

Large City Development Planned; Re-zoning Needed

Two requests for zoning changes to permit substantial new developments in separate sections of the City of Farmington were made to the Planning Commission at its regular meeting Monday night.

One of the requests came from Thomas Duke, local builder and developer, and the other from the owners of the Farmington Plaza Shopping Center.

After hearing detailed reports on the developments proposed by both parties, the Commission took action setting up public hearings on each of the requests for zoning changes for their next regular meeting on Monday, February 11, at 8 p.m.

DUKE SEEMS to have an approximately 2½ acre parcel of land which he owns on Power Road in the valley area just north of the commercial property fronting on Grand River Avenue west of Power road, now zoned from single family residential to R-3 to permit the construction of apartment building units there. He proposes to construct approximately 50 units of the same general style as the River Glen Apartments built by him earlier this year on higher ground just off Grand River overlooking the valley to the north.

His plan is to have the two apartment developments contiguous, to one another with parking area and bridges over the Rouge River branch running between A and B roads. The course of the river branch which would be opened to the general public is called for in the plans as well.

AT THE Farmington Plaza Shopping Center, a large Frank's Nursery outlet at the north end of the present unit of stores is zoned R-3. This parcel is now zoned for parking area use only.

The developer indicated that he would locate the store near Mooney Street and have parking to the west of it.

A building with 78,000 square feet of enclosed area as well as another 54,000 square feet of covered outdoor storage area is specified. In addition to this

Swimming Club Next to School Site Proposed

Officials of Kimberley Subdivision Association appeared at the Board of Education Monday night with plans for a swimming club they propose with facilities near the Beechview School property.

It was known at the Beechview Swimming Club, membership will be open to not only Kimberley subdivision residents, but also residents of surrounding subdivisions and other homeowners in the general area, they emphasized.

The association officials stated that they were aware of the fact that the School Board was interested in obtaining about two additional acres of property at a high price, and that they would like to buy approximately seven more acres adjoining it, on which to locate their pool and bath house.

IT WAS explained that getting to and from this site would require access across school property and they were hopeful that Board members would agree to grant them an easement.

A parking lot area they plan was offered for school use. Swimming club members would only be using the parking lot at area during the summer months when school is not in session, it was pointed out. The Board felt they wanted more time to study the matter, they asked that the proponents of the swimming club submit a letter spelling out in detail their request.

Set Date for Township Re-zoning Hearing

A public hearing has been set for Feb. 28 on the proposed re-zoning of a triangular area of land bounded by Nine Mile, Tuck Road and Shawansee Road in the Township from residential to commercial.

The date for the hearing was set by the Township Zoning Board at its regular meeting last Thursday night.

There would be 14,800 square feet of space allowed for open outdoor stock display area.

During discussion it was emphasized that this well known nursery store should be beneficial not only in providing the city with more tax revenue but also in generating more business activity at the other stores in the shopping center.

IN MAKING his presentation to the planners, Tom Duke made point of the fact that allowing him to construct the additional apartment building units would be very beneficial to both the city-at-large and the Downtown Farmington shopping district.

A prepared report submitted by him showed that allowing these apartments would mean \$1,775 in additional property taxes for the city yearly and over \$5,000 more to the school district in taxes without adding any children in the school system.

Point was also made of the fact that the apartment dwellers would spend a substantial amount of money in downtown stores and at other local business establishments each year.

It was emphasized during discussions that it would not be practical to develop this property as single family residential and that it was not really needed as additional city park land.

Point was also made of the fact that the apartment dwellers would spend a substantial amount of money in downtown stores and at other local business establishments each year.

THE revised salary schedule for these employees, which is the new schedule for teachers and administrators recently adopted, has been under study and discussion for several months now.

The new schedule, to become effective July 1 of this year, will mean pay increases for some 218 employees of buildings and grounds, the supervisor of school transportation and the cafeteria supervision have all been granted \$1,000 annual salary increases.

The top pay for the supervisor of buildings and grounds will now be \$7,100 a year. The transportation director's top pay will be \$6,200 and for the cafeteria supervisor the pay ceiling will be \$5,000 annually.

SECRETARIES, janitors and groundsmen on salaries will get \$200 pay raises. The pay increase for most hourly rated employees will be 5 cents per hour. This includes bus drivers, matrons, moon aides, and substitute clerical help.

