

## Vision Tests Being Given to Pre-Schoolers

Children at the Mayfair Cooperative Nursery School, 3230 Middlebelt Road, Farmington, will be screened for possible vision defects on March 1, 4, 8, and 11. The aim of the vision screening program, conducted by the Delta Gamma volunteers, is to make sure that every child has two good eyes. One child in 20, ages 3-5

### Ready to Seek Bids On New Fire Truck

Final details have now been worked out on specifications for the new fire truck that Farmington Township is planning to buy. Township Supervisor Curt Hall reported Monday.

Hall stated that he would be seeking permission to go out for bids at the next regular meeting of the Township Board. The boys will be confining their sales efforts to the Farmington Meadows and Farmington Oaks subdivision areas and the environs of these subdivisions, it was reported.

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## Cab Service To Be Checked

At the request of Councilman Howard Thayer, a check will be made to determine what steps might be taken to assure adequate taxi cab service in the City of Farmington during the late nighttime hours.

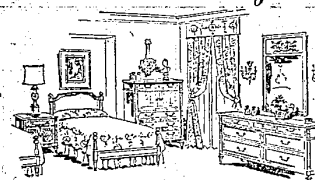
Thayer reported at the City Council meeting Monday night that he has gotten complaints from citizens regarding lack of nighttime service and that on checking with the local cab company he found that they were experiencing problems in getting nighttime drivers.

It was Thayer's feeling that if the present cab firm serving the city cannot provide complete 24 hour service consideration should be given to allowing any other cab firm to come into the community.

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## LEGAL NOTICES

### AMENDMENT TO SUBDIVISION REGULATIONS ORDINANCE 21 (a)

An Ordinance amend.

An Ordinance to provide

standards, procedures, rules

and regulations related to the

making and approval of plats

within Farmington Township,

Oakland County, Michigan;

to provide for preliminary

and final approval or rejection

of such plats by the Township;

and to provide for fees in connection

therewith.

THE TOWNSHIP OF FARMINGTON ORDINANCE 21 (a)

Subdivision Regulations Ordinance approved and adopted by the Township Board of Farmington on January 22, 1959, is amended as follows:

1. The definition of "Planning Board" contained in Section 101 of said Ordinance is amended to read as follows:

"PLANNING BOARD"

When used in this Ordinance, shall mean the Planning Board of the Township of Farmington established under Act 184 of the Public Acts of 1933, as amended.

2. Paragraph (e) and (f) of Section 301 of said Ordinance are deleted and the following paragraphs are added to said Section 301:

(e) Should the Township Board approve the Preliminary Plat, it shall be deemed to constitute approval of the Preliminary Plat as a guide to the preparation of a Final Plat.

(f) The approval of the Township Board shall be effective for a period of twelve months. Should the Final Plat in whole or in part not be recorded within this time limit, the Preliminary Plat must be resubmitted to the Planning Board for approval, unless this requirement is waived by the Governing Body.

III. The following new Section 302 is hereby added to said Ordinance:

SECTION 302 - PLANNED UNIT DEVELOPMENTS.

The following requirements apply in addition to all other requirements of this Ordinance where a Preliminary Plat is submitted for approval under Section 403 of the Farmington Township Zoning Ordinance:

A. Statement of Principles. Consideration by the Planning Board and the Governing Body of proposed Planned Unit Development shall reflect the following basic principles:

1. Section 403 of the Farmington Township Zoning Ordinance provides an expedient method of subdividing property and approval of any Planned Unit Development is subject to the discretion of the Township Board.

2. Particular attention shall be given to the effect of a Planned Unit Development upon the immediate area, where the character of that area has been established by previous development. Major attention shall be given by the Planning Board and the Governing Body to the benefits to be derived by the residents of the proposed subdivision and the township.

3. The following objectives set forth in paragraph five of Section 403 of the Farmington Township Zoning Ordinance shall govern the approval or disapproval of the proposed Planned Unit Development:

(a) To provide a more desirable natural character to open fields, stands of trees, meadows, hills, and similar natural assets.

(b) To encourage developers to use a more creative approach in the development of open fields, stands of trees, meadows, hills, and similar natural assets.

(c) To encourage a more efficient, aesthetic and desirable use of the open area while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles on the site.

(d) To encourage the development of open space within reasonable distance of all lot development of the subdivision and to further encourage the development of recreational facilities and areas.

(e) The application for approval of a Planned Unit Development shall contain the following information in addition to the information required by other Sections of this Ordinance:

1. A complete description of the land proposed to be dedicated to the common use of lot owners (herein called open space) shall be provided, including the following as a minimum:

(a) Legal description of open land.

(b) Topographical survey of open land.

(c) Type of soil in open land. (Include a minimum of one soil boring and percolation test per acre.)

(d) Description of natural features on open land. (Stands of trees, other vegetation, streams or other bodies of water, etc.)

(e) Other relevant factors.

2. The proposed plan of development of the open land shall be contained in the application and shall include the following as a minimum:

(a) How legal title is to be held.

(b) How said property shall be regulated.

