

The Clarkston News

VOLUME 38 10 CENTS

CLARKSTON, MICHIGAN 48016

THURSDAY, JULY 20, 1967

5 SECTIONS

NUMBER 47



Recent winners of Eagle Scout awards are two young Clarkston men, Harold Schoff and Dennis Pine.

Earn Eagle Scout rating

Two local boys became Eagle Scouts in ceremonies held recently. Members of Troop 105, they are Harold Schoff and Dennis Pine. They are the first boys to earn the Eagle Badge in the Troop which is 6 years old.

Dennis who lives at 6121 Waldon Road is the assistant

scoutmaster of the troop. He is 19 years old.

Harold is the junior assistant scoutmaster and a carrier for the Pontiac Press.

The boys state that they have been working for approximately 4 years to achieve this standing.

Township budget pared to last year's amount

The Independence Township board pared their budget at the last regular meeting to come in line with the amount that the Oakland County Allocation board had okayed. The budget was then adopted by a unanimous vote of the board. The adjusted budget amounted to \$211,605.54. The Allocation Board okayed 1.32 mills, which was the same as last year. Originally the budget figure was \$220,585.

Those departments from which the extra was trimmed are: capital improvements, supervisor's platting and police protection, all under general operating expenses.

In other action at the meeting, the board granted its approval to issue a special beer and wine permit to the Oakland County Sportsmen's Club for the weekend of July 21-22 which is a weekend of racing at that club.

A special report was presented by a citizens committee regarding the township's land fill operation. John Lynch and

Marie Brendle are the committee members from Independence township who have been working with representatives from Brandon and Groveland townships.

Their recommendations were as follows: That through the joint efforts of the 3 townships plus Springfield, Holly and Rose that a third Oakland County land fill site should be developed to serve the northwest Oakland County area. This proposal had been made in an Oakland County Road Commission report released in May. Due to the prohibitive costs involved for the 3 townships to develop and maintain a land fill properly and to the rules set forth by Act 87, the committee urged prompt county action.

The committee also sought the approval of a coupon system to be used at the present site on M-15. This is to discourage the use of the disposal site by outsiders. The coupons would

Township zoning ordinance published

Included in this issue of The Clarkston News is a new zoning ordinance for Independence Township. A Public Hearing relative to the adoption of such will be held on July 31st at 7 P.M. at the Auditorium of the Clarkston High School will be held by the Planning Commission.

The ordinance represents many months of work by members of the commission and the planning consultants for the township, Driker Associates, Inc. of Birmingham.

During the last 3-4 years there have been many major and minor changes and amendments made to the original ordinance. This new document has tried to consolidate the best of the old ordinance and the new amendments. It also contains new elements not used before such as portions dealing with Education Research and Office Districts.

Encompassed in the ordinance are greater definition of uses in the commercial sector and the use of performance standards in industrial zoning.

It is hoped by the planners that it will become a tool by which the township will continue its growth in an orderly manner. Although major changes have not been made to the map, some have been made to reinforce the township's general development plan.

To avoid the controversy which has ensued when other township's have tried to adopt new ordinances, the township has gone to the expense of having the ordinance and map printed in its entirety prior to the public hearing. In this way, township residents may study the plan at their leisure. Al-

though residents could have picked up copies at the township office, it was believed that more preliminary study of the plan would be made if it were published prior to the hearing.

Also recommended by the committee was some type of policing the present site so that it would maintain a proper appearance and conform with the rules as set down by Act 87- If these steps are followed, the group felt that the M-15 site could be used satisfactorily for several years.

The Township board gave their approval to the recommendations of the committee.

New type operation for local store

The name will be the same, but the operation will be different.

Starting August 1 Clarkston will have a nearly exclusive meat market.

It will be Terry's Market, 12 South Main.

For 28 years Terry's Market has been a familiar grocery store in Clarkston. Earl Terry served customers through those years until his death in February 12, 1967. Since that time Mrs. Terry has been operating the business.

August 1 the Terry's son-in-law, Howard Altman, will be the owner. It is he who is changing the operation to a meat market.

To manage the market and serve as butcher, Altman has hired Dixon "Dick" Lawrence.



DICK LAWRENCE

Dick worked for Terry's and managed the meat department for 15 years prior to 1965.

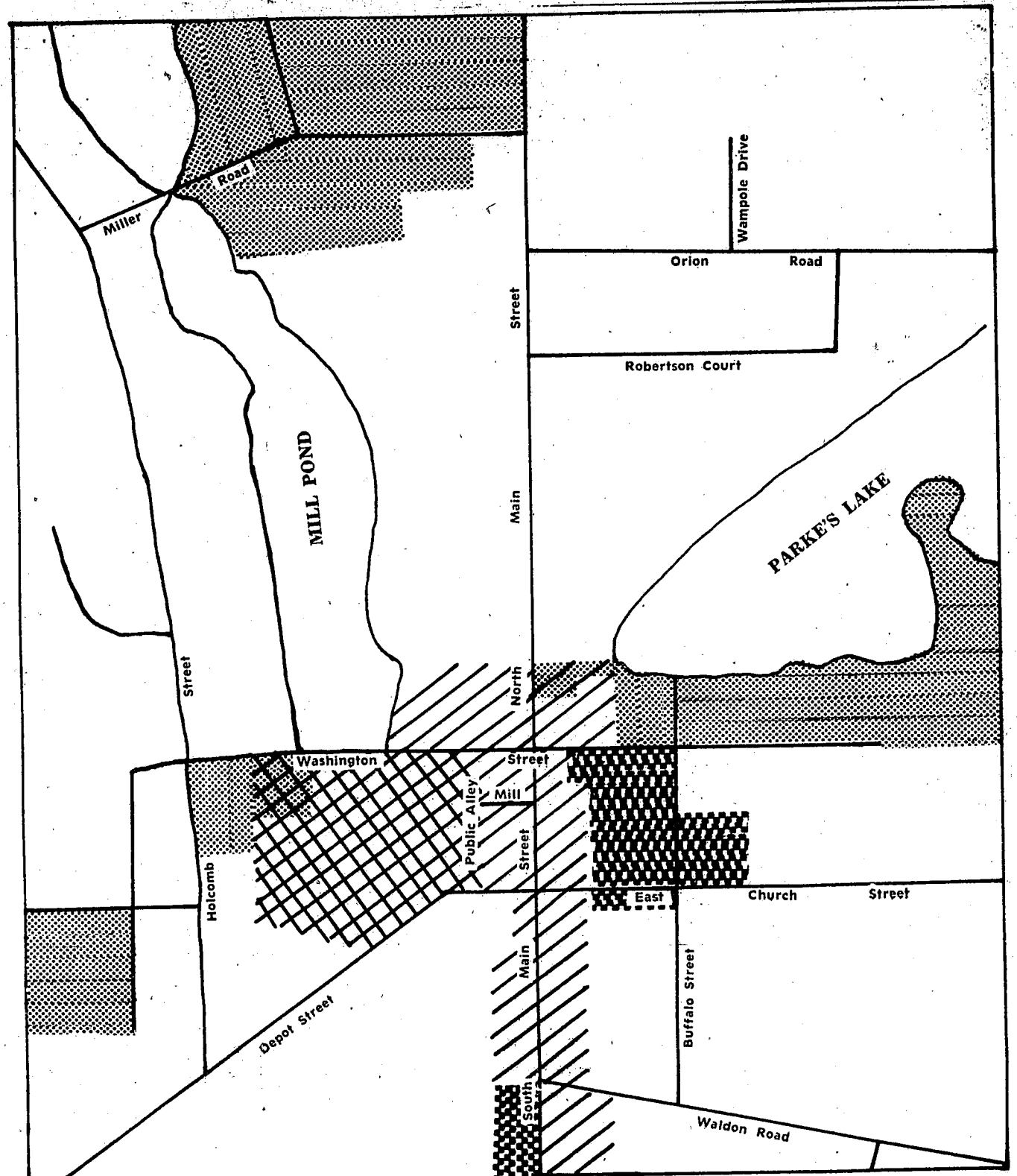
Dick was born in Royal Oak and attended schools in Clarkston. He married a former Clarkston area girl, Charlotte Bentley in 1950. They now make their home at 6591 Clintonville with their five children, Pam, 16, Joanne, 15, Dixon, Jr., 14, Shanna, 7 and Linda, 5.

Dick, in describing the new meat market, said, "We will be carrying all fresh meat, no packaged meat, and will make cuts to individual desires while 'they wait or we'll cut meat on order.'"

The store will also carry fresh fish, poultry and dairy products, along with a limited line of groceries.

Howard said at the time of the change, August 1, Tasty Bakery will also locate their retail outlet for this area in the store.

Friends of present butcher, Jerry Hess, will be pleased to know that he is going to continue in the meat department.



Scale 1/4"=100'

Programmed to Commercial
Light Manufacturing
Programmed to Class A Residential
Commercial

General map of present and proposed zoning in Clarkston.

Public Hearing Aug. 14 will review Village Zoning change

A Public Hearing has been slated for Monday evening, August 14 in the Village Hall at which time zoning changes within the Village of Clarkston will be reviewed.

A copy of the ordinance, by which these changes would be adopted appears in this issue of the paper, as well as a map outlining the proposed alterations.

The proposed changes to commercial include the area in back of the stores in the block on the east side of Main Street between Washington and Church Streets. Also included will be lots 15, 16 and 17 on the east side of Buffalo Street between Washington and Church Streets.

Further proposed change to commercial designation are lots 65, 66, 67 and 68 on the west side of South Main Street beginning at Waldon Road.

The proposed changes in the residential area involve the following parcels of land. These areas will be classified as Class A Residential (single family), Lots 103-106 on the west side of Madison Street, south of Church Street; the southeast corner of Washington and Holcomb Streets involving Lots 82-86; an area on both sides of Miller Road from the Mill Pond to North Main Street with Lots 44 and 45 facing Main Street excluded. This also in-

cludes parcels on both sides of Glenburnie Lane.

All of the south side of Parke Lake on the North side of Washington Street east of Buffalo is included. This also will take in Lots 35 and 41 and 42 in the block

which includes the Masonic Temple and an area at the end of East Washington Street.

These recommendations for changes were made to the Village by the Planning Commission.

Terms extended for township officers

A major change was made in the dates on which township officers will take office took place when Governor Romney signed into law last week a new piece of legislation which will eliminate the lame-duck period.

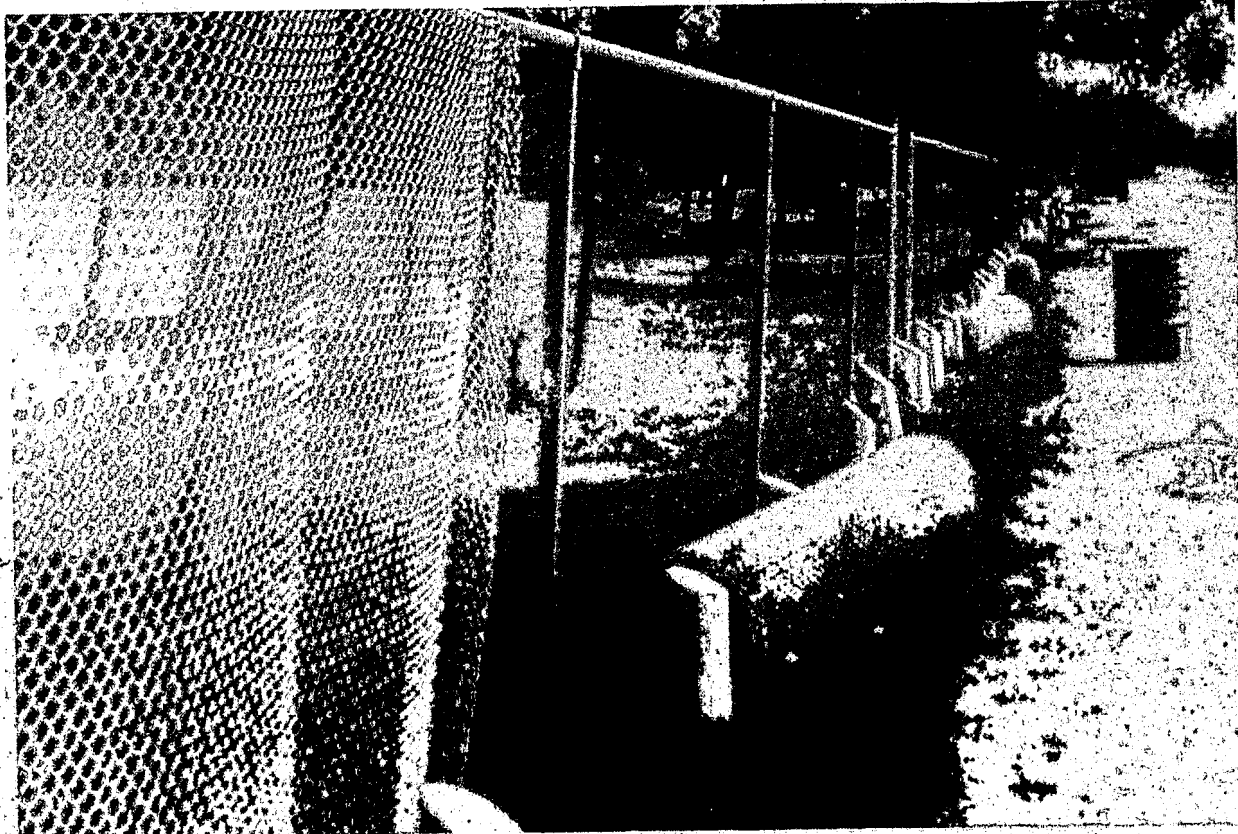
On the local level, Independence Township officers, Supervisor Duane Hursfall, Clerk Howard Altman, Treasurer Kenneth Johnson and Trustee Merle Bennett will remain in office until November 20, 1970. The other Trustee, Harold Bauer who was re-elected in November, 1966 will remain in office until November 20, 1972.

Officers of a township are elected to serve two-year terms while Trustees were elected to four year seats. Former expiration time for the township officers with the exception of

Bauer would have been in April, 1969.

The waiting period before being sworn in has also been eliminated. It will now be two weeks instead of five months, November to April. Starting in 1970, township officials will be sworn into office on November 20.

As a result of the new legislation, on the November 1968 election ballot, there will be no township contests.



Privacy and beach pleasure come closer each day for residents of Independence Township as fencework continues at a proportionate rate with sand spreading at Deer Lake.

Bring 'em back ALIVE!

Jim's Jottings

I went back to one of my old home towns Friday night. This one being Morrice. I was there during my sophomore, junior and part of senior years in high school. The first thing that comes to mind when I think of my high school days in Morrice was when superintendent of school announced "The Japanese have just struck Pearl Harbor; and I wondered where it was. About 3 years later I was there.

But this isn't a war story. It was Morrice where I was the quarterback on the 6-man football team. The two half backs were George Talbot and Bob Jarrard. What took me back home was the wedding of George and Ardie Talbot's daughter, Kay Ann.

The Talbots are a remarkable family in a couple ways. Mrs. Talbot, George's mother, is a charming, handsome woman.