CAFETERIA workers will get no pay increase but the annual increment will be advanced one notch for kitchen

Planning well ahead is catching on at Farmington's two high schools.

Recently the junior class at North Farmington High filed a request with the Board of Education for approval of their holding their senior prom in the late spring of 1964 at Lovette Hall in Dearborn. Monday night the senior class of Farmington Senior High made the same request with only a change in the proposed dance date being requested.

Both requests have Board approval.

Now it's being wonder whether the sophomores will be next.

DOGS OF ALL SIZES, shapes and description were lined up with their owners last Saturday as the annual vaccination and license clinic was staged at the Wheeler Street Fire Station.

Will Discuss Future School Needs Monday

The Farmington Board of Education has scheduled a special study session for the purpose of outlining anticipated new school building needs for the next three or four years.

Enrollment projections as well as details on where additional heavy building activity is expected in the near future have been developed by the school administrative staff for study at this time.

Of immediate concern will be what construction will be possible with the remainder of the money from the last school bond issue approved by voters.

AN ADDITION at the Eagle School in the northeast corner of the district is almost a certainty. Due to a substantial amount of new home building in that area overcrowding conditions are already presenting problems. Supt. Harrison emphasized during discussion on this matter at the Monday night Board meeting.

It is yet to be determined whether enough funds will be available to provide for an addition at another location in the district or whether such an addition will be needed immediately. The money may be held to be used for the acquiring of more property.

IN SEPARATE action the Board approved the purchase of approximately 2.4 acres of additional land to the west of the Eagle School at a total cost of \$7,734.40. As a part of the purchase agreement it was also agreed that it would pay its proportionate share of the cost for the 14-Mile-Maple Sewer Arm serving that area in West Bloomfield Township.

Also discussed was the appointment of an architect for the proposed addition at Eagle School but action was delayed.

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THE exceptionally cold weather we have been experiencing for the past few weeks has brought about the closing of the new Highmound grade school almost to a standstill.

Supt. G. V. Harrison indicated at the Board of Education meeting Monday night, however, that steps had been taken so that work could be started up again as soon as weather conditions ease up a little.

He expressed confidence that last time could be made up.

The new elementary building is scheduled for occupancy this coming fall.

At the new East Junior High site construction has also been hampered a little due to the cold weather but the building is well enough enclosed so that some work can be continued.

The new junior high is also slated to be ready for the start of the 1963-64 school year.

Acting on recommendations from the administration, the Board authorized an additional expenditure of \$1,800 for an improved type of sound system than that originally specified in the new junior high.

A change in the light control systems for the four science rooms in the new junior high at a total cost of \$55 was also approved by the Board.

DEADLINE for firms to get licenses near.

City of Farmington business firms have only a short time left in which to obtain new or renew their operating licenses for the year 1963, Clerk Treva Quinn reminded Tuesday.

All firms which have not applied for their licenses by Feb. 4 will be getting violation notices, she said. Effective Feb. 15 police will be instructed to close up any firms which have not obtained new licenses, the city clerk warned.

Recreation Commission Proposal May Go to Voters on April Ballot

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Appearing before the Township Board at its meeting Monday evening, January 28, were representatives of the Farmington Area Recreation Commission (FARC). They submitted the proposed recreation

program and budget to the Board and expressed the hope the proposition could be put to a vote of the people in the April 1 Biennial Spring Election.

THE TOWNSHIP Board members directed the FARC to obtain the endorsement of the City and the School Board in addition to having the all-out support of the Junior Chamber of Commerce.

