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Hearing is set for downtown area plans

By DIANE HUBEL

FARMINGTON — The Businessmen's Ad Hoc Committee and the Farmington City Council will hold an open meeting Aug. 13 to determine what the city and the downtown merchants can do to improve the downtown area.

The committee presented a report to the council at Monday's meeting.

Suggestions included the creation of a committee which would accompany the building inspector through all the downtown buildings on an inspection tour.

The committee suggested that this inspection committee draw up a report on the condition of each building and call upon the individ-

ual owners to make the necessary repairs and changes.

THE COMMITTEE also suggested that an architect be hired who could propose changes which would enhance the downtown area.

A traffic specialist should be asked to examine the traffic and parking problems in the downtown area and make suggestions which could help alleviate these problems, the committee said.

Rick Wilhelm, a spokesman for the group, said many of the buildings in the area were unsafe and needed to be renovated.

"We are only asking the city to do those things which are legal," he said. "We're asking them to look

at the buildings, determine if they are safe and follow up on their findings."

He suggested that the city condemn those buildings which are considered unsafe, and which the owners refuse to repair.

The space the buildings occupy could be used for parking, Wilhelm said.

"If we, the downtown business merchants remain passive we are just hurting ourselves," he said.

"IF WE ALLOW this disintegration to continue, we may find that we are the only inhabited ghost town on the map."

Another spokesman for the committee, Ed Balden, said the individual businessmen need to take more pride in their own establishments and need to be more com-

"We have to look at everything from the ground up."

—Ed Balden

petitive in building up the appearance of their own buildings.

"We have got to get some pride in this area," Balden said. "Farmington has got to start from the ground up to rebuild its image. Right now even the ground is pretty tacky. There seems to be a lack of pride among some individuals in our downtown."

Councilman Richard Tupper said that although the city does not object to assisting the merchants the success or failure of any improvement projects will depend on the response the committee can generate among the other merchants in the area.

"THE CITY does not have the funds to go into the real estate business," he said, "your success will depend upon the cooperation you can gain from your own people."

Bill Ray, owner of Ray's Interiors, said that parking and traffic flow were the two greatest problems faced by the downtown area.

He suggested that the city try a "ring road" concept similar to the one used in Birmingham, where by-pass roads were used for people who were just passing through the downtown area and not stopping to shop.

Councilman Tupper said that a past study of the downtown area indicated layout of the area prevented the city from establishing bypass roads.

"The 'ring road' concept has been considered," he said, "but when we found out the type of capacities that would have to be handled on bypass roads we found that the idea was just not practical."

Several of the councilmen said they had heard that the concept had not been a success in Birmingham and that the city was considering eliminating it there.

Rodeo, Queens start festival

FARMINGTON — The Jaycees championship rodeo, the queen's pageant and a look at historic Farmington, "The Power of it All" will be highlights of the first weekend of the Farmington Founder's Festival.

Big time rodeo comes to Farmington July 19, 20 and 21.

The internationally sanctioned rodeo at 12 Mile and Farmington Rd. has attracted cowboys from across the U.S. to the competition.

THE RODEO is part of the 11-day celebration of the Founders Festival. This year's festival coincides with the sequicentennial year celebration.

Stock and rodeo equipment, including the 1972 bareback "horse of the year", Nightmare, is being provided by the J Bar J Ranch of Clare. 3,000 seats and a large standing room facility are being constructed by the Jaycees.

Parking with easy access to 12 Mile or Farmington Rd. is being roped off and will be supervised for easy entry and departure.

Proceeds from the rodeo will be used by the Jaycees to support many community projects.

Tickets at the gate are \$3.25 for adults and \$2 for children under 12. Starting times for the four performances are 8 p.m. on the 19th and 20th, 2 p.m. on the 20th and 21st.

MONDAY, JULY 22, the Founders queen pageant will hold the preliminary judging at the Holiday Inn of Farmington, 10 Mile and Grand River, at 6 p.m.

Master of ceremonies is TV broadcaster Kelly Burke.

The girls will be competing for scholarships, gifts and a chance to go directly to the Miss Michigan pageant this year.

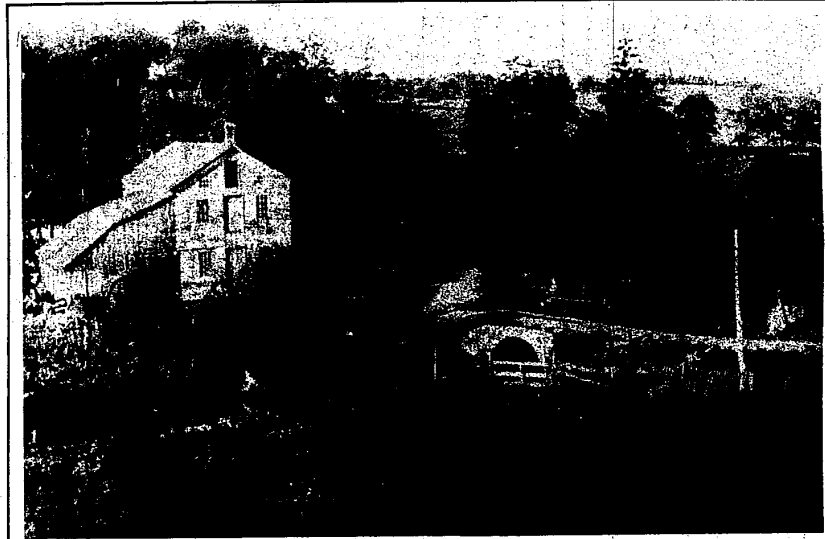
The Farmington Community Center and the Farmington Players will present an original musical-comedy entitled "The Power of it All", about the history of Farmington, opening July 19.

