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Hills senior housing zoning ready for city council vote

By JUDY OWEN

FARMINGTON HILLS—A controversial senior citizen housing project moved one step closer to reality Monday night when the city council approved consideration of rezoning St. Clare Parish, 2020 Ten Mile Road, had sought rezoning from single family residential (R-1) to multiple family (R-C-1) of 69 acres of the church's 18-acre parcel. The zoning change would permit construction of the first phase of a one-story complex which when completed would house 100 persons.

They would live in one bedroom apartment units and would eat their meals in a central dining room, according to The Rev. Joseph Drogowski, parish clergyman. After a two-hour public hearing which drew about 150 residents, the city council introduced an ordinance which, if approved, would enact the zoning change.

THE MEASURE had received a favorable recommendation from the planning commission which considered the request March 21. Central to the objections was that the request for multiple family residential zoning was inappropriate and that a special purpose district classification should be developed to permit the housing project in a single family area. A similar classification was

dropped from the zoning ordinance last year. Councilman Keith Deacon voted against the introduction of the ordinance for that reason.

He said that he wouldn't approve it if it were a request for rezoning to permit apartmentists to built on that parcel.

"We're voting on the rezoning not what's to be on it," he said.

Of the other five councilmen present, Joan Dudley abstained from the vote because she is a member of that parish. Mayor Fred Lichtman, William Ortmann and Earl Oppertbauer favored the introduction.

RESIDENT COMMENTS, pro and con, were similar to those made at the planning commission's hearing. Opponents, many of whom live in nearby Franklin Ravines and Woodbine subdivisions, said that the rezoning from single family to multiple would have a domino effect on other vacant parcels in the city.

"We do fear that it might tend to devalue our property. We do fear the domino theory," Jack Main, president of Franklin Ravines Association, said.

Main asked the council to "uphold the master zoning plan of this city so that senior citizens have a place to live in an area that would be good for them."

Robert Fort, 18183 Hemlock, also objected. "The issue is not senior citizen

housing. It is rezoning of land." He objected to the "piecemeal" modification of the master plan.

"WE WANT to be sure when we get to be senior citizens that we don't have to rely on the auspices of a Father Drogowski and a senior citizen home," Edward Klotzowski said.

Those favoring the proposal cited a need in the area for housing for semi-dependent senior citizens.

"I would love to see this city become a forerunner of this instead of just a tag along," one resident said.

Ending the public hearing, Lichtman said, "It is the nature of a public hearing for persons who are violently opposed and those who are in favor to show up. Ironically those who didn't show up may influence the council."

Referring to Deacon's comments, Lichtman said that if the property remained R-1 there could be the same type of structure except that it would be called a school.

"THE PLANNING commission pointed out that there are no other adjacent vacant lands," Lichtman said. "There are no other dominoes for this domino to fall against."

The heavily wooded ravine to the east of the property blocks the view of the parcel from residents of Woodbine subdivision, Lichtman said.

"The need in the community for

this type of facility is stated and restated," Lichtman said. "If it is the need of the members of the parish and for the senior citizens throughout the community, then I think it is a legitimate function of this church or any other church."

Oppertbauer voiced his approval of the ordinance introduction. He has served for several years on a housing commission sponsored jointly between the city of Farmington and Farmington Hills.

"THERE ARE FEW needs in this community that are greater than housing for the elderly," Oppertbauer said.

