

City Council Proceedings

A Special meeting of the Council of the City of Farmington was held on October 5, 1965 for the purpose of holding a joint meeting with the City Planning Commission and all residents in the affected area to give planning information and official status to the Master Plan for this area.

Meeting called to order at 8:00 P.M. by Mayor Brotherton.

ROLL CALL: Mayor Brotherton, Councilmen Allen, Peterson, Thayer and Voder present. **ABSENT:** None.

CITY OFFICIALS PRESENT: City Manager Dinan and Clerk Quinn.

Planning Commission members present: Allen, Duncan, Nelson, Willard and Seibert. Mayor Brotherton stated that the purpose of the meeting was to give all residents in the affected area of the annexation program planning information and official status to the Master Plan for this area and in behalf of the Council thanked the residents present for their attendance to discuss the plans developed.

Mayor Brotherton introduced the members of the City Council, the City Manager, the Clerk and members of the Planning Commission present. He stated that the members of the Planning Commission had played a large part in developing the plans for the annexation area.

Mayor Brotherton suggested that any resident who wished to ask a question give his name and address for the record, stating if he is speaking in support of or against the plan and he will have an opportunity to speak in rebuttal.

Mayor Brotherton introduced Mr. Robert Dieball, Planning Consultant, who developed the master plan.

Mr. Dieball submitted a large colored legend classification Proposed Land Use Zoning Map developed for the proposed annexation area. This map was a duplicate of the map submitted to the residents for their meeting.

He explained the classification developed as the best possible use of the area. Mr. Dieball stated that this map was developed following discussions on various proposed plans. Basic information was received from maps secured from County and State boundaries of the area, aerial photographs, and topographical maps.

City Manager Dinan explained the new section 5.9 of the Zoning Ordinance.

ARTICLE 5, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS as follows:

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Section 5.9 Reduction in Lot Size.

It is the intention of this ordinance to allow for "County Estates" — RIC and RID-type development in areas where the City where such conditions prevail that it would be mutually advantageous to the property owner and the City to provide for large lots and the retention of certain areas of natural beauty or for open space, generally, to aid in creating a country atmosphere.

Modifications to the standards for platting land as prescribed in the Farmington City Code and ARTICLE 5, SCHEDULE OF REGULATIONS of this ordinance shall be permitted in accordance with the following:

1. The minimum lot size may be reduced to 100 foot lot width and 15,000 square feet, provided:

a. For each square foot of land gained under the provisions of this Section, there shall be dedicated for park and/or recreation purposes an equal amount of land in a location and shape approved by the Farmington City Planning Commission.

b. The minimum lot size may be reduced to 100 foot lot width and 15,000 square feet, provided:

(1) Total gross area to be placed in square feet and acres.

(2) Total net square foot area to be developed as lots.

(3) Total square foot area of land designated for road right-of-way.

(4) Total square foot area to be dedicated for park, recreation, or related uses.

REQUIRED IMPROVEMENTS: All improvements shall be in accordance with Section 5.370 of the Farmington City Code with the following exceptions:

a. No sidewalks shall be required in the "County Estates, RIC and RID zoning districts unless a majority of the property owners within a block area petition for sidewalk improvements.

b. In all existing subdivided properties, it shall be permitted to have gravel base roads in order to preserve a country atmosphere, which these two zoning districts establish.

New subdivisions in "County Estates" zoning districts shall be required to install six inch stone base with two inch concrete top. A drainage ditch, water drainage to be built in accordance with specifications established by the City Engineer.

Mayor Brotherton stated that the City Council will hold an annual meeting on Thursday, October 21, 1965 to review the factors and financial aspects of the institution cost for water and sewer.

City Manager Dinan will be available to discuss this installation cost to any resident who is unable to attend this meeting.

COMMENTS AND ANSWERS

Mr. Earl Lathrup, 23807 Longacre, submitted the following question:

1. On the 20 acre west and 38 acres here, about two-thirds of the water drains into the subdivision, the ground absorbs most of the water and with streets, sheds, water, this drains into their subdivision.

He stated that he has a verbal agreement with the Township and the Oakland County Drain Commission that before the plans are accepted, they have to install their own storm drainage. Will the City approve this?

City Manager Dinan stated that this will be a requirement for all subdivisions and with asphalt pavement installed, storm drainage would be required.

2. Mr. Lathrup stated that the Longacre School has a one entrance. The way this area is planned on the map, no other entrance is provided going into the school. There should be a road provided there.

