

Planner Defends PRD Action

Realtor News



Lincoln Newland,
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When you want to raise cabbage in your garden, you plant cabbage seed. If you want beans or corn, you plant those respective seeds and you are very careful to select seeds of the best quality. You are never in doubt as to the nature of your product because you know that you have planted quality and given careful attention during the growth and what you have sowed you shall harvest. We see and grow and reap exactly the same way in our thoughts and business dealings. We, at Chamberlain, try each day to start the chain of perfect principles in our dealings with buyers and sellers alike so that each crop harvested will reflect satisfaction and prosperity for all.

EDITOR:

I suppose one who says "sound the alarm" might logically be called an alarmist. Robert Nelson, in his Sept. 28 issue of the *Enterprise and Observer*, was so misreading that it has motivated me to write my first "letter to the editor."

He says PRD (Planned Residential Development) will reduce protection against high-density population. In fact, it was designed to permit an optional means of residential development which is becoming increasingly in demand, without reducing protection against high-density population.

HE ALSO gives the impression all undeveloped residential zones in the township are to be rezoned. This is a practical impossibility, but even if it were possible, it wouldn't be allowed by the Planning Commission.

The PRD Ordinance rezoned

nothing. It is merely an ordinance which establishes an RP-1 and RP-2 zone which can be petitioned for the same as our multiple family zones, etc.

Mr. Nelson is correct that existing RA-1 equates to 7.4 bedrooms per acre and RA-2 to 8.4 bedrooms per acre. However, RP-1 will allow only eight bedrooms per acre and RP-2 allows 10 bedrooms per acre. If RA-1 were allowed to develop as now zoned we would get 9 of a bedroom less per acre than if developed by RP-1. In RA-2, we would get 1.6 bedrooms per acre less than if developed as RP-2 but we have almost no RA-2 undeveloped acreage which might be accumulated.

The Township Board and members of the Planning Commission have made it clear RP-1 is associated with RA-1 and RP-2 is associated with RA-2. A conventional subdivision being built today consists of four and five bedroom homes, full of school age children and full of streets which need maintenance and are safety hazards. The PRD also consists of four and five bedroom homes, but a lot of the bedrooms are in townhouses, condominiums and apartments with less school age children.

Moreover, the arrangement is such that many miles of streets are eliminated and pedestrian traffic avoids dangerous street crossings. Mr. Nelson's figures at Kendallwood appear erroneous to me, but there is no significance even if they are correct. The comparison must be between what can be built on undeveloped land, as it is zoned today, and what can be built if it is rezoned to RP-1.

A Rat's View

EDITOR:

While shopping around for my daily meal, I ran across a picture of a relative of mine in your paper.

It doesn't do him justice, he looks much better live. I warned him to be more careful; that's what one gets for being greedy I guess.

With all the food just laying around, he didn't have to go there for any.

We live like you people, sometimes even better, because we have free everything. We come and go as we please, few care.

There are some things we cannot do, but we make up for them by following our natural instincts.

And for the joy of just being around, we sometimes strike out at you people and watch you run in misery.

Our main targets are the little and defenseless ones. You bigger ones know how to handle us and then we'll dwindle away.

So in closing we will say, we'll be around as long as you want us.

(Signed)
IAMA RAT

AS FOR TAXES, the RP zone will produce taxes, maybe half again as much, as a conventional subdivision and no more school children. I have already mentioned fewer roads to maintain.

In summary the ordinance just passed rezones nothing. The RP-1 or RP-2 zone must be petitioned for, the same as any other zoning zoning and public hearings must be held on each case.

The PRD, which is developed in an RP-1 zone, must also be reviewed at a public hearing. A minimum of 100 single-family homes must be built in each RPD and never can the number of bedrooms in single family homes be less than one-third of the total bedrooms.

This ordinance is for large tracts of land where only comprehensive planning can be done and if we don't like the plan the developer won't get the zone. A small percentage of land will never be able to be maintained for a planned residential development. It's a shame too, because I think you'd really like it.