The Clarkston News
Published every Thursday at 55 S. Main, Clarkston, Mich.
James A. Sherman, Publisher
Faith J. Poole, Managing Editor
Subscription price \$4.00 per year, in advance
Phone: 625-3370
Entered as second class matter, September 4, 1931, at the Post Office at Clarkston, Michigan, under the Act of March 3, 1879.

She bore 21 children, two of whom died early in life, and two more recently. The eldest, Lew, is 63, and his mother could pass for that age also.

All the men are rugged, sportsmen, and handsome, all the women are attractive, trim, and personable. Fifteen of the Talbot children were at the wedding, and it was fun to listen to George try to introduce people to them. He couldn't remember their names. Ordinarily, one would think it was the excitement of the moment, but I recall in school he couldn't name them all either, without a lot of scratching.

Morrice hasn't changed much in the past 25 years, but I still couldn't remember streets, names, or instances. As Bob Craig, another Morriceite of my time, and now a professor at MSU, said, "They could film Gunsmoke here with very little alteration."

When someone writes my obituary they can say I started in the newspaper business in Morrice. I peddled the Owosso Argus-Press. I lean on newsboys rather easy today because of that experience. I got so many complaints on being late with the paper during football season I would leave the practice field in full uniform and make the route. Washing up came later. . . . You know, I can't even remember if the school had show-ers.

Well, labor negotiations have started between the unions and the auto companies. I can't think of a bigger waste of time than reading the demands, the rejections and labor writer's interpretations, but I find myself going through them every day.



By Lucinda Ellert

Last Wednesday, July 12, the Clarkston Conservatory Workshop went to Camp Clarkston supervised by Ivan Rouse. The group, consisting of fifteen youths ages seven through fifteen, after having theory and music appreciation, left for the camp at about twelve-fifteen and arrived at their destination at twelve-thirty. Once they were there the small gathering gazed at the menagerie of dogs, cats, rabbits, horses, ponies, and goats, ate a delicious lunch of grilled cheese sandwiches, tomato soup, and grape kool-aid. For a desert they had butterscotch pudding. Finally, to end the day they had a refreshing dip in a nearby lake. Everyone had a good time.

Brenda Woodworth, a graduate from Clarkston Senior High School will be going to Oakland University next fall. She will be studying to be a teacher in secondary schools and she says that she intends

to teach history in either junior high or high school. Brenda will be taking courses that will prepare her for this future goal.

Cynthia Glavach, who is not at all sure that she is going to college, says that if she does she will be going to Oakland University with her friend Brenda Woodworth too. Cindy also wants to be a teacher in elementary education with a preference of either first or second grade. She plans to be in sports such as tennis and swimming. Cindy is working at General Motors and will work her way through college.

Richard Bass is going to Ferris College where he will be taking courses in mechanical drawing. He also will be participating in intramural sports, such as track, touch football, baseball, and basketball. Richard will be working his way through college too. At present he is working at General Motors.

Junior Champ meet attracts Clarkston boys

Over 300 boys have pre-registered for the Michigan Junior Champ state track meet. It will be held on Saturday, July 22 at the Waterford Kettering High School track. Previous plans called for the events to be held in Clarkston, but these were cancelled last week.

Clarkston Area Jaycees are just in their first year of the Junior Champ program, yet they are bringing two fine boys in the intermediate division, Rich Klein in the 100 yard dash and Dave Stewart in the broad jump.

All events will be run in two divisions, Intermediate (15-16 year olds) and Senior (17-18) with the exception of the Triple Jump and Discus which are restricted to the senior group. All running events will have intermediate competition immediately prior to Senior events.

Being one of the few high school age events where boys from different class schools

can compete against each other, many exciting races are in store. Spectators will be treated to a good deal of pageantry, including the running in of a simulated Olympic Torch from the site of last year's state meet.

While pre-meet preparations were made by the Jaycees, the actual meet will be run by a

How do you rate?

Clarkston Police Chief, Robert Phillips is this week warning vacationing residents to protect their homes before leaving for that vacation or even before leaving home for an evening.

Phillips states that residents could help the police department combat burglaries and discourage prowlers if they would observe the following check list.

1. Cancelled all daily deliveries?
2. Left a lamp or two connected to an automatic timer, so that your lights turn on at dusk, turn off again at bedtime to create a "lived-in" look while you're away?
3. Discontinued the newspaper (or arranged to have it forwarded)?
4. Notified your Police Department and a neighbor as to date of your departure and return?
5. Left shades or blinds in normal position--not completely closed?
6. Closed and locked all windows and doors--including the garage?
7. Arranged to have your lawn cut?
8. Arranged with a neighbor or post office to hold all mail?
9. Used pin-tumbler cylinder locks (with a dead lock mechanism) on all exterior doors?
10. Rented a safety deposit box for storage of all valuables? And always report--SUSPICIOUS PERSONS--QUESTIONABLE OR DANGEROUS ACTIONS--to your police department by calling: Clarkston Police Department, 625-5573.

number of prominent Michigan track figures, headed by Director Kermit Ambrose.

The winners in the senior division will go on to represent Michigan in the national meet to be held in August in Des Moines, Iowa.

Seymour Lake

By Gladys Sherwood
The Merchants Baseball league made up of small boys and managed by Ronald Brown on Seymour Lake Road won in competition with the Midget League on Cedar Street in Ortonville Monday evening.

Mrs. Ora Schank and Mrs. George Granger attended the School of Missions in Adrian last week.

Mrs. Elroy Scott was pleasantly surprised one day last week upon returning from shopping to find her cousin Mrs. Robert McNeish and family from Kitchener, Ontario waiting for her return. They had been vacationing and were on their way home.

Rev. Marvin Porritt and mother, Mrs. Winifred Porritt attended the funeral of a relative in Lake Orion on Saturday.

Barbara Perry, daughter of Mr. and Mrs. Millard Perry of Glennie has accepted a po-

sition with General Finance in Lansing.

Mr. and Mrs. Dale Scott and son Keith of Jonesboro, Georgia returned home Sunday after spending the past week with his mother Mrs. George Scott and family.

Mrs. Max Miller and Margaret Thorpe, both of Pontiac were Friday callers in the Gladys Sherwood home.

Mr. and Mrs. Michael Cherek and daughters Nancy and Laurie are guests this week of her mother Mrs. Lee McIntyre and Carl.

**WOODCUM
WELL DRILLING**

Phone 625-1690
101 N. Holcomb - Clarkston
or
FE 2-4522
57 W. Beverly - Pontiac

NOTICE

In accordance with the provisions of the Rural Zoning Act, Act #184 of the Public Acts of 1943 as amended notice is hereby given that the Independence Township Planning Commission will hold a Public Hearing for the purpose of hearing any and all objections to a proposed township zoning rural ordinance and map. The Public Hearing will be held on July 31st at 7:00 P. M. E. D. S. T. at the Auditorium of the Clarkston Senior High School 6595 Middle Lake Road, Clarkston.

Be further advised that a copy of the proposed text and map, a new Independence Township Rural Zoning Ordinance may be examined at the Independence Township Hall located at 90 North Main, Clarkston, Michigan, Monday through Friday between the hours of 9 A. M. and 12 noon and 1 P. M. to 5 P. M.

Howard Altman
Independence Township, Clerk
July 5, 20, & 27.

MAGICA RUST REMOVER

Rust is the result of a process of combustion. Some elements of metal will oxidize in certain circumstances, their waste products are called rust.

MAGICA is the best rust remover available. It will remove rust from fabrics, chromium, tin, canvas, bath tubs, paper, etc.

MAGICA changes the elements of a rust stain into salts, which in turn are soluble in water and can be rinsed away.

AL'S WATERFORD HARDWARE

5880 Dixie Hwy. 623-0521 Waterford

Hours 8 to 8 daily - 8 to 6 Sat. - 9 to 2 Sunday

SAVE
WHERE YOU GET

5%

ANNUAL INTEREST

On Your Savings

ON TIME SAVINGS CERTIFICATES

"PASSBOOK FORM"

We pay 5% interest on amounts of \$1,000 or more on deposit for 12 months. The interest is added to your Time Savings Certificate Passbook each 6 months. This compounds so you get "INTEREST ON INTEREST"

"CERTIFICATE FORM"

You receive 5% interest on amounts of \$1,000 or more on deposit for 12 months. Interest will be paid by checks annually or each 6 months if you desire.

The Bank On The "GROW"

Pontiac State Bank

12 Convenient Offices Including
Clarkston and Dixie Highway

Member Federal Deposit Insurance Corporation

Why do so many people buy used cars from Ford Dealers?

A recent used car study tells why.



Car owner tells researcher why she bought her used car from a Ford Dealer.

Here's what you said:

1. You needed a car you could afford. Your previous car was worn out. Or a member of your family needed a car.
2. You bought from us because the price was right and the deal was good. We had the car you were looking for. You had been thoroughly satisfied in dealing with us in the past.
3. You bought the make of used car from us that had given you previous satisfaction--and again, the price of it was right for you.
4. In looking for your used car, you came to us seeking "good mechanical condition," "good overall condition,"

"a price I could afford," and "reliable, dependable transportation."

5. Did you shop other dealers? Yes, over half of you did before coming to us and buying from us. (88% of you shopped other-make dealers!)

6. What was the greatest help to you in buying your used car? The biggest percentage of you said, "the Ford Dealer." Other aids: "past experience," and "newspapers."

For the **A1** Used Car you can afford... for the used car you can trust, see

Beattie Motor Sales, Inc.

5806 Dixie Highway

Waterford

SELL • RENT • SWAP • HIRE • BUY • SELL • RENT • SWAP • HIRE • BUY • SELL • RENT • SWAP • HIRE

LOW COST CLASSIFIED ADS GET RESULTS

HIRE • BUY • SELL • RENT • SWAP • HIRE • BUY • SELL • RENT • SWAP • HIRE • BUY • SELL • RENT

State water ski championships

Quality Foods!

Thrifty Prices!

AUTOMOTIVE

1960 Mercury Colony Park Wagon. Runs. Good tires. Automatic. \$75. Also three indoor wood panel doors. 6290 South Main. 625-4355. 47tc

1961 Chrysler Convertible Automatic transmission. Power steering and brakes. Black with white top. Excellent condition. \$550.00. Phone OA 8-1376. 47tc

1960 Chevrolet Station wagon, 340 engine, excellent condition. Best offer. 625-2277. 47tc

MISC. FOR SALE

NECCHI DELUXE AUTOMATIC zig zag sewing machine—cabinet model—embroiders, blind hems, buttonholes, etc. 1964 model. Take over payments of \$5.90 per month for 9 months or \$53 cash balance. Guaranteed, FE 4-0905. 47tc

WELL kept carpets show the results of regular Blue Lustre spot cleaning. Rent electric shampooer \$1. Bob's Hardware, 27 South Main, Clarkston. 47tc

DROP LEAF WALNUT formica table and 4 chairs. Phone 625-5584. 47tc

SINGER DIAL-A-MATIC zig zag sewing machine—in modern walnut cabinet—makes designs, appliques, buttonholes, etc. Repossessed. Pay off \$54 cash or \$6 per month payments. Guaranteed, FE 4-0905. 47tc

CAMPFIRE MEMORIES

Incense cedar, balsam and fir
90¢ a box

BOOTHBY'S
625-5100

7081 DIXIE HIGHWAY
(corner White Lake Road)
OPEN FRI. EVENINGS
TIL 8:30

SPECIAL NOTE PAPER SALE now in effect at the Clarkston News. Three type styles to choose from, 50 notes for \$2.49 with envelopes and gift boxed. Reduce safe, simple and fast with GoBese tablets. Only 98¢. Pine Knob Pharmacy. 42tc

FOR RENT

PROFESSIONAL UNIT for lease, Clarkston Area. Phone 625-2601. 46tc

4 ROOM APARTMENT, partly furnished on Pine Knob Road. Phone 391-0487. 47tc

REAL ESTATE

MODERN 5 ROOM CABIN in Upper Peninsula on private lake. Good fishing, swimming and hunting near Hiawatha Forest. Call 625-4584. 47tc

Wanted to Rent

THREE OR FOUR BEDROOM home in Clarkston school district—would sign year's lease. Can furnish references. Call collect Lansing 517-489-6425. 47tc

WANTED

WOMAN TO DO IRONING. Will bring to your home. Call 625-3740 after 5:30. 46tc

SERVICES

TRENCHING-WORKING done reasonable. Phone 391-0662. 47tc

WILL DO IRONINGS IN MY home. Phone 625-2654. 47tc

SCREENED TOP SOIL, wholesale and retail. Fill dirt, sand, and gravel. Phone 625-2175 or 625-5154. 43tc

CUSTOM MOSQUITO SPRAYING
Ortonville Nurseries
Phone 627-2545
10448 Washburn Road
46tc

REFRIGERATION AND AIR CONDITIONING SERVICE. Commercial and domestic. All makes washers, dryers and dishwashers. 24 hour service on refrigeration. Rean's Refrigeration. Phone 363-3606 nights or 363-7128 days. 35tc

PAINTING, DECORATING and floor sanding; insured; FHA approved—625-2101. 14tc

SUMMER LANDSCAPE WORK
We can transplant material that is balled or in containers all summer.

Summer hours Mon. - Fri.
8 A. M. - 5 P. M.
Saturday and Sunday
10 A. M. - 4 P. M.
ORTONVILLE NURSERIES
Phone 627-2545
10448 Washburn Road
46tc

CARPENTER—new or old work—small or large jobs. Trajan Vostie, phone: 625-2849. 25tc

A-1 FARM TOP SOIL, black dirt, shredded peat, road gravel, all stone and sand products. Delivered 625-2231. 37tc

WILL CUT AND TRIM TREES. 625-4747. 31tc

PLANNING A WEDDING, RECEPTION OR ANNIVERSARY PARTY? We invite you to inspect our full line of invitations, napkins, coasters, social stationery and all items to make your affair a perfect one. Come to the Clarkston News office or call 625-3370 for information.

BULLDOZING and TOPSOIL, Phone 625-4598. 37tc

Help Wanted

WANTED aggressive route man for well established route. References. Berg Cleaners. 47tc

Female Help Wanted

MOTHERS, WOULD YOU BELIEVE!! The Toy Chest offers more \$\$\$, less work demonstrating toys. We train you. No investment, delivery or collection. Call 682-1833. 44tc

NOTICES

NOW OPEN
The Carriage House
9274 Big Lake Road
ANTIQUES
11-5:30 p.m.
Daily except Monday
37tc

FOUND

BEAGLE, black and white near Robertson Court and Orion Road on Monday. May be seen at 6693 Wealthy. 47tc

THE CLARKSTON (Mich.) NEWS Thurs., July 20, 1967 3

INSTRUCTIONS

NOW A TOTAL SERVICE MUSIC CENTER IN YOUR AREA. LESSONS, SALES, SERVICE, AND BAND BOOKING. BEGINNING ADVANCED LESSONS ON ORGAN, PIANO, ACCORDIAN, GUITAR AND DRUMS.

