

## Mich. developer calms neighbors' fears

OAKLAND, Mich. — Developer Raymond Leduc has assured neighbors their property values will not go down if his \$65 million development in White Lake Township becomes reality.

Leduc has proposed to build a \$65 million golf course and condominium complex on 235 acres located south of Cedar Island Road and north of Cooley Lake Road.

The property must be rezoned for the development to occur. Leduc has spoken to residents who live in nearby subdivisions about garnering their support for his project.

The Leduc development, however, has suffered setbacks. The township Planning Commission voted 8-1 at an October 1992 meeting to recommend the property not be rezoned. The Oakland County Zoning Coordinating Committee also recommend denial of the rezoning by a 4-0 vote. Concerns about the golf course itself and the proposed 20,000-square-foot residential lots accounted for the anti-development votes.

The fact that many of the current homes will back up to the golf course should actually increase their value, Leduc said.

## Hills to design Ind. project

SHELBYVILLE, Ind. — Edinburgh Town Attorney Dan Patterson has revealed plans to develop a \$45 million golf course, housing subdivision and commercial center on 300 acres adjacent to Edinburgh.

Patterson said the Town of Edinburgh must approve annex of the tract before plans can move forward. The site is bounded by I-65 on the east, the Bartholomew County line on the south, the Johnson County line on the west, and Indiana Rte. 252 on the north.

The 18-hole course would be

public with limited memberships. One feature of the \$3 million course would be a five-acre lake. Arthur Hills Architects of Toledo, Ohio, would build the course.

Indian Trace Group, a partnership headed by former Edinburgh Councilman Carl Crider, is developing the project. In addition to the golf course, the project will feature 200 homes with an average price of \$135,000.

If Edinburgh approves of the project, construction could begin as early as October with golf course play starting June 1, 1995.

## Guthrie seeks reversal of Mich. wetland ruling

CADILLAC, Mich. — A lawyer for golf course developer Paul Guthrie has argued in Wexford County Circuit Court that Guthrie's conviction for destroying wetlands should be overturned.

Judge Charles Corwin took the matter under advisement, saying he will issue a written ruling.

Guthrie, 57, was sentenced to 200 days in jail and ordered to pay fines and costs of \$13,500 after a jury convicted him of environmental offenses at the Briar Valley Golf Course. He spent a little more than two months in jail before being released on appeal.

Both Guthrie and Briar Valley Inc., principally owned by his wife, are in bankruptcy and facing nearly \$1 million in claims.

## Council OKs \$2.5 million Ill. course

FAIRVIEW HEIGHTS, Ill. — Plans are progressing quickly for a new 18-hole course and home development here.

The Fairview Heights City Council met with Ken Bunetic, the project administrator, to discuss the plans. The council voted 8-0 to push forward with the development, which involves a \$2.5 million golf course and 250 homes.

Course construction should begin in July. Bunetic hopes to open nine holes by summer 1994.

Bob Garard of Garard Golf will design and build the course.

## Course converted to subdivision

RIVERWOODS, Ill. — A local country club will soon become part of a subdivision — that is, when the builder decides what kind of houses should be constructed.

The former 18-hole Thorngate Country Club property will be converted into Thorngate Country Club Village. Lexington Homes will handle the make-over. The 151-acre development will have two lakes and 289 luxury homes.



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