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9:00-4:00 p.m.
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sponsored by the Retail Merchants Association

OBITUARIES

GAIL AMANDA REED

Mrs. Reed, 81, of Livonia died August 16, 1975 in her home.

She was born in Noblesville, Ind. and lived in the Farmington area for many years. She was a member of the First Baptist Church of Southfield and was also Chaplain of the Rebekah's Edgewood Lodge 290 IOOF of Farmington.

Surviving are two sons, Clarence E. of Southfield and Glenn O. of Milford; a daughter, Mrs. Raymond (Lucille) Barnum of Livonia; 11 grandchildren, 20 great-grandchildren and three great-great-grandchildren.

Funeral arrangements were handled by the Heeney-Sundquist Funeral Home.

ARTHUR JOSEPH MARX

Mr. Marx, 48, of Farmington died Aug. 16 in the Veterans Administration Hospital in Allen Park.

He was born in Milford but spent most of his life in Farmington. He was a millwright for Conveyer Engineering in Detroit. Mr. Marx was a World War II Army veteran.

Surviving are his parents, Mr. and Mrs. Hubert J. Marx of Farmington, and three brothers, George of Brighton, Joseph of Royal Oak and Hubert J. of Farmington Hills.

Funeral services were in St. Alexander Catholic Church in Farmington Hills.

Farmington Observer & Eccentric

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GENERAL REVENUE SHARING — ACTUAL USE REPORT (5)

GENERAL REVENUE SHARING PROVIDES FEDERAL FUNDS DIRECTLY TO LOCAL AND STATE GOVERNMENTS. YOUR GOVERNMENT MUST PUBLISH THIS REPORT ADVISING YOU HOW THESE FUNDS HAVE BEEN USED OR OBLIGATED DURING THE YEAR FROM JULY 1 1974 THRU JUNE 30 1975. THIS IS TO INFORM YOU OF YOUR GOVERNMENT'S PRIORITIES AND TO ENCOURAGE YOUR PARTICIPATION IN DECISIONS ON HOW FUTURE FUNDS SHOULD BE SPENT. NOTE: ANY COMPLAINTS OF DISCRIMINATION IN THE USE OF THESE FUNDS MAY BE SENT TO THE OFFICE OF REVENUE SHARING, WASHINGTON, D.C. 20226

(A) CATEGORIES	ACTUAL EXPENDITURES (B) CAPITAL	(C) OPERATING / MAINTENANCE
1 PUBLIC SAFETY	$	$
2 ENVIRONMENTAL PROTECTION	$	$
3 PUBLIC TRANSPORTATION	$	$
4 HEALTH	$	$
5 RECREATION	$	$
6 LIBRARIES	$	$
7 SOCIAL SERVICES FOR AGED OR POOR	$	$
8 FINANCIAL ADMINISTRATION	$	$
9 MULTIPURPOSE AND GENERAL GOVT	$160,786	
10 EDUCATION	$	
11 SOCIAL DEVELOPMENT	$	
12 HOUSING & COMMUNITY DEVELOPMENT	$	
13 ECONOMIC DEVELOPMENT	$	
14 OTHER (Specify)	$	
15 TOTALS	$160,786	$ -0-

NONDISCRIMINATION REQUIREMENTS HAVE BEEN MET

(E) CERTIFICATION. I certify that I am the Chief Executive Officer and with respect to the expenditures/uses reported herein, I certify that they have not been used in violation of either the priority expenditure requirement (Section 103) or the matching funds prohibition (Section 104) of the Act.

Earl Opperthauser August 27, 1975
Signature of Chief Executive — Date

Earl Opperthauser, Mayor
Name and Title

Publish September 2, 1975

THIS GOVERNMENT OF FARMINGTON HILLS CITY has received General Revenue Sharing payments totaling $192,794.00 during the period from July 1, 1974 thru June 30 1975

✓ ACCOUNT NO 20 2 063 901

FARMINGTON HILLS CITY 336
CITY CLERK
FARMINGTON MICH 48024

✓ (D) TRUST FUND REPORT (refer to instruction D)

1 Balance as of June 30 1974	$ 373,047
2 Revenue Sharing Funds Received from July 1 1974 thru June 30 1975	$ 192,794
3 Interest Received or Credited (July 1 1974 thru June 30 1975)	$ 30,621
4 Funds Released from Obligations	$ -0-
5 Sum of lines 1 2 3 4	$ 596,462
6 Funds Returned to ORS	$ -0-
7 Total Funds Available	$ 596,462
8 Total Amount Expended (Sum of line 15 column B and column C)	$ 160,786
9 Balance as of June 30 1975	$ 435,676

(F) THE NEWS MEDIA HAVE BEEN ADVISED THAT A COMPLETE COPY OF THIS REPORT HAS BEEN PUBLISHED IN A LOCAL NEWSPAPER OF GENERAL CIRCULATION. I HAVE A COPY OF THIS REPORT AND RECORDS DOCUMENTING THE CONTENTS THEY ARE OPEN FOR PUBLIC SCRUTINY AT City Hall City Manager's Office

CITY OF FARMINGTON HILLS PLANNING COMMISSION PUBLIC HEARING

Thursday, September 18, 1975
8:00 p.m.

