

## City Adopts Cluster Change; OKs 1st Rezoning Request

### today's hot line

Volume 83 Number 72

### Hot's inside

#### New Districts

All political districts - Congress, State House of Representatives and county commission - have been revised because of the 1970 census and court orders. Which districts are you in? Clip and save this page of maps as you'll know where you are.

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#### Police Get \$\$

Farmington City Council has approved a one-year contract with its public safety department officers which provides for a 5.1 per cent pay hike and includes special educational provisions aimed at boosting professionalism.

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#### Busing: Yes Or No

William Prisk, business manager for Farmington schools, agrees with some of Judge Stephen Roth's facts but tells why it will be quite difficult to provide transportation for the type of cross-district busing Roth envisions. Meanwhile, the local League of Women Voters have urged residents to support integrated education and work to support Roth's plans.

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#### Court Candidates

Oakland County will see a lot of judicial races this year, and here's the latest batch of candidates to announce.

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#### Route Change

A flood made it necessary, but some traveling Girl Scouts were able to switch plans for a long-awaited trip. You can meet them in today's Women's Section.

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Just a note to remind you that when your Observer Carrier collects this month he will leave a receipt. Remember to keep it - it's worth face value toward an Observer Want Ad. If you have already become a member of the "Observer Coupon Savers Club" and have your April and May coupons - this month's will make three and means a free want ad for you!

By EMORY DANIELS

Development of cluster housing is almost a certainty on the 22 acres on the west side of Drake Rd. north of Freedom Dr. in the City of Farmington following city council action Monday night.

The council approved an amended cluster housing ordinance by a 4-0 vote with Councilman John Allen absent, and then voted 3-1 to rezone to cluster the 22 acres on Drake. Councilman John Richardson abstained.

THE CLUSTER ordinance amendment was adopted with little discussion since it had been hashed over at length during the public hearing conducted at the last council session.

The amendment, which lowers the density to 3.8

dwelling units per acre and insists upon stricter setbacks, will become effective July 12.

After approving the amendment, the council then voted to rezone to cluster zoning (an R-6 zoning) and the 22 acres on Drake as requested by Bruce Polozker of Standard Construction Co.

The council had held a public hearing on Polozker's request on March 6 and tabled a decision to allow councilmen to make field trips to view cluster developments in nearby communities and to give the planning commission time to revise the cluster zoning amendment.

The commission had recommended denial of Polozker's request based on its observation that the cluster ordinance needed rewriting to make cluster housing conform

to existing single-family homes in the city.

DURING the intervening months, councilmen had made their field trips, and the planners revised the cluster zoning ordinance. Monday night the council approved Polozker's rezoning request - overruling the commissions' recommendation for denial.

Councilman Fred Seibert noted the cluster issue has received quite a bit of study from councilmen and commissioners, with a lot of vacillation on what requirements should be made for this type of development which involves attaching a single-family home into clusters of four or fewer buildings with the resulting open space being used for recreation or ecology purposes.

Seibert commented that the council had already committed itself to cluster zoning for the 22 acres on Drake. Opposition from homeowners centers on density. The amendment lowered the density from 5.5 units per acre to 3.8, Seibert added, and this compromise should make for an adequate development.

RICHARDSON commented that he was committed to the concept of cluster housing, was tired of its being kicked around on the council table, and felt it was a good transitional use to separate residential properties on Drake from a nearby church and other uses.

Polozker's property meets the city's requirements for cluster homes, Richardson continued, because of the rolling topography.

"But if we approve the rezoning tonight," he objected, "without having seen a revised site plan that meets the amended ordinance, we might be giving the developer carte blanche to develop something the city doesn't want."

Richardson said that by delaying action on rezoning, the council would retain a "hammer" it could hold over the proponent's head to negotiate particulars the council would like included in the cluster project.

MAYOR WILBUR BROTHERTON explained the council had delayed action on the rezoning request since March to give plenty of time for councilmen and commissioners to study the concept.

Now that the cluster ordinance has been amended to make it more restrictive, Brotherton added, the council is now in a position to approve Polozker's rezoning request.

Actually, the council's action Monday night was simply to introduce an amendment to change the city's zoning map to permit clusters on the 22 acres. Final action will be taken at the July 5 meeting which means the rezoning will become effective on July 26.

With a July 26 effective date, Brotherton explained, Polozker must meet all requirements of the amended cluster ordinance which becomes effective July 12.

Polozker must now appear before the planning commission with revised site plans reflecting the stricter requirements of the amended cluster ordinance, the mayor added, and the commission will be holding a public hearing on that site plan approval.

"The planning commission has discretion over how this land is to be developed," he added. "There are plenty of safeguards to insure that the final development meets the requirements of the amendment we've just passed tonight."

The vote to rezone the 22 acres was 3-1 with Richardson opposed. He said he'd like the proponent to appear before the council with an amended site plan before receiving rezoning.

Councilman Ralph Yoder countered that it is normal procedure for the council to first approve a rezoning request and then rely on the commission to exercise its discretion in approving site plans.

RICHARDSON observed that the ordinance fails to require construction of such extras as a swimming pool, community center or other recreation facilities such as tennis courts.

Seibert argued that such extras were techniques developers use to sell property; developers will make their projects as desirable as possible to sell, and recreational facilities were among the niceties needed to merchandise the package.

Seibert added that almost all subdivisions in the city were constructed by developers who didn't live in the city, yet few were built by contractors out to make a fast buck.

TOM ROSSMAN, a resident in Drake Heights subdivision, questioned the legality of the council's vote to rezone the 22 acres since only three councilmen voted in favor.

