

Growth of Apartments Cited in Farmington Study

Apartments — when properly upgraded — are a mission has reported. regulated, and placed in up- tax boon to a community. A report turned over to the Farmington city planning com- City Council last week said

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apartment properties now under construction could produce \$44,844 annually in school, city and county taxes. It said a comparable figure was \$19,188 for single-family development on the same properties.

The school district, they said, could expect about 50 students from 500 apartments while the same property with one-family residences on it would produce about 166.

It was estimated that public safety costs would run 25 percent less and public works costs 75 percent less for apartments than if the areas were developed with houses.

This, planning officials told the commission, was due to the centralized nature of apartment dwellers, the general makeup of the apartment dweller.

The density factor, along with the above-average income of apartment dwellers, gave them the ability to stabilize the stability of the business climate, planners said.

They estimated the purchas-

ing power ratio at five to one.

"Based on 500 apartment units, it is estimated that there would be a gross income of \$46,844 compared to \$19,188 if the same properties were developed for single-family residents," they reported.

They assumed that 20 percent of the gross income would be spent in local retail stores, thus arriving at a \$1 million spending figure for apartment dwellers and \$200,000 for those living in houses.

Planners suggested that the cost of the building code dealing with sound-proofing and fire-proofing be upgraded to meet Federal Housing Administration recommendations.

City Manager John Dillan was authorized by the council to draw up the revisions.

It was noted that complaints about noise were prevalent among apartment dwellers who answered the planning commission survey.

Present zoning will allow urban development of about 517 apartment units in the town and about two-thirds that num-

"If you weighed apartments versus single-family dwellings on a dollar-and-cents basis, apartments provide a lower tax base," said the report. "In addition, the school district requires less municipal services and create higher purchasing power than single-family developments," planners said.

But they emphasize other factors.

"The City of Farmington has grown in stability due to the fact that it is a business of a small town yet the services of an urban area," they said.

"If apartment development gets out of balance with this image and the general character changes, it may have a detrimental effect on the entire community."

Present zoning will allow urban development of about 517 apartment units in the town and about two-thirds that num-

ber now are occupied or near completion.

One apartment site has room for 16 more units and all others are under construction. The rezoning request

of two developers are pending.

Such development is desirable if compatible with the surrounding property, according to the planning commission.

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**Men In
Service**

Clarence C. Baumham, alumnus, USN, son of Mr. and Mrs. Clarence E. Baumham, 11785 Camden Rd., Livonia, is a crew member of Attack Squadron 25 aboard the attack aircraft carrier USS Midway which recently returned from the Far East. The carrier is home based at the Naval Air Station, Lemoore, Calif.

Douglas H. Fahle, shipfitter, fireman, USN, son of Mr. and Mrs. Neva and Fred Fahle, 30356 West 111, Livonia, is a crew member of the Navy guided missile cruiser USS Little Rock operating out of Norfolk, Va. Little Rock is in Norfolk undergoing annual drills and inspections before a cruise to the North Atlantic in June.

Paul M. Neff, fireman apprentice, USN, son of Mr. and Mrs. Bravise, Neff, 36926 Lawrence Drive, Livonia, is a crewmember of the Navy fleet oiler USS Salamone, serving with the U.S. Sixth Fleet in the Mediterranean. While in the Mediterranean, Neff is responsible for ships of the fleet to remain at sea longer by providing them with fuel oil, jet fuel and aviation gasoline while underway.

Dennis F. Bales, electrician's mate fireman apprentice, USN, son of Mr. and Mrs. Fred E. Bales, 11141 Oldsmobile Lane, Livonia, is scheduled to graduate June 12 from Electrician's Mate School at the Naval Training Center, Great Lakes, Ill. He is studying the repair, maintenance and operation of modern naval electrical equipment. The curriculum also included the preparation and use of electrical prints and wiring diagrams.

John B. Ayres, USN, son of Mr. and Mrs. Robert M. Ayres, 11968 Stark Road, Livonia, recently participated in the rescue of 10 members of the crew of the American freighter Taddeus Villegas which ran aground near Yokosuka, Japan while serving Seventh Fleet in the Far East.

Army 2d Lt. John J. W. Marshall, whose wife Linda lives at 11375 W. Clemens Circle, Livonia, was assigned to the 1st Infantry Division Artillery at Fort Riley, Kan. Marshall, son of Mr. and Mrs. John M. Marshall, 6024 W. 12th, Livonia, is an assistant intelligence officer in the artillery's Headquarters Battery. He was graduated from Bentley High School in 1960.

Shortstop Hits 20
When he hit his 20th home run on Aug. 5 Dick McAuliffe became the second Detroit Tiger to hit 20 home runs in a season that mark. Chico Fernandez clouted 20 homers in 1962.

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