Farmington Hills City Hall, 31555 Eleven Mile Road
Farmington Hills, Michigan 48024

The City of Farmington Hills Planning Commission will give formal consideration to a proposed amendment to the text of the Farmington Hills Zoning Ordinance, which amendment would read as follows:

SECTION 1.

Section 407, paragraph 2, subparagraphs a and b, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, are hereby amended to read as follows:

a. The Planning Commission may approve of the clustering or attaching of buildings on parcels of land, under single ownership and control, which in the opinion of the Planning Commission, have characteristics which would make sound physical development under the normal subdivision approach impractical because of parcel size, shape or dimensions or because of topography or similar natural conditions.

The Planning Commission shall hold a public hearing on the site plan prior to approval of a One-Family Cluster Option. Notice of said public hearing shall be given in the same manner as notice is given for amendments to the Zoning Ordinance. In approving an area or cluster development, the Planning Commission shall find at least one of the following conditions to exist:

(1) The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to said thoroughfare and is of shallow depth as measured from the thoroughfare.

(2) The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.

(3) The parcel is shaped in such a way that it contains acute angles which would make a normal subdivision difficult to achieve and has frontage on a major or secondary thoroughfare.

(4) A substantial part of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.

(5) The parcel contains a flood plain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.

(6) The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten percent between those elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than the exceptional or infrequent features of the site. The topography is such that achieving road grades of less than that permitted by the City would be impossible unless the site were mass graded. The providing of one-family cluster, will, in the opinion of the Planning Commission, allow a greater preservation of the natural setting.

(7) The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.

In order to qualify a parcel for development under paragraphs (5), (6), or (7) of this paragraph 2a, the Planning Commission shall determine that the parcel has these characteristics and the request shall be supported by documented evidence prepared by a Registered Architect, Professional Community Planner, Landscape Architect, Engineer or Environmental Design Professional.

Such evidence shall include the following as appropriate: soil test borings, a flood plain map, topographic map of maximum two foot contour interval, an inventory of natural assets. A recent aerial photograph shall be submitted for any qualification under paragraph 2a, (5), (6) or (7).

b. The first step in the approval of a cluster option will be a preliminary determination as to whether or not a parcel qualifies for the cluster option under one of the provisions of 2a above. The second step is the approval of the site plan, upon which a public hearing will be held. A preliminary determination that a parcel qualifies for cluster development does not assure approval of the site plan and therefore the cluster option, but does give an initial indication as to whether or not a petitioner should proceed to prepare a site plan.

In areas meeting the criteria of 2a above, the minimum yard setbacks, heights and minimum lot sizes per unit as required by ARTICLE XVIII - SCHEDULE OF REGULATIONS, may be waived and the attaching of dwelling units may be accomplished subject to the following:

(1) The attaching of one-family dwelling units, one to another, may be permitted when said homes are attached by means of one of the following:

(a) through a common party wall which does not have over fifty percent of its area in common with an abutting dwelling wall.

(b) by means of an architectural wall detail which does not form interior room space.

(c) through a common party wall in only the garage portion of adjacent structures.

No other common party wall relationship is permitted and the number of units attached in this manner shall not exceed four.

(2) In a cluster development, the densities permitted may be increased to the following maximums (including streets):

(a) For those areas qualifying under paragraph 2a(1), (2), (3) or (4):
RA-1 District 2.2 dwelling units/acre
RA-2 District 3.3 dwelling units/acre
RA-3 District 4.4 dwelling units/acre
RA-4 District 4.8 dwelling units/acre

(b) For those areas qualifying under paragraph 2a(5), (6) or (7):
RA-1 District 1.8 dwelling units/acre
RA-2 District 2.6 dwelling units/acre
RA-3 District 3.5 dwelling units/acre
RA-4 District 3.9 dwelling units/acre

(c) Water areas within the parcel may be included in the computation of density provided that land adjacent to the water is substantially developed as open space.

