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## Farmington Observer

SUBSCRIPTION RATES

asid Power Road resident Jim Theiring. "A lot of them were resigned to the fact that we couldn't do it. They had seen the tacties of threatening a lawsuit to scare people from trying for a less-dense zoning."

Theiring could have been referring to the controversial Timber-crest development that pitcher development that pitcher development that pitcher sidents near the project at 12 Mile and Middlebelt against the six council members who approved it.

But there was no repeat Mon-

Zoning

But there was no repeat Monday.

"I committed myself back when the Power Road people came in for designation as a Natural Beauty Road (in November of 1994)." said Mayor Joanne Smith. In fact. the Philbrick Farms/North Power Road Homeowners' Association asked for the designation late last year in hopes of preserving the pastoral area that had first been settled as Powerville in 1827.

器'The zoning . . . should be used as a tool of good planning, not a tool of discrimination.'

Jack Rajkovich lone dissenter

Those same residents were stunned four months later when they learned that a developer, Joseph Truplano, was planning a 41-house development on 22 acres on the west side of the half-mile road that had only 35 existing houses.

road that had only 35 existing houses.

What followed was an impres-sive petition campaign that put in excess of 80 percent of the area's residents in favor of a goning change that would effectively lim-it that new development to 22 houses.

houses.

Trupiano's proposed development was initially rejected by the planning commission earlier this year. When residents petitioned

for a change in zoning, Truplano and others interested in building or buying houses in the proposed development cried foul, saying they had relied on the RA-1 zon-ing to plan the development.

Planning commissioners ap-proved the zoning change, with Commissioner Jack Rajkovich casting the lone dissent.

casting the sone dissent.

"The zoning . . should be used as a tool of good planning, not a tool of discrimination," he asid.

But city council members said they were satisfied that the zoning change would not unfairly burden the developer.

"This is reasonable and defendable," said Councilwoman Nancy Bates.
Councilman Jon Grant said he initially opposed the change but thanks to homeowners learned that a "unique area" like Power Road could be protected by zoning. Grant said the developers of the proposed Oak Hills subdivision "can make a significant return" on a 22-house project. "Every reconing request deserves to be considered on its own merits," said Councilman Larry Lichtman, who supported the change the roning and asked that other areas where zoning changes would protect the character of an area should be considered for rezoning as well.

The council mapproved the change unanimously. Klousis had no comment as to the developer's plans in light of the change.

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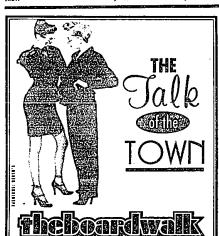
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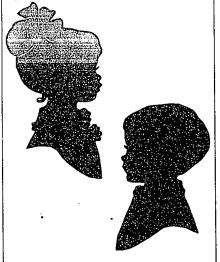
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