WATERFORD-DRAYTON MUSIC CENTER
4835 DIXIE HIGHWAY
(1/2 blk. north of Walton)
674-1818

LEGAL NOTICES

MILTON F. COONEY
ATTORNEY AT LAW
810 Pontiac State Bank Bldg.
Pontiac, Michigan

MORTGAGE SALE
DEFAULT having been made for more than thirty days in the conditions of a certain mortgage made by Marcus D. Davis and Rachel Davis, his wife, to Capitol Savings & Loan Association, a Michigan corporation dated the 18th day of December A.D. 1962, and recorded in the Office of the Register of Deeds for the County of Oakland and State of Michigan, on the 2nd day of January A.D. 1963 in Liber 4284, on page 781, Oakland County Register of Deeds Records on which mortgage there is claimed to be due at the date of this notice, for principal and interest, the sum of Thirteen Thousand Nine Hundred Ninety Nine and 12/100ths (\$13,999.12) Dollars, and an attorney's fee of Seventy Five (\$75.00) dollars, as provided for in said mortgage, and no suit or proceedings at law or in equity having been instituted to recover the money secured by said mortgage, or any part thereof;

NOTICE IS HEREBY GIVEN, that by virtue of the power of sale contained in said mortgage, and the statute in such case made and provided, on Tuesday, the 18th day of August A.D. 1967, at 10:00 o'clock in the forenoon, Eastern Standard Time, the undersigned will, at the Main and south entrance of the Court House in the city of Pontiac, Michigan, that being the place where the Circuit Court for the County of Oakland is held, sell at public auction, to the highest bidder, the premises described in said mortgage, or so much thereof as may be necessary to pay the amount so as aforesaid due on said mortgage, with 7 per cent interest, and all legal costs, charges, and expenses, together with said attorney's fee, and also any sum or sums which may be paid by the undersigned necessary to protect its interest in the premises, which premises are described as follows, to-wit:

CAPITOL SAVINGS & LOAN ASSOCIATION
May 18, August 18, 1967
ORDER TO ANSWER
File No. 67 31826

STATE OF MICHIGAN
CIRCUIT COURT FOR THE
COUNTY OF OAKLAND

Yvonne Merriam Stevenson,
Plaintiff, vs. William O. Stevenson,
Defendant.

On January 4, 1967, an action was filed by Yvonne Norriam Stevenson, Plaintiff, against William O. Stevenson, Defendant, in this Court for Judgment of divorce and other relief, and it appearing by Sheriff's return and Plaintiff's affidavit on file that Defendant's present residence address is unknown.

It is hereby ordered that the Defendant, William O. Stevenson shall answer or take such other action as may be permitted by law on or before August 23, 1967. Failure to comply with this order will result in a judgment by default against such Defendant for the relief demanded in the complaint filed in this Court.

Date of Order: June 28, 1967
PHILIP P. PRATT
Circuit Judge
For FREDERICK C. ZEIM
Circuit Judge

Plaintiff's Attorney:
Donald McGaffey
16001 Dixie Highway
Holly, Michigan 48442
July 13, 20, 27 & Aug. 3.

WILLIAM H. STAMP, Atty.
5818 M-15
Clarkston, Michigan
No. 93, 492

STATE OF MICHIGAN THE
PROBATE COURT FOR THE
COUNTY OF OAKLAND

Estate of Albert Henry Beebe, Deceased.

It is Ordered that on August 8, 1967, at 9 A.M. in the Probate Courtroom Pontiac, Michigan a hearing be held on the petition of Howard D. Beebe for the admission

to probate of an instrument purporting to be the Last Will and Testament of said deceased, and for the granting of administration of said estate to William H. Stamp the executor named therein or to some other suitable person, and to determine who are or were at the time of death the heirs at law of said deceased.

Publication and service shall be made as provided by Statute and Court Rule.

Dated: July 7, 1967
DONALD E. ADAMS
Judge of Probate
William H. Stamp, Atty.
5818 M-15
Clarkston, Michigan
July 13, 20 & 27.

PUT WANT ADS TO WORK FOR YOU

VILLAGE OF CLARKSTON
Village Council
Minutes of Regular Meeting
July 10, 1967

Meeting called to order by President Wertman.
Roll: Present: Kushman, Hallman, Mahar, Leak, Cooper.

Minutes of the last meeting were read and approved.
Moved by Mahar, "That the following bills be paid:

GENERAL FUND

Mary Ann Pappas	Draw on Salary	\$ 100.00
Anderson & Stoppert	Appraisals—Post Office Site	125.00
Pine Lake Skin Divers Center	Police Helmets	195.00
Robert Phillips	Police Wages	108.50
Robert Phillips	Tuition Reimbursement	30.00
Jack McCall	Police Wages	138.75
John Walts	Police Wages	157.50
John Harken	Police Wages	80.00
Albert Domroese	Police Wages	98.75
Ray Dawley	Street Wages	5.63
Roland G. Wilson	Street Wages	61.25
Charles Meske	Tree Maintenance	33.00
Ben M. Powell Co.	Main Street Pick-up	60.00
The Clarkston News	Publications	22.40
Morgan's Service	Gas	4.76
Lawyer's Title Ins. Company	Title Insurance, Jarrendt	
	Property conveyance	37.00
Floyd A. Menzies	Street Wages	60.75

Seconded by Cooper. Roll: Kushman, yea; Hallman, yea; Mahar, yea; Leak, yea; Cooper, yea. Yeas 5, Nays 0.

Moved by Cooper, "That the Village President and Village Clerk be instructed to sign the legal documents allowing the Detroit Edison Company to install power lines on the south side of White Lake Road." Seconded by Mahar. Motion carried.

Moved by Kushman, "That the following wages for Police Personnel in the village employ be effective immediately: Chief, \$25 per month and \$2.75 per hour, Lieutenant, \$2.75 per hour; Sergeant, \$2.65 per hour; Patrolman, \$2.50 per hour; Reserve, \$2.00 per hour." Seconded by Cooper. Roll: Kushman, yea; Cooper, yea; Leak, yea; Mahar, yea; Hallman, yea. Motion carried.

Moved by Leak, "That the Village of Clarkston adopt, by Reference, Ordinance No. 445 of the City of Southfield, entitled, "An Ordinance to define, regulate and control the sale or offering for sale to minors of model glues containing solvents having the property of releasing toxic vapors, including the intentional possession or giving away, transferring or reserving possession of such model glue to prohibit the inhaling, drinking, eating or otherwise introducing into the human circulatory or respiratory system of certain substances and to provide a penalty for the violation of the terms thereof." Seconded by Mahar. Motion carried.

Moved by Kushman, "That necessary publications be made to comply with zoning statutes in order that a public hearing may be held for proposed zoning changes within the Village of Clarkston." Seconded by Leak. Roll: Kushman, yea; Cooper, yea; Leak, yea; Mahar, yea; Hallman, yea. Yeas 5, Nays 0. Motion carried.

Mr. Del Lohf of Kieft Engineering reported on street paving. Two letters from the State of Michigan Health Department regarding the Village septic system were referred to Kieft Engineering for proper action.

Moved by Leak, "That the meeting be adjourned." Seconded by Cooper. Motion carried.

Artemus M. Pappas
Village Clerk

HILLS BROS.
Coffee LB. 69¢

DEL MONTE
Peaches 3-28 oz. cans \$1.

FRESHWRAP ROLL
Wax Paper 25¢

WIZARD
Garbage Bags 15 19¢

CHAR COAL 10#
Briquets 79¢

SEALTEST PEACH MELBA 1/2 GAL.
Ice Cream 79¢

Fab WITH BORAX 3 LB. BOX 69¢

Coffee Rich PINT 29¢

JUMBO 2 IN PKG. KLEENEX
Towels 59¢

CHOICE CHUCK
Beef Roast LB. 49¢

CHOICE
Chuck Steak LB. 69¢

FRESH
Peaches 2 LBS. 49¢

Peppers Cucumbers 3 FOR 29¢

HAWAIIAN
Punch 3-46 OZ. CANS \$1.

PINE CONE
Tomatoes 3 LB. CAN 55¢

SWIFTNING
Shortening 3 LB. CAN 73¢

RUDY'S MARKET

9 SOUTH MAIN, CLARKSTON
PHONE 625-3033



This summer found many young boys and girls attending Mrs. Susan Washburn's Creative Workshop. Here Mrs. Washburn gets set to be the leader of their rhythm band.

Creative workshop - a successful project

By Constance Lektzian

When Susan Washburn, kindergarten teacher at Bailey Lake school, decided to conduct a short term summer school for 5, 6, and 7 year olds, she already had a name picked out. It was to be the "Creative Workshop"—a daily class of dancing, music, art and creative dramatics. With her classes geared to run for six weeks, her first problem was to find a spot in which to hold forth. When Reverend Arlon Stubbe of the Calvary Lutheran church heard of her dilemma, he and his board members reached a decision. They offered her the use of their church activity room for a nominal fee. The

pastor and members of this church, located on Bluegrass Drive, hope to continue to have their facilities in use for community projects.

Newcomers to this area, Mrs. Washburn's husband, Joseph, is also a teacher. This past year he has been the band instructor at the Clarkston High School. Through their extra-curricular activities, the young couple hope to create greater enveloping interest in the field of music in Clarkston.

Because she felt a need for creative involvement for the younger children of this area, Susan came up with the idea of this unique workshop. She now

has little ones as young as 3 1/2 and as old as 8 years. Set up to prepare pre-schoolers for kindergarten, the program also gives the older group added interests for the summer months. This program is divided into four sections. Music includes a band and singing with emphasis on rhythm, folk and square dancing is aimed at giving the children poise and balance, creative dramatics are taught to increase their confidence and enable the children to gain better speaking voices and art is instructed for the purpose of bettering the child's motor control.

Next year Mrs. Washburn hopes to expand the present program. However, she wants to do this by running two classes—one for preschoolers only and the other for children of the first, second and third grades. The children of this year's session are: Michele and Danny Roy, Benjamin Pearson, Jimmy and Mark Wood, Jill Thompson, Sally Sobocienski, Sara Helsel, Lisa Erkfritz, Tracy Neuharth, Barbara Petroff, John Tisch, Sarah Vascassenno, Jon Kenyon, Joanne Ford, Mark Lektzian, Greg Thayer and Kimi Lair. Gay Petroff is assisting Mrs. Washburn as her helper.

Through the kindly efforts of Pastor Stubbe and the board of the Calvary Lutheran Church, this year's creative school has been most successful. The opportunity for the youngsters to stretch their minds and imaginations has made Mrs. Washburn's class timely and welcome.

Michigan produced nearly 890 million pounds of potatoes during 1966 or more than 100 pounds for every man, woman and child in the state, according to the Michigan Department of Agriculture.

Lawsons host Cuthbert reunion

The first Cuthbert Reunion was held July 16 at the home of Mr. and Mrs. George Lawson on Orion Road. A pot-luck meal was enjoyed in the afternoon by 38 relatives who are descendants of John Cuthbert who was born in Lincolnshire, England in 1805.

John and his brother, Joseph, came to America early in life and both settled on farms in White Lake Township. In 1845, John, age 44, married Ellen Conner, an Irish lass, age 22. Of their seven children only Frank, Edmond, and Kitty survived infancy. Edmond (1848-1938) remained a bachelor, attended college at Valparaiso, Indiana, and was a school teacher.

Frank and Margaret Howland were married in 1887 and had three children; Kittie, Ellen, and Warren. Warren and Helen (Hankinson) have three children. Descendants of Frank who attended were Mr. and Mrs. Everett Hathaway (Kittie) of Holly, Mr. and Mrs. Roy Hathaway (Ellen) of Highland Park, Mr. and Mrs. Warren Cuthbert of Ferndale.

Kittie Cuthbert (1861-1959) married George Harris in 1884. They lived in White Lake or Springfield Township all their lives. They had 5 children: Lizzie, Irene, Manley, Sarah, Edward. Lizzie's husband, Albert Shultz came with her brother, Edward Harris, both of Davisburg. Mr. and Mrs. Don Stearns (Maxine) and children, Charles and Sally attended from Pontiac. Thomas is at U of M. Eunice (Mrs. Don Cooper) and Harris Shultz were not able to attend with their families.

Sarah and William Sommers of Davisburg attended with 19 of their descendants: Mrs. Hazel Moore and daughter Vicki Davison; Mr. and Mrs. Alvin (Iva) Caverly and children Kerry and Allen of Clarkston and

Mr. and Mrs. Jerry (Cle) Kaseta of Detroit; Mr. and Mrs. Floyd Sommers and children Donna, Lori, and Judy of Clarkston; Mr. and Mrs. Glenn Sommers and children Glenna Lee, Bruce, Lynn and Mark of Davisburg.

Mrs. Hazel Moore prepared and exhibited a family tree to be completed with dates for all to trace their ancestry or line of descent.

George and Marion Lawson have a beautiful and spacious lawn that provided room for a large spread out table, lawn chairs and yard games. It was a beautiful and perfect day. Plans are being made to have a reunion again next year.

Sheriff reports area accidents

A boy on a bicycle was injured Thursday afternoon when he rode in front of an auto driven by Charles Simpson of 4379 Windiate in Waterford. The boy, who was 12 years old was David Urko of 4870 Curtis Drive, also of Waterford.

The accident which happened in front of 4761 Parview, north of Andersonville Road was at 6 p.m.

The driver of the auto told sheriff officers who investigated that he was travelling north on Parview when he had to pull to the left side of the road to pass 2 boys on bicycles when the Urko boy pulled across the road in front of him. The boy was cited for making an improper turn in front of the auto.

Sheriff officers took the boy to his home where his injuries were diagnosed as type B.

Another accident reported by the sheriff occurred at 2:10 p.m. on July 11 at the corner of Dixie Highway and Maybee

Road. The two drivers involved were Daisy Douglas of 323 S. Telegraph, Pontiac and Ernest Henning of 8180 Allen Road, Clarkston.

Henning was cited for failure to yield the right of way when he made a left turn onto the Dixie from Maybee Road in front of the car driven by Mrs. Douglas. He told officers that he did not see her car.

Neither driver was injured.



TRUCKS

ARE HALF OF OUR BUSINESS

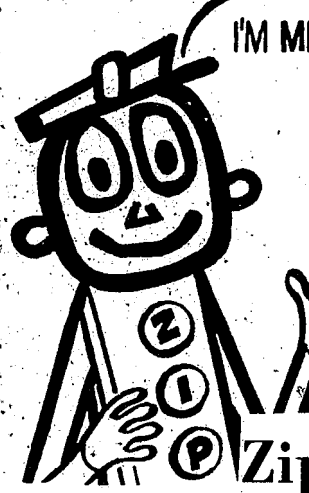
One of these USED TRUCKS will fill your needs

- 1963 ECONOLINE pick up. White, six, heater and directional signals. \$995
- 1962 FORD F250 styleside pick up. 8 cylinder, heater and directional signals. \$695
- 1963 CHEVROLET 1/2 ton fletside pick up, six, standard shift, heater, direction signals. \$995
- 1964 DODGE 1 ton heavy duty pick up. Eight, 4-speed transmission, dual rear wheels. \$1195
- 1961 GMC 5000 series. V-6, 14-ft. stake, 5-speed transmission, 2-speed rear axle. \$995
- 1965 GMC 1/2 ton pick up. V-6, radio, heater, custom cab. \$1494
- 1962 FORD 1/2 ton style side pick up. Six, radio, heater. \$895
- 1961 CHEVROLET 1/2 ton fletside pc-pick up, V-6, heater, directional signals. \$695

"Your FORD Dealer Since 1930" at the Spotlight

Beattie Motor Sales, Inc.

