

Hills moves to change controversial zoning law

By Bill Coultant
Staff Writer

The Farmington Hills City Council adopted changes in a controversial zoning ordinance designed to alter development patterns.

The council voted 5-2 to change the city's Planned Unit Development (PUD) Ordinance so that the city would have a preliminary review of proposed development projects that would impact the project and come through the Planning Commission. The council also included a referendum provision, which would place for other zoning ordinances.

The issue had been brought up several times in the past, but the council

versal Timbercrest development at 12 Mile and Middlebelt, which was brought under PUD zoning.

That type of zoning allows the city and developer to negotiate lot sizes, density, open space and other features outside of the conventional zoning. The PUD option was adopted, and is also used in some other cities, as a way to allow development of property that doesn't lend itself to conventional use, while protecting the interests of the city and its residents.

But the PUD plan used for the 92-acre Timbercrest development resulted in strong and vocal opposition by a group of residents and an attempt to recall the six council members who voted for the project.

Mayor Joanne Smith and Councilman Larry Lichtman, who both supported Timbercrest, called the addition of a referendum "a step backward." Under this option, residents could mount a citywide vote on a PUD approval and overturn a council decision.

"Very few developers are going to be interested in spending money on lengthy negotiations with the city with no assurance that when the City Council inks the contract, it will stick," Lichtman said of the referendum provision.

Smith said the change would keep developers away who otherwise might be interested in redeveloping property, which will be important in keeping the city from deteriorating.

She said moving into a new neighborhood, like a new development, and like voting for a candidate, is a risk because until you move in, you usually don't know your neighbors.

"You take a risk when you move into a sub," she said. "But development adds to our tax base. You don't know who is going to be a nitwit until after you elect them."

Smith said the referendum provision would take away any flexibility from the Planning Commission and City Council to negotiate a good PUD for fear of a referendum undoing the work.

Kathleen Kennedy — a resident of the Northwestern and 14 Mile area, where a PUD has been proposed for a shopping center — said the referendum "would indicate that terrorism works."

But the idea had plenty of public support.

City Council candidate Vicki Barrett said the referendum would not be easy to pull off. Like other forms of zoning in the city, it would require 15 percent of those who voted in the last general election for the Secretary of

State to sign a petition of intent, and 15 percent of those who voted for Secretary of State to sign petitions within 45 days.

"We don't get 15 percent of the voters in our city elections most of the time," she said, adding that it makes the process more democratic.

The Council of Homeowners endorsed the proposal as one that is easier to understand, brings the City Council into the negotiations earlier, and allows the citizens an option.

"This is one last way for residents to oppose what they feel is a bad decision by council," said Councilwoman Cheryl Oliverio.

Classes offered for male models

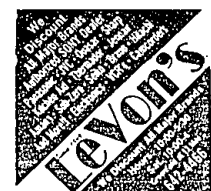
For four years a series of modeling classes for girls ages 4-19 has been offered in cooperation with Crowley's Livonia Mall store and the Feminine Modeling School.

Now the male division of Feminine, Les Hommes, is offering workshops in the summer session for boys and male teens, ages 6-19.

The classes for the girls will feature modeling techniques, fashion, grooming, etiquette, social graces, personality, nutrition, fitness, and for teens only make-up.

The guys will learn runway techniques — professional presentation, their "best look," proper manners, personality to develop confidence.

At the end of the course, all participants will model in a "Back-to-School" Fashion Show on Aug. 26 in Livonia Mall. For details call Marlene Saponi at 810-788-6813. The classes begin July 15.



THINKING ABOUT...
AIR CONDITIONING
CALL TODAY FOR A FREE ESTIMATE
(810) 476-7022
ANYTIME
D&G HEATING & COOLING
19140 Farmington Road • Livonia

Which-Craft
Art & Craft Shoppe
17162 Farmington Road
Livonia, (Corner of 6 Mile)
313-425-0410

20th Anniversary Celebration

1/2 OFF SALE
Pre-Cut Fabric, Selected Books, All ribbon by the yard, silk flowers.

CLASSES! CLASSES! CLASSES!
Painting Beginner & Advanced
Watercolor, fabric, acrylics, oils & more. Classes in silk embroidery also available.

STOP IN & PICK UP OUR CURRENT CLASS SCHEDULE!
Large selection of: books, wood, paints, brushes, cross stitch, silk ribbon embroidery, stencils, and all your craft needs.

25% OFF
ON ALL ART & CRAFT SUPPLIES FROM Which-Craft
Show Promotion in the Shop • Expires in 2 Weeks Only
With Coupon • Expires July 22, 1995

Four great styles. One attractive figure:
\$59.99

Theo Miles cotton knit dresses are perfect for the lazy days of summer. They're affordable, casual, comfortable, cool, and machine washable. So come choose yours today.



Shown on figure and from left to right: Theo Miles long jumper in navy or black, with a white T-shirt, Turin top and skirt in turquoise or turquoise. Short jumper in red, black, red, or navy, with a white T-shirt. Wedge in purple or turquoise. All sizes S-M-L. In Misses' Sportswear.

STORE HOURS: Laurel Park Place open Sun. 12-5, Mon.-Sat. 10-9. FOR INFORMATION call 953-7500. CHARGE IT: Parisian No-Interest Option Credit Card, MasterCard, Visa, the American Express® Card or Discover® card.