

## Go Slow on Re-zoning Approach Right

The Farmington Township Planning Commission appears to be embarking on a course of taking a little longer look at the ever increasing number of requests being submitted for re-zoning to allow more new multiple housing units and we're glad they are.

In action at their last regular meeting, the planners voted to deny one request on re-zoning for apartments and tabled action on two other requests.

The Enterprise has never been opposed to apartments or other types of multiple housing developments in the community and is not speaking out against more land area being set aside for additional multiple housing in the future now. Our only concern is that we be very careful not to get too much land area re-zoned for commercial and realize it too late and that we also be very careful to permit such developments only where it will be most beneficial for the community as a whole.

Far too often in the past re-zoning of land area has been denied with little regard for the overall effect it will have on the surrounding area as it is developed. The decision to re-zone or not to re-zone parcels has been predicated on some occasions in the past more on the basis of how vigorous the objections to the re-zoning were or because there were no real serious objections voiced.

The apartment developments we presently have as well as those planned all appear to be ones that can be considered an attribute to the community. They

definitely help the community's tax base and are of such design that they do not detract from the beauty of the community.

But, one thing has got to be constantly remembered. If we get too much land re-zoned for multiple development and allow more apartments than there is tenant demand, then all of our apartment developments could very quickly become very detrimental to the community rather than beneficial.

No master plan has ever been developed that can be termed or considered permanent. Changes in modes of living and area economy dictate changes in zoning. The best plans in the world must be constantly changed as conditions change and this is the whole purpose behind having planning commissions that function continuously and expert planning consultants to advise them.

Whether it be zoning changes to permit more apartments, more industry and commerce or even changes from these purposes back to single family residential classification, the emphasis has got to be on going slow to make sure that this will be the best possible use for the land involved when the community is totally developed.

Our township planning commission appears to be on this course now and we sincerely hope that they will continue to follow it in the months and years ahead as the township continues to move toward ultimate total development.

\* \* \*

## A Tax Levy That Won't Be Made

The generally accepted feeling among citizens today is that once a tax increase is put into effect or a special tax levy of one sort or another is approved you can be pretty sure it will be continued indefinitely. It's a feeling that we too have shared.

It was rather refreshing to us to learn, therefore, of recent action taken by the Lapeer (Michigan) Board of Education.

A special 3-mill tax levy had been approved by the voters of that community's school district the previous June but when the Lapeer Board and administrators staff found that the money wouldn't be needed to meet their planned budget they voted not to make the levy. And, to "add frosting to the cake" they even found it possible to give their teachers across the board pay increases on the salary schedule of \$100 a year.

The superintendent of schools ex-

plained that both actions were made possible by the new state aid formula which will be providing the school system with at least an additional \$170,000 during the coming year.

There may be other school systems that took similar action but we haven't heard anything about them.

The question that naturally pops into our minds is why the Lapeer Board found it possible to take such action while so many other school boards across the state were not able to do the same. After all, the increase in the state aid formula was universal across the state, if we read the new legislative action on this matter correctly.

Perhaps some of it might be attributed to the fact that the Lapeer public school system is a rural area and is not growing very fast but we still can't help but feel that this isn't the entire answer.

The picture you ran last week of the first units of the Independence Green complex made me to write this letter, for there is a sad drama that has gone on partly behind the scenes since the first proposal for the Halsted Road property.

We have lived in the Farmington area for over 10 years, but have never become involved in "citizen participation" in anything political, aside from voting regularly. However, when this re-zoning was proposed, we felt that not only was our local area affected, but the whole of the township was being sent down a road which would change its entire character — for the worse, we believed.

Indeed, our fears have since been realized for it has opened the door to at least 2 other undesirable developments of this type; and, worse, one for factories, in this immediate area, and many others all over the township. We discovered that many other people in our area felt as we did, and in a short time, we had a petition signed by 75 people from just our sub.

THIS PETITION was ignored, as was every other protest we made, and the re-zoning was pushed through. We then decided to find out if any other people outside our immediate area were interested in the re-zoning, so we set out to get signatures of people from all over the township. Any project so affecting this lovely rural township should finally be decided by the people, for or against. Several citizens participated, and soon we had over 100 signatures. We presented the most sacred right of American citizens—a right to vote—and we presented a petition for referendum to the Township officials.

This number was larger than the number that had voted in the last off-year election. The township attorney then returned an opinion that said in effect: we don't really know how many signatures we need, but we're sure you don't have enough. Right to vote denied. After much agonizing thought, we decided we would have to spend our hard-earned money as well as our time and effort, and we hired an attorney, and presented the township a suit in behalf of 1400 of its citizens saying: either prove to us that we do not have enough signatures or give us the right to vote.

