

Community Corner

This week's question:

Are you ready for school to start?

We asked this question at the YMCA in Farmington Hills.



"Yes, I'm looking forward to it. I'm going to O.C.C. either in Farmington Hills or Auburn Hills to study the basics."

— Todd Hall
Farmington Hills



"Not really. I'll probably go to O.C.C. or M.I.T. to study computers. I just spent four years in high school and now I have to go another four years."

— Daniel Leon
Farmington Hills



"Yes. My daughter, Nicole, is ready. This is her first year at Eagle. She'll be gone all day."

— Michele White
Farmington Hills



"Yes, I am. Absolutely. I have three kids. I'm looking forward to it. My kids are looking forward to it too."

— Randi Sack
Farmington Hills



"Yes, I am now. I'll have a child in the morning kindergarten class at Woodale Elementary. Farmington district buses will transport him to the Y for afternoon care. That's a big relief to me."

— Ellen Berranan
Farmington Hills



"Yes, I have all my stuff ready. I just got my Trapper Keeper. I have Mrs. London, the nicest teacher in the school."

— Francola Berranan
Farmington Hills

Consent judgment OK'd; developer plans project

Continued from Page 1

Details of what will be included in the consent judgment will be presented to the city council Monday, Sept. 16. Meanwhile, Kaftan wants to explain to the city council the problems he faces on the acreage. Residents in the area who are interested are invited to attend the study session at 5:30 p.m., Wednesday, Sept. 16 at city hall.

RESIDENTS WHO have long opposed IRO on the acreage — and some who were informed by telephone Monday of the RC-2 zone — appeared content with the agreement.

"It sounds like a positive surprise to me," said Joan Lewandowski, a Hillside condo resident and member of the condo board of directors.

Brenda Kaftan, an Independence Hills subdivision resident and member of Citizens Against IRO zoning, congratulated city officials and Kaftan for reaching an acceptable agreement. "It's a tribute to the democratic process," she said.

Following last week's city council meeting when Kaftan issued the deadline, city attorney John Donohue got together with the developer for in-depth discussions that resulted in a proposition that somewhat changes the complexion of this whole case.

Kaftan said he expects some modifications or latitude in the zoning.

Donohue said items such as variances for height of buildings and woodlands and a need for higher buffers because of industrial-type buildings that sit south of the acreage, must be discussed.

"I really haven't given it a lot of consideration," Kaftan said, about the type of multiple housing that would be built on the acreage. "My concern is how it's going to relate to the industrial."

"That's been my concern all along. That's why I can't give a definite answer."

THE RESOLUTION accepting the zoning that the city council adopted Monday also calls for presenting the city council with a site plan of Kaftan's proposed project on Drake Road later.

"I think the impact of this is far greater than the other (IRO)," councilman Ben Marks said. "I'm not too nuts about this kind of zoning." He told residents there would probably be more traffic with multiple-family housing than with IRO.

Jim Robinson, an Independence Hills subdivision trustee, said he was "pleased with the turn of events." But he asked Marks not to vote on the consent judgment.

"I feel with this particular issue, it's inappropriate for councilman Marks to vote on this," Robinson said, referring to Kaftan's donation

to Marks' 1990 state senatorial campaign.

"It's the only way for him to remain above board or to avoid the appearance of conflict of interest is to not vote," Robinson continued.

But Marks refused. In 1988, Marks voted for Kaftan's request to rezone the acreage IRO. Kaftan didn't offer Marks any campaign contribution at that time, Marks said.

CITY ATTORNEY Donohue said the city charter says council members must disqualify themselves if they have a financial interest in the issue before the council. He said there is no charter provision to prevent Marks from voting.

With the consent judgment, Kaftan will seek no monetary damages. But he has said on several occasions that he has lost about \$100,000 per year awaiting decisions by the city council and the courts.

Action on the proposed consent judgment presented to Kaftan last week by city officials was postponed — under the specter of Kaftan's deadline — until this week to allow the council to review residents' comments.

That first proposal would have allowed all office-service zoning uses, with several other professional businesses included. It also would have allowed product development and testing and analytical-services businesses, with planning commission approval.

Farmington council agrees to consider sign law revision

By Casey Hans
staff writer

One business owner's concern about temporary sign restrictions has prompted Farmington officials to consider amending that portion of a recently adopted sign law.

Although they refused a variance to allow Maple Village Drugs owner Al Wander to use more of his window space for temporary signs, Farmington City Council members agreed Monday to study a change in the law.

It would take into account the total square footage of windows vs. wall space when looking at temporary signs.

The law currently allows 25 percent of window space to be covered by temporary signs.

"The question is, what are we going to allow?" asked councilman William Hartsock, who said he was in favor of allowing up to 50 percent temporary signage if it were done tastefully.

"I guess it all boils down to a matter of taste. I think we have to be very careful on how we impose our taste in dealing with the business community."

THE COUNCIL voted unanimously to ask the city attorney to look at a possible "graduated" sign policy that would allow varying percentages of signage depending on how much of the wall was comprised of window space.

The change, as proposed by City Manager Robert Deadman, would be as follows:

- If windows make up 40 percent or more of a wall space, then temporary window signs of 25 percent would be allowed.

- If windows make up between 20 and 30 percent, then 33 percent signage would be allowed.

- If windows make up 20 percent or less, then 50 percent signage would be allowed.

Deadman surveyed Wander's three stores in the city — one downtown, one uptown and one in the Drakeville shopping center — and said the new formula would be fair for Wander's situation.

"It's another approach to the same problem," Deadman said.

In requesting his variance last month, Wander told the council that some of his stores have very little window space and the new law allows little exposure in those stores.

ALTHOUGH THE council agreed unanimously to look at changing the sign law, the council was divided when considering Wander's variance.

Those feelings may offer a clue to concerns that will be raised when considering the change.

Hartsock and councilman Ralph Yoder were in favor of the variance, saying they were concerned about making it difficult on businesspeople in today's marketplace.

Mayor Shirley Richardson and councilwoman JoAnne McShane were concerned about the aesthetics and "blight" and said they wanted the 25 percent provision to remain in the law.

EXPRESSIONS

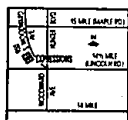
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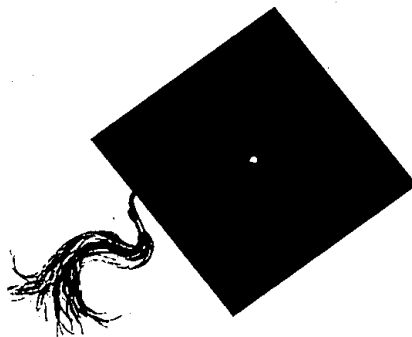
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