

Developer wins reprieve to lease troubled project

BY TEDD SCHNEIDER
STAFF WRITER

The developer of an Eight Mile shopping center has been given a six-month reprieve in trying to attract tenants for the partially completed, vacant building at one end of the property.

But some city officials don't see the extension as doing much good on a project that's been in mothballs for more than two years.

The Livonia City Council last

month voted 4-3 to extend a waiver used for construction of a Goodyear Tire store at Phase II of the Northridge Commons center, Eight Mile west of Farmington Road.

The extension runs through the end of 1993 for the brick shell of a building at the east end of the center.

Phase I is anchored by a Kroger supermarket.

The latest proposal from developer Jay Ross calls for the tire store and one additional tenant, a children's recreational center.

A representative from Ross Financial companies said a lease between the center and the Goodyear franchise "should be signed within weeks."

Melissa Jenkins said negotiations were also under way with the second proposed tenant.

At least one Livonia City Council member noted the lack of progress in filling the center and doubted another six months would help.

"It seems to me six months is too long. Then we'll be into De-

cember and it will be too cold" to finish construction, said Fernon Feenstra.

In addition to Feenstra, voting against the extension were Mike McGee and Livonia council president Gerald Taylor.

Sean Kavanagh, Laura Toy, Dale Jurcisin and Ron Ochala supported it.

The center's first phase, although now nearly full, has been slow to attract tenants, and an Aco Hardware store pulled out when its sales didn't meet expectations.

Phase II experienced problems almost from its 1991 groundbreaking.

Last year, after months of de-

bate and protests from residents adjacent to the center, the council rejected a proposal for a mini-mall featuring three auto service centers.

Financing was based on having

three tenants, Jenkins told the Livonia planning commission during a May 18 meeting.

The latest extension will likely be the developer's last chance to make a go of the project.

CITY OF FARMINGTON HILLS CITY COUNCIL PUBLIC HEARING

DATE: JULY 19, 1993
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall
31555 Eleven Mile Road
Farmington Hills, MI 48336

ITEM: Cluster Site Plan/Open Space Plan 78-10-91

The City of Farmington Hills City Council will give formal consideration to Cluster Site Plan 78-10-91 and Open Space Plan, which requests the approval of the City Council to utilize the Cluster Option in an RA-1, One-Family Residential District, (16 detached units). The property involved is located on the south side of Thirteen Mile Road, west of Halsted Road and is more particularly described as follows:

All of No. 23-07-300-008 & Part of No. 23-07-300-009
Part of the Northwest 1/4 of Section 7, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, Containing 26.0 Acres.

The applicant in this matter is Blair Bowman, Halsted Commons Joint Venture, who seeks this approval in order to build single-family detached cluster housing on the site.

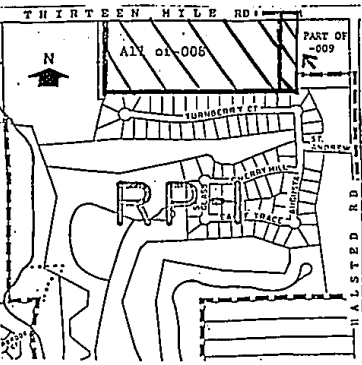
Any person who is interested is invited to participate in the discussion of the Cluster Site Plan request. The Site Plan and the Zoning Text and Map may be observed at the Planning Office, City of Farmington Hills, on any business day between 8:30 a.m. and 4:30 p.m.

