## Council rejects rezoning bid for hotel

have been postponed in the past, she

AT A March 6 public hearing before Farmington Hills Planning Commission, Horowitz proposed building a hoti-ol and retail center on the acreage, south of Rockshire. Horowitz told planning commissioners the location is logical for a hotel because traffic and noise near the 1-699/Orchard Lake interchange is not conductive to single-family housing. Planning commissioners denied Horowitz request.

Planning commissioners denied the rezoning request because a hotel and retail shopping center in the area would compound traffic congestion along Orchard Lake, particularly near the 1-696 interchange. The requested rezoning also would not conform with the city's master zoning plan, which

was recently amended to allow for cluster housing in this area. City Planner Claude Coates told planning commissioners in March that regular the property in March that planning commissioners in March that rezoning the property to general lusi-ness could result in continuing com-mercial development along Orchard Lake, creating a mix of office and busi-ness with the existing homes along the road.

ness with the existing homes along the road.

Springland and Forest Hill subdivision residents strongly opposed Horawitz proposed plans, citing much planning commissioners.

"We are manimously opposed to the recogning of these parcels," said Markone Hogan, representing Forest Hills. With a hotel and retail shopping center. Orchard Lake, south of 1-696 soon would like the thoroughave north of the freeway, she said.

FARMINGTON HILLS has enough

restaurants, hotels and retail centers. Nearby, there is already a Quality Inn on the corner of 12 Mile and Orchard Lake. A Dillon Inn is also planned on 12 Mile, just east of Orchard Lake, Hogan

Mile, just east of Orchard Lake, Bogan said.

Besides devaluing property in the nearby subdivisions, Hogan said, if the hotel does not stay in business, the general business zone allows for other types of commercial and retail use.

"Traffic is a serious concern to us, said another resident, "Orchard Lake is bad already, And we're concerned with traffic within our subdivision."
Still other residents argued against rezoning because of the potential negative effect on the somewhat secluded neighborhood.

"We truly love the area and wish it to truly remain a residential area,"

said a resident, adding that once this property is rezoned more requests for the same along Orchard Lake will fol-

ROGER KING, however, who owns a house fronting Orchard Lake — one of the parcels that would be purchased for literowitz' plans — told other residents they are unaware of what a problem it

they are unaware of what a problem it is living on the thoroughfare. "Orchard Lake is being widened next month," King said. "I know what's happening on Orchard Lake Road, I live there. These people (residents) are talking through their ears."

Most council members tended to agree with subdivision residents. "There are many, many residential atternatives that can be done on that nine acres." Councilman Ben Marks

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Councilman Donn Wolf agreed. "I think we gave the proponent plenty of time (to appear and explain his request). He has had enough notice. We can make a determination tonight. I don't think this change fits in with the character of the area.

ALTHOUGH BOTH Dolan and Dud-ley acknowledged that the tone of coun-cit's discussion was leading toward de-pring the request, they both argued for postponement. The properties of the pro-ground that side. "Dudley sald. "If we postpone this, it doesn't mean we favor-him. We give the fellow a fair shot. I; think he deserves his day."

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