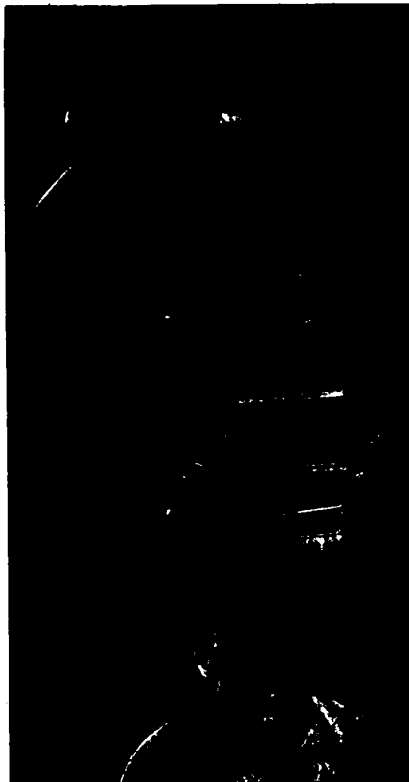
"If our property is going to be diminished by this type of development and we are so opposed to that despite the need, then God help us."

"It seems that opposition to the proposal is inversely proportionate to the distance one lives from it," he said.

Referring to an earlier statement from a parish spokesman, Ortmann said that by serving the elderly from the community, they would be freed up in the city.

"It's my hope that that's what they mean and they're not bringing in people from other communities," Ortmann said.

COUNCILMEN Robert McConnell and Jan Dolan were not present at the hearing.



Heavy reading

Youngsters participating in National Library Week activities Saturday at the Farmington Hills branch library took a different approach to books and their use. Instead of reading them, they stacked them. Prizes went to the youngsters who could stack the most books atop their heads. Reed Lowry shows that a grimace can help hold those books still but he still needs the steady influence of his friend Brian Roberts. Other youngsters participated in a pet show and kite flying contest held for the special week's observance. (Staff photo by Gary Friedman)

Farmington planning 'spring cleaning' in May

FARMINGTON—Beautification is the name of the game for May in the city.

The beautification committee is armed with a proclamation from the city council designating Keep Farmington Beautiful Month and has completed plans for a number of activities

aimed toward resident involvement. This is the first time that the committee has undertaken such plans, said JoAnne McShane, beautification month chairman.

Aim of the activities is to encourage residents and merchants to get out the paint, clean up the litter and

trash, wash windows, plant flowers and do other types of spring cleaning, she said.

AND THE COMMITTEE won't be sitting idle while all this goes on. Plans are under way to plant flowers throughout the city, wash fire hydrants, improve unsightly areas and assist the business community and city officials with improvements.

The committee will be sponsoring a sketch contest May 1-17 for students aged six to 18. Contestants are required to draw before and after pictures of an unsightly area with their suggestions for improvements.

Prizes range from a \$25 savings bond from the Metropolitan National Bank of Farmington to a bowling ball from Baire Lanes as well as transistor radios from World Wide Tele-



vision, gift certificates, a hamster, chow mein and egg rolls and sunglasses. There are 31 prizes that will be awarded in the contest.

Entrants are asked to send their drawings with their names, addresses and telephone numbers to the City of Farmington Beautification Com-

mittee, 2360 Liberty, Farmington 48824. Entries must be postmarked by May 17.

THE COMMITTEE has designated Michigan Week (May 17-24) as clean-up time for the schools. The city's department of public services will be providing trash bags for students to help clear away debris.

Winding up the month's activities will be the committee's annual flower and shrub sale set for May 30-31 by the fountain in the parking lot at Farmington Downtown Center.

Area merchants will be selling flats of annuals and perennials, shrubs, hanging baskets, patio plants and assorted flowers at discount prices to residents.

The sale will be carried out by the Beautification committee with the

hope of putting more color and beauty throughout Farmington. Mrs. McShane said.

Throughout the month, area merchants are expected to feature spruce-up sales of merchandise related to spring gardening.

"THE GOALS OF this month are to assist the entire community in beautifying its property, to instill pride in the community and to help Farmington keep its character and pleasant atmosphere," Mrs. McShane said. "Our motto is: Do your thing to help keep Farmington Beautiful."

Already the committee is making plans to keep the month-long beautification effort an annual event.

The group plans to sponsor a good neighbor contest next year seeking nominations from area residents.