DALE A. COUNTEGAN, Director
Planning & Community Development

Cluster Site Plan 78-10-91
Phone: 473-9543

Published July 8, 1993

CROSSHATCHED AREA DENOTES
PROPERTY CONCERNED



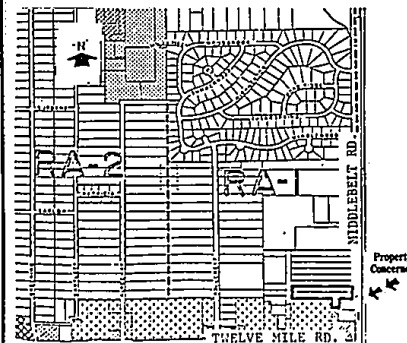
CITY OF FARMINGTON HILLS CITY COUNCIL PUBLIC HEARING

DATE: JULY 19, 1993
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PLACE: Farmington Hills City Hall
31555 Eleven Mile Road
Farmington Hills, MI 48336

ITEM: Cluster Site Plan/Open Space Plan 53-2-92

The City of Farmington Hills City Council will give formal consideration to Cluster Site Plan/Open Space Plan 53-2-92, (12 Detached Units) which requests the approval of the City Council to utilize the Cluster Option in an RA-1, One-Family Residential District. The property involved is located on the west side of Middlebelt Road, north of Twelve Mile Road and is more particularly described as follows:

Sideview No. 23-11-477-005,006,017
A part of the SE 1/4 of Section 11, of "Hillsdale Subdivision", T1N, R9E, City of Farmington Hills, Oakland County, Michigan, located on the west side of Middlebelt Road, north of Twelve Mile Road.



The applicant in this matter is Mark B. Dickow, who seeks this approval in order to build single family cluster housing on the site.

Any person who is interested is invited to participate in the discussion of the Cluster Site Plan request. The Site Plan and the Zoning Text and Map may be observed at the Planning Office, City of Farmington Hills, on any business day between 8:30 a.m. and 4:30 p.m.

DALE A. COUNTEGAN, Director
Planning & Community Development

Cluster Site Plan 53-2-92
Phone: 473-9543
Published July 8, 1993

FARMINGTON COMMUNITY LIBRARY CITIES OF FARMINGTON AND FARMINGTON HILLS OAKLAND COUNTY, MICHIGAN

NOTICE OF LAST DAY OF REGISTRATION FOR SPECIAL ELECTION TO BE HELD ON TUESDAY, AUGUST 10, 1993

A special election for the Farmington Community Library will be held on Tuesday, August 10, 1993. All registered electors residing within the Farmington Community Library District, which consists of the Cities of Farmington and Farmington Hills, are eligible to vote at the special election on the following questions:

FARMINGTON COMMUNITY LIBRARY BONDING PROPOSITION

Shall the Farmington Community Library borrow the sum of not to exceed Fifteen Million Five Hundred Thousand Dollars (\$15,500,000) and issue its general obligation unlimited tax bonds in one or more series for all or a portion of that amount for the purpose of erecting, furnishing and equipping a new main library building, purchasing, developing, and improving the site for the new building and making necessary repairs and capital improvements at the branch library in the City of Farmington?

FARMINGTON COMMUNITY LIBRARY OPERATING MILLAGE PROPOSITION

Shall the Farmington Community Library levy taxes against property in the Farmington Community Library District in an amount not to exceed 1.1 mills (\$1.10 on each \$1,000) of state equalized valuation for a period of 20 years in order to provide funds for the purpose of operating the Farmington Community Library?

THE LAST DAY ON WHICH UNREGISTERED PERSONS MAY REGISTER TO VOTE IN ORDER TO BE ELIGIBLE TO VOTE AT THE SPECIAL ELECTION IS:

MONDAY, JULY 12, 1993

Application for registration may be made to the City Clerk of the city of which the elector resides, or any Secretary of State office, or elsewhere as permitted by law. The City Clerk's offices in Farmington and Farmington Hills are open weekdays from 8:30 a.m. to 4:30 p.m. On Monday, July 12, 1993, the last day for registration as stated above, these offices will be open from 8:30 a.m. to 5:00 p.m. Electors who wish to vote in the Special Library Election must be registered to vote no later than 5:00 p.m. on Monday, July 12, 1993. Persons who are currently registered need not re-register.

