

the farmington enterprise & observer

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Schedule Second Master Plan Hearing

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Zoning Ordinance Map which
does control use of land.

Goals of the master plan,
consultants explain, are:

- To create desirable living areas, in the form of neighborhoods, which are free from through traffic, served by schools and parks, and devoid of land uses hazardous or disturbing to residential living;
- To provide for all uses of land necessary to serve all residents of the community;
- To promote the township's economic position by encouraging a sound tax base; and,
- To provide an adequate circulation system for the safe, efficient movement of people and goods within and through the township.

THE PLAN MUST be implemented to be effective and for the above goals to be finally obtained, they explained.

Population estimates shown in the plan indicate the township's population could reach 100,000 by 1985 and will, at least, be at 60,000.

This would put the township in 1985 on a par with Southfield, about 80,000 people; Livonia, and higher than West Bloomfield and Novi.

Presently, the township has an estimated 40,000 persons living in 31-square miles. Figures in 1960 show the township had a median family income of \$9,682; an average of 11.7 school years completed

for those residents over 25; a median age of 25.5; and 3.79 persons per household.

These figures compare to 1960 figures for the township: a median family income of \$7,576; 12.1 median school years completed for those over 25; 26.8 median age; and 3.61 persons per household.

A land use survey, taken in the fall of 1966, showed that 42 per cent of the township's land was developed and 58 per cent vacant. Main land use category was residential which was 50 per cent of all developed land. Residential uses included: 38 per cent single-family; 2 per cent two-family; 1 per cent multiple-family; and .8 per cent trailer courts.

THE HOUSING CONDITIONS Analysis indicated there were some areas in the township which could qualify for federal renewal funds.

Areas of substandard housing were fairly small and located in the southeast part of the township, the survey discovered. In 1960, 12.4 per cent of township housing units were substandard compared to 21.3 per cent statewide and 12.8 per cent in Oakland County.

In 1966, there were 64 acres being used for multiple-family developments. Nearly all this apartment development occurred on property which had been zoned for multi-family use for at least three years.

Consultants stress there is

still a large amount of vacant land with development potential. There are now about 8,000 unutilized acres remaining in the township.

Availability of vacant land adds emphasis to the importance of the master plan because wise use of the land remaining to be developed will have important future effects upon the community.

WHAT GOALS, then, does the master plan envision for future development of the township's vacant land?

The primary goal is to provide for desirable residential growth, with homes located close to services.

Residential areas, the report advises, should develop on the Neighborhood Unit Concept which has as important elements:

1. It is a self-contained area usually bounded by major traffic arteries and other man-made or natural obstacles;
2. It includes a centrally located elementary school, playground, neighborhood park, and local streets discouraging through traffic.

Population standard for the neighborhood is between 3,000-5,000 persons, large enough to support an elementary school enrollment of 400-600 pupils.

The plan envisions 3.7 persons per single-family dwelling and 2.5 persons per multi-family unit. Public elementary school children should average

.6 per single-family home and .1 per family for multi-family units.

SUGGESTED DENSITY for single-family under the Neighborhood Unit Concept ranges from 1.8 to 3.8 dwelling units per acre. For multiples, based on two-bedroom units, the suggested density ranges from 7.6 to 13.8 dwelling units per acre.

These density figures were based on projections of a total residential capacity of the township, including both villages, of 116,550 persons or 133,160 persons without the villages included.

The capacity would include 16,339 elementary pupils of which 15,620 would come from single-family homes. Of the total capacity, 97,140 would live in single-family homes and 19,460 in multiples.

THE MASTER PLAN states there is a demand for additional apartments in Farmington Township. Safeguards included to protect single-family developments include:

- Multiples should be set back an adequate distance from single-family areas;
- Parking areas should be separated from single-family homes by a wall;
- Apartment areas should have access only to heavily traveled streets;
- Due regard should be given open space needs, circulation, relationship to adjacent

uses and overall appearance.

These safeguards must be applied to each request for multiples, the planners state. Multiples are advantageous on oddly-shaped parcels and on parcels isolated from neighborhoods by physical barriers, the report added.

Most multiples in the township should have a density of 10.4 units per acre with densities of 13.8 units per site allowable on small sites in the south and southeast sections of the township.

UNDER A PLANNED Resi-

dential Development (PRD), the density would be about 3.2 units per acre with development taking place on large tracts of undeveloped land in the township.

Lands available for Neighborhood Unit development total 3,900 acres to hold 7,100 dwelling units for 28,400 persons. Land vacant for PRD use totals 3,900 acres to hold 12,500 units for 51,200 persons.

If all PRD territory is developed as such, the report concludes, the entire township would have a 16 per cent hike

in dwelling units and 2.5 per cent population increase.

Estimated future school enrollments indicate a need for seven junior high schools when capacity is obtained. This means one junior high site would have to be purchased by the school district.

THE REPORT CONCLUDES the school district now has enough high school sites purchased to meet future enrollment needs.

The plan envisions development of a community center

at the site of the present township hall. Suggested additions include a recreation center, ice rink, fire station, auditorium, swimming pool and ball fields.

The township hall site now is about six acres and would have to be expanded to 35 acres if the community center goal was reached.

A total of five fire stations are recommended for when the township reaches its capacity population. Priority for stations is given for the 13 Mile-Middle Belt and 11 Mile-Orchard Lake areas.



NEW PLANT — Grimes Cleaners will open its new plant, shown above, Sept. 23 at the industrial park at 10 Mile near Haggerty. The new plant will house a new

cleaning system especially designed for modern fabrics which previously were difficult to clean.



IN IT GOES—Sid Zaron and Bondy Gross, Grimes plant operators, shove hard-to-clean clothing in their dry-

cleaning process and wait for it to come out just right.

Grimes Introduces New Cleaning System Here

Grimes Cleaners of Farmington will open its new plant which will feature the first use in the Midwest of a new dry-cleaning fluid which will clean the modern fabrics previously very difficult, if not impossible to clean.

The new fluid, called "Valcylene," was developed over a number of years by Du Pont and will be introduced to consumers for the first time in the Midwest in Farmington.

THE NEW CLEANING system has been installed in the new plant being located by Grimes Cleaners in the Farmington Freeway Industrial Park on 10 Mile near Haggerty.

Gross and Zaron also operate two other dry-cleaning plants in the Farmington area, one in the Downtown Farmington

Center and the other in the Demery Center.

They also operate a pickup and delivery service with two trucks and a station wagon.

THE DRYCLEANING machines are a new generation drycleaning equipment manufactured by Vic Manufacturing Co. of Minneapolis, Minn. Using Valcylene fluid, a product of research from the Du Pont Co., they represent a significant advancement in the development of high-performance drycleaning and can handle a wide variety of fabrics. Later this fall a new larger machine also designed to use Valcylene will replace one of the smaller eight-pound machines. This machine will handle loads of 25 pounds in as little as a 15-minute cleaning cycle.

With this added capability the new plant on 10 Mile Rd. will be the largest plant in the

world using only Du Pont Valcylene.

Gross declares that "the new system provides the most modern cleaning for the most modern fabrics."

VALCYLENE, the patented drycleaning fluid used in the machine, is a combination product (fluorocarbon solvent and a special detergent) providing unique properties and performance benefits.

Gross reports that it is gentle with a wide variety of garments including wedding gowns, knits, suedes and leathers, bonded and laminated fabrics, fur trim and plastic buttons as well as conventional garments.

This is because dye bleeding and extraction of natural oils, dyes, and adhesives is minimal. Valcylene and the operating characteristics of the Vic

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