The FARC spokesmen maintained that their intention to have the proposition put before Township voters had been known for months and members of the Township Board,

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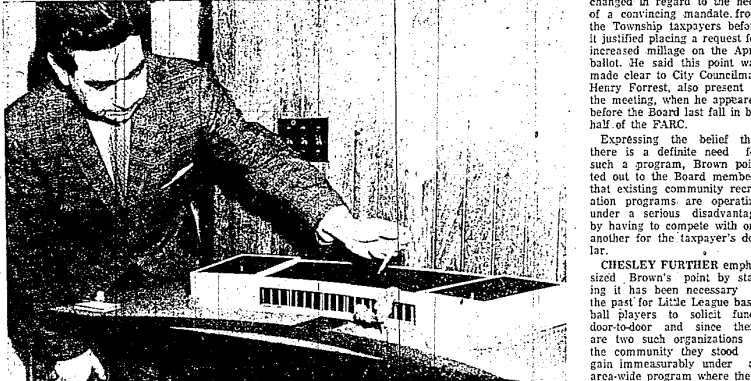
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POINTING OUT some of the features to be included in the new city municipal center building on a scale model of the building developed by him is Architect John Allen. Having secured approval on plans and specifications from the Federal Housing and Home Financing Agency, the city has now gone out for construction bids on the job with the bid opening set for Feb. 15. The building will be located on the property where the old public safety and municipal court building is now situated on Liberty Street just south of Grand River. (A floor plan of the building appears on page 8-A.)

Candidates for City Positions Now Petitioning

Petitions are now available for any taxpayer in the City of Farmington interested in running for a seat on the Council or those who are qualified and interested in serving as municipal judge or associate municipal judge.

With the deadline for filing petitions still more than a month away, a number of candidates already have petitions out. Clerk Quinn disclosed that petitions have already been taken out by six for Council position and three have petitions out seeking signatures to qualify as candidates for the judges' chairs.

THE THREE councilmen whose terms of office expire are those of Hugo Peterson, Howard Thayer and Henry Forrest. Unofficial information is that all three will be seeking re-election.

Under provisions of the city charter the two candidates receiving the greatest number of votes are elected to serve for four year terms with the candidate receiving the third highest number elected for a term of two years.

Nominating petitions for candidates may be obtained at the City Hall anytime during regular business hours. Monday, Feb. 25, is the first date for filing and the deadline for filing is Thursday, March 7, at 5 p.m.

The election will be held April 1.

Twp. Park Area Not Being Used

What to do with a five acre parcel of land adjacent to the Glen Oaks Golf and Country Club is a question now being pondered by the Township Zoning Board.

It is land which was given to the Township as a park site and is designated as such on the Township map but it seems that no provision has been made for taking care of utilizing the park area.

Proponents of the country club stated that they have kept it looking somewhat presentable over the years but would like to see the Township take over the area and do something with it.

Raise Sewer Hookup Fee On Twp. Trailers & Apt.

The Farmington Township Board took action Monday evening on the amendment to the sewer hookup fee schedule. The amendment establishes the same charge on all dwelling units, homes, trailers and apartments, for connecting into sewer system.

In unanimously approving the new amendment, the Township Board made a departure from the standard scale handed

down by Oakland County which classifies various types of housing or "dwelling units" and charges according to a "use formula" rather than a "benefit" for the initial connection charge.

CONSIDERABLE discussion and some controversy has been waged over the amendment since its introduction by Board Trustee Thomas A. Duke some time ago. Legal advice from the County and Township Attorney Joseph T. Brennan went over the amendment with a fine tooth comb after it had been formed up by the Board at Duke's urging.

Duke had maintained that a trailer park and apartment house dwellers were being subsidized by homeowners in the Township under the old County rate of assessing connection fees to sewer systems.

Users of any present or future sewer system in Farmington Township will continue to pay subsequent bills in accordance with how much use they make of the service, but all future charges for connections into sewer lines have been established at a set \$550 under the amendment. This will apply to all dwelling units and does not affect the existing

SEE SEWER HOOKUPS
Column 5, Page 8A

Zone Ordinance Changes OK'd

Action was taken by the Township Board last Thursday night approving amendments to the Zoning Ordinance to permit the establishment of expressway service districts in the Township and also to allow for cluster-type housing developments in some areas.

The action came following separate public hearings on both proposed zoning amendments.

The purpose of the expressway service district amendment is to set up rules and regulations on commercial development that will be allowed at locations near points of ingress and egress to expressways in the Township. Two locations where such service districts will probably be set up are at Orchard Lake Road between 11 and 15 Mile Roads and at Haggerty Road near the point where the 11½ Mile and the 1-96 (Grand River) expressways merge.

Cluster-type housing developments have been determined to be more practical for some areas in the Township than conventional single family residential developments because of land conditions. The