

# Owners request 8-acre rezoning

**By ELSPETH BEIER**  
**FRANKLIN** — The owners of a large quadrangle of land on the southwest corner of 13 Mile and Telegraph roads have filed a rezoning petition with the village Planning Commission.

The eight owners have asked that the zoning be changed from single family residential to commercial.

Four of the petitioners own single family homes in the eight-acre area. The remaining lots are vacant, including three on the highway corner.

Attorney O. H. Ellis is representing the Hermer Corp., headed by Albert Kanfer of Southfield, the owner of the corner lots. Other petitioners include E. A. Rolf, Arthur Woods, Richard DeLuca, Steve Olivick and co-owners Rabbi and Mrs. Aaron Grossbard and Barbara Raimo.

He said that when Kanfer bought the lots in 1972 the taxes were \$284; they jumped to \$1,990 in 1973 following the sale.

"In other words, the property is deemed commercial by Gordon Hunter Associates, the township assessor, and we are asking for official sanction of the commercial categorization," Ellis explained.

The other petitioners have concluded that since Kanfer's land constitutes the most recent sale in the area, their properties might also suffer similar tax increases.

ELLIS, who served as village Justice of the Peace for 10 years and elected trustee from 1969-1971, has never before represented clients in an action against the village.

He said he had refused to represent property owners in zoning actions against Franklin, but now "I feel that I can no longer sit by and watch property owners be deprived of the fruits of their investments."

Ellis said the owners hoped the rezoned property could be used for retail stores.

He refuted possible contentions by the village that deed restrictions would prevent the rezoning and that cluster housing might be desirable.

The cluster housing designation

is undesirable, Ellis said, because "nobody wants to live at the corner of 13 Mile Road and Telegraph."

Whatever the planning commissions decision, it serves only as a recommendation to the village council, which makes the final determination.

## Franklin budget shows increase

**By ELSPETH BEIER**

**FRANKLIN** — The 1974-75 budget was approved by the council Monday with an increase of \$9,260 over the proposed April 15 figure.

The increase to \$210,482 or 6.82 mills was prompted by additional expenses from legal fees, drain costs and contingency funding.

In view of the rezoning request for eight acres at the corner of Telegraph and Thirteen Mile Road and other zoning requests, the proposed legal allotment was increased from \$6,000 to \$10,000.

An additional \$13,000 was added to the general fund budget at the request of Trustee Philip Price. The formerly planned utilization of \$20,189 in surplus funds was reduced by \$3,740.

In the expenditure columns, the published figures of \$98,600 for the police department has been increased by \$1,760 to accommodate the future purchase of a new vehicle.

AN ADDITIONAL expense amounting to \$3,500 was recommended by Trustee Peter Bertelson for consultant fees to resist Pernick Drain assessments.

"For example, we might well hire the village engineers to study the actual water run-off and elevations claimed for us by Southfield," Bertelson said. "We can also

join with Farmington Hills to fight the arbitrary Pernick Drain assessment to each of us."

Franklin's share is estimated at about \$400,000.

In spite of the increase from the published budget figures, the council has kept the general fund at 2.61 mills per \$1,000 assessed valuation and is within the charter-imposed three-mill limit.

The total sewer, road and general fund millage will be 6.82, a drop from last year's 7.70 millage.

THE COUNCIL also agreed to Bingham Farms' request to pay the village's obligations for shared cost in phase two of the sewer installation. Franklin will discharge the \$185,000 indebtedness over a three year period.

Village president Ward Thomas urged council members to study Bingham Farm's proposed R-5 (cluster housing) ordinance.

Thomas also recommended consideration for planned residential development.

"This would allow greater flexibility in the placement of homes and buildings on lots so that they need not be lined up in grids as is currently required," he said.

Thomas' proposals first will be submitted to the planning commission before final council determination.

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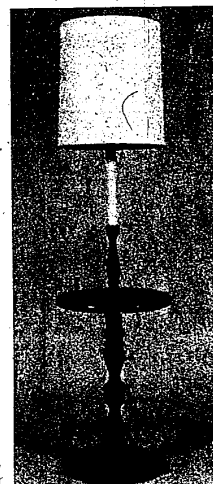
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