TEN CENTS SEPTEMBER 21, 1961 SECTION E

'round the towns news

The Birmingham Eccentric

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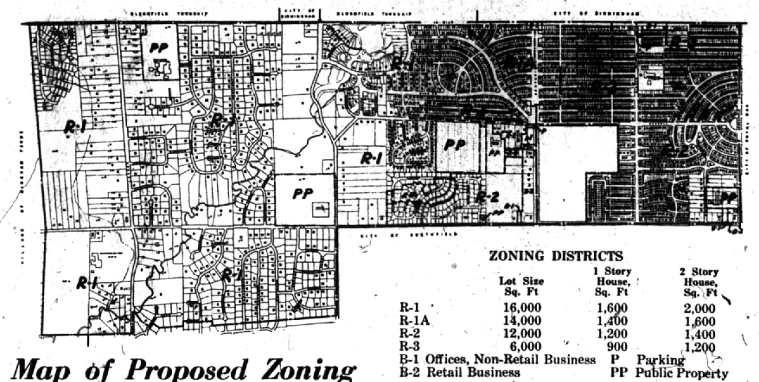

Map of Proposed Zoning

ZONING DISTRICTS

	Lot Size Sq. Ft	1 Story House, Sq. Ft	2 Story House, Sq. Ft
R-1	16,000	1,600	2,000
R-1A	14,000	1,400	1,600
R-2	12,000	1,200	1,400
R-3	6,000	900	1,200

B-1 Offices, Non-Retail Business P Parking
B-2 Retail Business PP Public Property

Planners' Views on Future Zoning

EDITOR'S NOTE: This is the first in a series of four articles on the recently completed master plan for the Village of Beverly Hills. The series will highlight what the village planners have found and are suggesting about: zoning; streets; sewers, drains and water facilities; the habits and history of Beverly Hills and its residents.

By DENI SCANLON
Township Editor

BEVERLY HILLS — What will tomorrows bring in the physical appearance of Beverly Hills?

The village planners have in the past three years taken a good look at the land use in their four-and-a-quarter square mile community.

They have taken note of how the land is now used. They have made specific suggestions on how it should be used in the future.

PREFACING THE zoning section of the report, planners point out that Beverly Hills is a residential community — one that needs only a minimum of business and commercial zoning.

Village residents are settled in a location that gives them adequate shopping services. Birmingham, Northland, Miracle Mile, Royal Oak and Detroit are within driving distance. The only type of shopping facility required in the village is the so-called convenience center — grocery stores, drug stores, barber shops, dry cleaners.

REGARDING industrial developments, planners state that "the question is not pertinent . . . for the village is very definitely residential with little vacant land available. That property which is available is not very substantial in size, is adjacent to fine residential areas and is not being considered for anything but residential use."

Recreational facilities, both public and private, require spacious land. The only such spot in the village is Dodge Park, a 40-acre site facing on Beverly Road. Lakes, golf courses and regional parks, however, are within a relatively short drive of the village.

According to the planners, "There are no other public recreational lands within the village, other than school playgrounds, and this shortage of recreational facilities is a problem requiring the attention of the village government."

"THE RESOLUTION of the questions of commereial, industrial and recreational land use leads to the question of public property," the report continues.

"At the present time, the village owns little public property, the Birmingham school system being the only large owner of public property.

"The village is, however, considering purchase of land adjacent to the present leased office building (on 13 Mile Road, west of Southfield)."

AFTER reviewing the aspects of the commercial, industrial, recreational and public property, it became obvious to planners that the village government should be strong in its attempt to maintain the residential nature of the village.

"This does not mean that every piece of property shall be zoned residential," the planners' report adds, "for certain land within the village must, of necessity and for practical reasons, be utilized for other types of zoning."

Southfield Road, because of its heavy traffic and prior non-conforming use, is one area that planners studied carefully. Fourteen Mile Road at Pierce is another special situation they reviewed, in addition to the intersections of Southfield Road and both 13 and 14 Mile.

AFTER GENERALIZING about land use in the village, planners got down to specific recommendations for rezoning to accomplish and establish the over-all development plan for Beverly Hills.

This is what revisions were suggested:

I. West side of Southfield Road from 13 Mile Road north to the Edison sub-station.

Recommendation: Rezone all to B-2 (Retail Business).

Reasons:

1. Some retail convenience stores providing staples and services are required and preferred closer than neighboring shopping centers.

3. This area represents the geoulation center of the village.

3. This are represents the geographic center of the village.

4. This preporty is not desirable for residential development.

5. Presently, two gas stations, one small convenience store and a utility sub-station are in this less than a half-mile strip.

