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said Dick Sanford of Moran Street.

"Just take into consideration if you lived there, what would you think?" he asked, adding he would not have moved to the area if he'd known condos could go there. Teresa Hayes of Moran Street said the proposed condos were so dense she worried about fire trucks getting into the neighborhood.

"Would you want a condominium in your backyard?" asked Doug O'Neil of Moran. Spencer Brown of Stockton said the development could cause more water runoff and drainage problems.

Councilman Jerry Ellis made the motion to deny the rezoning that would have allowed construction: "It's way too dense for the particular parcel. There's no

protection for the natural features of the land."

"We have a potential for too much density," said Councilman Jon Grant. Like Bates, he said a PUD development would allow the city "to be better able to protect surrounding residents."

Mayor Pro Tem Christopher McRae disagreed with some council members who said the corner has become so commercial that developers would not build houses there. "There are spot houses all along major thoroughfares being built," he said.

McRae added he grew up near the proposed condo site, and said the gully on the property, which could be destroyed by dense development, makes the area unique.

Councilwoman Vicki Barnett told residents who implied the

planned \$150,000-\$250,000 condos would be homes for the lower classes that some condominiums are very expensive. "I think we need to look at comparability," she said, suggesting the current proposal be upgraded.

Councilwoman Cheryl Oliverio also addressed the notion that condo dwellers were "riff-raff." "My house is \$160,000; I think I'm a pretty nice person," she said, smiling. Oliverio agreed with the council majority: "My concern is it is too dense."

Councilman Barry Brickner said, "The density is way too high" yet voted against the denial. Brickner said a condo development in his neighborhood has not lowered property values.

Audit shows city's strong

■ Consultants from Plante-Moran gave Farmington officials good news about the city's financial position Monday night. They said their 'unqualified opinion' is an indicator that the city uses good accounting practices.

By JONI HUBBARD
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The city of Farmington is in "strong financial condition," according to a report unveiled this week by auditors at Plante & Moran.

Officials received the "unqualified opinion" Monday, during their regular meeting. "That's the highest level of assurance that you're following good accounting practices," said Gordon Krater, a partner with the consulting firm. "That's what you shoot for. That's, in fact, what you have."

Krater said Plante & Moran believes the city will stay in a strong position, despite downturns in the economy and an anticipated 2.8 percent loss in state revenue sharing.

General fund revenues, the largest share of which came from property taxes, were \$6,499,000 in 2001, up from \$6,395,000 in 2000. Property taxes accounted for \$3,448,000. Expenses were also up by about 6 percent.

The departments claiming the largest share of expenditures were public safety (police and fire) and general govern-

ment; more than half of the city's general fund expenditures went toward salaries. That's typical of local governments, consultants said.

Councilman Arnold Campbell noted the city was doing well with its investments. "We actually made more money on our investments than in 2000."

City manager Frank Lauhoff said the impacts of a downturned economy will probably be reflected in the 2002 audit. Auditors praised city staff as being easy to work with and having information readily available.

MOVERS & SHAKERS

Lottery winner

Martha Place of Farmington Hills won \$9,317 in the Michigan Rolldown Jackpot, after matching all five numbers in the

Oct. 12 drawing.

Place, 55, bought her Roll-down easy-pick ticket at Rite Aid on Eight Mile in Livonia. Her winning numbers were 2, 7, 12, 25 and 29.

She is an officer manager at Farwell & Friends who has been playing Michigan Lottery games for 10 years.

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Farmington Community Band presents winter music

The Farmington Community Band presents its winter concert at 3 p.m. Sunday, Dec. 9, at the Harrison High auditorium. Admission is free to all atten-

dees. A good will offering to continue the support of the community band will be accepted. Harrison is located on 12 Mile, between Middlebelt and Orchard

Lake in Farmington Hills. For information, call (734) 261-2202 or visit the Farmington Community Band Web site at www.fcbsmusic.org.

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