5806 Dixie Highway Phone 623-0900



I'M MR. ZIP.

Support the Women's Clubs in their Zip Code book sales.

Get yours today.

King's Insurance Agency

23 S. Main Clarkston Phone MA 5-2651

Town and Country Delicatessen


LOCATED AT THE NORTH POINTE PLAZA ON M-15 Monday thru Saturday 9-9 Sunday 12-6

<p>KOWALSKI SKINLESS Hot Dogs 69¢ LB. WITH NATURAL CASINGS 89¢ LB. Kosher Corned Beef & Pastrami 1.99 LB.</p>	<p>WALTMAN'S BAKED GOODS GIANT Cream Sticks 6 FOR 45¢ Old Fashioned Cookies 65¢ DOZ. Farm Maid Drinks 1/2 GAL. ORANGE, LEMON, FRUIT PUNCH, GRAPE DRINK 25¢</p>
--	---

Ham-Town's Homemade Salads 39¢ COLE SLAW, KIDNEY BEAN, POTATO, MACARONI, GREEN BEAN, GERMAN POTATO SALAD.


We do Catering Special plates of cold cuts, cheeses, salads, made up to your specifications.

One of the many hats of Consumers Power



Community Participation

Consumers Power people care about their communities, about the big things and the small. From fund drive chairman to den mother, our people do their part. The Company does its part, too. Our 1966 state and local tax bill of more than \$26 million helped support Michigan's schools, hospitals and other public services. And every day Consumers Power promotes area development and conservation to achieve a better life in every community we serve.



Consumers Power

GENERAL OFFICES: JACKSON, MICHIGAN

Where "continuing progress" is more than just a slogan



Around the Town

By Shirley Lynch

Phone 625-1065

Mr. and Mrs. George Cramer and son, Lee, have returned to their home after a three week trip through the eastern states and Canada. While away they visited many sights of interest and took many movies of day to day happenings. A buffet is planned for friends as soon as the films are developed.

A birthday dinner with a lovely three tiered cake decorated in pink roses as the center piece was held at the home of Mr. and Mrs. James Kronnind for their daughter Sally on her sixteenth birthday, July 12. Grandparents Mr. and Mrs. Hugh Kronnind of Detroit were guests for the occasion.

Ill with the measles is tiny Matthew Salner son of the Matthew Salner's. Mark, Matthew's brother has just recovered from them and is spending the week visiting his grandparents, Mr. and Mrs. Thomas Salner of Flint.

Mr. and Mrs. Gerry Hickman and daughter, Shanna of Grand Rapids spent a week visiting Mrs. Harold Weston. Mrs. Hickman is Mrs. Weston's daughter.

Mr. and Mrs. Sam Bentwood and family were guests of Mr. Bentwood's cousins the Tom Williams of Okma, Illinois this past week. While visiting they helped the Williams fill their freezer with fish and plan on returning for another visit when they cook them.

Mr. and Mrs. Melven Friday, Mr. and Mrs. Glen Friday of Silverwood spent Thursday with Mr. and Mrs. Jessie Friday.

Mr. and Mrs. Stanley Roosa and son David spent the weekend with Mrs. Roosa's parents, Mr. and Mrs. Alfred Kuenger of

Bear Lake, Douglas the Roosa's oldest son is continuing his vacation with his grandparents.

Mr. and Mrs. Tom Root, Mr. and Mrs. George Root and Mr. and Mrs. Wilbert Roland enjoyed a night on the town with dinner and a show after in Detroit last Friday evening.

An evening of bridge was enjoyed by Mr. and Mrs. Carl Morton Saturday evening at the home of Mr. and Mrs. Jake Kurfel. A light dessert was served after the playing.

A day at Wildwood was in order for Mrs. Harold Turner and family last Tuesday as a rest from summer house cleaning and getting Tom ready for camp.

Mr. and Mrs. Tom Purves and daughters, Mr. and Mrs. Gene Rappuhn and family attended a family reunion in Owosso Sunday.

Illness of Mrs. Evans Manley in Tulsa, Oklahoma has her daughter, Mrs. Zack Okmee of Clarkston driving to Oklahoma for several weeks stay. Mrs. Manley celebrated her eighty fourth birthday July 1 but illness has confined her to a friends home since.

Mr. and Mrs. Charles Torr visited their son, Chris, in San Diego, California for twelve days. Chris is a Fireman Apprentice in the Navy and stationed at San Diego. He will graduate from there this Friday. While there Mr. and Mrs. Torr met several of his friends and were given a tour of the Navy base. Knotts Berry Farm and the Sea World along with the zoo and Disneyland were some of the things that they enjoyed visiting.

Mr. and Mrs. Ward Smith

and family spent their vacation visiting friends and relatives in and around Erie, Pennsylvania.

Mr. and Mrs. Arthur Kelley and daughters, Debbie and Sheila, spent the weekend at their cabin in North Branch.

A family reunion was held Sunday at the home of Mr. and Mrs. Stan Stevens with forty relatives attending. Lots of chicken and home made ice cream with trimmings were enjoyed by young and old alike. This makes their fifth reunion with most of them coming from out of state.

Lori, daughter of Mr. and Mrs. Dave Walker, is spending two weeks with her grandparents, Mr. and Mrs. George Walker at their home in Petoskey.

Mike Taylor is spending most of his time trying out different lakes for the best fishing but so far his luck has just run to average size fish.

HAPPY BIRTHDAY:
Diane Hoff, Joe D. Ruhala, Bruce Whitmer, July 21; Ricky Savalisch, Fay Justice, Kathleen Altman, July 22; Mark Evans, Mark Adams, July 23; Steve Copeman, Robert Keech, Kim Kushman, Jane Morse, Mark Grubb, July 24; Betty Hallman, Jeff Elsholz, July 25; Cricket Embrey, Jim Kennedy, Cynthia Waterbury, Steve Rollman, Gaye Lynn, July 26; Mary Fentemaker, Gary W. Klann, Linda Baynes, July 27.

ANNIVERSARIES:
Mr. and Mrs. Don Dougherty July 22,
Mr. and Mrs. Robert Jones July 22,
Mr. and Mrs. Joe Ruhala July 24,
Mr. and Mrs. Bob Johnson July 25,
Mr. and Mrs. Howard Sage July 27.

Outdoor DeMolay degree

Cedar Chapter Order of DeMolay, Clarkston will be holding an "Outdoor DeMolay Degree" on Saturday, July 22. All DeMolay, Senior DeMolay, and Master Masons are invited to attend.

The site cannot be divulged, but cars will be leaving not later than 6:30 P.M. on the evening of the 22nd from the Clarkston Masonic Temple on Main Street. The degrees will start at 7 P.M.

Refreshments will be served at the close of the meeting.

For further information, feel free to call "Dad" Pattison at 682-5170, or Joseph Saul, chairman of the Advisory Board at 673-7302.

Helps select site

Duane Hursfall, Independence Township Supervisor was in Lansing on Monday. As President of the Michigan Township's Association, he was a member of a committee of three who were selecting a new site for the Association office.

Due to the construction of a new highway, former facilities on Holmes Street in Lansing had to be abandoned.

Other members of the committee picked to select the new site were Joseph Parisi, Executive Director of the Association and Robert Robertson, Vice President, from Meridian Township in Ingham county.

The Clarkston News

SECTION TWO THE CLARKSTON (Mich.) NEWS July 20, 1967 5



NOTICE

Village taxes are payable to Mary Ann Pappas, 55 West Washington, by mail or during the hours of 9:30 a.m. to 12:30 p.m. on Monday through Friday.

Artemus M. Pappas
Village Clerk

Local boy to fill pulpit

One of First Baptist own young men, Richard Lord, will be guest speaker on Sunday, July 23, and July 30--both morning and evening. Richard attends the Detroit Bible College, and has been a "favorite preacher boy" on many of their Gospel Teams. His wife, Marilyn also attended "D.B.C." and will be singing in some of the services. Richard is the son of Mr. and Mrs. Howard Lord, of Sunnydale in Clarkston. A warm welcome awaits you in the 11 a.m. Worship Hour or the 7 p.m. Gospel Time. There is a class for all ages in our Sunday School which is at 9:45.

Enjoy summer living without hair care worries. We style your hair for fashion, beauty and summertime fun. Condition hair against the sun, now!

Pine Knob Beauty Salon
Pine Knob Plaza
5553 Sashabaw
Phone 625-4140

Savoie maintenance

Free Home Center

64 S. Main—Clarkston
M-15 corner of Waldon Road

A COMPLETE SHOWROOM TO SERVE YOUR NEEDS

- * Aluminum Siding
- * Kaiser-Hastings-Hunter-Kautman
- * Aluminum Shutters
- * Hastings--Black, White, Green, Red, Gray made to order to fit your windows.
- * Aluminum Rain carrying equipment
- * Hastings White
- * Aluminum Soffit systems and trim
- * Roxite stone and brick veneer

All items on display for your inspection. Free estimate on installation or do it yourself. We have our own experienced applicators to serve you. All material and work guaranteed.

ALSO FEATURED

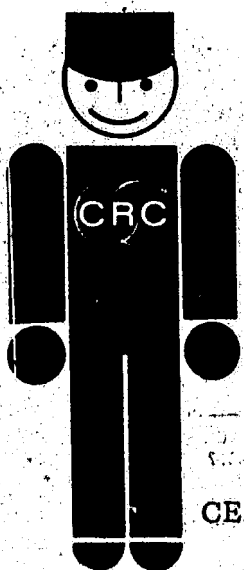
- * Savoie's all formica kitchen cabinets and vanities
- * Tub-Master shower and tub enclosures
- * Spartan water softeners
- * Owens Corning ceiling panels
- * Owens Corning Monocoustic ceiling systems
- * Ceiling Beams
- * Suspended ceiling systems
- * Bath and kitchen wall paneling
- * Mastics and glue for every need

THIS WEEKS SPECIAL

Kaiser smooth or embossed horizontal siding
\$26.50 per sq.

Cash and Carry

With every siding order applied by us we will give you two pair of aluminum shutters for your home.



Savoie
INSULATION CO.

Store Hours 9:00 A.M. to 6:00 P.M.
Monday through Friday
Saturday—9:00 A.M. to 1:00 P.M.
Telephone 625-4630 or 625-2601

CERTIFIED REMODELING CONTRACTOR



Crowned Princess

Janice Klein, the daughter of Mr. and Mrs. Ray E. Klein of 9020 M-15, Clarkston was crowned Corn Palace Princess recently in ceremonies at the World's only Corn Palace in Mitchell, South Dakota. The ceremonies were conducted by Frank White Buffalo Man,

grandson of the famed Sioux Indian Chief, Sitting Bull.

The World's Only Corn Palace is a colorful attraction in Mitchell. The unusual interior panels, as well as the outside of the building is all done in native grasses and corn and depicts various scenes around the State of South Dakota.

Come in and let us condition your hair



Hot Oil Treatment 4.50

INCLUDES SHAMPOO AND SET

Leeta's Beauty Salon

14 S MAIN STREET CLARKSTON

TEEN DANCE, Friday, July 28

Sr. High Tennis Courts 8-11 p.m.

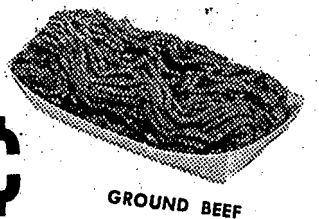
sponsored by Clarkston Area Jaycees

1415 NEAR U.S. 10 LEWIS E. WINT FUNERAL HOME TELEPHONE: 625-5231

Better Food Buys FOR THE FAMILY

FRESH

GROUND BEEF LB. 49¢



SLICED LARGE BOLOGNA

59¢ LB.

BETTER FOOD BUYS Day In Day Out-

CHASE AND SANBORN Coffee LB. 69¢

GREEN GIANT #10Z. Peas AND PEAS AND ONIONS 27¢

S AND W LIGHT SEEDLESS 8 3/4 OZ. Grapes 2-35¢

MARLENE #1 Margarine 2-35¢

SWIFTS Prem 12 OZ. CAN 49¢

PLUMROSE Cocktail Sausage 8 OZ. 69¢ 4 OZ. 39¢

READY TO PLEASE FROZEN FOODS BIRDSEYE MIXED 10 OZ. Vegetables -2-45¢

TABLE KING Orange Juice 6-85¢

BIRDSEYE 7 OZ. PKG. Sea Scallops 49¢

FARM FRESH PRODUCE Celery 29¢

Cantalope 3-\$1

Peaches 2lbs. 39¢

TERRY'S MARKET

"Your Complete Food Market"

Ma 5-4341

Clarkston, Michigan



COMPLETES TRAINING

Marine Private Paul E. Johnson, son of Mr. and Mrs. Ernest

O. Johnson of 5370 Dixie Highway, Waterford, was graduated from eight weeks of recruit training at the Marine Corps Recruit Depot here.

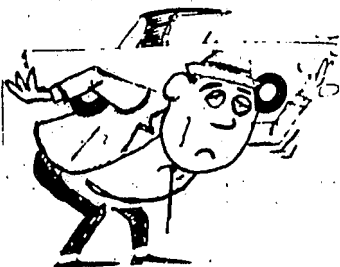
He will now undergo about three weeks of individual combat training and then, after leave at home, will report to his first Marine Corps assignment.

The intensified Marine recruit training emphasizes rigid physical conditioning and survival techniques, both at sea and ashore, to develop self-confidence and endurance. Marksmanship with the M-14 rifle and 45-calibre pistol are equally stressed, and close order drill instills the traditions of Marine Corps teamwork.

A thorough study of basic military subjects; hygiene; first aid and sanitation; and the customs, courtesies, history and mission of the Marine Corps serve to polish the new Marine's recruit education and prepare him to join Marine combat forces.

About 400,000 men and women throughout the 50 states volunteer as 4-H leaders and serve as project leaders.

Auto Insurance Costs GETTING YOU DOWN?



Save money with Farmers... the best auto insurance buy in America today!

As you save, you get modern, broad form coverage, fast, fair, friendly service!