Rossman argued that state law provides that when a rezoning request is opposed by more than 20 per cent of adjacent property owners, a three-fourths vote of the "legislative body" is needed.

City Attorney Robert Kelly said a quorum of four members is a "legislative body" and that three "yes" votes constituted the three-fourths vote needed.

Kelly added, however, that it was only a legal opinion and he would research the court caseloads to come up with a final opinion.



ROMAN HOLIDAY - Mrs. Mary E. Tolwin's fourth grade class at Beechview Elementary of Farmington schools concluded a study of ancient Rome by having a Roman holiday, complete with costumes, chariot races, gladiator fights, the Forum, Colosseum, and temples of Roman gods. A special production was put

on "Julius Caesar" by Shakespeare and a feast served including spaghetti, pizza and grapes. Children made their own togas and laurel wreaths and decorated anything with wheels for chariots. Mark Dull as Brutus (left) stabs Caesar portrayed by Greg Davis while Barbara Mingo as Calpurnia looks on. (Evert photo)

## Deadman Will Assume 2 Positions For City

Robert Deadman has agreed to assume his old position of public safety director in addition to his post as city manager with Daniel Byrnes being appointed deputy director.

The city council Monday night appointed Deadman public safety director, promoting Byrnes from lieutenant to captain, and named him deputy director to administer the public safety department under Deadman's direction.

The council also appointed Walter Jablonski, principal of Longacre Elementary School of Farmington School District, to the City of Farmington Beautification Committee.

In other action, the council denied a request from the Farmington Founders Festival committee to hold fireworks in the City Park at Shawassee and Powers Rds. and approved plans for a state veterans group to hold its convention and a parade in the city.

THE COUNCIL voted 4-0 to allow Deadman to retain his position as director of public safety to supply experience and expertise to the department.

Two communities have had city managers acting as public safety director, including Beverly Hills, and it has worked successfully, commented Deadman.

Deadman's pay will remain the same even though he has assumed the public safety director's job in addition to city manager duties.

Byrnes was promoted Monday night to the rank of captain and given a starting pay of \$15,000. The lieutenant's position he occupied will be filled at a later date.

Deadman explained it will be Byrnes' responsibility to oversee the operation of the public safety department on a day-to-day basis.

Byrnes has been employed with the department since

July of 1964 and has advanced since that time to the rank of lieutenant. "He has been an outstanding officer, providing dedication and administrative ability to the department," commented Deadman.

THE COUNCIL has been asked by the Founders Festival executive committee for permission to hold this year's fireworks in the City Park.

Councilmen, however, expressed great concern over the safety problems involved with nearby residences and businesses and the large traffic tieups created by crowds attending the fireworks.

After voting to deny use of City Park for fireworks, the council authorized Deadman to work with the Festival committee in finding a suitable location for the display.

The council also gave the Michigan Military Order of

VFW, permission to hold its state convention in the Farmington Holiday Inn at 10 Mile and Grand River and to conduct a parade in the City of Farmington.

Deadman has been instructed to work out details on the parade with the order and Farmington VFW Post 4033, which is aiding in making arrangements for the convention on July 7, 8.

Council also voted to donate \$100 to the veterans Memorial Day services committee to help defray the cost of the parade.

JABLONSKI was named to the beautification committee as a replacement for Mrs. Connie Jordan, who has resigned.

Jablonski says he is interested in serving on the beautification committee because of his concern for beautification and environmental problems. His term will expire in June 1973.

## McConnel Runs Against Teeples

The speculation about who would oppose whom in Farmington Township in the Aug. 8 primary ended at 4 p.m. Tuesday, filing deadline for candidates.

The biggest race appears to be for township supervisor with Robert McConnell challenging incumbent Earl Teeples on the Republican side of the ballot in the August party run-off. No Democrat filed.

TEEPLES was elected by a 2-1 margin two years ago, unseating Curtis Hall, who had served 12 years as supervisor.

McConnell is president of the Future Farmington Association and chairman of the charter commission drafting the charter for the proposed City of Farmington Hills.

McConnell ran first in the May 16 charter commission race with Teeples finishing second. That strong showing prompted many Township Republicans to believe McConnell would be the best candidate to unseat Teeples, who has yet to gain popularity with the old guard.

McConnell's petitions were filed by a group entitled Citizens For Farmington and Robert A. McConnell as a draft movement. McConnell came into the clerk's office Tuesday, however, and signed an affidavit permitting his

name to be placed on the ballot.

ALL INCUMBENTS filed for re-election, and all will face opposition from other Republicans on Aug. 8.

Clerk Floyd Cairns, Treasurer Thomas Nolan, and trustees Margaret Schaeffer and Fred Lichtman have all filed petitions for re-election. Republican challengers for clerk are Alia M. Prain of 28931 Leamington Dr., and Arthur C. Pusey of 32545 W. 11 Mile.

Republicans challenging the incumbent trustees are Steven R. Davidovich of 30832 W. 12 Mile and Joe Teeples, the supervisor's son, of 30155 W. 14 Mile.

Nolan is being challenged by Republican Charles Foust of 23769 Barfield, a Livonia School District teacher who worked part time in the township building department last summer.

DEMOCRATS running for trustee are Maynard H. Gordon of 32908 Oldie Franklin Dr. and Michael E. Ziegler of 36203 Paddiford Dr. Joyce Hangerford of 22231 Cass Ave. filed as a Democratic candidate for township clerk, and Catherine Vignone of 20817 Sunnyside filed as a Democratic candidate for township treasurer. Michael J. Hand will be seeking re-election as Farmington District Judge and will run unopposed.