(c) Provisions for the payment of taxes.

(d) Persons or corporations to be responsible for maintenance.

(e) How maintenance is to be guaranteed.

(f) How maintenance and development are to be financed.

(g) Proposed uses of open land.

(h) What improvements are to be constructed by the developer and an estimate of the cost thereof prepared by a civil engineer or architect.

(i) Other relevant factors related to the proposed use of open land.

3. The application shall contain a statement of the benefits to be realized by the residents of the proposed subdivision and the Township by approval of the proposed Planned Unit Development with particular reference to the objectives stated in paragraph five of Section 403 of the Farmington Township Zoning Ordinance.

C. Before any action is taken upon any Planned Unit Development filing, copies of the Preliminary Plat, application and supporting data shall be submitted by the Township Clerk to the Township Planning Consultant and to the Township Attorney for review and recommendation.

1. The Planning Consultant shall review and render an opinion upon the proposed Planned Unit Development from the materials furnished and from visits to the site or other information as he may deem necessary and render his opinion with respect to the following:

(a) The suitability of the proposed open land for purposes proposed.

(b) The need for the proposed uses in the general area.

(c) The location and layout of the open spaces with relation to the lots within the subdivision.

(d) The effect upon neighboring area which would result by the Planned Unit Development and the appropriateness of the development of the lot also proposed under the Planned Unit Development in the particular area involved.

(e) Any other factor related to the development and proper design of the proposed subdivision.

2. The Township Attorney shall review the proposed

## LEGAL NOTICES

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(e) Other relevant factors.

2. The proposed plan of development of the open land shall be contained in the application and shall include the following as a minimum:

(a) How legal title is to be held.

(b) How said property shall be regulated.

(c) Provisions for the payment of taxes.

(d) Persons or corporations to be responsible for maintenance.

(e) How maintenance is to be guaranteed.

(f) How maintenance and development are to be financed.

(g) Proposed uses of open land.

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3. The application shall contain a statement of the benefits to be realized by the residents of the proposed subdivision and the Township by approval of the proposed Planned Unit Development with particular reference to the objectives stated in paragraph five of Section 403 of the Farmington Township Zoning Ordinance.

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2. The Township Attorney shall review the proposed

## LEGAL NOTICES

Planned Unit Development and render his opinion with respect to the following:

(a) The proposed manner of holding title to the open land.

(b) The proposed manner of payment of taxes.

(c) The proposed method of regulating the use of the open land.

(d) The proposed method of maintenance of property and financing thereof.

(e) Any other factor related to the legal or practical problems of ownership use and maintenance of the open land.

D. If the Planning Board is satisfied that the proposed Planned Unit Development meets the letter and spirit of the Farmington Township Zoning Ordinance and should be approved, it shall recommend such approval to the Governing Body with the conditions upon which such approval should be based. Thereafter after the Governing Body shall take action upon the application in accordance with Section 301 of this Ordinance.

E. If the Planning Board is not satisfied that the proposed Planned Unit Development meets the letter and spirit of the Farmington Township Zoning Ordinance or finds that the approval of said Planned Unit Development will be detrimental to existing development in the general area and should not be approved, it shall communicate such disapproval to the Governing Body with the reasons therefor. The Subdivider shall be entitled to a hearing upon said proposal before the Governing Body upon written request therefor filed with the Township Clerk.

F. If the Governing Body gives preliminary approval to the proposed Planned Unit Development, it shall instruct the Township Attorney to prepare a contract setting forth the conditions upon which such approval is based which contract shall be entitled to a hearing upon said proposal before the Governing Body, shall be entered into between the Township and the Subdivider prior to the approval of any final plat based upon the approved Preliminary Plat.

G. At the time of application for final approval, the Subdivider shall deposit a cash or corporate surety bond in the amount of the estimated cost of the proposed improvements to the open land guaranteeing the completion of such improvements within a time to be set by the Township Board.

H. At the time of filing application for approval of any proposed Planned Unit Development, a review and inspection fee of \$250.00 shall be paid to the Township Treasurer, such sum to cover the costs of the

## LEGAL NOTICE

review required hereunder by the Township Planning Consultant and Township Attorney.

IV. The following paragraph (k) is added to Section 401 of such Ordinance:

(k) Concrete sidewalks shall be constructed in accordance with the requirements of the Oakland County Road Commission along all section line roads, Grand River Avenue or Northwestern Highway.

V. This Ordinance shall be effective upon publication in the Farmington Enterprise, Farmington, Michigan.

FLOYD A. CARNS, Township Clerk

Adopted: 2-15-65

Published: March 3, 1965

Effective: March 3, 1965

Look for canned red tart (and about 7 per cent above cherries and pears to fill March average. Remaining stocks of fruit needs. Stocks of canned cranberry cherries are great - peaches are double what they have than average and about 2 1/2 were last year at this season times larger than a year ago.

## GREATER FARMINGTON SHRINE CLUB

Meets MONTHLY - 2nd Thurs. Evening  
SOCIAL HOUR - 6:30 p.m.  
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