6. Faces Acacia Park Cemetery, running the full length.

7. Southfield is a heavily traveled thoroughfare. Recent road studies expect traffic to double by 1970.

8. Proposed shopping center in Southfield City at corner of Southfield and 13 Mile Road.

II. West side of Southfield Road from Edison sub-station north to Beverly Road.

Recommendation: Rezone to B-1 (Office, Professional) and the northerly 63 feet to parking.

Reasons:

1. The same conditions prevent this from being desirable for residential property as exist in Recommendation No. 1.

2. Lessen any hardship resulting from an otherwise abrupt change from property zoned for retail business abutting property zoned for residential use, therefore, providing a transitional zone protecting both residential and retail business.

III. Gould Court Road west from Southfield Road.

Recommendation: Rezone to R-3 single family residential from presently zoned R-1 single family residential.

Reasons:

1. Does not meet minimum R-1 regulations.

2. Lessen hardship that could result from impractical requirements of R-1 for possible future remodeling or alteration of existing structures in this area.

IV. Approximate area within Beverly Road, 14 Mile Road, Riverside and Birmingham streets.

Recommendation: Rezone to R-1-A single family residential from presently zoned R-1 and R-2.

Reasons:

1. To more properly define zoning district in terms of existing dwelling units.

2. To lessen hardship that could result from impractical require-

(See VIEWS, 2-E)

Village Master Plan Completed, Presented to Beverly Hills Council

BEVERLY HILLS—A pilot copy of the master plan for the village was presented to councilmen Monday night, marking the end of a three-year project for the Beverly Hills planning board.

According to Oliver C. Lillie, chairman of the plan board, completed copies of the document will be given to each councilman as soon as the printing is done.

LILLIE PRESENTED the master plan before the council's regular meeting Monday. Planners had hoped to turn over the plan at the Sept. 5 meeting but ran into a delay in printing.

The nine-man plan board, appointed in 1958, took on the project itself after estimates from professional planning consultants reached $18,500, a sum planners felt was too high.

ACCORDING TO former chairman Herman Drazick, more than 5,000 man hours have been spent on the master plan.

He estimates that it would have cost about $30,000 had it been done by professionals because the plan encompasses more details than planners had originally intended to cover.

THE MASTER plan includes information and recommendations on village zoning, street system and sewer, drain and water facilities. It also contains a section on the history of Beverly Hills and statistical picture of its residents.

The planning board members all work on a voluntary basis and receive no pay for their work.

THE COMPLETION date for the plan was set a year ago but suffered a delay after several members resigned. One was the first chairman, Herbert Herzberg, former Birmingham city planner and village resident.

Lillie recently took over as chairman from Drazick.

Edward Dolan is vice chairman and James O' Callaghan, secretary. Other members of the board are Drazick, John Secrest, Maynard Bukema, George Wright, L. W. Keil and Lindsley Gay.

See November Trial on Suit Over Lathrup Storm Sewers

By IRMA N. DAVIS
Staff Writer

LATHRUP — Data of Louise Lathrup Kelley's court suit against the city, which has brought Lathrup's storm water sewer program to a stop, will probably go to trial in late November before Circuit Judge Clark J. Adams, City Attorney Everett Hayes said Monday night.

Hayes said the City is waiting for state health department approval of plans and issuance of construction permit for the storm water sewer system. The city attorney also reported that the city has yet to get bond approval from the Michigan Municipal Finance Commission. Also needed is an easement along Roseland, now being negotiated with Mr. and Mrs. Kelley.

SPECULATION OF council members about a possible resolution of the Kelley suit by January was squelched by Hayes, who said the council was being "optimistic."

Councilman John Kohl said if cutbacks on the $520,000 storm sewer program, were necessary, because of the suit, they should be made in the least-heavily populated areas of the city.

The Kelley suit alleges that Mrs. Kelley would be paying taxes to retire a bond issue for storm sewers that would not service her land. The land is not yet fully developed, hence sparsely populated.

COUNCIL MEMBERS generally concurred that bids, when obtained, would be higher than at the present time, citing the 12-Towns Drain project and other work up for contract soon in the Detroit vicinity.

Hayes said higher bids could mean the city may not be able to do an adequate job of meeting the pollution problem.

Rate of Sewer Flow Still Stymies Lathrup

LATHRUP — Can the Oakland County DPW agree to a change in rate of sanitary sewage flow from Lathrup into the Evergreen Interceptor is the question posed by Lathrup council.

City Attorney Everett Hayes was asked to provide a legal interpretation of the existing contract between the county DPW and Lathrup.

