

Homeowners' group questions planned residential developing

By JUDY OWEN

FARMINGTON HILLS — Planned residential development (PRD), a zoning designation, is the latest issue to spur the Council of Homeowners' Associations into action.

The concept calls for a residential development which would include single family housing, multiple units and cluster homes with a proportionate amount of open space.

Board members of the council maintain that the group is not necessarily opposed to the type of development but that it would like to see city officials take a wait-and-see attitude. The group would like to see how it works in other communities before it is tried out in Farmington Hills.

When planners speak of PRD, they will most frequently point to the community of Columbia, Md. That city is one large PRD.

Meticulously planned, Columbia grew up in a wilderness area. The community wasn't worked jigsaw-style among already established subdivisions.

A jigsaw puzzle is a little dramatic,

but the open space which city planners believe may be suited for PRD does fall within residential areas.

At its board meeting Wednesday night, the council learned that it may have won a small victory in having the planning commission seek to erase areas designated on the city's future land use map "potential planned residential development."

A public hearing is needed for this move. Potential PRD now encompasses 25 per cent of the city and represents 75 per cent of the undeveloped land in the city.

THE HOMEOWNERS' council feared that the word "potential" could give developers a legal basis in a court argument that the land was already zoned PRD.

The argument about PRD is not negative, said Dr. Bruce McIntosh, president of Meadowbrook Hills Homeowners Association.

Meadowbrook, in the southwest corner of the city, and Woodbrook, in the northwest corner, are bordered on two sides by the potential PRD designation.

In Woodbrook's case, it may be more than just potential, because the planning commission has recommended approval for such a development directly to the west Woodbrook. The city council postponed action until a road problem can be resolved.

McIntosh said the whole concept of city land use should be re-evaluated with the basis on the views and desires of the single-family dwelling homeowner.

MOST PRD residents would be renters, said Richard Maicki, homeowners council president. Single residences would be in the great minority.

"We hear the pitch that it's impossible to have a single-family development," McIntosh said.

The council counters that the land use development with the best track record is the single-family residential development — especially subdivisions as they are now designed with recreational areas.

The only favorable comments about PRD have come from the developers, the council maintains.

"WE'VE GOT to see it in the best possible location first," one board member said. "We're not convinced that the best place to try is by proved single-family developments."

Planning commissioner Fred Hughes attended the homeowners meeting.

He said that the 1971 master plan included the PRD designation. There was a half dozen major public hear-

ings on the master plan, but no one reacted negatively to PRD.

"The problem didn't come about until someone wanted to put PRD in," he said. "The planning commission is not promoting PRDs."

He said he views PRD as a concept of integrated housing units developed in a manner to provide housing that is homogeneous with the surrounding area.

"It allows people to live in a community that meets their needs at various points in their lives," Hughes admits that the master plan didn't consider the practical problems in terms of implementation.

MAICKI VOICED four basic objections to PRD.

He said that the council would like to see the "potential" PRD areas removed from the master plan.

He would like to keep PRD from encircling an already established residential area.

PRD areas should contain more problems land, he said. These developments can make use of steep ravines.

The amount of land developed for PRD in any given area should be limited in order to protect existing subdivisions.

Maicki said that PRD is a totally unproven concept in the area.

The Wakefield development in Bloomfield Township is a PRD, although it is not completely developed.

OBITUARIES

LOUIS SCHEMMANSKY
Mr. Schemmanky, 53, of Oak Park died Jan. 15, 1978, at his home. He was born in Poland.

A retired automotive tool maker, he had been in the area 68 years.

Surviving are widow Rose, who is at St. Vernon Nursing Home in Southfield.

Also surviving are stepchildren Arthur Romer of West Bloomfield Township, Harold Romer of Ohio, Mrs. Robert (Sylvia) Stoller of Southfield, Mrs. Irving (Marilyn) Marbel of Southfield and 12 grandchildren.

Services were Jan. 16 at Hebrew Memorial Chapel in Oak Park with burial at Macphail Cemetery in Ferndale.

ALEXANDER J. McDONALD

Mr. McDonald, 64, of Farmington Hills, died Jan. 15, 1978, at Botsford Hospital in Farmington Hills.

A World War II Navy veteran, he also was a member of Southfield American Legion Post 467 and was employed at the Rider Bank Golf Club of Southfield.

Arrangements were handled by the Heene-Sundquist Funeral Home, Farmington.

JOSEPH A. KOENIG

Mr. Koenig, 76, of Farmington Hills, died Jan. 15, 1978, at Sinai Hospital in Detroit.

A self-employed mechanic, he was also a member of St. Gerald's Catholic Church in Farmington.

Survivors include his wife, Mary Ann; sons William of San Diego, Calif., Raymond of Howell, Kenneth of Livonia, Dennis of Novi, Robert and Harold of Farmington Hills, and Joseph A. Jr. of Livonia; daughters

Mrs. David (Irene) Franks of Hollywood, Fla., Mrs. James (Lorraine) Cook of Novi, Mrs. Ian (Dolores) MacMartin of Denver, Colo. and Mrs. Carlos (Mary Ann) Vega of San Diego, Calif.

Also surviving are brothers Anthony, William and Frank, 36 grandchildren and six great grandchildren.

Funeral arrangements made by Heene-Sundquist Funeral Home, Farmington.

MRS. ELAIE V. HOUSTON

Mrs. Houston, 79, formerly of Detroit, died Jan. 16, 1978, at the Farmington Nursing Home.

Surviving are sisters Mrs. Frank (Ruth) Peugnot of Farmington Hills and Mrs. Sigrid E. Meads, brother Carl E. Warnick.

Arrangements made by the Heene-Sundquist Funeral Home, Farmington.

AMANDA PAULSON

Mrs. Paulson, 91, of Farmington died Jan. 18, 1978, at Oak Hill Nursing Home in Farmington. She was born in Singapore.

She was a life member of St. Mary's Alter Society of Redford Township.

Surviving are daughters Mrs. Lawrence (Berence) Inman of Farmington and Mrs. John (Violet) Reilly of Dearborn, 11 grandchildren, 18 great-grandchildren and six great-great-grandchildren.

Services were Jan. 22 at Our Lady of Sorrows Church of Farmington with burial at Oakwood Cemetery in Saginaw.

Funeral arrangements were made by Thayer Funeral Home of Farmington.

Hills will hear garbage gripes

By JUDY OWEN

FARMINGTON HILLS — The city's department of public services (DPS) and a group of residents may be on a collision course.

The residents, most of whom live on Lorikay near Orchard Lake and Thirteen Mile roads, are objecting to a DPS facility which backs up to their homes.

They are expected to turn out at Monday night's city council meeting to complain.

Ralph Hermann, a resident of Lorikay, said "the dirt, noise and just the sight of it" has provoked his neighbors.

HE SAID THAT the location of the facility, which is a storage area for trucks, loaders and the city's supply of gravel, salt, sand and limestone

slag, "knocks the evaluation of my property down \$10,000."

City Manager George Majors, aware of the complaints of the residents, said the city has a 90-day lease on the property, which had been used as an airport hangar.

He said that the location is temporary until the city can move equipment to a 9.5 acre DPS site on Halstead Road.

The lease expires in April, although the city can arrange to remain on the Orchard Lake Road site on a month-to-month basis, he said.

Work on the new facility is expected to get moving within a month, he said.

"RIGHT NOW we're in a bind," he said. "It's cold and we can't leave the trucks out overnight."

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