

Estate Seeks To Build Apartments On Five Mile

Councilmen today studied a proposed 54-unit apartment de-

velopment on a 5.5-acre triangle left on Five Mile east of Eckles, left when the I-96 freeway "right-of-way" sliced through residential land.

T.L. Doman, representing the owners of an estate, said a search has gone on for two years for other suitable use of the land.

The council heard protests from two Castle Gardens residents and Gerald Eggers, president of Holy Trinity Lutheran Church, whose property adjoins the area Doman seeks to have rezoned.

"IT IS OUR OPINION that erection of a multiple dwelling would tend to devalue our (church) property," Eggers

said, "We bought (the property) with the long range intention of expanding our church and building a parsonage."

He said the apartment complex would reduce the city's revenue, a charge hotly debated by councilmen.

"Categorically, we would have the transient person and family," Eggers said, "We built the church with the thought of serving a permanent type of resident."

Councilman Edward McNamara said Eggers' statement that the city would lose tax money was "invalid," adding that "apartments pay their share."

He said research shows that an apartment building pays

twice as much in property taxes as a residence built on a 110-foot lot.

City Planner Don Hull, answering a council question, said the present 574 apartment units in Livonia have fewer than one child per unit.

The two Castle Gardens residents said apartments crowd residential areas and devalue property.

Doman said the property has been in an estate since 1959 and owned by the same family since 1927. The freeway took 13.5 acres, leaving the 5.5 acres.

At one point the State Highway Department asked for a moratorium on building permits until the freeway route was established. He said only eight homes could be built on the land to keep it residential, a prohibitive delay for such a development.

"AND THERE are transients in every house in Livonia," Doman said.

Surveys show, he said, that the average residence is two and a half years. He said 30

per cent of the teachers in the Livonia school system live elsewhere.

The project will use only 60 per cent of the allowable density, Doman said, and the units will have one and a half times the required parking space.

"We don't plan to put up shabby buildings," Doman said. Richard Keil, one of the owners, told the council original plans were to make it residential, the thought they had in mind when part of it was sold to the church.

"The freeway destroyed all that," he said.

U.S. Farmers Go Electric

A Detroit Edison source said that more than 98 per cent of occupied farms in the United States have electric service. Electric energy performs some 300 farm tasks, greatly increasing the productivity and efficiency of American agriculture.



ROBERT MINICHELLI
New Assistant VP

Livonian Named VP By Bank

Robert R. Minichelli has been promoted to Assistant Vice President-Installment Lending Division, Bank of the Commonwealth. It was announced by George W. Miller, President.

Minichelli served in the U.S. Army Chemical Corps from 1952 until 1954. Prior to his joining Bank of the Commonwealth, in April of 1966, he attended Walsh Institute of Accountancy and was an executive of Pacific Finance Corporation.

A member of St. Edith Catholic Church, Mr. Minichelli is active in the Knights of Columbus. With his wife and six-year-old son, Robert, he lives at 15381 Richmond, Livonia.

Dairy Goods The Milky Way

Dairy products -- excluding meat and butter -- contribute 13 per cent of the food energy, 34 per cent of the protein, 77 per cent of the calcium, 38 per cent of the phosphorus, and 45 per cent of the riboflavin to the U.S. diet, according to Michigan State University dairy food scientists.

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MUM'S THE WORD

by DON KEETH

Had a rattle in my ear the other day. It started weaving in and became as annoying as a handbell before I got it fixed.

Noise is often that way, irritating.

Those of you with more than one kid in the family know it. (And most of you with one kid know it, too.) Some scientists say that the many noises of modern living are one of the reasons why tranquilizer pills are so popular.

Walker Prods City On Center

Planning Commission Chairman Charles W. Walker today prodded the city council to decide on one of three Civic Center plans to give direction to commercial developments.

The three plans--ranging from \$9.5 million to \$15 million--have been before the council since last summer.

WALKER ASKED the council for a meeting to submit each of the plans again and explain the urgency of a decision. The site generally is at Five Mile and Farmington.

Walker said plans are going forward for commercial developments at Newburgh and Six Mile and other sectors.

"We've got to decide whether we want to have some of these reputable establishments to help form the downtown concept on the perimeter of the Civic Center or whether we want to dilute them through the city," Walker said.

And, as if you didn't know it, that brings me to the subject of furnaces and air conditioning. They just gotta be quiet!

That type of equipment is often installed right next to living rooms, bedrooms or recreation rooms. And, if the furnace or air conditioner is noisy, it tends to rob you of the peace and comfort you expect it to provide.

Believe me, I was thrilled when I first heard the Lennox in operation. Lennox was most quiet than most before, but now, you've really got to bend an ear to hear it.

That's just no idle talk to tell up this space. It's a fact. I invite you to come in to Keeth Heating and Air Conditioning Co., 400 N. Main Street, and find out for yourself. Or ask a Duane or a Dore. There are many reasons for this quietness, and we can show them to you. But the main thing is the result: quietness.

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