The rate change is proposed for the interim period between connection of the city's sanitary system and the completion of the proposed storm water system.

CONNECTION OF the sanitary system has been delayed while the controversy over interception rate boils. Construction of the storm water system is hamstrung by a suit against the city, brought by Louise Lathrup Kelley.

If the interception rate can be raised to 1½ cubic feet per second of flow (CFS) for 1,000 persons—as proposed by the state health department — it could mean an additional yearly charge to the city of $2,478.49, according to a letter from R. J. Alexander, county DPW director.

THE RATE SET in the contract is four-tenths CFS; Lathrup has already proposed a compromise figure of nine-tenths CFS. The latter figure was turned down by the state health department.

Mayor Richard N. Cogger said he believed that the whole capacity of the interceptor has been subscribed to by other communities.

Hayes said he believes the consent of these communities is necessary to change Lathrup's interception rate of flow.

ALTHOUGH Alexander's letter did not specifically agree to the state suggested rate of 1½ CFS, council thinks the county will go along with the changed figure.

Council members agreed that the connection of the sanitary sewer system, ordered by the courts as a result of a state water resources suit against the city, is stymied by the state health department insistence on the higher interception rate.

Franklin Reviews Library Move, Limit on Speeding

FRANKLIN — Convening Monday night only long enough to complete the month's unfinished agenda, Franklin's council gave the Franklin Community Library consent to remove partitions in the new village offices and make necessary minor interior changes.

Though regular village office hours will be kept in the north room of the building, formerly the library, the larger area which will serve as a expanded library must also provide space for public meetings of the council and official village groups.

COUNCILMAN Edward Green recommended that steps be taken to have a 40 mph speed limit on 14 Mile Road, paved from Franklin Road to Telegraph last spring.

Adjacent Bloomfield Township, the Oakland County Sheriff's office and state police will be urged to cooperate.

Franklin police report that the hard surface has brought about reckless driving and excessive speeds, creating a serious safety hazard. Residents along 14 Mile will also be asked to petition for the posting to indicate their support of better control.

Similar action will be taken for speeding on Inkster road.

THE COUNCIL also okayed the Southmeadow subdivision plat plans, submitted last week for check of lot sizes.

Detroiter Faces Trial in Shoplifting At Miracle Mile

BLOOMFIELD TOWNSHIP — A 33-year-old Detroit man pleaded guilty to larceny from a building in his arraignment Friday in front of Justice of the Peace Alice Gilbert. He will be tried Sept. 25 at 1:30 p. m. in circuit court.

Alfred Warren Jr. was apprehended by police at Hunter and Woodward after Roger Mason of W. T. Grant Store at Miracle Mile reported the theft of five ladies skirts. The shoplifting took place Sept. 14 at about 8 p. m.

MASON SAID the shoplifter ran out of the door with the skirts. The skirts were in his possession when police caught Warren.

Bond was set at $2,000. Warren is being held in county jail.

Concrete Paving Of Lathrup Street Gets Off Ground

LATHRUP — The long delayed paving of one-half block of Bloomfield neared the starting point Monday night.

Council authorized City Administrator Jerald Stone to prepare a contract for the work. The section to be paved extends up to the southern edge of the 11 Mile Road right-of-way.

Stone was directed to get comparative estimates from other contractors before taking the final step to sign with contractor Anthony Vittiglio who will do the work for $4.50 per square yard.

Vittiglio has agreed to lay the foundation and do the concrete paving at this figure, not including the gutter and shoulder.

THE CITY DPW will do the ditching and other work not included in Vittiglio's estimate.

In other road matters, Stone said the city DPW was ready to spread 1,000 gallons of sealcoat emulsion on Lathrup roads this fall. A 500-gallon tank for the emulsion has been purchased, Stone said. It will be installed on the city DPW truck.

For sealcoating is part of the 1961 road repair program.

A LETTER FROM Dr. Louis F. Amalfitano asking for some kind of traffic control device at Santa Barbara and Sunnybrook was referred to the police department for review and recommendation. Dr. Amalfitano said speeding vehicles in that area were a hazard to children. Both roads are gravel.

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2 Hearings Set Oct. 13 For S. Berkshire Area

BEVERLY HILLS—Residents of the South Berkshires area of the village will have a double reason for attending the Oct. 16 council meeting.

Two necessity hearings are scheduled, one on road drains and a second on extending water mains.

VILLAGE COUNCILMEN Monday night slated the road drain meeting for 9 p.m. Officials received estimates, plans and specifications for the drain project from the village engineers.