FARMERS INSURANCE GROUP



MIKE OLSEN, AGENT

CALL 338-9201 TODAY



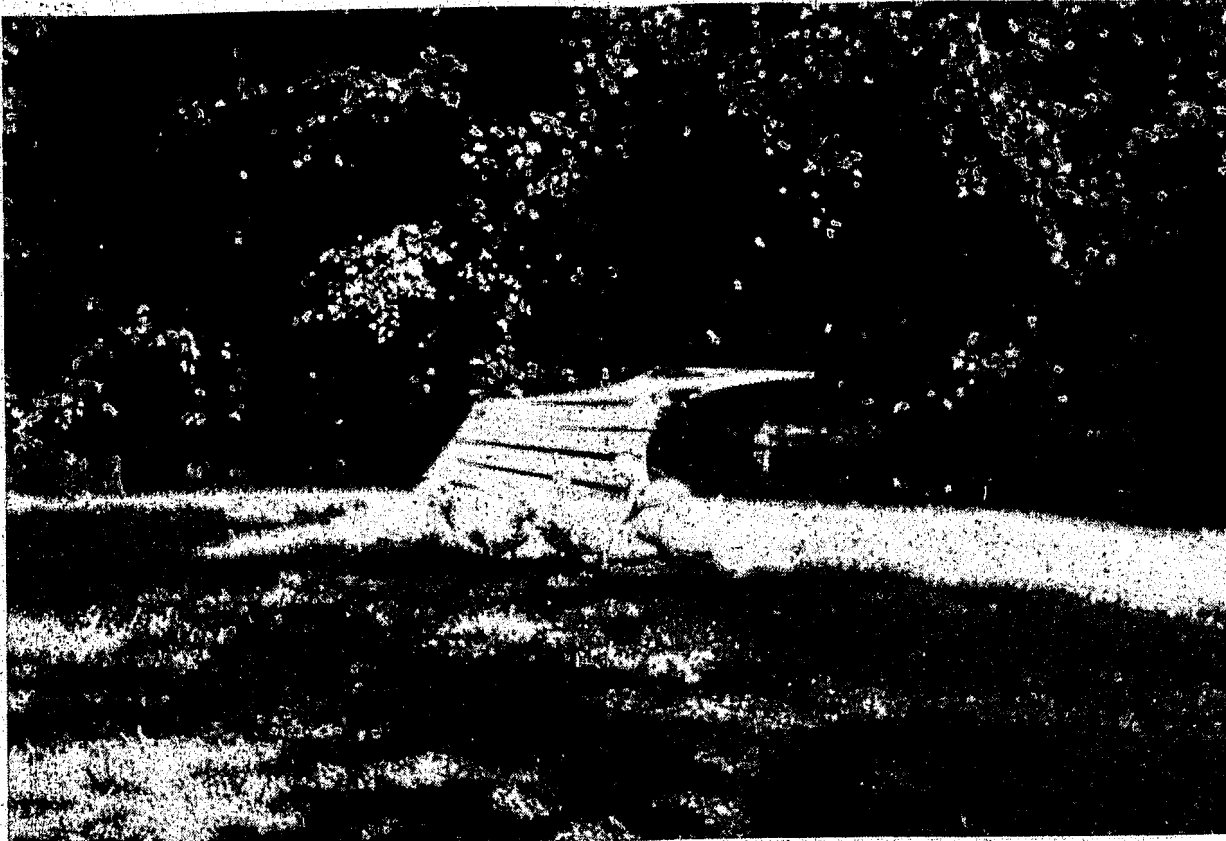
FIRE IS ONLY ONE OF THE RISKS A HOMEOWNER FACES! There are other major risks you face as a homeowner. Serious losses can also result from storms, thefts, and from damages to others for which you are liable. So it pays to be fully protected. And it pays to know that a State Farm Homeowners Policy gives you this full protection at a remarkably low cost. So ask me about it today!



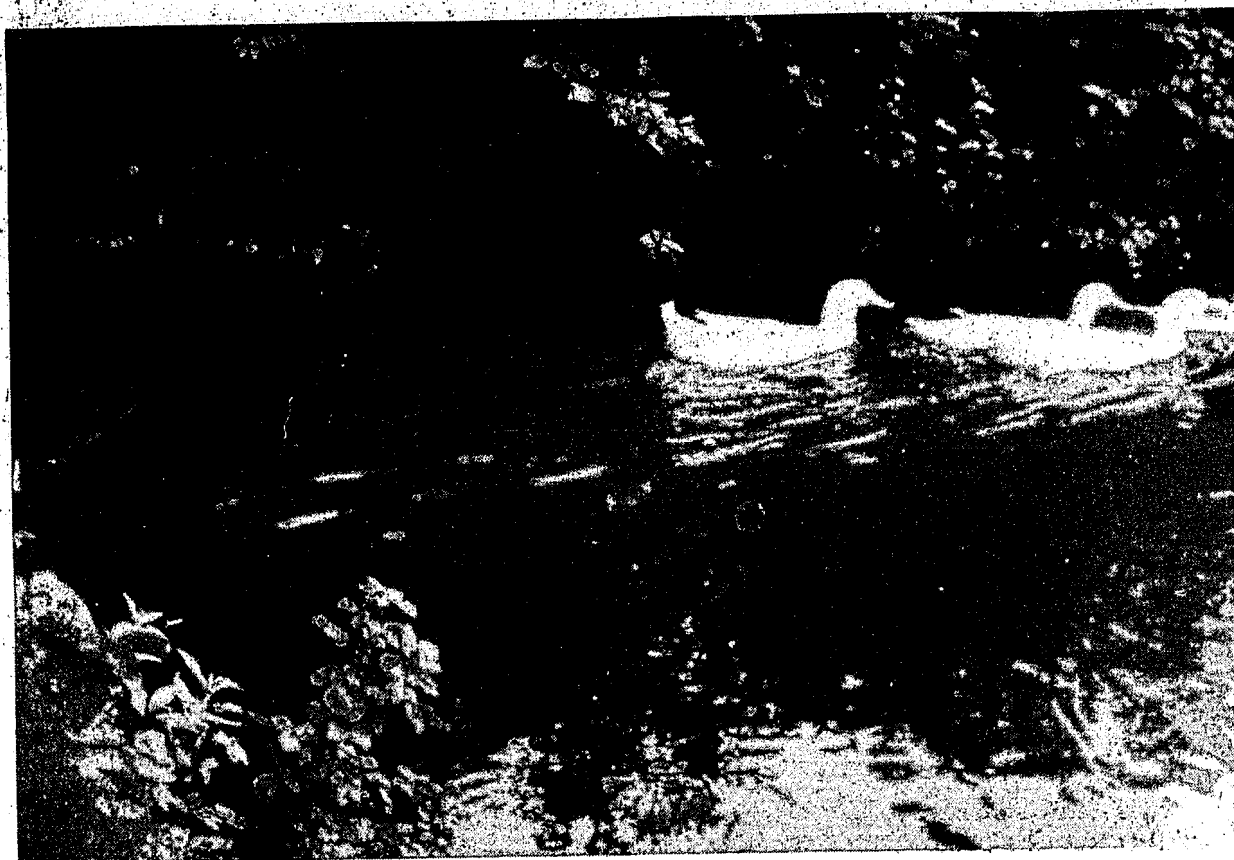
BOB SKERRATT

5863 Dixie New Phone: Clarkston 623-0420

STATE FARM Fire and Casualty Company Home Office: Bloomington, Illinois



How to win friends and influence ducks . . . give em corn of course.



Unsure of what a camera might do, this family of young ducks prepares to scatter.

Playground news

The creating of bird houses out of popsicle sticks and bike rodeos are the big plans for this week at the area's playgrounds. Events in the bike rodeo, to be held Friday, will include a safety check, best decorated bike, various races, and an obstacle course.

Next week being the final one for this part of the recreation program, picnics are being planned for Thursday the last day. The indi-

vidual playgrounds will compete in a variety of races on Monday and Tuesday, with the winners meeting on Wednesday at the junior high for an Inter-Playground Track Meet.

On Ice Patrol

Seaman Apprentice Thomas R. Hawke, USCG, son of Mr. and Mrs. Robert L. Hawke of 5553 Pleasant, Drayton Plains, returned to Boston, Mass. aboard the Coast Guard's only designated oceanographic research

vessel, the Cutter Evergreen, from duty in the North Atlantic with the International Ice Patrol.

The purpose of Ice Patrol is to chart icebergs which might endanger safe navigation by ships travelling in major maritime traffic lanes. While serving on station off the Grand Banks of Newfoundland, Evergreen personnel studied the drift and deterioration of icebergs.

Over the past year, the Evergreen has travelled more than 27,000 miles gathering oceanographic data which is made available for use by both public and private agencies. This data includes weather observations, depth soundings and collections of water, samples of the ocean floor and specimens of the sea life.

Evergreen is slated to begin a 45-day research cruise to the Labrador on July 15 where studies will be made of the region where icebergs originate.

Recreation league standings

WIDGET League Standings July 13

	WON	LOST
1. Village Clinic	5	0
2. Auten Colonial House	5	0
3. Berg Cleaners	6	1
4. Booker Bros. Transit	4	1
5. Pine Knob Foodtown	5	2
6. G & W Engineering	3	2
7. Carpet Clinic	2	3
8. Clarkston Shoe Service	2	6
9. Hall's Realty Knights	1	6
10. Roy Cummings	0	5
11. King's Insurance	0	7

MIDGET League Standings July 13

	WON	LOST
1. Jack Haupt	6	0
2. H & A Party Store	4	1
3. Pine Knob Pharmacy	3	2
4. Beach Fuel & Supply	2	4
5. Hawke Tool	1	4
Tom's Texaco	1	4

PEE WEE League Standings July 13

	WON	LOST
1. Anderson Real Estate	5	1
2. Sharpe Goyette	4	1
3. A A Trenching	3	1
4. Evans Equipment	3	2
5. Clarkston Sporting Goods	2	2
5. Pine Knob Ski Lodge	2	2
5. Gerine's Pizzeria	2	2
5. Cornell Gulf	2	2
9. Dr. Dennie	2	3
10. Clarkston Standard Service	1	2
11. Johnson & Anderson Eng.	1	4
12. H & A Party Store	0	4



THE BEST DOGGONE BUYS AT RADEMACHER'S

1963 Tempest 4-door. Has radio, heater, white walls. Very good transportation. \$295

1962 Chevrolet station wagon. V-8, automatic, radio, heater, white walls. Solid red. \$895

1962 Corvair 2-door with automatic, radio, heater and white walls. Solid red. \$595

1964 Tempest Custom station wagon. V-8, automatic, power steering, power brakes, radio, heater and white walls. One owner, new car trade. \$1295

1963 Ford 2-door, six cylinder, standard transmission. In very good condition. \$795

TOM RADEMACHER CHEVY-OLDS, INC.

6751 Dixie Highway, Clarkston, 625-5071

STEAK STOCK UP

Buy now

- RIB EYE
- DELMONICO RIB
- T-BONE 1st Cut
- CLUB
- CHUCK
- BLADE
- ROUND BONE
- BONELESS

39¢ LB.*

STEAK STOCK UP

Stock-up at this huge savings

- PORTERHOUSE
- SIRLOIN
- TENDERLOIN
- T-BONE
- ROUND
- RUMP
- BONELESS

49¢ LB.*

* GROSS WEIGHT 100-150 lbs.

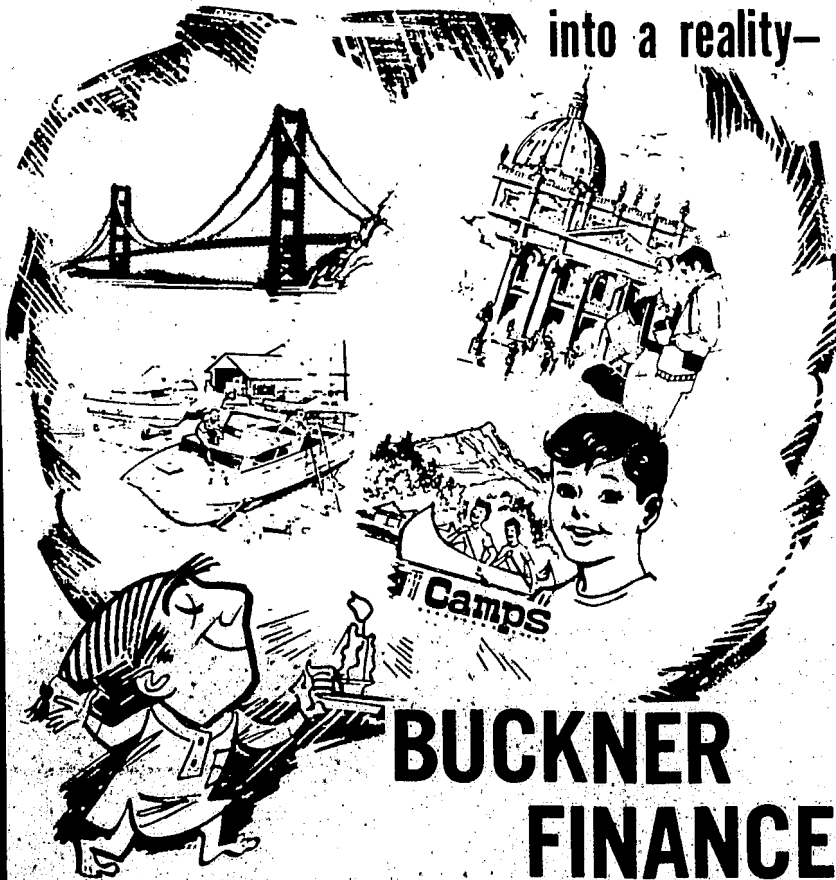
- PORK LOIN 39c lb.
- SPARE RIBS 29c lb.

Waterford Meat Packers

4980 HIGHLAND ROAD ACROSS WATERFORD WATERFORD HWY 674-1440

90 DAYS SAME AS CASH 0 DOWN FREEZERS AVAILABLE

Let BUCKNER FINANCE turn your dreams into a reality-



BUCKNER FINANCE

CASH LOANS UP TO \$1,000

D. BRUCE ROBERTSON - Mgr. 4496 Dixie Hwy. Drayton Plains, Mich. OR 31221

OPEN SIX DAYS A WEEK SATURDAYS FROM 9-12

30 FREE DINNERS

- On A "Get Acquainted" Offer At
- HARVEY'S COLONIAL HOUSE-Waterford
 - DUFFY'S COOLEY LAKE INN-Union Lake
 - WALDRON HOTEL-Pontiac
 - SHALEA-Auburn Heights
 - JAYSON'S-Drayton Plains
 - SAKSEY'S-Detroit
 - KENTUCKY FRIED CHICKEN-Pontiac
 - UNCLE JOHN'S PANCAKE-Birmingham

WITH A DINNER'S BOOK YOU CAN ENJOY **30 FREE DINNERS**

Buy a Book of 30 Dinner Tickets for only \$5.95

Eat at any of these fine restaurants during a one-year period... submit one of the tickets, pay for one meal and your wife or your guest eats free. Send or call for your "Dinner Book" Now!

DINNER CLUB P. O. Box 588, PONTIAC, C
Enclosed is \$5.95 (check or money order) for my "DINNER BOOK"

NAME.....
STREET.....
CITY..... ZIP CODE.....

