

Special Assessment Providing Funds For Parking In Area "A"

Adequate off-street parking is a "must" for a good commercial development today.

As was pointed out last week, planning was started to provide such parking in the Downtown Farmington business district over ten years ago. But, several problems in the past have moderated. Most plans never really got off the ground in the earlier years of the decade.

It was not until 1958 that it was decided some professional planners' advice was needed and funds were authorized to have a thoroughfare and downtown redevelopment plan drawn up. This plan was completed and turned over to the city in July for study by the Council and Planning Commission.

By mid 1959 some definite plans for off-street parking in each quadrant of the downtown area had been worked out. Plans were also put in motion to get Farmington Road widened both to the north and south of the downtown district.

But, by now it was obvious that additional off-street parking alone was not going to be enough. A number of stores were vacant and the front foot property values in the downtown area continuing to decrease. Now commercial development was going to be needed as well as the parking improvements, city officials were convinced. For this reason the Council promised to give consideration to a proposal by a group of local business men and landowners to develop off-street parking on the north side of Orchard Street and west side of Grove Street downtown.

Later in the summer a program to provide all the off-street parking called for in the master plan on a special assessment basis was worked out. At a public hearing in August, however, the special assessment plan met with some strong opposition. Among those objecting strongly to being assessed for off-street parking were residential homeowners on the south side of Orchard St. There were also objections voiced by some businessmen in all sections downtown who felt that they had enough parking for their business operation or that their assessments were too high for the benefit they would derive from the additional parking spaces.

On August 17 a three member advisory committee was appointed to work with City Manager Edward Schermerhorn and the city to study off-street parking plans and methods of financing. Named to the committee were John Clappison, Robert Boise and Harry Lapham.

It was on October 5, 1959, that the off-street parking committee presented a proposal for the development and financing of Parking Area "A" in the southeast quadrant downtown.

The committee, along with the city manager, had contacted all property owners along the south side of Grand River and east side of Farmington Road. They had obtained their agreement to a voluntary assessment to finance the development of Parking Area "A".

Cost of redevelopment was estimated at around \$180,000 with \$150,000 going for property purchases and \$30,000 to improve the area. The assessment would be a general \$100 a front foot rate was worked out. The return on this assessment base was figured out at approximately \$160,000.

It was further determined by the committee that the supermarket proposed for construction in Area "A" and other commercial stores adjacent to it would result in approximately \$100,000 more for the off-street parking fund.

The proposal agreed to was that any resulting credit balance would be refunded to the contributing property owners in amounts to be determined by an arbitration committee. It was further specified that the refunds would be made on a pro-rata basis giving credit to contributors who had previously supplied off-street parking used generally by the public or who had otherwise been assessed on an exceptional basis.

It is by means of this voluntary assessment plan that funds are now being provided for the redevelopment of Parking Area "A" excluding the commercial building.

Although provisions were set up for those on the voluntary assessment plan to make payments over a ten year period, see SPECIAL ASSESSMENT — Page 8A

Proposition Important To Schools On Nov. 8 Ballot

A state proposition having major significance to Farmington School District voters will appear on the November 8th ballot for a statewide vote.

It is referred to as Proposition No. 1. The School Amendment. Called for is approval of an amendment to the Constitution which will continue a method of long range financing for new school construction which was adopted by the people of Michigan on a trial basis in 1955.

This amendment of 1955 was considered to be an experiment in financing and for this reason a time limit of July 1, 1962 was placed on it. Although the '55 amendment does not expire for another year, it is necessary to adopt an amendment prior to the expiration date in order to continue the present financing method.

It is a spokesman for the Municipal Advisory Council of Michigan stated. The amendment adopted in 1955 (Section 27 of Article X) permit the issuance of school bonds under conditions that are more desirable as investments with resulting lower interest rates, local school officials are in the position of being able to issue bonds for longer periods also keeps annual current taxes low and debt service (new school construction, equipment, etc.) low considered to be an experiment in financing and for this reason a time limit of July 1, 1962 was placed on it. Although the '55 amendment does not expire for another year, it is necessary to adopt an amendment prior to the expiration date in order to continue the present financing method.

