# Officials' views toward Mercy project vary

Farmington Hills City Council members views were mixed right up to their 6-1 vote Monday on the proposed Mercy Services for Aging senior retirement project. Ben Marks made the motion for approval, which was supported by Aldo Vagnozzi. Marks cited his foith in the letterity of the owner. Sisters

in the integrity of the owners, Sisters of Mercy-Province of Detroit. Jean Fox, who east the sole may

vote, explained her reservation. "We have a proposal that is very attractive to many people in the community and yet it provides no tax base for the city while bringing us some problems (relating to density and flooding). I have a difficult time supporting it, "she said.

She also was concerned about the spurt in senior housing along the Middlebelt corridor.
"I, too, have some problems with it," Paul Sweethy and, citing traffic and sewage. "It's a glant request, in

He added that he felt more pres-sure than in previous senior housing proposals that a vote against the project might be construed by some as a vote against elderly people.

complete; by then Evergreen-Farm-ington Sanitary Sewer System im-provements will be in place to han-dle any increased sewage flow.

"There is a need for senior housing," Vagnozzi said. "All you have to do is to try to get on the list for some of these senior centers. Some are not taking any more names. Twe lived across from the (Mercy) area. Everything they have done has been a class development. Their whole relationship with the city has been one of

He recommended a payment agreement in lieu of taxes for the tax-exempt apartments that are proposed.

Philip Arnold also supported Marks' motion. "I think the issues of impact has been addressed in this situation far more than they are in the normal planes of development." The project is not bound by a city requirement to only serve Farmington Hills residents, be said.

Jody Soronen, in reaching her de-cision, said she had to sak herself several question: "Is this an appro-priate use for that plece of property? Is there a need for the use? Do the proponents own the property? Have se addressed the samilary and starm sewer question?" To all of these questions Soronen said she answered yes. Mayor Terry Sever also supported the molton but said the city should 'look at the opportunity to have a zero runoff in a 3-4-inch rain."

# Sisters of Mercy to develop senior housing

done in two phases, said Lois Arm-strong, a public relations consultant. Phase 1 will include condes, and the congregate and assisted living units; phase 2 will complete the skilled nursing home and additional units.

"Skilled nursing nome and avantosmentis.

State statute renders Mercy's school, religious and educational facilities, as well as the Sisters' residences tax exempt, said William Costick, city manager. The senior citizen boxising will also be tax-exempt, except for the condominiums, which will be taxable, he said.

The grounds already house Mercy High School and the Provincialate, ho Sisters of Mercy seat of government. Mercy Center bouses senior eitizen programs sponsored by

itizen programs sponsored by

Farmington Hills, community ex-ercise programs, conference rooms, a chapel and a retirement center. Several residents for the Sisters live

on the grounds.

RESIDENTS FROM four neighboring subdivisions — Kimberley, Lincoinshire Estates, Lincoinshire Estates, Lincoinshire Estates, Lincoinshire Estates, Estates, Lincoinshire deasity of the project, 2) the way an existing sewer overload would be affected and 3) increased traffer, particularly along Middiobelt.

Merry Services maintains that SP-5 zoolng allows for less density than either the current single family designation or the typical zone designation for tenior eithen housing. With the proposed development, sewage from all buildings on the

Mercy property, with the exception of the high school, will be shifted from current interceptors to a sewer running north under 1-695 then west to Middlebelt. A valve-controlled holding tank will be built on the Mercy grounds to ensure sanitary sewage. Isa't released into the sewer when Michigan National Corp. Is using that sewer to store its effluent, said Thomas Bluselt, Farmington Hilbs public services direct its efficient, and Thomas Bluselt, Farmington A traffic control plan will be submitted to the city as part of the site plan. According to Charles Johnston, architect for Mercy Services for Aging, traffic geocarded by the development should be no worse than it zoning remained RA-2, with 1,500

generated trips compared to 1,350-1,400 generated trips in the proposed retirement community, depending on the way it is developed. Traffic will be studied further with submission of the site plan.

THE RETIREMENT center is expected to draw people from within a 6-8-mile radius — either residents or leatives of residents.

At the start of the public hearing, Mayor Terry Sever read a letter from the Farmington Hills Commission on Aging in support of the rezoning.

Dennis Fitzgerald of Raleigh in Lincolnshire viewed the request as the best use for that property. He

has full confidence in the Mercy staff's development plan.
Martin Eisenstadt of Gleneastie urged a rezoning delay until more facts are available about sewers and road conditions. "I think there are a lot of traffic problems, Not only do we have the question of bow many people will be working there, you have suppliers and trucks," he said.
"Don't we evaluate what people do y what they do for their older people?" asked Julie Espinosa of Woo-

dridge Drive.
Bill Coleman, a Skye Drive resident and president of Farm Mosdows Homeownern Association, questioned the need for a additional elderly busing in Farmington Hills.
"In the northwest quadrant sere a 100 units, northeast quadrant 472 units, southeast quadrant, 973 units, which is where Mercy is centered, and in southwest quadrant, 674 units. The need, I'm not 100 percent convinced of," he said.

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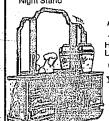
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