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Fifteen Cents

11 per cent factor may raise taxes

By JUDY OWEN

FARMINGTON HILLS—Residents face the possibility of having an 11 per cent factor tacked onto their property taxes.

City Manager George Majoros told the city council Monday night that the figure represents an increase in assessed valuation as tabulated by the county.

The action is the same faced in the last two years by the city's residents. Last year, factors ranging from five to 20 per cent were applied to assessed valuations.

Majoros told the council that the city has two alternatives:

- It can uniformly apply the 11 per cent factor to all property in the city.
- It can examine every classification of property and apply factors relative to the increase in sales value.

Robert McConnell, council member, said that last year he asked that the total assessment method be reviewed.

He also asked about the possibility of having the county assist with this inventory.

He said that the city should challenge the county.

Some property may not have been reevaluated within the last five years.

McConnell said. The real estate sales may be giving inflated values.

He said that it would not be fair to apply the 11 per cent factor across the board but added that it would be difficult to apply the factors selectively in only a few months.

MAJOROS SAID that the county examines every sales figure and then determines the factor which brings the assessment up to 50 per cent of the real market value. He said that the county isn't going to change its mind.

"It's just about time for us to reassess property," he said. The last assessment was done about 10 years ago.

Reassessment helps eliminate the discrepancies between property, he explained. It is based on improvements to property and the basic land value.

"It's not something that you do overnight," he said.

A reassessment in Royal Oak took two years to complete.

"YOU'RE FACED with another factor as soon as you finish," he said. "It's just a fact of life as long as you have inflation and the state tax board and the county choose to follow the state constitution."

The factor will be discussed at the Nov. 25 council meeting.



Master plan retains Oakland residences

By SUSAN AVERILL

FARMINGTON—The city's newly adopted master plan includes the redesignation of Oakland Street as residential parking, with the exception of lot four immediately east of the Heeneys-Sandquist Funeral Home.

Passed Monday night by the planning commission, the plan suggested using lot 4 for commercial parking. The lot would provide 38 additional spaces.

Walls and landscaping to enclose the parking lot were also suggested by the plan.

"It satisfies the crying need for parking in that area," said City Manager Robert Deadman.

"IT DOESN'T completely solve the parking problem in the area, but it was the best the commission could do to preserve the historical value of the area."

Originally suggested for Central Business District (CBD) zoning, the street was reconsidered following a petition favoring single-family residential parking and signed by more than 400 residents was presented to the commission.

The property designated CBD extends from the south side of Oakland Street from Farmington Road to Warner Street, and along the west side of Warner, from Oakland to Thomas.

Sparking the petitioners' concern was fear of erosion of the historic value of that area, which forms the northern boundary of the "old village."

City planner Jacob Driker reviewed the area for its present use, condition and historic value.

Upon his recommendation, the master plan was amended to limit commercial parking to the 60' by 140' lot presently occupied by one house, deemed of no historical value.

ONE RESIDENT of Oakland Street lauded the commission for its responsiveness.

"When I first came here, I expected to find a bunch of unresponsive, divisive city planners," she said. "Instead, I found a bunch of concerned, responsible people."

In turn, commissioner Dennis J. Pheny praised Oakland Street residents for their concern and participation.

This has provided an opportunity for you folks to take part in government. I think the people of Oakland Street have something unique, something to be proud of," he said.

Other master plan changes included in the approval were:

- Designation of the southwest corner of Orchard Lake Road and Shilwassee, for use as medical offices instead of commercial.
- Designation of Grand River frontage between Cass and Shilwassee as single-family residential instead of office.
- Designation of several parcels just west of the National Bank of Detroit property on the northwest corner of Grand River and Lakeway as either multiple family or office instead of commercial.
- Designation of northeast corner of Grand River and Power Road for commercial use, including the Shell gas station and the Quik-Pik store property, to a depth of 150 feet north of Grand River, now office.
- Designation of commercial use for the southeast corner of Whittaker and Grand River eastward to the Brendan Bar property, now office.
- Designation of the sewer processing station for semipublic use, instead of residential.

In other action Monday night the commission approved the conversion of the large C.F. Smith house to a private elementary school.

