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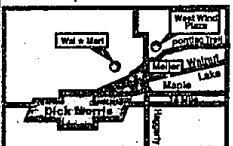
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Pines from page A1

costs to properly cap the landfill.

"There's no way, without some development, that this is affordable to this community," Bates said.

The city has already established a brownfield redevelopment authority, which allows officials to capture the difference in property taxes generated after the property has been developed, council member Barry Brickner pointed out.

"If there's no development, there's no way to recapture money for capping the landfill," he said.

Officials expressed interest in creating an Industrial/Research/Office zone on the south end of the property and replacing most of the residential development by moving the golf course farther north. They directed staff members to determine whether the income generated from that kind of development would be enough to make the project work.

Brook said IRO would address a number of concerns residents had expressed in earlier meet-

ings. It wouldn't add any children to the school system or create as much traffic as a residential development. Businesses don't require much in the way of city services and the property would generate a higher level of taxes, he said.

Under the current plan, the existing San Marino golf course would be reconfigured, a new clubhouse and 60 attached condo units built. On the Eleven Pines side, 175 owner-occupied units would be built with access on 11 Mile Court, with the golf course configured on the south end of the property, over the landfill.

Officials said they would be willing to consider IRO, if residents wanted it. Representing a loosely-knit coalition of homeowners associations, Ken Massey said those who met on Sunday established three priorities: no development on the San Marino side, minimal housing development overall and appropriate landfill mitigation.

He said people supported the IRO, because it would take care of concerns about density, infras-

structure and traffic. And of those who spoke for no density, the commercial designation seemed a little more palatable.

Though some worried about four- or five-story buildings impeding their views, Bates said commercial buildings could provide a buffer against noise from the freeway. Also, because the property has already been designated as a Planned Unit Development, which allows multiple kinds of uses on one property, the council would be able to have ultimate control over what type of buildings are constructed.

The council directed Brook and his staff to come up with a proposal that would include IRO zoning on the southern property. Once that has been presented to the negotiating team, which includes representatives from the city and developer Selective Group, a final site plan will be drafted and sent through the planning process, which will allow numerous opportunities for more public comment.

Inkwell from page A7

Spring celebration

Celebrate spring with a concert at North Farmington High School, as the orchestra and bands perform at 7 p.m. May 18 and May 23 in the James F. Hunt Auditorium. From a multimedia Native American piece, to jazz favorites with featured vocalists, the music of Spyro Gyra, movie tunes, classics, and more - a wide range of musical styles highlight these concerts.

Top of the class

Lauren Pine has been named class valedictorian at Mercy High School. She is the daughter of William and Mary Pine of Plymouth and plans to attend the University of Michigan to study engineering.

This year's salutatorian at Mercy High School is Carrie Brankiewicz. She is the daughter of Al and Judy Brankiewicz of Plymouth and will attend Kalamazoo College in the fall.

4.0 GPA

Karla Stricker, a ninth grader



Honors: Lauren Pine (left) is valedictorian, and Carrie Brankiewicz is salutatorian at Mercy.

at Farmington High School, earned a 4.0 grade point average following the third marking period.

Hall of fame

The Farmington Education Association, which represents the professional staff of the Farmington Public Schools, honored four former teachers by inducting them into the Farmington Teacher Hall of Fame. The teachers included Darlene Bublin, Marilyn Gault, Robert Neuhauser and Ellen Wallis.

The association celebrated the careers of these educators at a reception in their honor at the Farmington Training Center. "Each of these teachers gave of themselves for numerous years and positively impacted the lives of thousands of students," remarked Tom Chranowski, president of the FEA.

The FEA also honored the Hill & Dale Garden Club, Christopher Jablonski, and Carl Larson as Friends of Education. Each had contributed significant time and effort to help support education in the area schools.

FEA scholars

The Farmington Education Association, the teachers' union for professional staff in the Farmington Public Schools awarded a \$1,400 scholarship at each of the three high schools to the following students:

John Waisanen, Farmington High School, Kimberly Spaulding, Harrison High School and Safia Zahoor, North Farmington High School.

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