CALL DINNER CLUB 338-4244

editorial page

Independence

Zoning Law

Independence Township is growing and through your township board, so have we. This week, everyone living in Independence Township who is receiving their mail out of the Clarkston Post Office, will be receiving a copy of the Clarkston News.

It wasn't necessary that your Township Board take it upon themselves to make sure that you have a chance to read the Township's revised, proposed zoning ordinance.

They felt that the adoption of this comprehensive zoning code was important. So important, in fact, that they wanted to assure themselves that everyone has had an opportunity to read it completely. The Clarkston News was chosen, as your newspaper, to bring this information to you. We have printed the complete text in the special tabloid section 4 and 5 of this issue.

We recommend that you read this section carefully. The ordinance was prepared by Driker Associates, Inc., for Independence Township Planning Commission. Financially, your township was aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development, under the Urban Planning Assistance Program, administered by the Michigan Department of Commerce in preparing this document.

At this time, we are not taking a position on the adoption of this ordinance. We believe, that for an area like ours, to grow properly; it will take a comprehensive land use law, like this ordinance. The merits of this particular proposed zoning law is being left to you.

Your Township officials deserve your praise. They have given you an opportunity to be completely informed. We ask that you use this opportunity. Read the ordinance and come to the public meeting, July 31 at 7:00 p.m. at the Auditorium of the Clarkston Senior High School, 6595 Middle Lake Road.

At this meeting you will be given a chance to voice your opinion, to let your officials know what you think about this ordinance before it becomes law.



Ripples from the Pool

This week the paper grew and grew—just like Topsy. There are ordinances and ordinances, both from the village and township. There is also lots of other reading for those who tire of reading the technicalities of area growth. Connie Lektzian reviews some early history in the township and village back before the founding fathers ever thought about zoning, building codes, educational districts etc. We've tried to produce a paper of general interest for everyone. Yes, this happens to be a commercial! On another page, the News offers a real bargain for summer subscriptions. Why not take advantage right now of this fine offer?

Watch the News for news of the relocation of another Main street business. It could be soon!

Today friend husband observes another natal day. And now I am convinced why daughters always make so many points with their fathers! Alyce vowed as how she just could never imagine Daddy past 40. As an added postscript, she said "you too, Mom". Her life will be brighter if in an equal number of years she has a youngster who flatters her with a similar remark.

An Irish Setter puppy came to live at our house

By Faith Poole
over the weekend. Our luck with canine pets has not been noteworthy during the past several years climaxed by the loss of our 9 year old poodle last fall—a victim of dog-napping. So I had vowed to end this heartbreak that always comes with the loss of a pet, there would be no more dogs in our household. But I did not bargain with the approach of the hunting season and a daughter who is convinced that animals are as important as people. Judging from the size of this little red monster's feet, I think we will have a big dog on our hands in a few months. But less than 24 hours later, only one casualty had occurred—the loss of my one lush house plant on the patio. It was the victim of you can guess—those same big clumsy feet. The strangest part was that either the puppy or its new owner had arranged the plant to make it look as though it was still growing perfectly.

A reader called to remind me of an error in last week's news reporting. I stated that the Village Council had adopted 2 new ordinances. Should have known better and chosen a different word—adoption comes only after a Public Hearing is held. In this case it will be August 14. A copy of both ordinances appears in this issue.

"If It Fitz . . ."

No Queue for the Queen

by Jim Fitzgerald



I didn't go to Expo 67 for the same reason I never get any free beer at stag parties.

I don't know who gets my beer but maybe it's Prince Phillip of England. He and Queen Elizabeth were at Expo recently and they gave a majestic demonstration of why the peasants sometimes revolt:

The royal couple didn't have to stand in line.

It was during World War II that I decided I'd never wait in another line. Specifically, it was aboard a liberty ship on the Atlantic. The war was over, Johnny was coming home again hurrah, and the ship was loaded 3 times its capacity. All I did for 5 days was stand in a chow line.

This is no exaggeration. There were 2 meals a day, served continually, splash, canned peaches on top of powdered eggs, ugh. If a guy got in the winding, up-and-down-the-stairs line about 6 a.m. he might get breakfast by noon, so call it lunch. If he bolted

this meal and hurried back to the end of the line, he might get supper by 6 p.m.

After that, he could stand in line for a place at the rail to be seasick. Or stand in line to see a movie that had been shown so many times the soundtrack sounded like a chicken fight.

Out of 34 months in the army, I must have spent 32 in line. And at the end of each line were such lovely rewards as a doctor with a needle or a toilet that didn't flush. It is only natural that I should grow to distrust lines. My philosophy became: "Anything Worth Waiting For Is a Dirty Gyp."

And I haven't stood in line since. Which rules out such crowded extravaganzas as Expo 67 where the exhibits are free. Nothing attracts a long line quicker than a sign saying "Free." I'll concede that many of these exhibits are not a dirty gyp. They are worth seeing but, due to my military affliction, I'll never have the pleasure—unless I'm elected queen or something.

YOU PROBABLY READ about Eliza-

beth and Phillip at Expo. Countless policemen cleared the way for them. If they wanted to see an exhibit, no commoners could get near it. Not once did their majesties have to queue up, as the British say. They saw Expo in a vacuum which, admittedly, was a lot of trouble for Expo officials as well as for the peasants. But it could have been worse. If the Queen hadn't been able to make the trip she might have sent for Expo to give her a command performance and that would have created a shipping problem.

I don't begrudge the special favors granted visiting royalty. As a member of the press, I have never turned down a free pass to a dogfight. If I can't use it, maybe I can sell it. So I don't blame Elizabeth and Phillip for cashing every blank check that comes their way. I'd do the same thing if my nose were golden.

What bugs me is when Prince Phillip makes noises indicating he doesn't like all the fuss and police and scraping and bowing. He'd

rather visit Expo as Just Plain Folks, standing in line and all that rot. I hate to call a prince a phoney, but I don't believe Phillip. I think he rather glories in his stuffed shirt.

Look what happened at the state dinner held for the Queen in Ottawa. She was posing for photographers and one of them wanted a certain pose. But it is against protocol for a mere photographer to talk to the queen. So he asked the Ottawa governor's press secretary to relay his request to the queen. Which the secretary did, thus angering Phillip more than somewhat.

The prince gave the press secretary a good chewing, reminding him that no one may address the queen unless she speaks first, for goodness sake. And any requests made of the queen should be relayed through one of her equestrians, not some lousy press secretary.

See. You know, I think I would stand in line to see Prince Phillip get hit in the face with a pie. Δ

PEEKIN' into the PAST

10 YEARS AGO IN THE CLARKSTON NEWS

Bob Parker returned home last Saturday from St. Joseph's Mercy Hospital where he has been ill for several weeks. W.K. Von Wesler, the Netherlands consul in Detroit was the speaker at Rotary. He was the one responsible for the visit of the Queen of the Netherlands to Detroit in 1953. Sally Bauer, a majorette in the Clarkston High School band has been chosen as a member of the Jackie Rae Voorhees precision drill team. The group of 18 is known as the "Rae-Vens" and last week they performed in Amherstburg, Ontario and in Capac, Michigan.

Letters to the Editor

Attention: Jim's Jottings

Dear Sir:

I have read with interest your "Jim's Jottings" which recently included a section devoted to oil.

You are right! Planning a new oil or gas field is no guarantee of financial success, however, and even though 90% of the oil and gas wells drilled in 1966 were dry, ours were 70% good!

Now, if you would like to invest in some 70% operations, you won't need to worry about people asking you whether you did it or not, besides, you would have an income.

Our company has gone more and more into the oil and gas business and less and less into our other businesses, so that, now, it is practically our whole operation. Last year, about 75% of the wells we drilled were good. This year, it's running about 70%. We drill in Michigan and Pennsylvania and all of the wells in Pennsylvania have been good except one.

We are about to start five new ones in Pennsylvania, soon, and would like to have you as an investor. Keep in mind that about 75% of what you invest, you may write off against your income tax and the other 25% is capitalized and written off at various amounts.

Why not give me a call and I will come out and explain it to you?

Yours very truly,
Lanphar Oil and Gas Corp.
Melvin F. Lanphar, President

Dear Editor:

In the very special field of human health, the medical profession must acquaint itself with the problems posed by pesticides. Few articles on the subject appear in the "Journal of American Medical Association" Doctors at present know little about what might happen to

human beings who combine an acute dose of pesticides with drug treatments. Five deaths of heavy drinkers in New Haven, Conn., last year were tentatively attributed to a combination of alcohol and an exposure to pesticides. To fill the deficiency here, the Federal Committee on Pest Control has distributed to doctors a "Clinical Handbook on Economic Poisons" containing information about emergency treatment.

An Audobonite

Graduates from Staff College

Navy Lieutenant Commander Alan F. Martin, son of Mr. and Mrs. Fred C. Martin of 5941 Dixie Highway, Waterford, Michigan, graduated from the Armed Forces Staff College in Norfolk, Virginia on July 10.

As a selected officer, he received training that prepared him for future assignments at commands in which armed forces of more than one military service, or more than one nation, are involved.

The five-month course of study included seminars, lectures, outside reading and research. Officers also studied such areas as national defense characteristics and employment of the armed forces.

Other areas of study included national and international security, and joint and combined operational planning including the effects of technological advances upon such planning.

The objective of the course was to develop in officers a deeper insight into the mission and function of military forces other than their own.

Another Day

By Constance Lektzian

Early township history

The first land purchase made in Independence Township was recorded on October 10, 1823. Alpheus Williams, who took out the deed, was a resident of Waterford and probably made the purchase for the sake of future investment. In any event, he never settled on his property here. The next entry was in 1826 when John W. Beardslee claimed land on the Sashabaw Plains. Five years went by before he cleared away enough of the forest to move onto it.

In 1830 some squatters settled near what is now the village but never actually bought the land. Linus Jacox, coming down from York State, built a cedar-pole shanty somewhere in the vicinity of Holcomb Street. He roofed it with boards and finished it rather crudely. The little hut-like structure surprisingly lasted for several years, giving temporary shelter to almost every pioneer family that moved into this vicinity until they were able to erect a cabin of their own. Later, Linus Jacox sold all of his interests and land to Butler Holcomb and settled in another section of the town.

In 1831, when John Beardslee began to cut the marsh hay on his land, he, Thomas Beardslee and Marcus Riker built a shanty on John's land. The three families lived there together while they struggled that summer to make preparations for the winter ahead. Since Thomas Beardslee's family already consisted of a half dozen children when he moved into the county, the walls of that little cabin must have been bulging.

Marcus Riker, along with Adam Fisher, were credited

with having the first frame house in the township, put up about 1834. In 1850, Marcus Riker built the first brick house in Independence. This was in section 26, a part of the township that now includes such streets as Dvorak and Mary Sue.

These early settlers had to consider barns just as important as shelter for people. Jeremiah Clark made plans for a large barn near Rattalee and Reese Roads. It was to be forty by fifty feet, with a basement but he hit a snag in the building of it. There simply were not enough men available who had time to build for someone else, not even for cash. So Jeremiah had to go to Pontiac to get enough hands to raise his barn. This was in 1834 the same summer that Marcus Riker, who must have been something in the nature of a hustler, built a thirty by forty foot barn. Butler Holcomb put up a barn near Holcomb Street and covered it with cedar shingles. Both the Riker and Holcomb barns were still standing more than forty years later. It was in the Riker barn in 1845 that one of the earliest and largest religious meetings was held. This revival was apparently non-denominational and served to give impetus to the growth of the early churches.

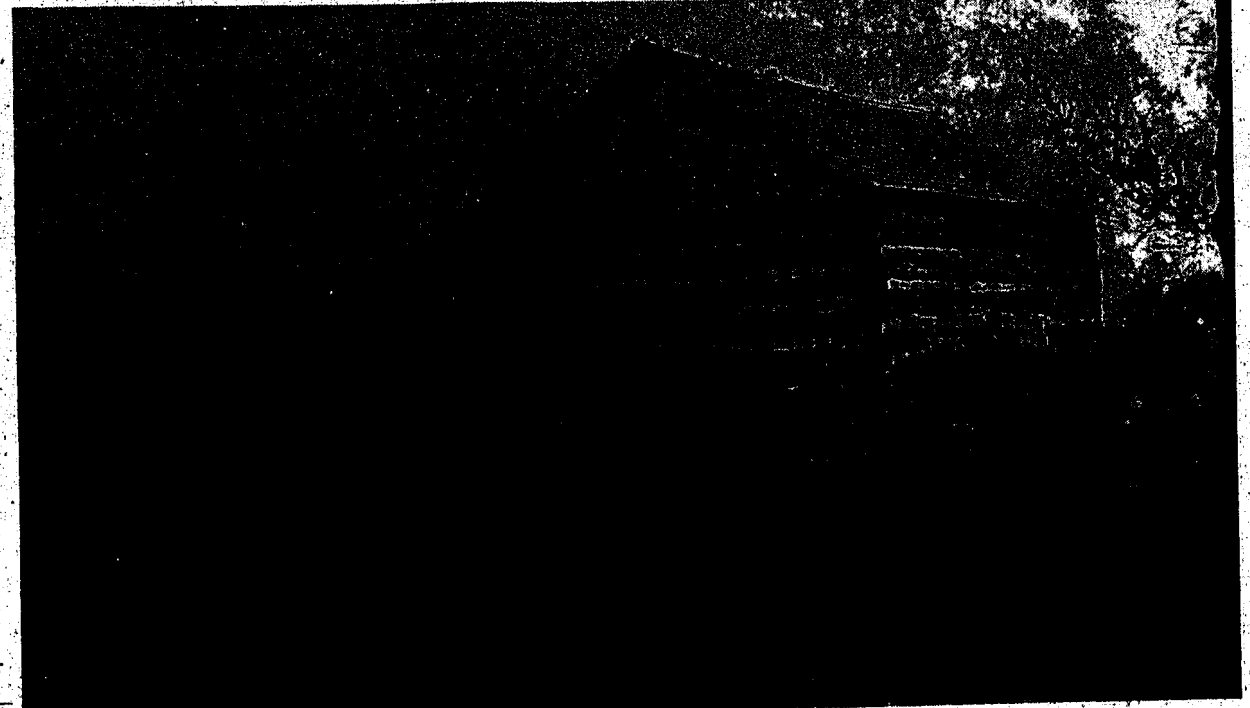
In all of Independence township, there has never been any other organized village except Clarkston. At Clarkston Station, the railroad depot, a cluster of houses sprang up with the expectation that the village might be moved there. The grist and saw-mills had to be in the village where the necessary water power was and so the plans for

moving the village never matured.

Along with the mills, stores were needed and the Axford brothers, John and William, hastily cleared away the brush and young trees and put a stock of goods into a shanty that became the first store in the village. Other stores and businesses came later, including the mercantile shop of Milton Clark in 1844. He stayed in business at least 33 years.

