

Farmington Enterprise & Observer

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today's
hot line

what's inside

Meet Mr. Clean

Farmington Township has its own Mr. Clean, and legend has it he applies his white tornado while riding bareback on a huge white stallion. The man and his works make an interesting tale which is told this week.

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Eight Days Left

Only eight days left before the deadline arrives for Farmington charter commission candidates to file. According to latest reports, none of the four Farmington area governments has enough candidates to meet its quota.

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Reads With Surprise

Wednesday, The Enterprise & Observer ran a report about a petition being circulated against Ronart Construction Co. Ron Strasser, a Ronart owner, read the story with surprise and tells why in today's issue.

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A Black Mayor?

How would a black mayor of Detroit get along with the suburbs? We put a number of hard-nosed questions on city-suburb relations to Richard Austin, who stands a good chance of being Detroit's first black mayor. How do you think he answered?

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Down With Youth!

The Establishment—adults—don't think much of giving the vote to 18-year-olds, and they'd just as soon punish campus demonstrators severely. At least, that's what they tell their lawmakers in response to polls.

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upcoming

HORSE RACING FANS will get the low-down on both the runners and the trotters when our new racing column begins next Wednesday. It's packed with facts, authoritative and interesting. Watch for "Turf Tips, Quips."

"Could have sold the garage roof . . .

. . . there was an excellent turnout for our garage sale, our thanks to Observer Newspapers," said Mrs. A. G. Rogers. For good results, use Observer Want Ads to buy, sell or trade.



DISHWASHER, \$10. Ironing, \$20. Antique Johnson outboard motor \$15. Jet water pump, \$10. Studio couch, \$5. Typewriter desk, \$4.50. New briefcase, \$5. Men's hunting clothes, \$5. Assorted clothing, sports equipment, furniture and dishes. 474-0000.

Classified WANT ADS
422-0900

Planned Residential District Hearing Set For Wednesday

A group of Farmington Township residents has been brewing a pot of discontent and plans on serving at least an appetizer this coming Wednesday, Sept. 10.

On that date, a public hearing will be held beginning at 8 p.m. in the township hall to discuss a proposed amendment to the zoning ordinance which provides for Planned

Residential Districts (PRD).

A PRD is defined as an "optional means of development which allows a mixture of types of residential units (single-family, two-family, multiple-family)."

BASICALLY, a PRD is a large tract of land which is developed to allow a large variety of residential units to provide housing for a wide variety of people of different ages and income.

Supervisor Curtis Hall explained the purpose of a PRD best when he commented that the township must be a place where everyone can live, including young married couples and senior citizens, and not an area where only the higher income families can afford to reside.

But the proposed PRD ordinance has met with opposition from a group of township residents. The spokesman for the dissidents so far has been Mrs. Camille Stevens who objected recently when the amendment was up for adoption by the township board.

Because of Mrs. Stevens' objections, the board established Wednesday's meeting which has been described as an educational session to explain to interested residents what the ordinance contains.

Mrs. Stevens charged the board with trying to railroad the ordinance through without a public hearing. She said she objected because the ordinance "would open the floodgates" for a huge influx of apartments in the township.

The amendment, which is nine pages long, contains a comprehensive definition of functional use areas, density patterns and a fixed system of residential collector streets.

ACCORDING TO the document, a PRD may include: single-family or two-family homes; multiples which may be row houses, terrace apartments, efficiency apartments and townhouses; rental or management offices and a clubroom accessories.

A PRD may also include: churches; schools; golf courses; public libraries; parks and recreational facilities or private parks and recreation area for the district's residents.

School sites may take up a maximum of 15 acres or 25 per cent of the total open space.

Maximum density permitted shall be eight bedrooms per acre in PR-1 and 10 bedrooms per acre in PR-2. A minimum of 100 detached single-family homes must be included within the district.

The amendment says that of the total number of dwelling units not less than one-third shall be single-family.

The single-family homes may have only four bedrooms, no more or no less. And no more than 10 per cent of the total bedrooms in the district shall be included in efficiency apartments or one-bedroom multiple units.