A resolution has been passed by the Farmington School District Board of Education expressing its conviction that the enactment of Proposal No. 1 is necessary for the progress of public education in Michigan.

The amendment was urged by a spokesman for the Municipal

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AMENDED TOWNSHIP ZONING ORDINANCE ADOPTED

Water for Twp. Report to Be Given Tonight

All residents living in Farmington Township south of Ten Mile Road are urged to be present at a meeting of the South Farmington Civic Association tonight to hear about latest plans for getting water into "dry areas" in the township.

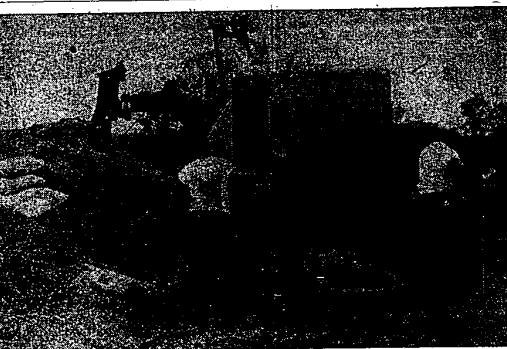
The meeting will be held at the township fire station on Wheeler St. one block east of Middlebelt Road and just north of Grand River. It will start at 8 p.m.

Larry Pate of Pate and Hearn, consulting engineering firm, will give a report on the latest progress to date in getting a Detroit water supply into sections badly in need of water in areas of the township.

A REPORT will also be made by Richard Casey of the Oakland County DPW relative to how the township water rates will be going up substantially for Section 36 residents already having a Detroit water supply but which is reportedly inadequate.

There will be another report made by Jack Shepard on negotiations that have been held with state highway department officials and state police regarding present parking restrictions.

See WATER FOR TWP Column 7 - Page 8A



MOST OF THE WORK now in progress on the new North Farmington High site on 13 Mile Road just east of Farmington Road is at ground level and below ground. It shouldn't be long, however, before yells start going up. Work will have to move ahead rapidly if the school, or a major portion of it at least, is going to be ready for occupancy by September of next year as presently planned. A work crew is shown here working on the storm sewer line being laid from the site to an open drainage ditch on the south side of 13 Mile some distance from the site. Work on the laying of this enclosed line is now nearly completed. It was reported earlier this week.

Set 3 Special Nights in Twp. For Registering

Township Clerk Floyd Cairns is planning an all-out effort to see that every citizen in the township not already registered to vote in the Nov. 8 election is afforded an opportunity to do so prior to the 8 p.m. Monday, October 10, deadline.

Three special evening registration periods have been scheduled by him.

On TUESDAY night, October 11, the clerk will be at the Dunek Junior High on 12 Mile Road to take new registrants between the hours of 7 and 9 o'clock. On Thursday and Friday evenings, October 6 and 7, he will be in his office at the Township Hall in town to register all comers between the hours of 7 and 9 p.m.

These hours are in addition to regular office hours at the Township Hall when registrars are on duty.

As required by law, the clerk will have his office open for persons wishing to sign up to vote between the hours of 8 a.m. and 8 p.m. on the last day of registration — Monday, October 10.

Five Injured at Middlebelt-GR Intersection

Garland Smallwood of Belle Village suffered broken ribs and a broken collarbone when his car was involved in a collision with a car driven by Samuel Bateson of Highland Park after failing to stop for a red light.

Smallwood and the three passengers in his car along with Bateson were all taken to St. Mary's Hospital in Livonia for treatment. One of the Smallwood children suffered head injuries and Bateson was treated for a cut arm.

Bateson, who is 78 years old, said to police that he didn't realize there was a traffic signal at Grand River and Middlebelt. He was travelling west on Grand River when Smallwood who had stopped on Middlebelt for the red light started up when the signal changed resulting in the collision at the center of the intersection.

