

Homes Will Pay Their Way

Twp. Tax Base Good, Report Notes

FARMINGTON Residential zoning will pay its way in Farmington Township, according to a master plan study of government costs and revenue reviewed this week by the Township Board.

The plan was prepared by Vilcan Leaman and Associates, Inc., professional planning consultants, and presented to the board of trustees by Claude Coates.

Coates said the planners had been "surprised at the revenue projection" for the township, and noted that the residential sections will pay their way in terms of costs of services due to large lots and low density.

The purpose of the study was to determine how land use zoning will effect costs and revenues in the township in the future. With the study in, plans for public hearings for the master plan can go ahead.

The report notes that costs were projected on a per capita basis, rather than on per acre of land.

Among the report's conclusions: At the present time, property taxes provide 45% of total township revenue. In 1966, the base year of this study the figure was 40%.

The study indicates that the large lot, single-family areas of the township do very well in supporting township services. For this reason the balance of costs and revenue at capacity development should be adequate. This is assuming the current residential, commercial and industrial land use percentages are maintained as projected by the master plan.

The addition of a new regional shopping center (like Northland) would obviously be a great help in the immediate and near future. However, at capacity development and considering both costs and revenues, its effect in numerical terms is 1.8% better than if the township were fully developed without it," the report notes. In other words, a large regional shopping center would only help slightly in keeping the township revenue-cost picture in balance.

The report also makes some projections concerning the schools. Coates told the board that the number of school-age children per acre of residential land will be 2.86 for single-family

uses, and only 1.0 for multiple-family uses.

"Assuming that the cost of educating pupils remains constant, and the operating tax levy remains the same, the proposed land use pattern in the future land use plan results in a realistic cost-revenue picture in terms of education.

About 66% of the township's equalized value comes from homes, with per acre value at an average of \$18,000. A high of \$65,000 is recorded for industrial land in the 1966 as a base."

Coates also noted in the report that when the 1970 census becomes final, state revenues will make up a greater percentage of township revenue than

they now do. State sales tax returns are based on a local area's population.

The report also projects what may be per capita costs if the area develops to its potential of 113,000 people. Using Troy, Royal Oak and Southfield as examples, a figure approaching \$80 per person per year would be needed to sup-

port the township. It is assumed the report notes, that services will be expanded from their present levels if the population goes that high.

Revenues to support the \$80 per person figure, if current land use patterns hold up, would come about 50% from property taxes.

Some residential land may

be assessed as high as \$54,000 an acre, but may go as low as or lower than \$35,000. Commercial land may go as high as \$112,000 per acre.

Totally developed, the township's assessed valuation could be as high as \$683 million. If the large regional shopping center is included, that figure jumps to \$614 million.

Gill Principal Directs Clinic

A Dearborn educator who co-authored a series of auditory perceptual tests used to predict how a child will do in school will help conduct a six week diagnostic and training clinic in Livonia this summer.

The clinic will be held at Rosedale Gardens Presbyterian Church, 9601 Hubbard at West Chicago, from July 6 to Aug. 14. Frank Kasun, principal of Gill Elementary School, Farmington, will be its director.



JAMES P. CARMODY, 33822 Argonne, Farmington, has been named vice president of finance and administration for the Stan Sox Corp., Detroit.

The special clinic will be for children whose learning disabilities are impaired because their brain has difficulty analyzing and interpreting what they hear.

THE TESTS to pinpoint this problem were developed by Arthur Flowers, an education research consultant from Dearborn, and Dr. Mary Rose Costello, a language pathologist at Detroit's Henry Ford Hospital.

Known as the Flowers-Costello tests of central auditory abilities, they have been hailed as a significant research breakthrough in measuring auditory perceptual skills in

Plan Levin Open House

An open house for Democratic candidate for governor Sander M. Levin, will be held at the Oakland County Levin for Governor headquarters, 772 E. Maple, Birmingham this Sunday.

The event is open to the public from 8 p.m. until 10 p.m., according to Martin Weisman, chairman of the Oakland campaign for Levin.

local news

By MARIE LONG GR-43114

Mr. and Mrs. Luther Duell of Orchard Lake Rd., Farmington celebrated their 50th anniversary Sunday, June 14. A son and wife Mr. and Mrs. Donald E. Duell held a party for them at their home 1459 Lindsay Ave., Detroit. Their son Donald and wife Marion surprised them with a money tree which was decorated with daisies and money.

A tiered white and gold anniversary cake was on the main table which held a buffet lunch.

Mrs. Duell's dress was of blue and her corsage was of white carnations. Thirty-five friends and relatives were present from New York and Michigan.

MRS. HELEN Oliver of River Glen Apts. spent eight delightful days sightseeing and driving through the Smokies. She visited a glass blowing factory as well as wood working places. She toured eight different states. The days were filled with interesting places and the evenings beautiful.

MRS. EVELYN Cairns of Springbrook left for a trip on June 13 to enjoy a week at Gaylord. She also drove up to Sault Ste. Marie and also stopped at Manistowick, Mich. to visit her mother's grave.

tend Nazareth College for the year book workshop.

MR. AND MRS. Edward Kaunisto and family have purchased the former William H. Kettenbell residence on Warner. Mrs. Kettenbell is now settled in her lovely apartment on Kingslane.

MR. AND MRS. Mel Kennedy of Jamestown recently enjoyed a sight-seeing trip through Canada. Mel is one of the excellent pinocle players at the Drop-in center.

MR. AND MRS. Karl Schneider and family, Karl Jr., Robert, John, Martha, Stephen, Mark and baby David (seven smiling faces) arrived here last week from Australia. They arrived in San Francisco aboard an airliner then they boarded the Southern Pacific to Ogden, Utah, then on by train to the Rio Grande where they boarded an United Airlines Jet for the last leg of their journey to Detroit.

They expect to make their permanent home here. Grandfather and grandmother Schneider of Orchard Lake Rd. are delighted with the idea.

LAST MONDAY Mrs. Kay Sullivan and Mrs. Neville Dusenberry of Farmington drove Ron Dusenberry and Michael Jenkins to Kalamazoo to attend the graduation of their son, Ronald Dusenberry, from Michigan State University.

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Two area residents have been named to the dean's list at Lawrence Institute of Technology for the past term.

Thomas Hebel of 30047 Woodbrook, a graduate of North Farmington High School is currently studying mechanical engineering.

Blaine Potter Jr. of 34665 Bridgeman, is a graduate of Waterford Township High School and is currently studying industrial management.

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On Dean's List

FARMINGTON Judith A. Kubitskey, the daughter of Mr. and Mrs. George Kubitskey, 30120 Pipers Lane Court, Farmington, has been named to the dean's list at Hope College for the spring term.

Miss Kubitskey is a junior majoring in mathematics and minoring in physics and chemistry.

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<p>RENOWN WHITE</p> <p>AN ECONOMY TIRE 4 FULL PLIES OF TEMPERED NYLON CORD GRIP AROUND TREAD MODERN STYLING</p> <p>16⁸⁸</p> <p>PLUS 2.17 FEET 775x14</p>	<p>PRESTIGE POPULAR PRICED REPLACEMENT TIRE 4 FULL PLY-NYLON CORD MILEAGE- SAFETY AND LOW PRICE IN THIS QUALITY BUILT TIRE TERMS AVAILABLE</p> <p>19⁸⁸</p> <p>825x14 PLUS 2.37 FEET BLACKWALL</p>

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