Mr. Dieball stated that if we were to have a road, it would be no way for an emergency vehicle to enter to save anyone. Maybe some arrangement could be made for another roadway going into this area.

City Manager Dinan stated that there is a 10 acre parcel of land which faces on Drake Road planned to be acquired for a City Park. It is feasible that in the development of the park area, there could be an access road and sidewalks to the school facility. For convenience of people living west of the school and north of the school to deliver their children to the site and that there would be definite consideration in the development of the park area that the City have access to the road to go through park area.

3. Mr. Lathrup stated that a residence in the subdivision proposed to install a sidewalk on the south side of Arundel from Gill Road to the City line.

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of the proposed installation where someone should put a sidewalk in front of a property owner's house. If this ever occurs, it will be a different problem.

Richard Gaul, 23875 Longacre, stated that he was instrumental in helping provide the site for the school. At the time the site was purchased, there was one road, the Woodward Subdivision was the only Subdivision that had the only roads that would lead into the school property.

2. He stated that he noticed the proposed plan was continuing to ask the general public and school buses to go through the residential sections while the Board of Education said that it would be advisable that when this layout was made to eventually use Drake Road. If this area was subdivided, another route might be provided.

Based on the present layout, the school is completely boxed in and will continue to use Drake Road. He stated that some consideration should be given to use of main roads to eliminate using residential streets in the north of the school building.

City Manager Dinan stated that the subdivision to the north of the school was already tentatively platted and apparently when approved there was consideration given to a north, south street leading to the school site from this area. He stated that he mentioned earlier when Mr. Lathrup asked about access from Drake Road, the City Park would be a good point, these public facilities should have a major access from Drake Road.

City Manager Dinan stated that this would not be a thru street to the school property and dead-end there. He stated that they would not have the actual layout of the park in detail. The thought was that this park would be a natural break in developing a park area to the school they would avoid duplication of facilities. If we can put in facilities that can be used by the school during school hours and by the public during school hours, there can be a more efficient operation. That is the reason that the site was chosen for the park adjacent to the school.

Mr. John Rowe, 23801 Whitaker, questioned if the land is continuous to Grand River.

City Manager Dinan stated that Oakland does extend to Grand River. The map starts at Gill Road and does not include the City area.

Chairman Seibert stated that the Planning Commission discussed this from a very point. It was one reason why the area Mr. Rowe mentioned was laid out in that manner. Consideration given by the Planning Commission did not want a thru street and that is the reason for the log in the street for either north or south traffic.

City Manager Dinan stated that at the present time Oakland is extended to the west line of Woodward Subdivision. The intent was to extend it to the west to give access to the west from the Subdivision. The majority of traffic going to the school will probably use the major streets of Drake Road and Grand River. There is a ease of traffic flow.

Mr. George Hume, 23700 Wesley Drive, stated that at the first meeting, street lights were discussed as to whether they would be required in the area, and in long blocks at intervals of half way through the block for the safety of the residents. No cost is involved to the resident in the subdivision and if the majority do not want the lights, the city does not necessarily have to install them.

Mayor Brotherton stated that there have been cases in the past where residents did not want the lights and they were not installed.

Mr. Richard Peters, 23601 Longacre, asked if there would be any improvement made on Gill and Drake Roads in this area.

City Manager Dinan stated that at the present time Gill and Drake Roads are County roads, and will remain under their control even if this area becomes part of the City. The City has worked with the Oakland County Road Commission in improving certain roads such as Nine Mile Road and Farmington Road where improvements were installed and the County turned over jurisdiction to the City. This must be by mutual consent by both the Oakland County Road Commission and the City.

Mr. A. Charles, 23608 Whitaker, asked if this plan was registered and in the hands of the Township and he agreed that this is the proper plan to use by the owner of the property.

City Manager Dinan stated that it has not been recorded, the Township has given preliminary approval and is waiting for the engineer's plans and development of hard

backs for recording. Mr. Charles stated that if the property and roads remain the same, there is no doubt in his mind that Oakland will be the street to be used for residential to go to the downtown area.

Mr. James Reed, 23887 Wesley Drive, stated that he would verify the overall planning of the Board of Education that calls for subdivide as a population requires to be placed in the center. With the growth of the West part of the Township, eventually there will be a school in Section 31 where Meadowbrook Subdivision is. This will eliminate bus riders as they can walk to school.

Mr. Peters, member of the Board of Education, stated that he did not remember that the plans were submitted to the Board of Education and stated that the preliminary plat should be resubmitted to the Board. He was sure that the Board would want a sidewalk easement between several of the lots where the street turns west.