SECTION 2.

Section 407, paragraph 2B, subparagraph (6), Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

(6) In order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, and when there is enough area in the parcel to all of it, the Planning Commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development: the single-family lots subject to the standards of the SCHEDULE OF REGULATIONS; open or recreation space; changes in topography which provide an effective buffer; a major or secondary thoroughfare; some other similar means of providing a transition.

SECTION 3.

Section 407, paragraph 4, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

4. In submitting a proposed layout under this section, the sponsor of the development shall include, along with the site plan, typical building elevations and floor plans, topography drawn at two foot contour intervals, all computation relative to acreage and density, and any other details which assist in reviewing the proposed plan.

One copy of the site plan, superimposed on a recent aerial photograph of at least 1" equals 200' scale, shall be submitted for review to show the relationship of the site plan to existing natural features and to adjacent developments.

SECTION 4.

Section 505, paragraph 1, subparagraph d., Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

d. A preliminary plan for the entire area carried out in such detail as to indicate the functional uses and dwelling unit types being requested; the proposed population densities; a traffic circulation plan; sites being reserved for schools, service activities, playgrounds, recreation areas, parking areas, and other open spaces and areas to be used for the public or by residents of the Planned Residential Development (scale: not smaller than 1" equals 200').

One copy of the site plan, superimposed on a recent aerial photograph of at least 1" equals 200' scale, shall be submitted for review to show the relationship of the site plan to existing natural features and to adjacent development.

SECTION 5.

Section 1303, paragraph 3, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

3. Commercially used outdoor recreational space for children's amusement parks, carnivals, miniature golf courses, tennis courts, subject to the following:

a. Children's amusement parks must be fenced on all sides with a four foot wall or fence.

b. Carnivals may be allowed on a temporary use permit for periods not to exceed two weeks, subject to renewal by the Board of Appeals.

c. A minimum setback of one hundred feet from any one-family residential district shall be maintained by any principal or accessory use except off-street parking.

d. Any night lighting shall be shielded away from any residential district or public street and shall be approved by the Building Department.

SECTION 6.

Section 1303, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended, in part, by adding the following paragraph 6 thereto as follows:

6. Establishments for the operation of coin operated amusement devices, billiard parlors, or other similar indoor recreation uses.

SECTION 7.

Section 1401, paragraph 1, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

1. Any use permitted in a B-3 District, as a principal use permitted.

SECTION 8.

Article XIV, sections 1402, 1403 and 1404, City of Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, are hereby amended to read as follows:

Section 1402. Principal Uses Permitted on Special Approval:

The following uses may be permitted after review and approval of the site plan by the Planning Commission and under such conditions as the Planning Commission imposes after finding that the use is not injurious to the District and environs; is not contrary to the spirit and purpose of this Ordinance; is not incompatible with already existing uses in the area; would not interfere with orderly development of the area; and would not be detrimental to the safety or convenience of vehicular or pedestrian traffic:

1. Retail sales of plant materials not grown on site and sales of lawn furniture, playground equipment, and other home garden supplies.

2. Bowling alley, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation when located at least one hundred feet from any front, rear or side yard of any residential lot in an adjacent residential district.

3. Establishments for the operation of coin operated amusement devices, billiard parlors, or other similar indoor recreation uses.

Section 1403. Required Conditions:

1. All uses shall be developed in accordance with the provisions of ARTICLE X, SECTION 1003 REQUIRED CONDITIONS for the OS-2 District.

Section 1404. Area and Bulk Requirements:

ARTICLE XVIII - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements shall be complied with.

SECTION 9.

Section 1601, note (d), paragraphs (1), (2) and (3), Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, are hereby amended to read as follows:

(1) Along those property lines which abut a single-family residential district and which are not separated from the single-family district by a major or secondary thoroughfare, or where the abutting single-family residential district is not already developed for a permitted use other than single-family residential, the minimum required yard shall be determined by the following formula:

$$Y \text{ equals } \frac{L + 2H}{3}$$

(2) In all other instances, the minimum required yard shall be determined by the following formula:

$$Y \text{ equals } \frac{L + 2H}{6}$$

(3) The symbols used shall be defined as follows:

Y equals required yard.

L equals the total length of a line which, when viewed directly from above, is parallel to the lot line and intersects any part of the building.

H equals height of building as defined in Sec. 201.

See the diagram following for explanation.

SECTION 10.

Section 1601, notes (f), (i) and (j), Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, are hereby amended to read as follows:

(f) Parking may be permitted within the required front yard setback provided that an area within the front yard remains as lawn or landscaped area which is equal to at least fifty percent of the area of the required front yard.