MORE OVER, we have documentary proof that the township attorney had personally represented the builder, Mr. Duke, in many transactions on the Halsted Road property, as well as in other matters. We believed that he should disqualify himself under these circumstances. Then we were threatened with a libel suit by the township attorney, Mr. Duke publicly called us "publicity seekers", which is really quite funny, as neither he nor we can imagine what we were seeking publicity for. Other township officials publicly called us other ugly names.

What an experience! For seeking the right to vote, we have been threatened, and criticized by township officials, whose salary we pay, we have poured out our time and money—and for what? If we succeed, disillusioned, is it any wonder? We informed the township of this suit even before a building permit had been issued. Mr. Duke, yet they went right ahead and issued the permit, and with every nail that went in our rights as citizens were

being further removed.

THIS SUIT IS, now finally to come to court, but what real redress have we? The fact is that some of the buildings are now up, though the judge said they proceeded at their own risk. It seems they felt there was little risk, and how Mr. Duke must be laughing! Even if the judge decided in favor of the 1400 signers, the fact is that the property has already been spoiled. All we can hope for now is that we will be allowed to vote on the remaining unspoiled land.

We citizens are to have no say concerning the environment in which we live. Our township stands at a crossroads, one road leading to a truly beautiful unique really suburban community (which it has been up to now), and the other road to an extension merely of the Detroit urban complex, complete with multiple housing and industry. Don't you citizens want to decide for yourselves which road we shall take?

Independence Green! How ironic! If it is allowed to be completed without referendum, it will be a Herman Gardens-sized monument to a failure of democracy!

Irene Larson  
36415 Paddfield  
Farmington, Mich.

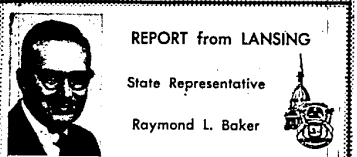
So convenient!  
Our  
pay-as-you-go



budget plan  
for insurance premiums

Those big insurance premiums are easy to handle when you take advantage of our monthly budget plan. You can combine most types of insurance (fire, auto, liability, medical) in one "package" and pay for it in small monthly installments. Our ACCOPLAN premium budget service is also ideal for business firms. For details, call:

**BERGSTROM INSURANCE**  
"After We Sell We Serve"  
33100 W. 12 Mile  
Farmington, Michigan  
Phone GR. 6-5440



REPORT from LANSING

State Representative

Raymond L. Baker

A considerable number of bills to alter state liquor laws to the advantage of the package of public works, have been introduced in the Michigan legislature, and many others all over the township. We discovered that many other people in our area felt as we did, and in a short time, we had a petition signed by 75 people from just our sub.

PERMIT the serving of alcoholic beverages in state restaurants by organizations renting the use thereof. WAIVE the present population quota formula used by the Liquor Control Commission in the granting of Class C licenses (one license for each 1,500 population) by permitting some 800 beer and wine taverns to upgrade their liquor licenses to include sale of liquor by the glass, provided they had been in business for the past five years.

GRANT a 10 percent discount to retailers on the sales and excise taxes on liquor. This change in the discount formula now used by the Liquor Control Commission would have given Michigan's 2200 specially designated distributors (SDD's) an additional profit of \$1.8 million annually, with a corresponding loss to the state of this amount in tax

PROVIDE that the transfer in the aggregate of more than 10 percent of the outstanding stock of a corporation licensed to sell alcoholic beverages constitutes a transfer of an interest in a license for which a transfer fee shall be paid.

ESTABLISH a new definition under the liquor laws that a

In Michigan, after a day's fishing beer's the one... for good taste, good fun



Wherever you fish for sport—on the ocean, by the booming surf, or on some quiet country pond, it's great at the end of the day to head for a rewarding glass of beer. While you're talking over the ones that got away, or pan-frying the ones that didn't, you enjoy the hearty taste and cool refreshment only a glass of beer can give you so well. Yes, whatever your sport—bowling or strolling, golfing or gardening—a frosty glass of beer makes a naturally great accompaniment.

UNITED STATES BREWERS ASSOCIATION, INC.

## Welch, Voisin Troth Told

Mr. and Mrs. E. C. Welch of 222 South Wing Street, Northville, Michigan, have announced the engagement of their daughter, Mary Sheila, to Arthur Ronald Voisin of Redford Township. The marriage ceremony will be held on December 18.

The bride-elect, a graduate of Hillsdale College, where she

was affiliated with Kappa Kappa Gamma, is a teacher in the Farmington School system. Mr. Voisin was graduated from Wayne State University, and is an instructor and Debate Coach at Southfield High School. His parents are Mr. and Mrs. Lewis T. Voisin, 14399 Fenton, Redford Township.

**Delicious, Refreshing**  
... Milk  
Schooltime,  
Anytime...  
A Real Treat  
Better be ready, Mom!  
Now that school's here again,  
it's especially important to  
have plenty of delicious milk on hand. The young  
set really goes for milk, the all-around drink.

