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chosen, with awnings and different colored bricks.

"The idea is to create a language and a theme to take out the 'big box' look," he said.

A list of acceptable building materials would be included in the PUD agreement, Sakwa said, giving officials a final say.

"Nothing you don't know about will be used," he said.

In a page-by-page review of the agreement, officials asked for more concrete language limiting the facility to a maximum of 320,000 square feet. They also expressed concerns about outside storage, banked parking and the need for public hearings in case of substantial revisions.

Some land acquisitions are also up in the air. Sakwa said developers are still negotiating with one property owner, among more than 100 who have signed onto the development. Not all the necessary land has been secured to develop all the way to

Northwestern.

"There are obviously a lot of things that need to be managed," city attorney John Donahue said. "The biggest issue is what happens if Phase II is not acquired."

Among other considerations, Grand/Sakwa Acquisitions has agreed to work with the Michigan Department of Environmental Quality when constructing Phase II, in order to protect wetlands and develop a storm water drainage system that would address flooding problems at Orchard Place Condominiums.

Because the nature of those improvements isn't known, the agreement only binds the developer to a storm water study, but officials made it clear they want to take care of residents who have struggled for years with flood damage.

Mayor Nancy Bates complimented Sakwa on working with the Council of Homeowners

Associations. Stephen Schaefer of Phoenix Development met with residents and sent them a letter outlining the basic tenets of the proposed agreement.

Sakwa asked, and council members agreed, to a meeting on March 5 for final consideration of the PUD agreement.

Michael Kaline of Malan Realty reminded council members he had come to them several years ago with a proposal for a "lifestyle center," which would have required a financial contribution from the city to make it economically feasible. This time, he said, the balance of uses should allow the project to stand on its own.

"Whatever we do here is going to be an exceptional development," said Kaline. "This compromise has allowed us to put together a project without asking for anything."

The March 5 meeting will begin at 7:30 p.m.

Hills council sends Kimberly sub developer back to drawing board

By JONI HUBBARD
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Farmington Hills city officials sent a strong message to developers who plan neighborhoods on or near wetlands.

Commissioners sent the developer of Kimberly Gardens subdivision, a 14-acre site east of Tuck and north of Eldridge, back to the drawing board with a vote to table approval of Italo-American Building Co.'s preliminary plan. Officials cited concerns about a large storm water pond that would have to be fenced and home sites located within a few feet from water-logged land.

"We sit here so many times when residents come from areas in this town where we knew we shouldn't have issued a permit," councilwoman Vicki Barnett said. "I think this is way too ambitious."

Last year, officials gave tentative approval, pending a review by the state's Department of Environmental Quality. The

DEQ said the pond's banks were too steep, so the pond would have to be fenced.

At the time, neighbors expressed concerns about cut-through traffic, lots being too close to the wetlands and the required fence around the pond, which they said posed a safety hazard.

Representing the Brookside Homeowners Association, formed largely because of concerns for the Kimberly Gardens development, Pauline Navoy said a fenced pond and a neighborhood full of children could combine for a tragedy.

"We don't think we should have to have a fence in our neighborhood when other people don't have them," she said. "We have lots of children. ... We think we're inviting something to happen."

City staff members will work with the DEQ to reduce the slope and eliminate the fence, City planning director Dale Countegnan said.

The preliminary plat didn't include specifics about the gate, which Countegnan said would be worked out with the fire department. The city council would have to formally approve it.

Resident Cathy Hicks warned officials to make sure they had all the details in writing before approving the proposal. Quoting councilman Jerry Ellis from a previous meeting, she said, "Once the developer has money in the ground, it's difficult to go back."

Hicks showed photos of herself standing in a foot of overflow storm water last summer and said filling in any part of the wetlands would increase that overflow. However, the pond would be designed to move storm water away from the wetland and the homes, through a discharge pipe, said Italo-American representative Larry Currin.

Currin said Italo-American had gotten approval for Meadow Ridge development under similar circumstances, with city officials lobbying the DEQ for the type of ponding they wanted.

"We've met all your rules," he said. "We're willing to work with the city because it doesn't affect the design of the development, per se."

Barnett said meeting all of the ordinance requirements wouldn't keep water from flooding base-

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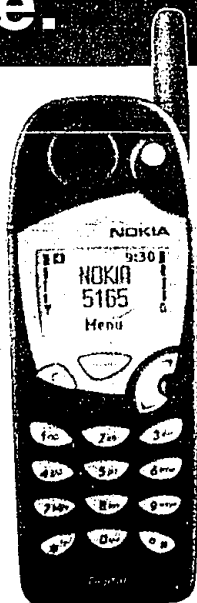
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course affordable for residents. Noting city manager Steve Brock and his department heads kept a "hold the line" stance every year at budget time, councilman Jon Grant said fees have to increase. While he hasn't

heard complaints about golf course fees, he said, he has heard residents complain about taxes.

"This is something somebody has a choice to do," he said. Councilwoman Cheryl Oliverio agreed. "When you have a facility, the people who use it should pay for it with their fees."

Brock agreed to provide officials with a cost-related analysis of the rate increase. He said he expected the rate structure to be examined next year, when construction begins to add another nine holes to the course.

"Next year, when we get to 18 holes, would be a wonderful time to examine this," Mayor Nancy Bates said.

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