from the retailer, West Bloomfield police Sgt. Mike Messina said. The employee, a 20-year-old New Hudson woman, told police she delivered the jewelry to Fracchia and Eason at Doc Frock's, the former Haggerty Harry's at Maple and Haggerty.

THE NOVI POLICE Department contacted West Bloomfield police personnel, who obtained a search warrant and wired the woman for sound. They recorded conversations that implicated Fracchia and Eason,

Messina said.

The New Hudson woman pleaded guilty to the felony earlier this month, leading to the local arrest, Messina said. It was her first offense.

"The prosecutor wanted her completely out of the system before taking on the new case," Messina said.

Fracchia is the father of Kristina Fracchia, the 17-year-old Farmington Hills girl who drowned in Orchard Lake in March. The girl's former boyfriend Anthony Bonelli was charged with murder. Bonelli is being held in Oakland County Jail pending a trial date.

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