A second accident at the same intersection occurred last Saturday when a car driven by Edward Stanislawski of Detroit was involved in a collision with the car of a driver driven by Neil J. Dawson of Highland.

Stanislawski was stopped at a red light. A passenger in the Stanislawski car was reported slightly injured.

Interceptor Hook-Up Could Come on Oct. 1

Although certainly was ex-calling for the interceptors to be hooked up by the end of the month, the Farmington and Evergreen interceptor sewer systems would be hooked into the Detroit system within a few days, the plugs are still in.

The Southfield Council will meet tonight, September 29, at 8 p.m. in the Lederle School, 18235 Nine Mile for a public hearing on the assessment question.

IT WAS indicated that they are expected to come up with an assessment procedure at this time but a big question still remains as to whether they will be able to or not. The project can be financed on a citywide basis with all property owners paying a share or on a special assessment plan under which only benefiting owners would pay. Twice previously property owners have blocked plans to install the big drain changing the assessments would be "confiscatory".

Assuming that the Southfield Council is able to reach agreement on a mode of financing, sewage should be flowing through the interceptor lines by Saturday.

Get Only One Bid; Too High

Only one bid was received for proposed work to be done to correct erosion problems on drainage ditches along service drives at the Farmington School District service-administration building and it was a high one.

Based on the recommendation of the engineer, the Board rejected this bid of \$5,400 and asked the project be re-advertised. The engineer estimated that the work proposed should cost under \$3,500.

New bids will be opened at the next regular Board meeting on October 10.

Missing A Bike?

Township police have announced that several unclaimed bicycles are being kept at the police station pending identification by the owners.

Missing a bike may report to the station to identify their lost property.

OK New School Plans After Long Review

For nearly an hour and a half at Monday night's regular Farmington Board of Education meeting the new elementary school to be put under construction in Section 14 in the township was the topic of discussion.

The major portion of this time was spent reviewing with the architect three separate relatively long lists of proposed changes to the plans. The building sub-committee to the School Citizens Advisory Committee requested a number of these changes, the majority of which were incorporated into the final plans which were approved.

A number of suggested changes and corrections proposed by the Board and Treasurer Vernon Fisher were also acted upon by the Board and incorporated in the plans.

A REPORT made by Robert Kelly, school attorney, revealed that the state highway department had asked for some evidence that the school district was going to provide an easement from the proposed pedestrian overpass on the 111 Mile Expressway to the new school site. Board member Fred H. Barrington agreed to work with a representative of the Citizens Advisory site committee in negotiating for the easement. He also indicated that a small amount of additional land at the north edge of the site.

As originally planned, construction bids would be opened on the 15th of Barring under difficulties, it is expected that construction can be started within a few days after the school site is cleared and ready for occupancy by the start of the 1961-62 school year.

Board Acts on Four Sub-Plats

The Township Board voted at Tuesday's meeting to approve the sub-plats recommended by the Planning Board on Briar Hills No. 2 and Forestbrook Estates subdivisions, subject to the approval of the Farmington Board of Health and the Oakland County Drain Commission and Board of Health.

Action was also taken to reject plans for developing the 10-acre site on Oak No. 2. The former is located in the northeast quarter of section 24 and the latter in section 13.

In the separate motions rejecting these two plats it was voted to return them to the developer because he plans do not comply with the Township Ordinance as last amended September 16, 1960.

Act at Unannounced Special Meet Sept. 16

At a rather hurriedly called special session September 16, the Farmington Township Board passed into law the previously discussed newly amended township zoning ordinance text and map.

Although the whole ordinance was approved, it was actually only the residential zoning portion of the ordinance, with major amendments called for in that ordinance, which were acted on. The business and industrial zoning sections as amended had been approved earlier.

The fact that such action had been taken at the special Sept. 16 meeting was not brought to light until Monday of this week.

