

Farmington Enterprise & Observer

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YOUR HOMETOWN NEWSPAPER

34 pages, 4 sections

15c a Copy Philip H. Power, Publisher

today's hot line

what's inside

Films Planned

There's a new film and discussion series starting in Farmington after the holidays. If you agree that "All The World's A Stage," this is for you.

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Minister Writes Nixon

Farmington churches made headlines this week with a letter from the Rev. Hugh White to President Nixon concerning the My Lai incident and a report on a new pastor for Trinity Episcopal Church.

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Two Kinds Of Stars

Two college students from Farmington also made the headlines this week, but for entirely different reasons. Beauty queen Mary Kay Burr made a television appearance, and Bob Clement is making a communications satellite.

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Charley Brown Knows

The Farmington Enterprise & Observer presents a pictorial report this week on what Charlie Brown thinks Christmas is. Furnishing us with the material were the Farmington Elks, Masonic Lodge and Jaycees.

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upcoming

IF YOU HAVEN'T tried such winter sports as snowmobiling or ice fishing, where can you go? Well, start with Sunday's edition of your hometown paper which will feature:

A map of snowmobile trails in Michigan and facts on how to enjoy this dangerous sport safely.

A visit with two fishermen on a frozen lake and their tips on how and where to get the big ones.

No other suburban paper has a Sunday edition, or has so many able writers working so hard to help you enjoy your leisure time.

Young man
most likely
to succeed.



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Will Another Northland Locate In Farmington?

by WYLIE GERDES

The proposed regional shopping center to be built in northwestern Farmington Township took its first official step toward construction recently. The Farmington Township Planning Commission heard plans for a regional shopping center approximately the size of Northland during a request for a zoning change at the site of the proposed center.

THE DEVELOPER asked that 307 acres north of 13 Mile between Halstead and Hagerty be changed from single-

family residential to a business zone.

The commission tabled the request until January to decide how to proceed on the plans.

The regional center, expected to cost \$50 million, is being developed by the HTK Detroit Co., a partnership among the Homart Development Co., A. Alfred Taubman and Richard P. Kughn. Homart Development Co. is owned by Sears Roebuck, which will be a major tenant of the shopping center. Penney's was mentioned as another possible tenant.

Besides a two-level enclosed

shopping center with space for four department stores and more than 100 other stores, the developers' plans call for offices, theaters, restaurants and other buildings. The entire complex is expected to open in 1974.

THE PLANNING commission indicated the proposed complex must be made to fit within the township's present zoning provisions despite suggestion from developers that a new zoning classification be formulated.

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Why Site Picked

by WYLIE GERDES

A market void in the area was one of the factors which led to the decision to locate a regional shopping center in Farmington Township, according to one of the proposed center's developers.

Richard Kughn, a partner in the firm planning to develop a 300-acre site north of 13 Mile between Halstead and Hagerty Rds into a shopping and office complex ultimately the size of Northland, said where the competitors are is one of the main factors in finding a site for a shopping center.

Kughn said studies by his firm show there is room for a large shopping center in the area despite the proximity of Northland, Tel-Twelve, Livonia Mall and Pontiac Mall shopping centers.

Research also shows what type of store to put into the proposed center, he added. "Considerable fashion" will be present in the township center, he said, because the studies showed relatively high income levels in the area.

ANOTHER FACTOR in choosing a site is the pattern of highways in the area. Kughn said I-496, Northwestern Highway when it is extended and the proposed M-275 highway will be a good road pattern for the proposed center.

M-275 will be a multi-lane road traveling north and south in the vicinity of Hagerty Rd.

Kughn said 13 Mile Road from Halstead to Hagerty should also be improved for traffic to the center. The de-

veloper's planners recommend a six-lane road for that mile.

The surrounding land use and availability of land were other factors in choosing the northwest township site, Kughn said.

"The terrain of the site doesn't necessarily influence us," Kughn said when it was pointed out the proposed site is rugged.

