

Multiple planned along Northwestern route

By MARY LOU CALLAWAY

A third phase of Pebble Creek Village will be built on part of what once was planned as the extension of Northwestern Highway.

The new phase of the multiple complex is proposed by developer Herman Frankel for 74 units on an 11.24-acre parcel west of Farmington Road off 14 Mile in West Bloomfield.

"The Oakland County Road Commission was contacted. They suggested an alternate highway alignment be proposed by bypassing the Frankel development," said planning director Frank Reynolds.

"We'll be showing an alternate for Northwestern Highway to Maple Road for the first time at our master plan updating hearing Nov. 25," said Reynolds.

"No one knows if Northwestern will ever be built, once it went into limbo," said Frankel. "I had a parcel that was landlocked. There have been building permits issued (in highway path) through Orchard Vale subdivision. If Northwestern ever goes through, it can easily by-pass Pebble Creek."

The state never acquired a right-of-way for the area around his proposed development, said Frankel.

JOHN GRUBBA, Oakland County Road Commission managing director, told a group of township board officials at a recent meeting that the extension of Northwestern Highway is dead.

But local officials still hope to see it extended to Maple to relieve local traffic going north pouring onto Orchard Lake Road.

A number of local and regional citizen groups successfully fought against

construction of the highway since 1973. The state held public hearings and the U.S. Department of Transportation ruled alternative plans must be considered with citizen input included.

By 1977, the state highway commission cancelled plans to build M-275 and Northwestern. With M-275 not extended north, there would have been no terminal point for Northwestern, the commission said.

The extension of Northwestern has been on the drawing boards and the center of controversy for more than 20 years.

THE PLANNING commission voted 7-0 to approve Frankel's site plan. Commissioners Paul Mullin and Thomas Papez were absent.

But they did not include an agreement the planning staff wanted from Frankel to install a bike path section

along 14 Mile Road on a sharing basis. That would cost Frankel about \$2,000. Frankel said his objection was not to the cost. But that the path policy was inequitable in that the township should not make a path requirement retroactive to when he began his condominium project 11 years ago.



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