The only member of the Board not voting in favor of adoption of the proposed amendments was Trustee Wendell Brown. He declined to vote either for or against the action.

BROWN questioned why previous notification had not been made indicating that a special meeting was going to be called to take such action on this important matter which has been pending for months and months. He expressed concern that nothing had been said about the special session as late as at the regular Township Board meeting. He suggested that two categories in particular that appear on each agenda should be elaborated on.

These headings are "communications" and the "attorney report." There may be only one or two communications or there may be several. He brought before the board, he said, in either case Brown felt that the various communications should be listed on the agenda. Similarly, he felt the attorney report category should spell out on the agenda what the attorney will report on at a particular meeting.

BROWN CITED the fact that residents who pay \$3 annually to receive an agenda for each meeting are entitled to one that is more informative than that presently used and he then submitted the text, amendments and map to the Township Board for its action.

During discussion, Supervisor Curtis Hall pointed out that the amending ordinance had been presented to the County Board of Health and the County Board of Health had taken a month earlier and that under law if they did not act on it within 30 days it is conclusively.

See TWP. AGENDA Column 7 - Page 8A

City Sets Eve. Registration

Only a few days remain to register as a voter in the city for the November 8 election. Clerk Trena Quinn reminded Monday.

The final time for registering is Monday, October 10, at 8 p.m.

As a special service to city residents, Clerk Quinn will remain in her office in the city hall until 8 p.m. next Wednesday to sign up unregistered city residents.

Citizens may sign up any time during regular office hours from 8:30 a.m. to 4:30 p.m. Monday through Friday, the clerk emphasized.

Another fruitless breaking and entering occurred over the weekend at a dental office at 3445 Grand River where an entrance was gained by breaking a window. A desk inside the office was ransacked but only some small change was missing according to Township Police.

Board Takes Action On Electrical Code

A resolution of intent was passed at Tuesday's meeting of the Township Board to adopt the 1959 Electrical Code replacing the 1956 code that now exists in the Township.

The action was taken following a discussion by Board members of a letter from the Board of Electrical Examiners requesting that the township adopt the new code. Final action will be taken at the next regular meeting of the Township Board.

Table Trampolines
Three requests for the establishment of trampolines in the township were tabled at Tuesday's meeting of the Township Board pending completion of a study by planning commission which would establish standards and requirements applying to such an operation.



THE WALLS of the new A & P Food Market and other stores in the southeast quadrant of the Downtown Farmington business district now under redevelopment are edging upward. This is a shot from the portion of the new food market from Orchard Street. As of Wednesday the back wall and a major portion of

the two side walls for the new supermarket were up as well as the heavy steel support beams. In addition to the side walls are the new North Farmington High was authorized by the Board of Education at its regular meeting Monday nights. The bid opening was set for October 22.

Some convincing factual data to dispel any doubts that training at the Gill school is any poorer than that offered in any of the other schools in the Farmington School District was presented at the regular Board of Education meeting Monday night.

Findings as the result of a thorough investigation seemed to demonstrate that children from Gill School entering Farmington Junior High are doing as well as students from any other school in the system. The investigation was prompted by allegations made to the Board of Education two weeks earlier by parents from three or four different families having children attending that Gill school who had attended that school previously. It was indicated by these citizens at that time that a number of parents were of the opinion that students at Gill were not being trained as well as students in other areas of

THE public school system. THE FACTUAL data was presented to the Board, along with general comments, by Miss Grammie McCarty, Gill principal, and Marjorie McManey, assistant superintendent in the district in charge of personnel.

It was revealed that approximately 12 percent of the seventh graders at Farmington Junior High are from the Gill school and that of this total 10 percent are in the accelerated reading class in the remedial reading class. On the national Gates Reading Survey Test the average score by seventh graders from the Gill school is very close to the same as the average scores for all other schools in the district. It was emphasized.

According to Van Ameringen, information of this kind will continue to be compiled regarding students coming from the Gill school area to assure that they are achieving comparatively well with students from other schools in the district in all subject areas.