Hills rezoning denial draws criticism

By Casey Hons
staff writer

A Southfield real estate broker involved with a proposed hotel development at the Orchard Lake/1696
Real Estate One Commercial Inc.
Real Estate One Commercial I

Horowitz of the Selective Group, developer for a proposed hotel and retail shopping center on 6.5 acres across from Oakland Community Across from Oakhana College, south of Rockshire.
THE LATEST attempt to rezone

the parcel was defeated in a 4-2-1 split vote by the Hills council March 17. Several residents from the area and etty planning officials voteed disapproval of the project.

A major concern of city planning officials was the potential trafficencestion near the 1-696 interchange. Planning commissioners deled Horowitz request at a March 6 hearing, where he told the commission the traffic and noise at the corner was not conductive to single-family housing.

If you have not been supported to the council hearing because, he said, he was never officially advised of the public hearing. Requests by therewitz to move the hearing date, to reconsider his rezoning request and allow him to bring his case to the council were all denied.

Councilwomen Joan Dudley and Jan Dolan cast the dissenting votes against the latest rezoning denial, saying they felt the developer should have been present during the council hearing.

THE CITY'S master zoning plan was recently amended to allow cluster housing on the parcel, which Hills Mayor Joe Alkateeb calls a "reasonable alternative" for use of the land. Fearon does not believe

the land. Fearon does not belleve that is the case.

The broker is unhappy, arguing the future widening of Orchard Lake Road will make the major artery an important one for commercial development, although the city's master plan calls for residential growth south of 1636.

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changed for the betterment of some-body," Fearon explained.
"I wouldn't think of bringing an of-fensive project into a community, We're not building lot line to lot line."

MANY COMMERCIAL develop-MANY COMMERCIAL developments were built along main arter-les in Farmington Hills by court or-fer through consent judgments, ac-cording to Fearon, although Alka-niceb said the city has few pending legal cases involving zoning. Fearon could not say whether the hotel development proposal would end up in court. Alkateeb said to his knowledge, no suit has been filed. Areas "south of the expressway will be residential," Alkateeb said, citig the city's master plan. "We'll stick to it. Everybody has been dealt with fairly.

stick to it. Everybody has been dealt with fairly.

"If anybody comes up with a reasonable request and alternative, we've always been open," Alkateeb added. A commercial proposal on the corner would "change the entire character of the city. They want to twist the rules to their own advantage."

tage."

THE BROKER said there is a time in the near future when the use of the parcel will be determined. "It's not going to sit forever as it is on the tax rolls," he said. "It it has to come to litigation by propenent, owner or purchaser, then that's going to be the bottom line." In rezoning court cases, "the court looks for a master plan in place," according to Alkatech. The cases lost by Farmington Hills were those confiscatory in nature — when reasonable alternatives for use of the land were not offered.

Election nears

Clarenceville schools aim for millage renewal

Clarenceville School superintend-ent Michael Shibler is taking no chances concerning the 8 mills of op-erating funds on the June 9 ballot.

Besides electing two trustees to the Clarenceville Board of Educa-tion, voters in the district will decide whether 8 mills of operating funds will be renewed.

Clarenceville includes parts of Farmington Hills, Livonia and Red-

"Circus on Wheels," a rollerskating party for elementary age youth and their parents, is planned 4-6 p.m. Wednesday, May 21, by the City of Farmington Hills' Department of Special Services, Recreation Divi-

The rollerskating party will take place at the Bonaventure Skating Center, 24505 Halsted, Farmington Hills.

Participants are invited to dress

p as their favorite circus character or to have their face painted like a clown at Bonaventure. Pre-registration is recommended by May 19 through the recreation office. Fee

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Hills schedules skating party

ford Township.
"We have to have it (the renewal),"
Shibler said. "I don't even think that
we could operate if it were cut."

The school chief has launched a campaign on behalf of the renewal. He has spoken on the subject before various groups, plans to take the message to cable television and will mail out a "millage fact sheet" to voters.

"It's not a millage increase," Shibler sald, "We are keeping the tax rate the same."

for the program is \$2 in advance or \$3 at the door. Skate rental is avail-able at Bonaventure for \$1. Games and prizes are all included in the and prizes are all included in the program. For further information, contact the Recreation Office, 474-6115, Ext. 290.

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EIGHT MILLS represent \$8 for every \$1,000 of assessed valuation. One mill generates about \$140,000, according to Shibler, who says he'd be "very surprised" if voters didn't approve the measure. Personnel and programs would have to be cut if the 8 mills were lost, he said.

"I am not really sure we could run a basic program (without the 8 mills)," Shibler said.

mills). Shibler said.

Clarenceville, with a 47.3 million budget, now levies 20 voter-approved mills for general operating expenses for the schools. Eight of these mills expire this year. The other 21 were renewed in a millage election last year.

In addition to these 29 mills, Wayne County allocates 8.9 mills to Clarenceville for operations. Voters last year approved another 0.5 mills for capital improvements and main-tenance of the district's facilities.

SHIBLER REFERRED to a survey of Clarenceville residents and

employees that was taken in 1984. After the results were tabulated, the Clarenceville Board of Education came up with short-term (yearly) and long-term (one- to live-year) goals. The short-term goals will be met this year, the super-intendent said, and the district is "right on the time schedule" as far as accomplishing long-time goals, he added.

These projects include a program for the gifted and talented, student competency exams, a homework policy and a developmental kinder-garten.

"The district is really moving in the direction the community is ask-ing it to go," Shibler said.

ing it to go," Shibler said.

"These things cost money," he added, "Without the 8 mill renewal, all these programs would have to be climinated."

Voting locations are Clarenceville Junior High School (Precinct 1) and Clarenceville High School (Precinct 2). The polls will be open from 7 a.m. to 8 p.m.



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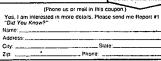
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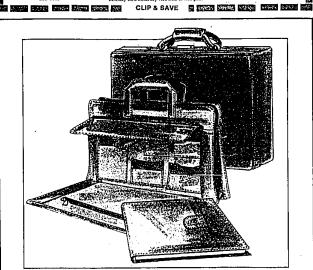
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