GRADE "A" 3 FOR  
**MILK** Half Gals. In Glass \$1.00  
**HALF & HALF** 39c qt.  
TOP QUALITY  
**ICE CREAM** 59c HALF GAL.  
10 FLAVORS

DINE WHERE QUALITY COMES FIRST  
We pride ourselves on the quality of all the foods we serve, either in our lunch room or in our main dining room.  
You'll enjoy prompt, friendly service in a quiet and friendly atmosphere whether you stop in for a lunch or a full course dinner.



**Farmington Dairy**  
and  
**Himmelspach**  
DINING ROOM  
Open 6 A.M. - 9 P.M. Closed Sunday  
33219 Grand River Farmington GR. 4-2161



If you don't get all the hot water you need with an electric water heater,

**SATISFACTION GUARANTEED**  
DETROIT EDISON  
you get your money back!

Every cent! Including installation cost, if any! That's the kind of guarantee you get from Edison when you buy an approved electric water heater. It's good for a full year, and you don't have to buy your heater from Edison. If you'd like, we can have an Edison Specialist come out to your place to tell you what size tank you need, the price of the heater, and its surprisingly low operating cost. To get all the hot water you need—guaranteed—call your Edison Office or see the retailer who displays the Edison Satisfaction Guaranteed sign.

**EDISON**

## Looking Back in the Files

5 YEARS AGO	10 YEARS AGO	15 YEARS AGO
<p><b>SEPTEMBER 8, 1960</b></p> <p><b>Building Activity</b></p> <p>Farmington Township ranked first among all communities in Oakland County in buildings started for the first six months of 1960. The Township issued a total of 269 building permits during the first half of the year which was 62 higher than the second ranking community, Royal Oak.</p> <p><b>Adult Education</b></p> <p>A total of nine Adult Education classes are being offered this fall by the Farmington Public Schools.</p> <p><b>Shopping Center</b></p> <p>A new shopping Center to be built on a 14-acre site at Drake Road and Grand River Avenue in the Township will have a complex of 25 to 30 stores. It will be called the Capitol Plaza Shopping Center.</p> <p><b>Falcon Gridlers</b></p> <p>The Farmington High School football squad staged its annual Labor Day scrimmage to wind up two-day drills held last week. Coach Jack Watters reports he had a good look at the talent on his 65-man squad during Monday's head knock-out.</p>	<p><b>SEPTEMBER 8, 1955</b></p> <p><b>Sale of Land</b></p> <p>The City of Farmington will readvertise for bids on the sale of 22 acres of City-owned land south of the Cut-Off and east of Gill Road. The commercial property, bounded by two prospective buyers but the Council decided against making the price and purchasers known due to their decision to readvertise for bids.</p> <p><b>New Police Car</b></p> <p>The City of Farmington received delivery this week of a new Buick Special patrol car to replace the oldest of the Police Department's two police cars.</p> <p><b>Hardtop Roads</b></p> <p>A comparatively new type of hardtop road surfacing is being tried by the City of Farmington in Alta Loma Subdivision. The new process is known as salt-soil stabilization.</p> <p><b>Water Restrictions</b></p> <p>The Farmington City Council added an hour to the time being allotted for the use of the city water. The new sprinkling hours are from 5:30 to 7:30 p.m. but will still be restricted to odd and even days for users.</p>	<p><b>SEPTEMBER 7, 1950</b></p> <p><b>Labor Day Scrimmage</b></p> <p>The traditional Labor Day intra-squad scrimmage was held Monday by the Farmington High School football team with coach Bill Nuse reporting he was pleased with the results. The Falcons will open their 1950 grid schedule at Plymouth September 13 under the lights.</p> <p><b>Primary Election</b></p> <p>A record turnout of Farmington voters is expected for the September 12 Primary Election. A total of 74 new registrations were filed in the City rolls while the Township added 110 to boost the total number of eligible voters to an all-time high.</p> <p><b>Rent Controls</b></p> <p>A public hearing next Wednesday night will decide whether price controls will remain in effect in Farmington on rentals. The City has an option as to whether it remains under the Housing and Rent Act of 1950, according to a statement from the Area Rent Office.</p>

## The Farmington Enterprise

P.O. Box 435 23623 Farmington Road, Farmington GR. 4-5225

THOMAS F. ISLEY DONALD R. STEWART WINONA WOODS  
EDITOR ADVERTISING MANAGER GENERAL MANAGER

RUSSELL S. STRICKLAND MICHAEL J. KILEY VICTOR HOWARD  
PUBLISHER Executive Asst. to the Publisher PLANT SUPERINTENDENT

Member of  
MICHIGAN PRESS ASSOCIATION  
NATIONAL EDITORIAL ASSOCIATION

Represented Nationally by  
AMERICAN NEWSPAPER REPRESENTATIVES