Located at 2363 Drake Road, south of Grand River, the 13-acre site will be used for Mendowbank Elementary School, to be owned and operated by Mrs. Joan Dudley.

CONSISTING of a basement and two upper levels, the house will be converted for use by 125 pupils, from grades kindergarten through sixth.

Provisions were made for the maintenance of present landscaping, with the agreement that there would be no athletic fields or other sport-connected areas, built.

A three-hour study of the K-mart site presently under construction on Grand River by commissioner William Mitchell turned up 14 discrepancies in the site plan and eight in the landscape plan.

Listed among the discrepancies was an exposed, unsecured mechanical compressor, shown screened on the original plan, and large unsecured trees.

The commission agreed to meet on the site 10 a.m. Saturday to view the alleged discrepancies.

Boys Republic helping to solve youths' problems

By SUSAN AVERILL

A whole home can be more torturous to the children involved than a broken home, according to the director of a Farmington live-in treatment center for boys.

The child will often internalize the conflicts, which may eventually become manifest in delinquent behavior, Gordon Boring of Boys Republic said.

"It's an escape valve," he said. "Otherwise the boy might explode, become hysterical and break things."

"We don't always think it's negative but we want to know why."

For 27 years, Boring has been head of the center for 12 to 17-year-old boys who have a variety of problems in learning and social interaction.

"Everybody tells these kids there is something wrong with them. When you hear that often enough, you come to believe it. By being delinquent, a boy is acting out what he sees as society's attitude toward him," Boring said.

"They don't want to misbehave or be obnoxious, but when there's no one to listen, they act their problems out," he said.

This is why counseling is so heavily stressed at the center.

"When a boy misbehaves or gets into a fight, we talk to him about it."

"It's an escape valve. Otherwise the boy might explode, become hysterical and break things."

— Gordon Boring

Usually, it's only a surface problem. He may really be concerned about what's happening in his family," he said.

"The staff spends a lot of time just listening to kids. Actually, you get a lot more out of listening to kids than you do by just talking to them."

But the talking and listening doesn't stop with the boys. Parents are also involved in group therapy designed to give them insight into their son's problems.

First established in 1890 in Detroit as Home for Industry for Boys, the center moved to Farmington in 1909 and became known as the Ford Republic.

Several years later, the name was changed to Boys Republic, to avoid confusion.

"The name was in no way related to Henry Ford, as people seemed to assume. We changed it so as not to be associated with that kind of wealth," Boring explained.

Originally established as a home for neglected children and orphans, it gradually evolved into a center for delinquent boys, many of whom are parentless.

"We become substitute parents," Boring said. "By counseling, we try to get them stable enough to go into regular schools. Beyond that, there's a real problem in trying to find a place for them in the outside world."

About eight of the boys are attending Farmington public schools, and are allowed off the property only during school time.

For the most part, the 80-acre property belonging to the center is not fenced in. The boys are expected to stay on the property; but will now and again wander off.

"They're not expected to truant or leave the grounds," Boring said. "That's idealistic, and we know it. They do these things anyway."

Ambulance disagreement reduces city's service

A squabble over which of two ambulance services will receive first calls from the Farmington Hills police department has left the city with only one internally-located ambulance.

The Farmington Hills Ambulance Service has been awarded the privilege of receiving first calls, by direction of the Farmington Hills Director of Public Safety, Ronald Holko. They possess only one rig, but expect another in a month or two.

Feeling snubbed after "three years of excellent service, with no com-

plaints," County Ambulance owner Art Wilamowski has withdrawn his services from the city.

"We're refusing service to the city, not to the citizen," Wilamowski said. "We won't respond to any Farmington Hills calls unless they are called in by the citizens. Then they'll get service."

Wilamowski said he also considered placing an ad to advise residents to call County Ambulance direct when they need the service.

"I feel I have to do it," he said. "Mindful of the former township's preoccupation with cityhood, Wilamowski said he didn't sign agreement upon a contract.

After the city's incorporation, he took the matter to the city council, who referred him to City Manager George Majoros.

"WE VERIFIED the appointment the day before. We had a simple proposal. All we wanted was a written contract," Wilamowski said.

But the appointment was never kept.

"We came and sat for an hour in (See AMBULANCE, Page 2)



GORDON BORING

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