



Density Plan To Come Under Planner's Scrutiny

Farmington Township's Planning Commission will begin to re-evaluate and re-study the entire concept of township planning at its "planning" sessions.

At issue is the specific proposal of the William J. Pulte Company for a 320-acre parcel at 12 Mile and Drake Rds. As presented the proposal calls for single family homes, town houses, apartments, an 18-hole golf course and self-contained shopping facilities. It has been termed a "satellite village".

TOWNSHIP ATTORNEY Joseph T. Brennan has estimated that the density under the proposal is "about 50 per cent" more than currently allowed.

The plans for the proposal were originally presented at the commission's September meeting. The commission reviewed the matter at its session last week and decided to move it to the "planning session" agenda in order to study its effect on the entire township.

The commission meets in a "planning" or study session on the first Thursday of each month. No formal rezoning action is taken at that time, but withheld until the fourth Thursday of the month.

Planning Consultant Charles Lehman told the commission last week that the 12 Mile proposal involved a "basic decision on how we check out our basic plan that a certain number of people are in each neighborhood".

THE TOWNSHIP MASTER plan currently sets up four neighborhoods in each section and the overall density for the township is plotted on this basis.

A court suit challenging the right of townships to control population growth through low density zoning was filed when the plan was adopted in the township.

The township won its case, however, in the state supreme court and since this time the concept of low density zoning has been the pride and joy of township officials, planners and residents.

Brennan told the proponents of the satellite village that the proposal was "doing violence to our neighborhood plan."

Lehman said that he found many things in the proposal that were good and that he liked,

but emphasized to the commissioners that acceptance of such an idea involved a "very basic decision".

COMMISSIONER PERCY GARDHOUSE said that he thought the idea should be studied. "Our present zoning might be very much like the Model A Ford. This was a car that was perfect for the time, but had nothing to offer for the future and maybe that's the status of our present zoning ordinance."

"I am in favor of encouraging this type of development if possible," he said.

Behind the study is the fear of the planners that the area will all be developed with conventional subdivisions. Lehman noted that the township should "get away from street after street of single family homes, but the key is population density."

Commissioner William Jarrett, who is an architect, said that "a development such as this could be a little plus in the community. I could see this as a possibility from the aesthetic point of view."

PULTE TOLD the commission that he could perhaps lower the density "by 10 per cent".

As proposed, the village would contain 162 single family homes, 495 town houses and 568 apartments. All of the abutting single family homes would be bounded either by single family homes or the golf course.

The apartments would be facing on to 12 Mile Rd.



DESPITE THE RAIN - Farmington High School had a gala time at its homecoming Friday, climaxed with the crowning of Deborah Northrop as homecoming queen. The giant duck paraded around the football field at half-time during the game with Mt. Clemens High School. School spirit ran high even though the Falcons lost the game 13-0.

No Move Vote On Agenda

The Farmington City Council will be asked to declare a formal moratorium on annexation attempts in Farmington Township until the proposed area-wide study is completed at its next meeting.

The next Council session is scheduled for 8 p.m. Monday, Nov. 6, in the City Hall.

City Manager John Dinan told the Farmington Enterprise & Observer Monday that the matter had been formally placed on the Council's agenda.

LAST WEEK Dinan told the Future Farmington Area Study Committee that the city had no plans for annexation attempts and would hold off any such moves until after the completion of the study.

Commission Seeks Road Fund Help

Members of the Oakland County Road Commission met with the Farmington City Council Monday night, in the words of Commissioner Paul McGovern, "get acquainted."

The commissioners admitted, however, that speeding the move toward acquaintance is the commission's need for additional funds and its campaign to convince the County Board of Supervisors to support the commission on a continuing basis.

BACKGROUND to the commission campaign is the additional revenue that the county will gain from the state as a rebate from the income tax.

The road commission drew up a \$2 million capital improvement program and asked the Ways and Means Committee of the County Board of Supervisors for some of the additional funds.

The committee reported the request out to the full Board of Supervisors with a negative recommendation. The county board bounced the matter back to the committee and told them to look at it again.

This in itself is somewhat of a victory for the road commission as the Board of Supervisors usually follows the recommendations of the committee.

COUNTY HIGHWAY Engineer Paul Van Roelst told the Councilmen that all of the commission's revenue comes from the rebate from the state gasoline and weight tax.

"We have a \$1 million maintenance budget and \$2 million

Teachers To Study Thursday, Friday

Although their 15,000 and more pupils will be excused from classes Thursday and Friday, Farmington School District teachers will devote the two days to attendance at the annual Teachers' Institute featuring instructional conclaves over a tri-county area.

Oakland, Macomb and Wayne County elementary and secondary school teachers will participate in a myriad of professional discussions at sites scattered throughout the metropolitan area.

One of the foremost gatherings will be held Friday at North Farmington High School when teachers from throughout Oakland County, who are engaged in the "Language Arts," gather for a day-long series of workshop sessions and lectures.

Dr. William D. Sheldon, director of the Reading and Language Arts Center at the Syracuse University, will be the featured guest lecturer in a program beginning at 9 a.m. in the North Farmington gymnasium.