A PERSON OWNING land zoned for PRD development may not begin construction without submitting an application and comprehensive plan to the township board for approval. The plan will first be reviewed by the Planning Commission before reaching the board.

The amendment provides that the Planning Commission will hold public hearings on all applications for PRD developments.

The amendment requires that the developer's plans provide for "an efficient, aesthetic and desirable use of the open area."

If the plan is approved, the developer must sign a contract with the township specifying how the district will be developed.

When construction begins, building permits will be issued in such a manner as to assure that not less than one-third of the total number of bedrooms (for which permits are issued) shall be in single-family dwellings.

Occupancy permits will not be granted for other than single-family homes until occupancy permits have been issued for not less than half of the single-family homes which have been given building permits.

Mrs. Stevens has warned the board that if it adopts the amendment she will head a referendum drive to place the amendment on the ballot.

City Imposes Downtown Business Construction Ban

The City of Farmington has enacted a 90-day moratorium on the issuance of building permits for commercial establishments within the Central Business District (CBD).

Located in the CBD are properties which abut streets as follows: west side of Liberty from Grand River to State; south side of State from Liberty to Farmington Rd; west side of Farmington Rd, from State to Alta Loma; south side of Alta Loma from the rear of the National Bank of Detroit to Farmington Rd; east side of Farmington Rd, from Thomas to Slocum; south side of Thomas from Farmington Rd, to Federal's; south side of Grand River from Federal's to Maple; and north side of Grand River from Maple to School.

THE SUBCOMMITTEE was concerned that undesirable business places would fill up the downtown district before a redevelopment plan can be written.

The 90 days will give the subcommittee time to develop criteria on the allowable type of business activities desired

Farmington today are significantly different from anything experienced in the past. Today's needs have grown from the rapid intensification of industrial and social activities.

"What Farmington has today was to a major extent, poorly planned in the past and poorly designed and constructed compared to our standards of today. This has led to a premature and extensive obsolescence and blight -- both socially and economically."

"Our committee is here to encourage private enterprise in combination with local government to get busy now to renew our business district."

Dick Tupper, a member of the downtown redevelopment subcommittee, explained a master plan for the downtown center will follow in three to six months

after the moratorium ends.

The 90 days is to allow only establishment of a criteria for what types of businesses should be located in the CBD.

THE COUNCIL unanimously enacted the moratorium and then instructed its Planning Commission to consider the need for a moratorium on building permits for all commercial activity in the city in addition to the one for the CBD.

The city has become concerned over the appearance of drive-in type restaurants along Grand River and is fearful more such establishments will be built unless a restrictive commercial zoning ordinance can be written.

On Sept. 22, the subcommittee will be giving an interim report to the Planning Commission.



FAMILY BURIED — A mortal, which was buried, after they were found at the bottom of a small lake near Howell. A mortuary, which is often

as the casket is carried from the house. The grave site services for the quartet were conducted by the Rev. William Dunford from the First Presbyterian Church of Howell. (Everett photo)



Family Drowns Near Howell

A father, his two sons and the father's brother, drowned in a small lake near Howell recently after a boating accident.

Jerry Allen, 30, and sons James, 4, and Al, 5, all of 1815 Guiley Rd., Howell, and Allen's brother, Stanley Chapman, 14 of 2949 Judith, Inkster, were found at the bottom of a small lake near Guiley Rd. in rural Howell.

Allen worked for a Farmington auto firm and lived here before moving to Howell.

Livingston County Sheriff's officers found the four Aug. 30 by dragging the lake. Diving searches for the bodies failed

because of poor underwater visibility.

The group left Allen's Howell home, where Chapman was visiting, to try out a small boat on the lake, when they did not return, officers searched for them and found Allen's car and dog at the lake.

The sheriff's department theorized the 12-foot aluminum boat capsized while one of the four attempted to start the boat's motor.

No lifesaving equipment was found on the scene, officers reported, and the boat was designed for two passengers.