

Gill at Freedom Rezoning Denied By Planners

By DAVID SARTIN

More than 60 city and township residents turned out Thursday to tell the Farmington Township Planning Commission not to recommend rezoning the northwest corner of Freedom and Gill.

The request was denied by unanimous vote.

Rezoning from single family residential to office had been proposed by six Farmington physicians for medical offices.

The original petition to the Planning Commission had been denied at a July 16 preliminary hearing.

Reconsideration of the proposal was requested by the Farmington Township Board.

THURSDAY WAS the first occasion that the rezoning request had been heard at a public hearing.

The parcel in question faces 300 feet on Freedom and 380 feet on Gill.

The denial came after a 40-minute presentation from the attorneys' attorney and another 40 minutes of residents' views.

ALBERT P. HERZOG, a Farmington attorney who represented the petitioning physicians, told the Planning Commission:

"The northwest corner of Freedom and Gill 'does not' and itself to current residential zoning."

"The parcel is too large for single-family residents," said Herzog.

The attorney told the commission that high property taxes and building costs would prohibit the parcel to be developed into large single-family homes.

"It's also too small for subdividing into smaller lots," he said.

"Subdividing would require out-of-use that would create double frontage lots for some families and single frontage for others."

Herzog said that the 1-96 expressway changed the nature of the area because of difficulty to sell surrounding property as residential.

ROBIN HALPERN, of 34760 Freedom, told the board: "The property is not desirable for residential—it's noisy if you want to open a window."

Halpern also told the commission that small lots created by subdividing would cause a traffic hazard.

"Unless you have a circle drive, you have to back onto the street."

Although Herzog presented a list of 58 Alta Loma subdivisions who he said did not object, Halpern was the only resident at the hearing who spoke in favor of the rezoning request.

Yule Log Tickets On Sale

Nov. 9 is the date for the annual football battle royal, the Old Yule Log Game, between North Farmington and Farmington High Schools.

The season finale for both teams, this climax game has rival fans lined up on both sides of the field each year.

The teams will kickoff at 2 p.m. on the North Farmington High athletic field.

Established in 1963 by the Farmington Board of Commerce, the game carries with it a permanent trophy of a small log engraved with date and score of the game.

Cost of tickets is \$2.50 for adults, 50 cents for elementary school children. Advance sale tickets for junior and senior high students are available at the schools at the regular price.

Proceeds from the game are divided between the schools athletic funds and the Board of Commerce Christmas Decoration fund.

THOSE SPEAKING against rezoning included township property owners immediately west and city residents east and northeast of the petitioned property.

Stanley Varanesh, who told the commission that he was a 14-year resident of Cass Court, said:

"If that property is valuable as residential because of the expressway or because it's too small, then how much do they want for it?"

"I'll buy it and I won't ask to have it rezoned."

Other township and city residents complained of the possibility of increased traffic on Gill and Freedom and of the esthetic value of an office building versus a residential area.

Dr. Fred F. Birkam, of 23080 Gill, told the planners "I wouldn't live across from my clinic for anything."



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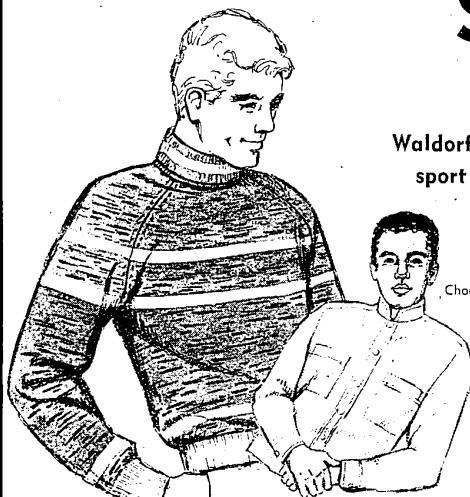
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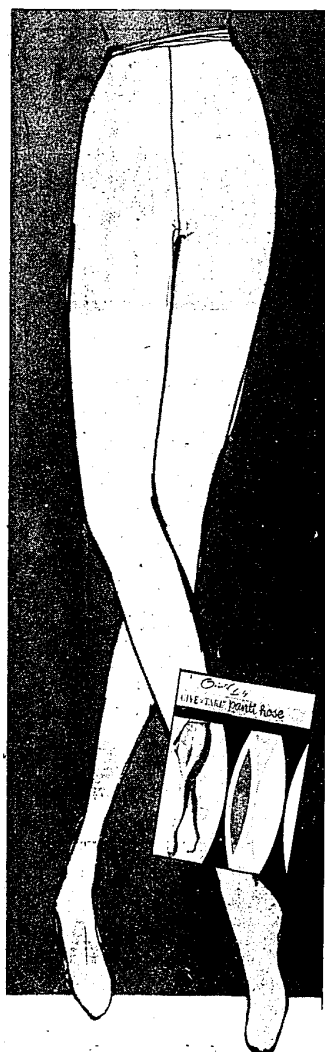
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