LYNN D. ALLEN
Oakland County Clerk

KATHRYN A. DORNAN
City Clerk
City of Farmington Hills
31555 Eleven Mile Road

Published July 8, 1993

PATSY K. CANTRELL
City Clerk
City of Farmington
23500 Liberty

CITY OF FARMINGTON HILLS CITY COUNCIL PUBLIC HEARING

DATE: JULY 19, 1993
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31555 Eleven Mile Road
Farmington Hills, MI 48336

ITEM: Cluster Site Plan/Open Space Plan 100-12-92

The City of Farmington Hills City Council will give formal consideration to Cluster Site Plan/Open Space Plan 100-12-92, which requests the approval of the City Council to utilize the Single-Family Housing Cluster Option in an RA-1, Single-Family Residential District (8 Detached Units). The property involved is located on the south side of Thirteen Mile Road, west of Drake Road and is more particularly described as follows:

No. 23-08-313-001

A part of the northeast 1/4 of Section 8, T1N, R9E, City of Farmington Hills, Oakland County, Michigan, located on the south side of Thirteen Mile Road, west of Drake Road.

The applicant in this matter is Anton Lucal, who seeks this approval in order to build cluster housing on the site.

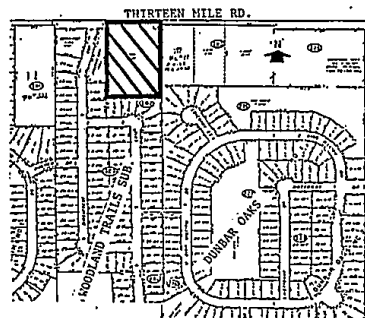
Any person who is interested is invited to participate in the discussion of the Cluster Site Plan request. The Site Plan and the Zoning Text and Map may be observed at the Planning Office, City of Farmington Hills, on any business day between 8:30 a.m. and 4:30 p.m.

DALE A. COUNTEGAN, Director
Planning & Community Development

Cluster Site Plan 100-12-92
Phone: 473-9543

Published July 8, 1993

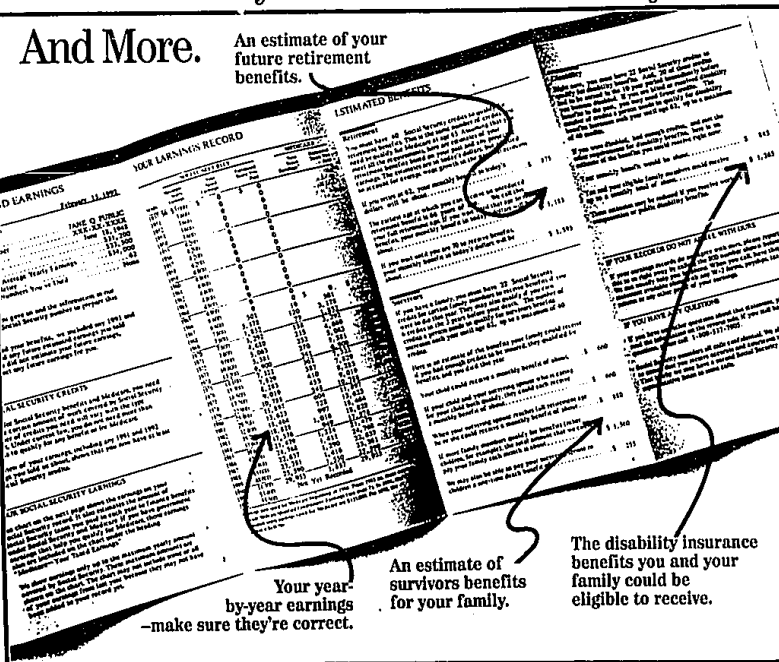
CROSSHATCHED AREA INDICATES
PARCEL CONCERNED



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- make sure they're correct.

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survivors benefits
for your family.

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