

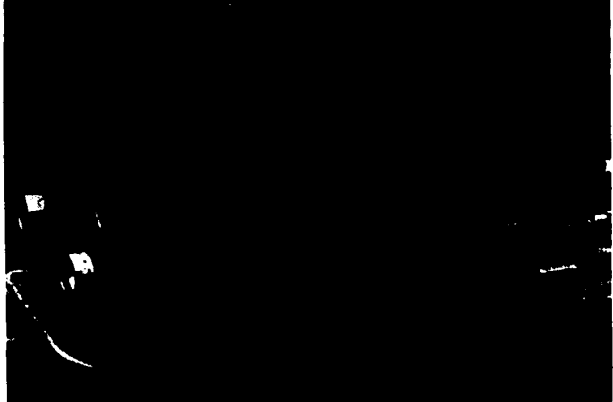
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Clownin' around
Ricky the Clown couldn't resist coming to town and entertaining the kids at the Farmington Founders Festival. (Staff photo)

Itch to kiss?
Some people believe that if your upper lip itches, you will be kissed by someone who is tall. But if your lower lip itches, you will be kissed by someone who is short!

Plans will change rural into urban site

By JUDITH BEKNE

A rural 172 acres on the western edge of West Bloomfield may become the township's first completely planned development.

The parcel, now consisting of open farmland, stands of hardwoods and some water, could give way to single-family homes, low-rise apartments, offices, shops and an industrial park—all planned by a single developer—Ronald Licht of Southfield.

Known as Maple Ridge, the land is located on the north side of Maple east of Haggerty. Its development would be the first of any significance in that area of the township, according to township planners.

PLANNING COMMISSIONERS were scheduled to make an on-site tour Saturday of 45 acres Licht would like to qualify under the township's planned subdivision option.

If his plans are approved, Licht will attack the single-family homes phase first because "people are needed for everything else."

Licht waited until the township had adopted its plan, then adapted the site plan to the required land uses, according to John Vehanen, assistant township planner.

"It's intended to be a place where people can live, work, shop and go to doctors and dentists all in the same area," Licht said.

He and his architectural and planning firm of Siegel-Tannous are working on a theme to unify the area.

"We are going to try to avoid all the mistakes the township made with Orchard Lake Road," he said.

THE LIGHT INDUSTRIAL section of the acreage adjoins another similarly zoned parcel of 88 acres which fronts Haggerty about one-quarter mile north of Maple. Vehanen said that anything from an automobile dealership to light manufacturing could go in there, Licht stressed. "We're not going to have any machine shops."

Licht, who has held the land for 10 years, said development will be "no quickie-type of situation."

Everything has to fit. You can't just stick apartments here and commercial there.

No specific time table has been worked out, but Licht is aiming to break ground next spring if he gets the township's nod of approval.

He envisions 150 single-family homes costing in the \$63,000 range.

"Not everybody in West Bloomfield can afford \$100,000 homes," he said. He believes other township builders have had financial difficulty because of restricting themselves to such a high price range.

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