With people and businesses, came the need for government. In 1837, in the house of Arthur Davis, the electors of Independence gathered to hold their first town-meeting. Up until then, this area had been connected with Pontiac township. Jeremiah Clark had the honor of being the first supervisor and since there seemed to be a shortage of qualified men, he was also one of the justices of the peace. Linus Jaycox, whose cabin had been used by many early settlers, was made township collector, possibly of taxes, although the records are not too clear on just what it was he was supposed to collect. He was also made one of the constables. At this same first meeting, at which Arthur Davis was elected Town Clerk, it was decided that a bounty of \$5 was to be paid for every wolf-scalp taken from a full grown wolf. The first bounty was collected by--Marcus Riker.

Among the early settlers and township officers appear such names as Gideon Gates, William Wyckoff, Stephen Bishop and Joseph Tindall. Names that seem to have disappeared in this area. If there is anyone who has any information of historical interest concerning these people, we would appreciate hearing from them.



This type of dwelling, built only after the settlers had their farm well established was almost palatial compared to the shanties and huts these people had to occupy when they first arrived in Michigan. Courtesy Mich. Hist. Comm. Archives.

Reunion slated for '57 Class

Plans for a 10 year reunion of Clarkston High School Class of 1957, are well under way. A buffet-dinner, dance is to be held at Pine Knob Resort on August 19, 1967, dinner is to be served at 6:30. Dress for the occasion is to be semi-formal. Price of the tickets is fourteen dollars per couple. Anyone having any information on the following classmates is asked to please contact Judy Abare-Blackett, 625-3302: Beryl Evans, Johnny Campbell, Judy Smith, Betty Lou Gardner, Don Lehman, Jerry McIntee, Bill Lescoe, James McCain, Patsy Moore, Bill Prevost, Bob Rader, Ed Roberts, Glenn Underwood, Ron Vines, Bob White.

A Family picnic is planned for the following day at Davisburg Park. Fun and games and lots of food will be the diversion of the day. Bring a full picnic for your family and any sports equipment you think we will need. Things will get under way a little after noon, on Sunday, August 20.

At Creative Arts workshop

Brian Di Pietro, son of Mr. and Mrs. John Di Pietro, 6279 Snowapple Drive, Clarkston, is one of 209 young people from 77 Michigan communities attending the Fifth Annual High School Creative Arts Workshop at Olivet College until July 15.

Di Pietro, a senior at Clarkston High School this fall, is taking intensive training in the theory and practice of art in the Art Division, as well as attending concerts, dramatic productions, and recreational events on and off campus during the workshop. Divisions of study are Art, Drama, Creative Writing, Orchestra, and Vocal Music.

Among guest artists on the faculty are Daniel Kovats, conductor of the Grand Rapids Youth Symphony; Warren Slesinger of a Wisconsin publishing firm; Dr. Leo Hendrick, head of the Olivet College English department; and Dr. W. Wynn York, composer, arranger, and head of the music department at Olivet. The workshop is sponsored by the Olivet College Community Education Department.

You say the sweetest things!



Our prescription patrons frequently return to tell us how quickly an illness was overcome . . . how promptly the medicine did its work. These are the sweet things we at O'Dell's like to hear.

O'DELL CENTER
PHARMACY PHARMACY
10 S. MAIN 10 S. MAIN
M.A. 1700 M.A. 1700
TWO FINE STORES TO SERVE YOU
CLARKSTON, MICHIGAN



Launched by a million mosquitoes was this summer shot of what four Clarkston gals are doing this summer. Up a tree, in their lofty house are Janice Clark, Pam Toutant and Brenda Simpson, while Charlene Clark takes the elevator up.



Giving about a pint of blood to the mosquitoes was the price paid for this trip "back in the woods somewhere" to view that wonderful tree fort world. Following the camera piper were Frank Cunningham, Charlene Clark, Janice Clark, Brenda Simpson, Arlene Miracle, Marsha Clark, Sandy Cunningham, Pam Toutant and Cheri Goebel.

NEW at TERRY'S in CLARKSTON

Beginning August 1 we will change our store from general grocery to a specialized, nearly exclusive

Meat Market

FEATURING — Quality meats of prime and choice cuts, fresh fish, poultry, and dairy products.

You will also find the complete bakery line of

TASTY BAKERY

supplied by
TED HENNIG, owner

All Meats will be fresh cut no packaging.
Meats will be cut to individual tastes while you wait or on order

Jerry Hess will remain in the meat department to serve his many friends

WE WILL CARRY A LIMITED LINE OF GROCERIES

WE DELIVER

Welcome Back



DICK LAWRENCE
MANAGER

15 years experience,
former meat department manager,
and employee of
TERRY'S MARKET

THE NAME STAYS THE SAME AND IT'S STILL IN THE TERRY FAMILY

Terry's MEAT Market

12 S. MAIN

625 4341

CLARKSTON

4-H Trip to Iowa - very successful

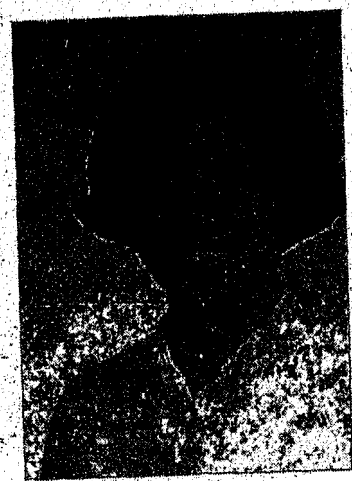
By Constance Lektzian

On Thursday, July 6, 41 young Oakland County people complete with baggage, cameras and 3 chaperones met at the Pontiac train depot. They were all members of area 4-H groups and included three girls from Clarkston, Sue Vascassenno of 10250 Reese Road, Carole Taylor of 8781 Pine Knob Road and Debbie Pacer who lives at 3663 Bird Road.

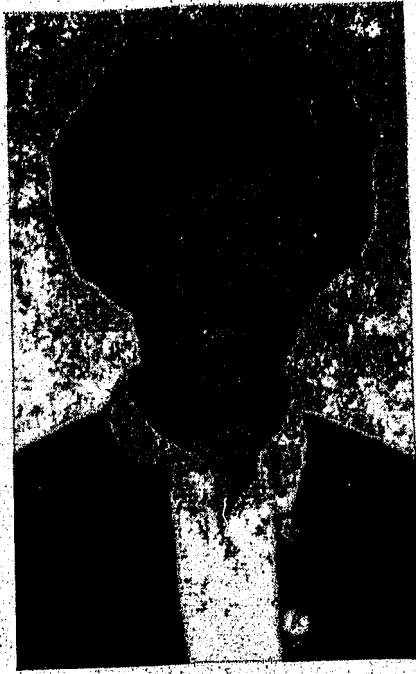
Sue and Carole, will be seniors next fall at Clarkston High and Debbie, who goes to Brandon High School and is a senior also, are members of the Oak Hill 4-H Club of Independence township. All of the group were chosen for the trip on basis of their achievements and interests in 4-H work.



Debbie Pacer



Sue Vascassenno



Carole Taylor

William Scramlin of Jossman Road, Holly. Mrs. Joe Theriot of Oak Hill, Clarkston is the sewing leader and cooking is

taught by Mrs. Osman Mills of Oak Hill, Holly. Mrs. Ellison Austin of Kier Road, Clarkston is garden leader.

The first lap of the journey took these young people to Chicago. From there they boarded a bus for a 100 mile trip into Illinois. Sunday night they spent at Clayton House, a very beautiful motel. The next morning a bus took them all to Waterloo, Iowa in Black Hawk County where the group were then scattered among farms and homes of the parents of 4-H members of that area for a three day visit.

Their hosts made the visit a memorable one. There was a trip to a Quaker Oats factory, and a TV station as well as the John Deere factory. One of the most interesting features was a tour of a sulky plant, one of only two in the United States. Here all the work is done by hand, the sulkies being custom made. The plant makes the racing type as well as the

practice type sulkies and many of these small buggies come to Detroit and Allen Park.

It was hard to say good-bye to their new Waterloo friends but the journey home was also interesting and exciting. There was a stop at Rock Island, Illinois where the group made a tour of the arsenal. When they arrived at Ottawa, Illinois the 4-H group there polished off their travels with a marvelous beach party. There was a picnic and swimming at a lake and that night a dance was held right on the beach. A very memorable trip!

The general leader of the Oak Hill 4-H club which has a membership of over 50, is Mrs.

Two bands play for Teen Dance

To give teen-agers a chance to get together before school starts and some of them depart for college, Clarkston Area Jaycees are announcing plans for a Teen Dance on July 28. It will be held on the Senior High Tennis Courts from 8-11 P.M.

There will be continuous entertainment state members of the committee. Two bands have been engaged to play. "Nobody's Children" a combo composed of Clarkston musicians will be playing as well as "The Soul Searchers", a Waterford group. In addition a juke box will be provided for music in between times. Cokes will be available. Bob Bennett is serving as Jaycee chairman for the event while Jerry Powell handles the publicity for the affair.

Attending orientation

Linda Kay Heath, Lynn Elaine Howey and Nancy E. Richmond, all of Clarkston are some of the nearly 600 prospective Central Michigan University freshmen participating in the pre-registration and orientation periods at Mt. Pleasant.

In addition to registering for fall classes, the students are becoming acquainted with the campus, meeting many of their instructors and classmates, as well as having their first experience with dorm living.

Pre-registration periods are scheduled throughout the summer for the nearly 2,500 who have been accepted for admission to Central. About 300 are being accommodated during each period. Those not able to register this summer will do so September 14-15.

Classes will start at the University on September 18.

COMPLETES COURSE

Charles Bindig, cylinder shop foreman at the Price Brothers Company, completed a first-level course in Wittenberg University's Management Development Program Friday.

Wittenberg's program offers instruction in each of four levels to supervisory personnel from industry. Areas emphasized are human relations, economics, communications and business operations.

Want Ads, 20 words \$1.00. The Clarkston News, 55 S. Main, 625-3370.

VILLAGE OF CLARKSTON Village Council Minutes of Special Meeting July 11, 1967

Meeting called to order by President Wertman.
Roll: Cooper, Leak, Kushman, Mahar: Present.
Hallman, Absent.
Moved by Leak, "That Harry Fahrner be appointed as Trustee to fill the existing vacancy on the Village Council." Seconded by Mahar. Motion carried.
Mr. Fahrner was sworn in by the President.
Moved by Cooper, "That the meeting be adjourned." Seconded by Kushman. Motion carried.

Artemus M. Pappas
Village Clerk

Notice of Public Hearing

On zoning change for The Village of Clarkston

Monday, August 14, 1967 8 p.m.

Village Hall, Clarkston

The following descriptions are the recommended changes of the zoning study committee.

Recommended change of R-B to Commercial

Lots 39, 40, 43, 44, 45, 46, 48, 49, 50, 65, 66, 67, and 68 of "Assessor's Plat of Clarkston" a replat of part of the original plat of the Village of Clarkston and all of Cobb's Addition: also a subdivision of part of the S 1/2 of Section 20 and part of the NW 1/4 of Section 29, T4N, R9E, Village of Clarkston, Oakland County, Michigan as recorded in L. 35, P. 47, 47A, and 47B of Plats of Oakland County Records.

Recommended change of R-B to R-A, Single Family Residence.

Lots 1, 2, 3, 4, 5, 6, 7, 82, 83, 84, 85, 86, 103, 104, 105, and 106 of "Assessor's Plat of Clarkston" a replat of part of the original plat of the Village of Clarkston and all of Cobb's Addition: also a subdivision of part of the S 1/2 of Section 20 and part of the NW 1/4 of Section 29, T4N, R9E, Village of Clarkston, Oakland County, Michigan, as recorded in L. 35, P. 47, 47A, and 47B, of Plats of Oakland County Records.

And Lots 1, 2, 3, and 4 of "Brookshire Downs" a subdivision of part of NW 1/4 Section 20, T4N, R9E, Village of Clarkston and Independence Twp., Oakland Co., Michigan, as recorded in L. 89, P. 9 of Plats of Oakland County Records.

And Lots 1, 2, 3, 4, 5, and Outlot A of "King-Wompole Plat" of part of NW 1/4 Section 20, T4N, R9E of Clarkston Village, Oakland County, Michigan, as recorded in L. 45, P. 38 of Plats of Oakland County Records.

And Lots 41 and 42 of "Supervisor's Replat of Northwestern Addition and part of original plat" a subdivision of part of the S 1/2 of Section 20, T4N, R9E, Village of Clarkston, Oakland Co., Michigan, as recorded in L. 52, P. 19, of Plats of Oakland County Records.

And Lot 46 of "Supervisor's Plat No. 1" a subdivision of part of Section 20, T4N, R9E, Village of Clarkston, Oakland County, Michigan, as recorded in L. 52, P. 20, of Plats of Oakland County Records.

And 5 parcels in part of the NW 1/4 of Section 20, T4N, R9E, Village of Clarkston, described as beginning at the SW corner of Lot 46 of "Supervisor's Plat No. 1": Th West 310 Ft. along the North line of Miller Road: Th N 1 degree 21' 20" E 300.15 ft. to North Village limits; Th E' 1y 636 ft. to N & S 1/4 line Section 20; Th S 0 degree 54' 30" W 54 ft. along N & S 1/4 line; Th S 89 degrees 05' 30" W 325.32 ft. along North line Lot 46; Th S 1 degree 56' 30" W 235.52 ft. along West line Lot 46 to Point of Beginning.

Recommended change from Commercial to R-A, Single Family Residence

Lot 35 and the North 87 ft. of Lot 36 of "Supervisor's Replat of Northwestern Addition and part of original plat" a subdivision of part of the S 1/2 of Section 20, T4N, R9E, Village of Clarkston, Oakland Co., Michigan as recorded in L. 52, P. 19, of Plats of Oakland County Records.

Recommended change from Light Manufacturing to R-A, Single Family Residence.

N 1/4 180 ft. of W 1/4 150 ft. of Lot 145 of "Assessor's Plat of Clarkston" a replat of part of the original plat of the Village of Clarkston and all of Cobb's addition: also a subdivision of part of the S 1/2 of Section 20 and part of the NW 1/4 of Section 29, T4N, R9E, Village of Clarkston, Oakland Co., Michigan, as recorded in L. 35, P. 47, 47A, and 47B, of Plats of Oakland County Records.

Recommended change from R-B (residential multiple) to Commercial.

Lots 15, 16, and 17 of "Assessor's Plat of Clarkston" a replat of part of the original plat of the Village of Clarkston and all of Cobb's Addition: also a subdivision of part of the S 1/2 of Section 20 and part of the NW 1/4 of Section 29, T4N, R9E, Village of Clarkston, Oakland County, Michigan as recorded in Liber 35, Pages 47, 47A, and 47 B of Plats of Oakland County Records.