According to Johnson and Anderson, consulting engineers, the road drain work would cost an estimated $20,144. Only the need for such a project will be the topic of the Oct. 16 meeting but possible methods of financing will be investigated before the hearing.

The necessity hearing for extending water mains to the southwestern portion of the village has been set for 8 p.m.

Sixty per cent of the residents in the South Berkshires area south of 13 Mile from Evergreen west to the village limits, petitioned the council in May for action on the water situation.

Residents in the Marlin-Kennoway-Stafford area north of 13 Mile have also indicated interest in the project.

Another strip on Evergreen north from 13 Mile to 14 Mile is also involved.

WHEN THE hearing convenes, officials should have an estimate of the number of units that will be served and the cost per unit. Johnson and Anderson estimate a cost of about $441,000 to serve approximately 3,400 units.

Presently bonded to its legal limit, any borrowing of finances would have to be done in 1962.

Another factor to be considered by officials is how much of its borrowing power should be set aside for other projects such as road work.

Hits Light Pole; Service Interrupted

BEVERLY HILLS — Electric service was interrupted during the morning of Sept. 14 when a Clawson woman struck a light pole on Greenfield Road near Sheridan.

Mrs. Elizabeth Clinton, 51, passed another car and lost control of the car she was driving, police said. The accident occurred at 7:15 a. m.

Mrs. Clinton suffered bruises. She was treated at William Beaumont Hospital and released.

Hills B of E to Hold Driver Education Classes to Summer

BLOOMFIELD HILLS—This is the last year that driver education courses will be offered in Bloomfield Hills school system during the school year.

Beginning in the summer of 1962, students in the school district will be offered driver-education during the summer months, only.

This decision was reached at a meeting of Bloomfield Hills Board Of Education Tuesday night. It was recommended by School Superintendent Eugene Johnson.

JOHNSON TOLD the board that a program limited to the summertime meets state requirements, and could be operated at less cost than the after-school program during the school year.

He emphasized that students would benefit from the change since they would have more time to engage in extra-curricular school activities.

Ditch Relocation Program Awaits Financial Estimate

LATHRUP—Action by Lathrup to relocate the Evans ditch on boulevard islands on Evergreen, in a joint program with the City of Southfield, must wait a clarification of financing procedure.

Council directed City Administrator Jerald Stone to inform Southfield's city manager, Donald Smith, that Lathrup is expecting an analysis by city engineers Ayres, Lewis, Norris and May on financing procedure.

SOUTHFIELD HAS proposed that Lathrup's share of the project be set at $9,300 for cleaning and relocation.

Council members said relocation costs should be paid by benefitting property owners. A petition for a special assessment would be required.

COST OF CLEANOUT and straightening the ditch is set at a maximum $15,000 in the storm water sewer cost estimates.

Council stressed the need for prompt action on the Southfield proposal. Bids will be opened by Southfield Friday.

Lathrup Police Plan Program For Bicyclists

LATHRUP—A police department bicycle licensing program will put the emphasis on safe riding habits and sound equipment.

The program will also aid in reducing the number of lost, stolen and abandoned bicycles and assist police in attempting to trace ownership of bicycles.

Bicycles will be inspected, registered and tagged between noon and 3 p.m. this Saturday and next Saturday on the parking lot at Lathrup School.

The voluntary program has been authorized by the Lathrup Council.

POLICE WILL CHECK the horn or warning device — other than siren or whistle — on bicycles. Brakes will be checked on as well as lighting equipment.

Bicycles should have one head light facing the front and one reflector on the rear.

A small charge will be made for each tag. After it has been issued, a set of traffic rules and a permission slip will be given to each applicant to enable him to participate in a safety program. Such programs will be conducted between noon and 3 p.m. on Oct. 7 and 14.

Bicycle operators' examinations will be conducted and operators' licenses issued.

Name Rec Member

LATHRUP—Mrs. Richard Anderson was appointed to the Lathrup Recreation Commission Monday night to finish the term of Mrs. William O'Brien, recently appointed recreation director. Mrs. Anderson will serve on the commission until July 1, 1963.

County Dems Plan Annual Benefit Dinner

The appointment of the chairman who will direct planning for Oakland County Democrats' seventh annual 18th Congressional Dinner was announced this week by county Chairman James M. Ginn, of 30138 Woodside, Franklin.

Ginn named Sander Levin, young attorney from Berkley, as general chairman of the $10-a-plate dinner. A political figure of national importance is traditionally the speaker at the annual event, set for Nov. 10 at the Elks Temple, Pontiac.

Speaker for this year will be announced soon.