Pat Day entertains the shoppers at Orchard Mall. (Staff photo by Craig Newman)

North students meet community

By SUSAN AVERILL

North Farmington High School students showcased their interests and talents last weekend at Orchard Mall in West Bloomfield by performing plays, puppet shows, songs and instrumental music.

Called "North Farmington Daze," the three-day event was intended to stimulate interest in Farmington schools and familiarize the community with school activities.

"The whole idea was communication with the community. We want them to know what North Farmington is doing, and here we had a real cross section of things," said Doug MacQueen, event coordinator.

dent council, school organizations and the mall management to coordinate the events.

Drawing upon its musical talents, the students entertained crowds of shoppers with the Stage Band, the Archie Black Quintet and 13 vocalists named the "Northern Lights."

The German club displayed a maypole while the French honor society staged puppet shows and drama students performed portions of plays.

A student council spokesman described the event as "moderately successful," but declined to say whether the school would repeat it next year.

Other clubs and departments participating included retailing, industrial arts, home economics, yearbook, co-op, art, Spanish club, French club, bowling club, science fiction club, forensics club and the cheerleaders.

FARMINGTON—The city council will be scrutinizing the proposed 1975-76 city budget before it makes its final recommendations May 18. Included in the budget proposal is a one-half-mill increase to allow the city to maintain services at its present standards.

To obtain resident input the council is seeking comments. Copies of the proposed budget are available at the city manager's office at the city hall, 2360 Liberty.

City officials have asked that residents study the budget and discuss their suggestions for change with either City Manager Robert Deadman or the councilmen.

The last millage increase in the city came three years ago, Deadman said.

He blames inflation and the recessionary trend which has had the same effect on city government that it has had on business and industry.

INCREASED assessed valuation on real property has offset some of the increased costs, Deadman said. However, sources of revenue other than taxes have not kept pace to offset the rising costs of operation.

About 55 per cent of the city's operational funding is dependent on taxes.

Current economic conditions have shifted the amount of funds available to the city through state and federal revenue sharing programs. In addition, revenue from building permits has declined with the reduction of construction and building activity in the area.

THE NEW BUDGET does not include any new employee positions, although salary increases are provided.

Deadman said that the increases in salary will be less than the present cost-of-living factor.

Ballot wording boobytrap?

FARMINGTON—The wording on the ballot for the school district's April 29 millage election may turn out to be a booby trap instead of the safety device school officials intended.

Officials are worried that four-mill voters might mistakenly vote against the two mill proposal and leave both proposals insufficiently supported for passage, causing total millage defeat.

"If 50 percent of the voters voted

for two mills, and another 50 per cent voted for four mills only, they would both be defeated by a 49 per cent majority that is anti-millage," one official said recently.

Obviously, those who voted for four mills would also be in favor of the two-mill proposal, and should vote for both in case the four-mill request is defeated, he said.

A vote for both proposals is not a

vote for six mills, but is primary approval of four mills with permission to levy two mills only if the four-mill proposal fails.

A third proposition for an additional mill for maintenance and repair was removed from the ballot several months ago when school officials decided it would cause too much confusion. Members of the administration and the board of education thought voters might support the one-mill pro-

posal, already earmarked, and desert the other two, which are marked for general operating expenditures.

The two-proposal ballot was intended to give voters the choice of maintaining present school programs by voting for two mills or improving the system by approving four mills. Confusing as the wording is, it was dictated by legal necessity and couldn't be helped, officials said.

Council seeking opinions on budget

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No gas again?

A local developer fears the ban on new natural gas usage by Consumers Power Co. will hurt Farmington and Farmington Hills. For his viewpoint, turn to page 6.

Paul rides again

Thanks to the Farmington American Legion post, Paul Revere's famous ride will be recreated. Red tape will be a bit sticky, but the legion will send proclamations via horseback. Read of the ride, page 2.

New sign

The Farmington Arts Club has a new identification. By secret ballot, a special logo was chosen. For the logo info, turn to page 13.