Commissioner Nelson stated that there is an eight foot easement between the north of the school building.

City Manager Dinan stated that this is a long range plan and did not include detail picked up with actual approval on the various Subdivision layouts. The purpose of this meeting is to receive comments from residents who would be affected, to let the City include some of the objections and recommendations when this plan is reviewed. All comments will be taken into consideration for approval by the City. He doubts that the preliminary approval by the Township would have legal status if this area becomes a part of the City.

Mr. Gaines, 23522 Longacre, stated that it seemed that their school would be offered special dispensation by not requiring sidewalks and asked if new subdivisions would be required to install sidewalks.

City Manager Dinan stated that new subdivisions would not be required to install sidewalks but would have to install pavement of hard surfaced base and topsoil. All existing subdivisions remain the same and sidewalks or hard surfaced topsoil would be required by a majority petition of the residents in any block.

Mayor Brotherton stated that this is not a special favor and that any new subdivision is required to install sidewalks. He stated that the City has a plan that the Floral Park did not have sidewalks or pavement when they were annexed to the City and since the time that they were annexed, they requested by petition by the majority to pave the streets and install sidewalks by Special Assessment Districts on a ten year basis.

Mr. Gaines was concerned that in the future, the City would require that sidewalks and paving be installed, that the zoning ordinance could be amended.

Mayor Brotherton stated that this would not be required under the zoning ordinance that is established. He reminded Mr. Gaines that any ordinance can be amended.

Mr. Robert Chesley, 23578 Longacre, asked if the roads in Woodward Subdivision were similar to the Hillcrest Subdivision in the City that do not have sidewalks or pavement. He questioned how long Hillcrest Subdivision had been platted. What was the procedure if they desired the improvements?

City Manager Dinan stated that Hillcrest Subdivision was platted 20 years ago.

Mayor Brotherton stated that the City has had new regulations on sidewalks and pavement since 1967 and that the streets have not been changed. Hillcrest residents could petition to have these improvements made under the special assessment procedure but they prefer not to have them.

Roger Wingo, 24555 Oakland, stated that there is only one stop sign on Oakland between Gill Road and Downtown Farmington. He commented on the traffic speeds and questioned the traffic consideration.

Chairman Seibert stated that the Planning Commission had discussed opening outlets to Grand River, however, no firm decision had been made. He stated that regardless of the outcome of the election, there will be a development and there will be an increase in the traffic pattern.

Councilman Allen stated that the purpose of this meeting was to get opinions, many of which are valid and are considered in the final evaluation of a particular plan submitted by the developer. The Council will certainly take consideration your opinions but there is any development.

This was in the minds of the Planning Commission when this was presented to the residents.

R. W. Cox, 23857 Wesley Drive, commented on the street.

Mr. A. Charles, 23608 Whitaker, stated that regardless of the outcome of the election, the City will be developed and there will be an increase in the traffic pattern.

City Manager Dinan stated that the Planning Commission could consider the east-west pattern of traffic relative to Oakland Avenue and Arundel Road.

Marshall Sanders questioned

the assessments on large 5 acre tract of land along Freedom Road.

City Manager Dinan stated that the assessments were discussed at a previous meeting. The assessments will remain firm unless there is a change in assessment procedure by the State or County. If part of the acreage are sold and developed, then there would be a change in the assessment.

Mr. Herbert Greer, 23718 Whitaker, asked about the E-R-O usage.

City Manager Dinan stated that the E-R-O District is designed for minimum of 5 acre campus type developments with some research and is restricted to two story building and 40 per cent of Land use.

Mayor Brotherton stated that all E-R-O developments must be submitted to the Planning Commission as a planned project.

Mayor Brotherton announced that the Public Safety Department is having a Fire Prevention Week, Truck Parade on October 8, 1965 and invited all to attend. He thanked the residents for their attendance at this meeting and stated that another meeting will be held in two weeks to discuss the financial aspects.

Motion by Thayer seconded by Allen that the meeting adjourn. Motion carried, all eyes.

WILBUR V. BROTHERTON, Mayor

THOMAS M. QUINN, Clerk

Finnish Ambassador Visits Here

The distinguished Olavi Munkki, Finnish Ambassador to the United States, with his wife Eila, were guests of Harri Virjo of Brookdale Club Apartments in Farmington on Sunday, October 10, in the club room.