(i) Parking may be permitted within the required front yard setback provided that an area within the front yard remains as lawn or landscaped area which is equal to at least twenty percent of the area of the required front yard.

(j) Parking may be permitted within the required front yard setback provided that an area within the front yard remains as lawn or landscaped area which is equal to at least ten percent of the area of the required front yard.

SECTION 11.

Section 1604, paragraph 12C, subparagraph (1), Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

(1) Planned Commercial or Shopping Center	One for each one hundred square feet of usable floor space for the first 15,000 square feet One for each one hundred twenty-five square feet for the next 15,000 to 400,000 square feet of usable floor space One for each one hundred fifty square feet for that area in excess of 400,000 square feet of usable floor space

SECTION 12.

Section 1605, paragraph 8, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

8. In all use districts, except one-family residential districts, the entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be surfaced with asphaltic or concrete paving in accordance with specifications approved by the City Council, prior to the issuance of any occupancy permit; provided, further, that if weather conditions preclude said paving, a temporary occupancy permit may be issued for a period not to exceed six months.

Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

SECTION 13.

Section 1607, paragraph 4, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

4. Advertising signs pertaining to the sale of real estate located within Farmington Hills and temporary construction signs pertaining to the construction of buildings located on the same zoning lot as the construction sign, shall be permitted by the Zoning Inspector provided the following conditions are fulfilled:

a. Such advertising signs (when not located upon the premises described) shall not exceed sixty-four square feet in area, shall be located upon vacant land, and shall be limited in number to those reasonably necessary to direct the public to the premises on which the development is located. Construction signs shall not exceed sixty-four square feet in area.

b. Such advertising signs shall comply with all requirements of ARTICLE XVIII - SCHEDULE OF REGULATIONS of this Ordinance. Construction signs need not meet setback requirements.

c. Illumination of any such sign shall not be detrimental or annoying to surrounding property.

d. The construction of such sign shall be such that it will withstand normal wind forces encountered in the area. All such signs shall be properly maintained and shall not be allowed to become unsightly through disrepair or action of the elements.

e. A cash bond shall be filed with the City Clerk by the applicant to guarantee the proper maintenance of the sign over the period for which the permit is issued and for removal of the sign after the expiration of the permit. In the event that the applicant fails to maintain any such sign or to remove it, such bond shall be forfeited and the applicant shall be required to remove the sign.

f. Such permit shall be for a period of two years and may be renewed by the Zoning Inspector upon the same conditions as set forth above. An inspection fee shall be paid to the City Treasurer for each sign at the time of the original permit and at each renewal thereof.

g. Temporary construction signs may be erected only after a building permit is issued for the subject premises and said sign shall be removed prior to the issuance of an occupancy permit.

SECTION 14.

Section 1704, paragraph 2, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

2. Required walls shall be located along the lot line except where underground utilities interfere and except in instances where the Ordinance requires conformance with front yard setback lines in abutting residential districts. Upon review of the site plan, the Planning Commission may approve an alternate location for the wall or may waive the wall requirement if in specific cases it would not serve the purposes of screening the area effectively or where it is determined that the adjoining property is indicated on the Future Land Use Plan as a nonresidential area. Where site plan approval by the Planning Commission is not required, the Board of Appeals may provide such review. Required walls may, upon approval of the Board of Appeals, be located on the opposite side of an alley right-of-way from a non-residential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.

SECTION 15.

Section 1708, introductory paragraph, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

When provisions of this Ordinance require submission of a site plan to the Planning Commission, it shall be submitted in accordance with the provisions of this Section. Every site plan submitted to the Planning Commission shall be in accordance with the requirements of this Ordinance and shall provide, where applicable, appropriate conditions and notations indicating compliance with the Building Code requirements relating to barrier-free design for handicapped persons.

SECTION 16.

Section 2000, Farmington Hills Zoning Ordinance, Ordinance No. C-42, as amended, is hereby amended to read as follows:

Section 2000. HEIGHT LIMIT:

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flag poles or public monuments; provided, however, that the Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a use permitted under SEC. 1002 of this Ordinance, and the Planning Commission may specify a height limit for any such structure when such structure requires authorization as a use permitted on special approval.

Any person who is interested is invited to participate in the discussion of the proposed amendment to the Zoning Ordinance. Zoning text may be observed at the Farmington Hills City Hall on any business day between 8:30 a.m. and 4:30 p.m.

JAMES MORGEN, Chairman
City of Farmington Hills
Planning Commission

Publish: September 2, 1975