

Bid for a moratorium on IRO zones fails

By Bob Sklar
Staff writer

A 90-day moratorium on requests for industrial-research-office zones near residential areas failed in a 3-3 vote of the Farmington Hills City Council Monday.

"I didn't want somebody starting an IRO request if we're going to decide to change, alter or repeal the amendment allowing that zoning near residential areas," said councilman Aldo Vagnozzi, who proposed the moratorium. "Why have somebody come to us, then have to tell them to wait for a committee report?"

On Aug. 14, Vagnozzi called for the moratorium, pending a report by the new ad hoc committee on toxic and hazardous chemicals.

"While this moratorium is in place, we should consider repealing the change that allowed IRO zoning outside the original location in the light industrial area," Vagnozzi said in a council memo.

THE AD HOC committee, the idea of councilman Philip Arnold, will evaluate city policies on the types of materials permitted in IRO zones

Study of toxic chemicals proposed

Farmington Hills city councilman Philip Arnold proposed a committee to study toxicity and hazardous chemicals because, he said, there "are very few people on the city staff, planning commission and council who have the background and personal knowledge on the subject, so it makes it difficult to evaluate existing or proposed

situations."

He sees the committee examining toxicity across the city, not just in IRO zones. He cited the transport of gasoline to gas stations and the use of cleaning agents in commercial zones as two issues that could be studied.

He sees the committee recommending

steps such as limited usage, usage bans, restricted locations, warehousing prohibitions, code or ordinance revisions and regulatory standards.

Once organized, the committee must issue its findings within 90 days to a joint meeting of the city council and planning commission.

and look at existing controls and need for more controls. Its membership, scope and timetable have yet to be decided.

Council members and city planners will meet in a special joint session at 7:30 p.m. Thursday, Sept. 7, in the Farmington Hills City Hall to review IRO zoning and share toxicity concerns.

Committee members will attend the meeting to "get a sense of what's being discussed," City Manager William Costello said.

THE CITY council formed the committee on Aug. 14, in the wake of a request to rezoned 14.5 acres on the east side of Drake, north of Grand River, from office service to IRO.

The acreage is near a condominium complex and two residential subdivisions. Some residents fear a toxic threat to their neighborhood. But the developer contends the city has sufficient controls to regulate the kinds of businesses that might locate there.

The city council tabled the rezoning

request until Sept. 25.

Council members Paul Sowerby and Jean joined Vagnozzi in supporting a moratorium. Opposing were Mayor Terry Sever, Arnold and council member Jody Soronen. Councilman Ben Marks was absent.

"In general, I'm hesitant to issuing moratoriums," Soronen said.

Last year, she said, she supported the option of extending IROs to parcels in the city, where appropriate, beyond the original boundaries, so it wouldn't be sensible to now vote against my original vote."

The Drake Road rezoning request "ought to be resolved fairly quickly," he said. "Both sides deserve an answer."

THERE'S "A strong possibility we could amend the current IRO zoning text and accomplish what we want to accomplish in allowing the zoning outside the original boundaries," Sever said.

Chemical industry or research could be eliminated from the IRO zoning text "and we could have a very workable zoning option," he said.

A 1988 amendment to the IRO zoning text allows the planning commission to review land use, hold a public hearing and impose special conditions (such as greater buffers, height restrictions and land use controls) to assure a use is not injurious to health and environment.

"Our ordinance has already put a lot of checks and balances into the hands of the planning commission as to what goes into the IROs," Marks said on Aug. 14.

Marks called toxicity "a very acute" problem, "something we should address." But, he said, he didn't "like the overreaction of all of a sudden, smack dab, you've got to



Aldo Vagnozzi
Hills councilman

have a moratorium." "We should stop what we're doing until we decide which way we want to go on this thing and not go every which way in the meantime while we're studying it," Fox said on Aug. 14.

Gunshot victim: 'This is a first for me'

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headed not guilty to one count of assault with intent to commit murder and one count of possessing a firearm while committing a felony.

Goldapper, who posted a surety bond of \$50,000 Saturday, faces up to life in prison on the assault charge and, if convicted on that charge, a mandatory term of two years on the gun charge.

WITNESSES TOLD police two men were driving down 12 Mile, waving fists at each other as one car tried to pass and the other wouldn't let it.

At a red light, the two got out, argued face to face and shoved each other.

Police say that as Banks retreated, Goldapper took out a gun and fired one shot, hitting Banks in the chest.

THOUGH HE said he didn't want to get into specifics because of possible civil legal action against Goldapper, Banks said of the incident along 12 Mile:

"The guy had a chip on his shoulder. I was in the wrong place at the wrong time. He was having a bad day, I guess, but that's a real weird

way to end it.

"It was basically a road disagreement. He thought I was following too close, and he slammed on his brakes and flipped me off.

"I tried to pass him and he wouldn't let me. We were flipping fingers back and forth.

"At the light, he got out of his car.

I saw him coming, so I got out, too. I wasn't going to let him catch me sitting there."

BANKS DISPUTED reports of a shooting match.

"I never laid a hand on him. He pulled the gun and shot me. He never gave me a chance."

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