Kughn also discussed the effects of the proposed center on the surrounding land uses. He said commercial uses such as offices and research parks probably will be developed south of the center in a strip along 13 Mile Rd. Industrial land is west of the site, he noted.

On the north and east, apartments probably will be used in

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TRADITIONAL CHRISTMAS — Members of the Farmington Historical Society trimmed a Christmas tree in the old fashioned way last week. Homemade decorations were used. Mrs. Clare Wixom threads cranberries and popcorn for the traditional tree garland. (Evert photo)

Boundary Decision Clarifies What Can Be Done, But Doesn't Tell How

By EMORY DANIELS

Although the status of boundary change in Farmington remains unclear, there were some important clarifications made at last week's meeting of the State Boundary Commission.

Most significant was a ruling that consolidation is the only method which can be used to attempt a juncture of Farmington Township, Quakertown and Wood Creek Farms.

THE COMMISSION stated that for purposes of forming a home rule city, villages are municipalities and to be treated as cities.

Because villages have charters of incorporation, villages can be combined with townships only through consolidation — a vehicle providing vote over the question and charter and guaranteed representation on the charter commission.

Thus, it is unlikely there will ever be an incorporation vote in Farmington. This could be accomplished only by leaving the villages out and the Boundary Commission, which has powers to rule on the merits of incorporation, is not likely to allow two islands stranded within a new city.

The Boundary Act, Act 181, says there cannot be a consolidation election involving the "same" municipalities within two years after a consolidation question is defeated.

A consolidation question was defeated last Nov. 4 but the combination now being sought does not involve the "same" municipalities, since the City of Farmington is not to be included in the new attempt.

The Boundary Commission has not ruled on this question, or yet obtained a legal opinion, but there are reasons to believe they would allow a consolidation vote now involving the city.

BUT THERE is a danger that when a consolidation vote is held it will involve only half the terri-

analysis

tory than what is included in the present request.

The big question, at this point, is will the second consolidation vote be held before an annexation vote. If events allow the county to call for an annexation vote, the southern half of the township could become part of the city.

Before that could happen, the following steps must occur: the Boundary Commission must reject the substitute petition asking it to convert the incorporation request it rejected into a consolidation vote.

The Oakland County Board of Supervisors must rule that the annexation petitions are in order and set a date for an election; and,

The annexation question must be approved by a majority of voters in the City of Farmington and the area of the township to be annexed.

THE FIRST STEP will occur on Jan. 21 when the Boundary Commission will decide to accept or reject the substitute petition.

The attorney general's office is studying under what conditions substitute petitions may be accepted and will advise the commission on the validity of the substitute asked by Robert McConnell.

Frankly, there is just very little chance that the commission will accept the substitute. It was worth a try for McConnell because without the attempt Oakland County would be free to act on the annexation petition.

If the commission does accept the substitute, the annexation request will continue in limbo until the

second consolidation question is disposed of. It was the only alternative left for McConnell but it probably won't work.

McConnell's incorporation petition was rejected because there is a substantive difference in procedure for incorporation and consolidation. For that same reason, the commission can be expected to reject the second request because the differences are one of substance and not a matter of correcting an error.

In effect, the commission will say: You put a downpayment on a cow and we can't sell you a horse unless you put in a new order and wait in line.

NO MATTER WHICH decision is made by either the state or county, you can count on a lawsuit being filed challenging the decision.

An election cannot be held until a court answers the challenge and so it is highly unlikely there will be an annexation or consolidation vote this spring.

The earliest election date set will probably be next November, and could be a special election since it is not considered good to confuse a boundary issue by placing it on a general election ballot.

If a man were to wage his life-savings on the outcome, the safest bet would be that there will be an annexation vote on the ballot in the fall of 1970.

This is based on an assumption that the courts will rule the Boundary Commission was correct in rejecting the incorporation petition and subsequent substitute motion and that the county was correct in calling for an annexation vote.

Of course, the county could reject the annexation petitions on technical grounds or on the basis of merit. In that case, the race is on again.