LEVIN SAID he expected more than 500 persons to attend this year's dinner. The annual event is the county organization's major fund-raising activity.

"This is also important in terms of being a major event where party workers get together," said Levin.

Minnesota Senator Hubert Humphrey and Wisconsin Senator Eugene McCarthy were speakers at previous 18th Congressional Dinners.

Beverly Hills to Pay First 12 Town Bill

BEVERLY HILLS — Officials voted Monday night to pay the village's first installment on the 12 Towns Drain project.

The $6,852.32 payment will save Beverly Hills 12 Town district residents the cost of five and a half per cent interest. The second payment is due in April, 1963.

Two Men Injured In 3-Car Accident At Intersection

SOUTHFIELD — Joe Ben Outland, 34, of Farmington is in critical condition at William Beaumont Hospital, following injuries suffered in a three-car collision Friday night on Northwestern Highway at 10 Mile Road. He suffered multiple fractures of the body.

The driver of a second car, Clarence A. Henderson, 56, of Detroit was treated at the hospital for a cut scalp. A third driver, Peggy Joan Holland, 17, of East Detroit was not injured.

POLICE SAID Miss Holland, who was driving east on Ten Mile, apparently ran a red light. Her car was struck by Henderson's vehicle. He was driving southeast on Northwestern.

Henderson's car glanced off Miss Holland's car, then swerved across the island and struck the car driven by Outland, police said. The latter was heading northwest on Northwestern.

West Bloomfield Seeks $26,050 To Fill UF Quota

WEST BLOOMFIELD — The United Fund goal in West Bloomfield Township has been set at $26,050, according to UF chairman Martin C. Lee.

Area chairmen will convene Oct. 5 at the West Bloomfield Township Hall, 4460 Orchard Lake Road, to receive final instructions.

The fund drive will begin Oct. 7 and conclude Nov. 1, Lee said, and will be coordinated by 15 board members and approximately 300 area captains.

BOARD MEMBERS include Mrs. Anthony Osler, John Hpas, Mrs. Wallace Chalcraft, Leonard Rose, Mrs. Arnold Thomas, N. D. Alix, Marvin Mallis, Mrs. William Webster and Mrs. Rosina M. Roy.

Emmett DeConick, Mrs. Charles Vlasminck, Joseph Arno, John Payne and Mrs. Angus Wallace.

The funds collected, Lee stated, will be used to aid 20 local institutions and recreational organizations.

Propose Neighborhood Swim Club For St. Hugo Area Subdivisions

BLOOMFIELD TOWNSHIP — A neighborhood non-profit swimming club serving subdivisions bordering Square Lake Road from Woodward to Adams Road was proposed to Bloomfield Township's Board of Appeals last week.

The recreation center would be located on three acres north of Square Lake and west of Opdyke, bordered on the east by Grand Trunk Line railroad tracks.

The project must be approved by the appeals board before it can proceed.

THE BOARD postponed any decision until a detailed plot plan of the development is submitted.

Board members also agreed that on the necessity of obtaining finalized plans for the Woodward access to the Chrysler expressway before a decision could be reached. The access, which will be in the immediate vicinity of the club site, is being engineered by the State Highway Department.

PLANS FOR THE club were presented to the board by Walter H. Zippler, 2515 Warwick Drive, a resident of Hugo of the Hills subdivision.

As envisioned by Zippler, the swimming pool would be Olympic size, L-shaped with an offset diving area. There would be bath houses and a separate wading pool for youngsters.

Future plans would call for tennis courts to be added to the recreation center.

RESIDENTS OF Concord Green, South Bloomfield Highlands, Hugo of the Hills, Colberry Park and Eastover Estates subdivisions would be eligible for membership in the club.

The proposed pool site is in the extreme north part of the township. The triangular shaped property lies south and west of commercial property in the city of Pontiac.

THE IDEA OF a neighborhood pool has been talked for several months in Hugo of the Hills subdivision.

Zippler appeared before the township board several months ago seeking use of the subdivision well site for a pool. State health regulations negated its use.

PRESENT PLANS were presented to the township board at its September meeting. The board referred Zippler to the appeals board.

Members of the appeals board who have the final decision are township Supervisor Arne Hulet, Chairman of the Planning Commission Edward Proctor Sr. and Chad M. Ritchie.

Elsewhere in the Eccentric

Harry Golden To Speak Next Week At B'ham Town Hall 1-A

Baptist Dedication Attracts Church, Civic Leaders 4-B

1861 Decor To Highlight Convent Fashion Show 1-C

Seaholm Edges Groves Gridders By 15-13 Score 8-E