Among the workshop sessions highlighted on the day's schedule will be two under the direction of Dr. Dorothy Heagy and Elizabeth McDonald, both reading specialist instructors in the Pontiac school system.

Dr. Heagy will head a session on "Reading Problems in the Elementary Classroom," while Miss McDonald's program carries the title, "Aspects of Developmental Reading in the Secondary Program."

Meanwhile, two of Farmington's own teachers will head the Teachers' Institute programs in other locales. Art Instructor Grace Campbell and Vocational Educational Director Earl Baumunk both will serve as chairmen for discussions in their specialties at other tri-county sites.

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IT'S HARD TO BELIEVE - but this vehicle got in and out of town Friday without anybody finding out who drove it or where it came from. The entourage looking very authentic, wended its way down Grand River amidst all the rain and traffic. Can anyone satisfy our curiosity?

Schools Map Vote Campaign

Groundwork for an effective campaign favoring passage of the proposed school bond and millage issues to be voted upon in the Farmington School District Nov. 27 was laid in a meeting of community leaders with the Board of Education Monday night.

Thirty organizational representatives heard Board President Herbert R. Neal and Supl. Roderick J. Smith predict that enrollment in the district will increase from this year's 15,245 students by at least 33 1/3 per cent before 1973.

Their evidence of a continuing population explosion in the township indicates that in the next five years 153 more classrooms and 200 more teachers will be needed to maintain an educational status quo, keeping the quality of instruction what it is today.

This makes it mandatory, administration spokesmen contended, that voters approve Proposal "A" Nov. 27, permitting issuance of \$9 million in bonds to defray costs of two elementary schools, a fifth junior high school, a third high school, plus purchase of an undetermined number of future school sites.

On the same ballot, the electorate will be asked to endorse an additional 10-year, five-mill property tax levy (\$5 per \$1,000 of assessed valuation) to help defray operating costs.

"Leveled on the current tax base of \$154 million, this would provide an additional \$770,000," Superintendent Smith told the group of civic proponents who volunteered their services to lead a drive that would bring adoption of both measures.

"Even five mills will not balance the budget for 1967-68," he emphasized. "To do that it still will be necessary to have a significant increase in state aid revenue."

Latest available statistics, said Dr. Smith, show that of the 28 school districts in Oakland County, Farmington stands 15th in the amount of tax millage applied toward operational costs.

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Youth Guidance I:

Committee Has History Of Making News

By ELIZABETH WEISSMAN Staff Writer

(EDITOR'S NOTE: What is the Farmington Youth Guidance Committee? Who are its members and how is it supported? What is its function? These and other questions about the citizen-based youth group are examined and answered in a series by Observer Staff Writer Elizabeth Weissman. This is the first of a series examining the Youth Guidance Committee.)

In its almost decade of existence, the Youth Guidance Committee of Greater Farmington has had many ups and downs.

From its very name, "guidance," people have asked over the years - What are you going to guide? - Why don't you do some of it?

There have been sub rosa rumblings in the Township Board, City Council and Probate Court of Oakland County under whose supervision the committee works, setting up school programs is beyond the committee's scope.

Function of the committee over the 10-year period has heretofore remained relatively

the same - the prevention of delinquency and rehabilitation of the delinquent through co-operation with the Protective Service Program of the Oakland County Probate Court.

(The Protective Service Program is a citizen group working cooperatively with the Oakland County Juvenile Court and within the framework of the Children's Charter of the Ju-

venile Courts of Michigan, Inc. to develop more effective co-ordinated preventive services for children in the area of pre-delinquency, delinquency and neglect.)

Although the committee's title designates it as a body "of Greater Farmington," the group was not always completely indigenous to Farmington.

Impetus for its beginning came from the Clarenceville area. The organization was called into existence at the request of Probate Judge Arthur P. Moore.

Its first formal name, adopted May 29, 1958, was the Youth Guidance Committee of the City of Livonia, Township of Farmington and School District of Clarenceville.

The first chairman was Mrs. Benjamin Blumberg, of Livonia. In the early stages all meetings were held in the Clarenceville School District.

When Clarenceville stepped out of the picture, it is buried in the records.

IN OCTOBER, 1958, the Township Board passed a resolution giving approval of and support to the committee.

When the City of Farmington and Farmington School District gave the organization formal approval is also buried in the records.



City Manager John Dinan asserted that Orchard Lake between Grand River and 10 Mile is in need of widening and that it was not included in the road commission plans.

Van Roelst placed the cost of this project at \$350,000 to \$400,000.

WHETHER the committee can legitimately go to the community to raise funds for this project is a debatable point, yet

A UNITED EFFORT - was undertaken by residents on Rhonwood Saturday to improve the condition of the street. Men of the neighborhood were out all day working to clear the ditches. The county will now lay gravel along the road.

Farmington school trustees had been concerned about the condition of the street because it is an approach to the new Power Junior High School. Rhonwood residents raised \$560 toward the project.

Members include Robert Anderson; Sgt. William Berrington, of the city Police Department; Dr. Sanford Bloomberg, School Board trustee; Frank

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