Mr. Munkki is making a tour of the United States to observe the centennial celebration of Jean Sibelius, composer. This year his boss proclaimed Jean Sibelius Year by President Lyndon B. Johnson and the President of Finland.

Mr. Virjo is attached to the Finnish Consulate in Detroit. Other of his guests were Mr. and Mrs. Archie Brown, Mr. and Mrs. Urho Kuusisto and son George, Mr. and Mrs. Eric Anttila, Mr. and Mrs. Gene Kadish, Miss Christine Virjo, Miss Irene Immonen and Mr. and Mrs. Noah Potti.

H.D. Garden Club To Meet Tomorrow

The Hill and Dale Garden Club will meet on Thursday, October 14, at 8 p.m. at the First Farmington Savings and Loan Building.

A workshop, "Garden Tapestries," will be presented by Mrs. Richard Steiger, one of the members. Members will learn to make wall decorations out of dried plant materials.

Mrs. Bruce Simonsen is hospitality hostess for the evening.



A WHITE DEER WAS KILLED BY Farmington City Police after it had nearly caused an accident at Maple and Grand River Avenue in the City Sunday night. Jack Hibern of Conroy's Meat Locker and deer processing plant shows the deer. A white color is close to that of his apron. Officer Glen T. Harding, Jr. was the City policeman who finally brought down the animal after attempts to lasso and corral it failed. Officer Harding shot the deer near the E-6 Expressway and Maple after he had ventured onto the highway and was again threatening to cause an accident. A tame animal and not a native of Michigan, the deer had escaped from a private reserve in the Township.

LEGAL NOTICES

ORDINANCE TO REPEAL ELECTRICAL CODE AMENDMENT

The Township of Farmington hereby ordains that the Electrical Code Amendment relating to and requiring conduit for wiring in commercial and industrial buildings in the Township of Farmington, which ordinance became effective January 16, 1960, is hereby repealed. This repeal shall become effective upon its first publication in the Farmington Enterprise, Farmington, Michigan.

FLOYD A. CAIRNS, Township Clerk

Oct. 6, 1965

New machines cost approximately \$1,650 each.

Authorize 6 More Voting Machines

As the population of Farmington Township continues to grow and grow, more and more voting precincts must be established.

Floyd Cairns requested and was authorized to purchase six more new voting machines at this time for the addition of three more precincts that he is going to have set up by next year. Purchase at this time has been requested in order to take advantage of a savings of \$118, to \$120, Clerk Cairns stated.

New machines cost approximately \$1,650 each.

The Newest Styles in COATS and SWEATERS for DOGS

PETS 'N' PARTICULARS

22820 MOONEY Opposite Farmington Plaza 474-6806

FARMINGTON PUBLIC SCHOOL DISTRICT OAKLAND COUNTY, MICHIGAN

NOTICE OF LAST DAY OF REGISTRATION

A special election having been called to be held in said school district on the 15th day of November, 1965:

THEREFORE, NOTICE IS HEREBY GIVEN, that the last day upon which unregistered persons may register in order to be able to vote at said special election is as follows:

For residents of that portion of the School District located in West Bloomfield Township —

Up to 5:00 o'clock P.M., Eastern Standard Time on Monday, October 18, 1965.

For residents of that part of the School District located in the City or Township of Farmington —

Up to 8:00 o'clock P.M., Eastern Standard Time on Monday, October 4, 1965.

The earlier dead line in the City of Farmington and Township of Farmington is due to the fact that registration in the City and Township are closed after October 4, 1965 because of the City and Township Annexation Election to be held on November 2, 1965.

Application for registration should be made to the clerk of the City or Township in which the elector resides.

Persons already registered upon the registration books of said City or Township clerk need not re-register.

Barbara Ann Brown

Secretary of the Board of Education

Dated: September 13, 1965

Published Sept. 22, 29, Oct. 13



CLERKS AT THE CITY'S Department of Public Safety, (L. to R.) Doris Martin and Eileen Swenson, showed curious youngsters what a jail cell looks like and other points of interest during the open house Saturday to climax Fire Prevention Week observances in Farmington. Children and their parents were offered tours of the police and fire facilities throughout the afternoon.

A COLORFUL FLOAT prepared by students at Our Lady of Sorrows High School received special recognition from Sgt. Jay Harrison of the Farmington City Department of Public Safety, following Saturday's Fire Prevention Week Parade through downtown Farmington. The float depicted a dog carrying a fire hose connected to a hydrant in an appropriate theme for the local observances of Fire Prevention Week.

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THOMAS M. QUINN, Clerk

Use the Classifieds