Performances are scheduled July 19, 20, 21, 26, 27, and 28. All performances will be at the Farmington Players Barn on 12 Mile Rd. between Farmington and Orchard Lake Roads.

Tickets are \$3 for adults and \$1.50 for children under 12, with tickets in advance available from the Farmington Community Center. All shows are at 8:30 p.m.

The community center commissioned June Rado and Charlene Slahay to write the book, music and lyrics.

Some of Farmington's best players will be performing. Choreography director is Kathryn Totocz and musical director is Sue McCallum.



Memory of time past

The old mill in Farmington looked like this around the turn of the century. It helped the commerce of the area, and provided a wealth of memories for a local resident who recalls some of her

relatives efforts to make it a viable business. Please turn to page three.

Zoning approved

Mammoth apartment complex to house 3,100

FARMINGTON HILLS — Nearly 3,100 people are expected to move into a new 360-acre planned residential community which will be developed in Farmington Hills over the next eight years.

Final approval for the rezoning request by the developer of the development, Melvin Rosenhaus, was granted at Farmington Hills Council meeting Monday night.

The rezoning request which was granted will change the area east of Halstead, between 13 and 14 Mile Roads from RA-1, one family

residential to RP-1 planned residential.

Plans which Rosenhaus has submitted to the council indicate that he expects to build a combination of single family residential and multiple family dwellings.

Rent in the area would range from \$360 to \$1,200 a month.

Plans call for approximately 225 single attached units, 307 one-bedroom units and 863 two-bedroom units.

Extensive security arrangements, which include a gatehouse with an attendant on duty at all times and a private security department have been developed.

THE PROJECTED population increase in the area is expected to be approximately 3,100 people.

Children of the residents of the area will be attending Forest, Dunkel or North Farmington High

schools.

The developers do not expect a substantial increase in the school enrollment as a result of the development, however.

They say that the high rent and the fact that only 225 of the units have more than two bedrooms will discourage most young families with children from settling in the development.

THEY ALSO said that many of the children who do live in the development can be expected to attend private schools.

Recreational areas and open spaces in the development are expected to take up 99.5 acres, or 32 percent of the entire area.

An old farm house which is already on the land will be used as a community center.

Rosenhaus said he intends to offer other recreational facilities

such as saunas, tennis courts, swimming pools and exercise rooms.

The development which will be called Forest Hills will be styled after another Rosenhaus development, Hunters Ridge.

Construction, which will begin later this year, is expected to span a period of eight years.

The development is located next to the Woodbrook subdivision.

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FARMINGTON—Modifications are necessary in the Farmington city ordinance which places restrictions on the parking and storage of recreational vehicles, according to a group of Farmington residents.

The residents asked the Farmington city council to consider modifying the ordinance following a July 8 zoning board of appeals meeting during which three requests for variances to the ordinance were denied.

Robert M. Tilley, 31619 Grand

River, requested time on the council's agenda for an open discussion of the ordinance.

Tilley said he did not want to see the ordinance eliminated, but said he would like it modified.

The ordinance currently allows for vehicles up to eight feet wide and 22 feet long to be stored on a residential lot.

THE ORDINANCE states that the storage and parking of a recreational vehicle must be to the rear

of the rear building line.

Commercial vehicles of less than one ton may be stored behind the front building line in a residential area.

It was the storage section of the ordinance that most of the residents were objecting to.

Many of the residents indicated that it was inconvenient for them to park their vehicles behind the house and that they would like to park them on the side or in the front of their homes.

Councilman Dr. John Richardson said that in many cases these vehicles could not be parked alongside homes because they would not allow enough variance for emergency vehicles to get through.

"If a fire truck answers a call and cannot get through, some people may find they are spending more time than they wanted to in their recreational vehicle," Richardson said.

"THEY MAY find they are liv-

ing there while repairs are being done to the burned out parts of their home, repairs which might not have been necessary if the fire trucks could have gotten through."

Another resident at the meeting said he thought the storage of recreational vehicles in residential areas was unsightly and cause property values to decrease.

Dr. Richardson suggested that the council study ordinances in communities similar to Farmington to see if they have arrived at a more acceptable solution.