L. DAVID STADLER
Secretary, Farmington Township Planning Commission

Future Costs \$

EDITOR:

"We don't need you. You'll just raise our taxes." You'll state that, followed by more emotion-packed words, we made by residents of Farmington City in regard to the consolidation issue.

As township residents, perhaps we do need consolidation more at this moment, but it is difficult to show my friends the high costs of future needs that face both communities.

I would hope that, before the November election day, The *Enterprise and Observer* will publish a reasoned article on the issue, written by a proponent of consolidation who lives in the city.

MRS. L.H. LONG
Farmington

Nothing To Lose

EDITOR:

I would like to urge one and all to vote YES for consolidation on Nov. 4. If nine men are willing to put all their spare time, talents, and energies into the writing of a city charter, then I think that they should give them that opportunity.

We have nothing to lose, since we can always turn down the charter. And we may gain something—a new unified governmental body that hopefully will rule the 36 square mile area of Farmington in the best interests of all the people. I would also urge that people study the candidates and their qualifications carefully so that we will have the best men possible working on our city charter.

L. LAELLSWORTH
Farmington

County GOP Meets Oct. 14

BIRMINGHAM
Congressman Donald Riegle Jr., of Genesee County's 7th District, will address a meeting of the Republican Committee of Oakland County, Oct. 14.

The meeting, at 8 p.m., in the supervisors' auditorium of the Oakland County Court House is a part of the party's continuing effort to bring Michigan Republican leaders before local party workers. Riegle, who will be introduced by State GOP Chairman William McLaughlin, is expected to discuss his views on the issues before Congress and the future of the Republican caucus.

Riegle is a young, second term congressman who defeated incumbent Democrat John C. Mackin in his first bid for office.

Daniels Den

By EMORY DANIELS

Advice Given Club Writers

Vacations are over, and once again the social life of the community is picking up. A look at today's Farmington Community Calendar will give you some idea of the recent spurt in club activity.

Which makes it about time for publishing the annual edition of *Daniels Den* "How to Win and Influence Editors."

There is only one way—and that's to prepare and submit your notices in a proper manner. A little bit of planning will make it easier for your organization's events to receive publicity.

FIRST, and above all other requirements, publicity releases MUST be submitted before the deadline. If you wish something in our Wednesday edition, the copy must be submitted by noon Monday.

For the Sunday edition, copy deadline for club notices is noon Thursday.

But the smart club writer does not wait until deadline to bring in the copy. If the event is planned in advance (which most are), your news story can be brought in advance. Generally, plan to submit the release at least a week in advance. That way the editor has the choice of two or more editions in which your story may be printed.

The publicity chairman who waits until minutes before the deadline with a story about an event which has been planned for weeks is pressing his luck and does not deserve any special efforts by the editor to print the story.

NEXT, your story should be typewritten and double-spaced. Do not use onion-skin paper and don't submit a carbon. (Makes me wonder who you gave the original to.)

At the top of the release, type your name and phone number so you can be called if there are questions. Concentrate more on supplying all the necessary information than on

Beautifiers To Hear Leman

FARMINGTON
What is a "Master Plan" and what meaning does this have for the residents of Farmington Township?

This question and others will be answered by Charles Leman when he speaks at the meeting of the Township of Farmington Beautification Committee meeting at 8 p.m. Wednesday, Oct. 15, in the Township Hall. The meeting is public.

Leman, who has been a consultant to the Farmington Township Planning Commission, is a member of the firm of Villan & Leman which has participated in the preparation of over 100 comprehensive plans for communities in Michigan, Illinois and Indiana.

He will explain the plan that has been developed for Farmington Township and the framework that has been established for future development. A question and answer period will follow Leman's talk.

Consolidation's On Road Agenda

FARMINGTON

The Farmington Township Road Association will have for its guest speakers on Oct. 14 Gerald S. Ellisworth, former chairman of the Citizens for Better Farmington Committee, and John A. Allen, Farmington city councilman. Their topic will be the issue of consolidation.

All citizens may attend and take part in the program. The pros and cons will be presented and a question and answer period will follow.

The meeting will be held in Power Junior High School at 8 p.m. Coffee will be served.

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