

Mobile home park zoning planned

By JACKIE KLEIN

SOUTHFIELD—City planners are sitting on a powder keg which may explode when they unveil a proposed ordinance creating a mobile home park district.

Also expected to arouse homeowner flak is a possible request for a mobile home park on 22 acres on the east side of Inkster Road between Ten and Eleven mile roads.

It is expected the ordinance will be acted upon before the planning commission considers any petition for a trailer park by developer Bernard Sobie.

"A community must provide for various land uses," said Southfield City Planner Donald Gross.

"If we receive a request for mobile homes we must create an ordinance to control and regulate the district and assure proper use of the land."

The proposed ordinance is subject to revision and is not designed to fit or override Sobie's petition, Gross said. The ordinance as now drafted would enable the developer to provide 75 mobile homes on the Inkster site if his request is submitted and then approved.

SOBIE **ORIGINALLY** submitted a petition for mobile homes and then switched his zoning request to low-rise apartments. When it was indicated he would face vigorous opposition from nearby residents, Sobie decided to resubmit his mobile home plan.

The proposed mobile home park district (RMH) is intended to apply only to large, vacant unplatted areas on the periphery of existing or proposed single-family subdivisions.

The ordinance as currently drawn would provide an alternate form of detached, single-family housing providing the owner the flexibility of moving his living unit from place to place.

The district would provide a transition from single-family subdivisions to more intensive residential and non-residential land uses, Gross said.

Among conditions are that the mobile home site be a minimum of 25 acres, and the site plan abuts a major thoroughfare, a more intensive residential zoning district, non-residential

zoning district or permanent non-residential use.

Any site plan for a mobile home park is subject to approval of the city council upon recommendation of the planning commission.

THE SITE PLAN must include provisions for ingress and egress. Density is limited to a maximum of 9,000 square feet per mobile home and minimum front, side and rear setback requirements of 50 feet from all property lines must be maintained and landscaped, according to the proposed ordinance.

Among other provisions under consideration are a minimum distance of 15 feet between mobile homes, a minimum of two parking spaces for each unit, screened refuse facilities and a

minimum of 300 square feet of recreation space per mobile home.

Mobile homes must be supported on masonry blocks or jacks, connected to utilities and constructed with durable material. Outdoor storage of junk cars, trash and other refuse would be prohibited.

The city currently has two trailer parks, Southfield Downs on Southfield and Twelve and One-Half Mile roads and Southfield Gardens on Telegraph Road between Eight and Nine mile roads. Both are non-conforming uses in residential zones.

Southfield officials considered a mobile home park ordinance about two years ago when the Michigan Court of Appeals established a preferred zoning doctrine for residential districts.



by
**Don
Bosco**



It is fun to work in a kitchen that is attractive and arranged for efficiency in work. Ideas of what a kitchen should be and what purposes it should serve have varied with the times and modes of living. George Washington's kitchen, where work was done by the servants, was not in the house itself but was connected with it by a covered walk. Old brownstone houses in New York had kitchens and servants' quarters in the half-basement; food was sent to the dining room on a dumb-waiter, where a second servant placed it before the family and guests. Today, homemakers, faced with many tasks and the problem of little outside assistance, must have kitchens equipped and arranged to simplify their work.

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HELPFUL HINT: Don't take a knife to aged food cake. Cut it with a piece of butter-knife twist, held taut as a violin string.

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MRS. PETER ZERVOS, agora chairwoman (left) and Mrs. John Drakopoulos, foods chairwoman. (Evert photo)

Agora for meeting and learning the latest news
Agora is the Greek word for market place, but the meaning runs far deeper than that alone. In ancient Greece, not only was the marketing and shopping done in the agora, but it was the meeting place for friends, the place to find out the latest news, and it was the place to philosophize with the great teachers of the time.
The agora comes to Farmington for the third consecutive fall on Thursday and Friday, Sept. 26-27, brought by the Ladies Auxiliary of Holy Cross Greek Orthodox Church, and along with the agora, they bring a Greek Country Kitchen.
As in previous years, the event will be held in the Farmington Masonic Temple, and on the temple's grounds, at Grand River and Farmington Rds.
Shopping hours are from 10 a.m. - 8 p.m. each day.
Luncheon will be served from 11 a.m. - 1:30 p.m. each day, and dinner from 5:30 - 8 p.m. All foods served are prepared and baked by the women of the auxiliary under the direction of Mrs. James Madias and Mrs. John Drakopoulos.
The items to be sold will vary from stuffed animals, aprons, ecology boxes and clothes pin dolls to Greek pastries.

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