ORDINANCE NO. 445

AN ORDINANCE TO DEFINE, REGULATE AND CONTROL THE SALE OR OFFERING FOR SALE TO MINORS OF MODEL GLUES CONTAINING SOLVENTS HAVING THE PROPERTY OF RELEASING TOXIC VAPORS, INCLUDING THE INTENTIONAL POSSESSION OR GIVING AWAY, TRANSFERRING OR RESERVING POSSESSION OF SUCH MODEL GLUE TO PROHIBIT THE INHALING, DRINKING, EATING OR OTHERWISE INTRODUCING INTO THE HUMAN CIRCULATORY OR RESPIRATORY SYSTEM OF CERTAIN SUBSTANCES AND TO PROVIDE A PENALTY FOR THE VIOLATION OF THE TERMS THEREOF:

THE VILLAGE OF CLARKSTON ORDAINS:

1. As used in this Ordinance, the term "model glue" shall mean any glue, adhesive, cement, mullage, dope, plastic solvent or other adhesive of the type commonly used in the construction of model airplanes, automobiles, boats and other unassembled model kits, containing toluene, acetone, xylene, butyl alcohol, hexane, tricresylphosphate or other toxic ingredient.
2. No person shall, for the purpose of violating or aiding another to violate any provision of this ordinance, intentionally possess, buy, sell, give, transfer possession or receive possession of any model glue.
3. A. No person under the age of twenty-one (21) years shall possess or buy any model glue except as hereinafter provided.
B. No person shall sell, give away or transfer possession of any model glue to another person under the age of twenty-one (21) years except as hereinafter provided.
C. A person may sell, give way or transfer possession of model glue to a person under the age of twenty-one (21) years, and a person under the age of twenty-one (21) years may accept same, for model building or other lawful use when said juvenile has in his possession and delivers the written consent of his parent or guardian, currently dated, to the person who makes the sale, gift or transfer.
D. A person may sell, give way or transfer possession of not more than one assembly kit which contains not more than one container of model glue not to exceed one fluid ounce, as a necessary part of the model assembly kit to a person under the age of twenty-one (21) years, and a person under the age of twenty-one (21) years may accept same.
4. A person making a sale, gift, or transfer of possession of model glue to a person under twenty-one (21) years of age who exhibits the written consent of his parent or guardian, shall retain such written consent of his parent or guardian, shall retain such written consent and shall record the name, address, sex and age of the juvenile and the name and address of the consenting parent or guardian. All data required by this section shall be kept in a permanent type register available for inspection by the Police Department for a period of at least six (6) months.
5. No person shall inhale, drink, eat or otherwise introduce into his respiratory or circulatory system, any compound, liquid, chemical, or any substance known as glue, adhesive, cement, mullage, dope, plastic solvent or any other material or substance or combination thereof with the intent of becoming intoxicated, elated, dazed, paralyzed, irrational, or in any manner changing, distorting or disturbing the eyesight, thinking process, judgment, balance or coordination of such person. For the purpose of this section, any such condition so induced shall be deemed to be an intoxicated condition.
6. It shall be unlawful for any person to assist, aid, abet or encourage any minor to violate any provision of this article.
7. The provisions of this ordinance shall not pertain to any person who inhales, drinks, eats or otherwise introduces into his circulatory or respiratory system any material described in section 1 hereof pursuant to the direction or prescription of any doctor, dentist, or other person licensed by the State of Michigan to so direct or prescribe.
8. Any violation or failure to comply with the provisions of this Ordinance shall be punished by a fine of not to exceed \$100.00 or by imprisonment not to exceed ninety (90) days or by both such fine or imprisonment in the discretion of the court.
9. Should any section, clause or paragraph of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same will not affect the validity of the Ordinance as a whole or part thereof other than the part declared to be invalid.
10. All ordinances in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.
11. This Ordinance is hereby declared to be an emergency ordinance which is immediately necessary for the preservation of the public health, safety and general welfare of the residents of the Village of Clarkston to prevent the creation of nuisances and hazards to the public health, safety and welfare and if hereby ordered to take immediate effect.

Robert Wertman, Village President
Artemus M. Pappas, Village Clerk

The Clarkston News

SECTION THREE THE CLARKSTON (Mich.) NEWS July 20, 1967 9



Not too hard to take was this poolside party Sunday at the home of Dr. Al Hamilton. The dual purpose of the party was to reward entrants of this years JC Golf Tournament and award first place trophies to Jim Navarre, Larry Parker and Gordon Booker. Pictured with the winning trio are Kirk Hart, Ken Johnson, Joe Latozas, Kirk and Kim Beattie, and Dave Thomas.

MAKE A NOTE
Then check us for a fine used car

1965 LeMans 2-door hardtop V-8. Three speed, vinyl top, radio, heater, white side walls. \$1595

1965 Chevrolet - 4-speed, radio, heater, white sidewalls. \$995

1964 Catalina 2-door hardtop. Automatic, power steering, power brakes, radio, heater white side walls. \$1495

1964 Bonneville 4-door hardtop. Full power, Air. \$1595

1965 Catalina 2-door hardtop. Automatic, power steering, power brakes, radio, heater, white side walls. \$1795

1966 Catalina 2-door hardtop. Power steering, power brakes, radio, heater, white side walls. \$2495

1963 Bonneville convertible. Automatic, power steering, power brakes, radio, heater, white side walls. \$1195

1961 Pontiac 4-door. Automatic, power brakes, power steering, radio, heater, white side walls. \$695

1954 Pontiac Star Chief. Power brakes, visor, dimmer, radio, heater, low mileage. \$195

Jack W. Haupt Pontiac Sales, Inc.

North Main Street

Clarkston, Michigan

625-5500

Applications accepted for rural carrier

An examination for Rural Carrier for the post office at Clarkston, will be open for acceptance of applications until August 8, 1967, the Civil Service Commission has announced.

Applicants must take a written test for this position. They must have resided within the delivery of the office for one year immediately preceding the closing date of the examination. In addition, they must have reached their 18th birthday on the closing date for acceptance of applications. There is no maximum age limit. However, persons who have passed the age of 70 may be considered only for temporary limited appointments of one year.

All qualified applicants will receive consideration for appointment without regard to race, religion, color, national origin, sex, politics, or any other non-merit factor.

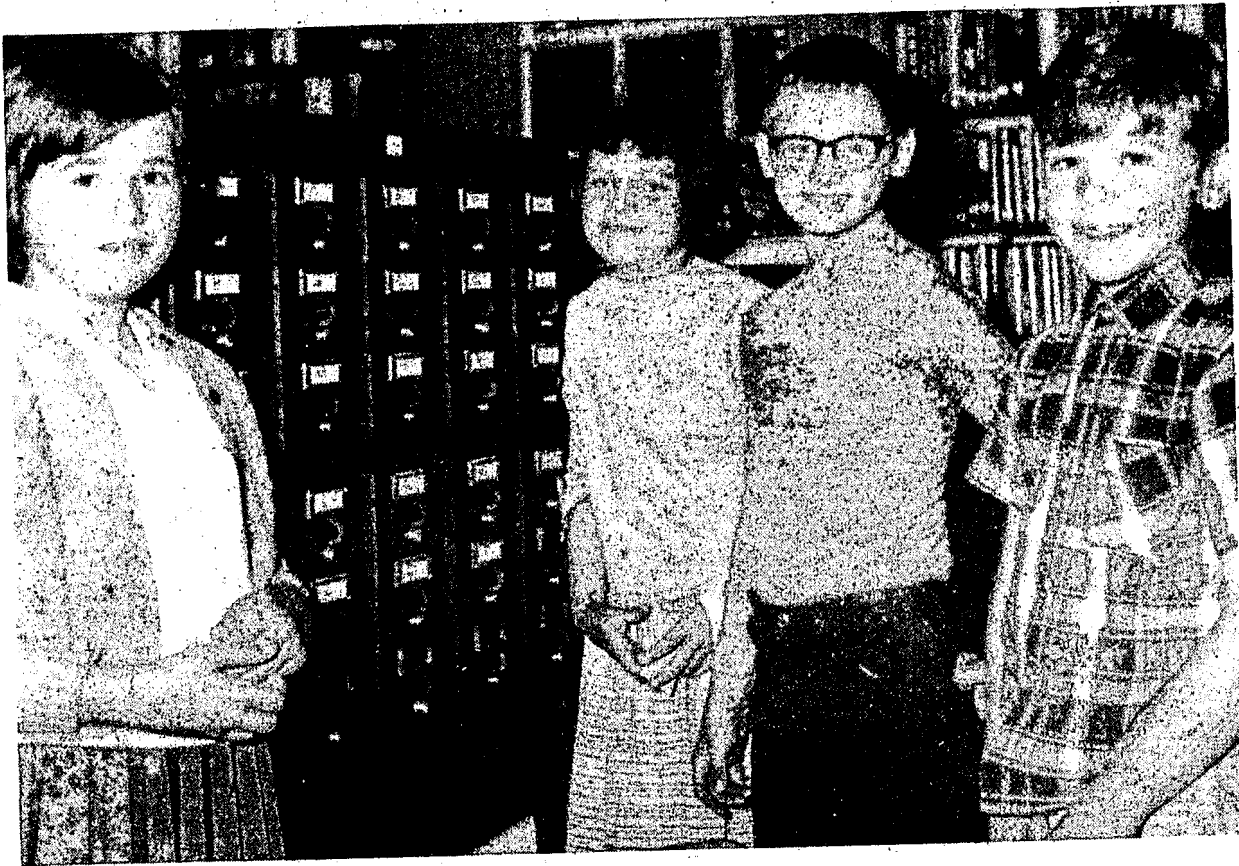
Complete information about the examination requirements and instructions for filing applications may be obtained at the post office for which this examination is being announced. Application forms must be filed with U.S. Civil Service Commission, Washington, D.C. 20415, and must be received or postmarked not later than the closing date.

GRADUATES FROM JET SCHOOL

Airman Apprentice Kenneth L. Rolston, USN, son of Mr. and Mrs. Clarence Rolston of 260 Baldwin, Clarkston, was graduated from the Aviation Machinist Mate Jet Engine School at the Naval Air Technical Training Center in Memphis, Tennessee.

During the two-month course, he learned jet fundamentals, jet power plants operation and replacement, jet aircraft line operations, assembly and disassembly of jet power plants and power plant removal procedures.

Before attending this school, he completed the two-week Aviation Familiarization and four-week Mechanical Fundamentals courses.



A trip to the library made a summer treat for Bailey Lake students last week, as they learned the proper method of using the card filing system, selecting books from the shelves and the check out procedures. Apparently enjoying the lesson were Aleta Bailey, John Atkinson, Mary Williams and Robert Wellington. The teacher for that day was Carol Stack.

Too much speed!

Cecil Caverly, 18 of 5800 Waldon Road, Clarkston was taken to Pontiac General Hospital with type A injuries on Sunday afternoon.

According to a report from the Oakland County Sheriff's office, Caverly had his 1939 Ford on the roadway testing the acceleration while preparing for a drag-strip. While testing it on the roadway, Caverly lost control and rolled

the car over. He was cited for speed that was too fast. Officers also state that the auto had defective lights also defective steering and

tires. The accident occurred on Waldon Road, west of Sashabaw Road at 3:50 P.M.



SERVING AT GUANTANAMO

Marine Private First Class James J. Haviland, son of P.C. Haviland of 4031 Walton Blvd., Drayton Plains, is serving with Third Battalion, Sixth Marines, Second Marine Division, Fleet Marine Force, Atlantic, at the Naval Station, Guantanamo Bay, Cuba. He and other members of the Third Battalion are currently undergoing extensive counter-guerrilla warfare training.

Guantanamo Bay is the United States' oldest overseas naval base, acquired through a lease agreement with Cuba in 1903. The base includes a harbor, ship repair facilities, and two

airfields. Guantanamo's wartime role is to support combatant naval forces operating in the Atlantic.

From this base, the southern approaches to the United States can be controlled. Its peacetime role is to support fleet operational training. Guantanamo's aerial gunnery range, which is available to the Atlantic Fleet, is the only one unhampered by commercial air traffic.

Cats can concentrate longer and better than most other animals. In addition, cats have excellent memories.

INSURE COMPLETELY
Before it's TOO LATE
CALL OR 3-2476 TODAY

JAMES B. BOAZ AGENCY
Time Payments? Sure

Dr. Ernest Denne

OPTOMETRIST
EYES EXAMINED
GLASSES FITTED

Complete Optical Service
Rx Safety Glasses
Phone 625-1815
22 S. Main St.
Clarkston

H. W. Huttenlocher Agency

INSURANCE of all Kinds • BONDS

306 Riker Bldg., Pontiac

334-1551

HOWARD W.

JAMES

RICHARD

HUTTENLOCHER

MA 5-4221

MA 5-2436

MA 5-1627

The length of a man's legs need not frustrate the strength of his purpose. By crawling one day, we are able to climb another.

There may have been spiritual giants like Saul of Tarsus who, in one overpowering experience, turned from violent resistance to fruitful service for Christ.

But there have been Doubting Thomases also . . . men and women who gradually, and only with the patience and help of God, found themselves in faithful service.

Don't be surprised, then, if an occasional visit to church has brought no remarkable change in your life.

But decide now to seek . . . earnestly . . . persistently . . . the spiritual fulfillment of your existence.

The Church holds before our eyes the goals of Christ. And though for a month of Sundays we may seem to crawl . . . one Sunday we discover, as millions of disciples before us, that we have begun to climb.

THE CHURCH FOR ALL . . . ALL FOR THE CHURCH

The Church is the greatest factor on earth for the building of character and good citizenship. It is a storehouse of spiritual values. Without a strong Church, neither democracy nor civilization can survive. There are four sound reasons why every person should attend services regularly and support the Church. They are: (1) For his own sake. (2) For his children's sake. (3) For the sake of his community and nation. (4) For the sake of the Church itself, which needs his moral and material support. Plan to go to church regularly and read your Bible daily.

Copyright 1967
Kester Advertising Service, Inc.
Simsbury, Va.



WE CRAWL BEFORE WE CLIMB

Sunday Matthew 11:25-30	Monday John 20:24-29	Tuesday Acts 22:1-11	Wednesday Acts 22:12-16	Thursday 1 Corinthians 3:1-9	Friday Hebrews 5:7-14	Saturday 1 Peter 3:14-18
-------------------------------	----------------------------	----------------------------	-------------------------------	------------------------------------	-----------------------------	--------------------------------

THIS MESSAGE SPONSORED BY THE FOLLOWING BUSINESS ESTABLISHMENTS

Jack W. Haupt Pontiac Sales

Phone 625-5500
N. Main St. Clarkston

Evans Equipment

625-1711
6507 Dixie Highway Clarkston

Roy Brothers Standard Service

Serving You 24 Hours at two locations
Clarkston 625-5731 or
Drayton Plains OR 3-9993

Clarkston Cafe

Your family restaurant since 1941
Jessie & Bob Parker - Take Out Lunches

Deer Lake Lumber

Phone 625-4921
7110 Dixie Highway, Clarkston

Howe's Lanes

Barb and Les Howe
Clarkston, Mich.

Kessler-Hahn Chrysler

Plymouth, Inc.
Chrysler, Plymouth, Valiant, Jeep
6673 Dixie 625-2635 Clarkston

Tally Ho Restaurant

625-6336
6726 Dixie Highway Clarkston

Al's Hardware

623-0521
5880 Dixie Highway Waterford

Beach Fuel & Supply

625-3630
5738 M-15 Clarkston

McGill and Son

Plumbing and Heating
6506 Church St., 625-2386 or 625-3111

O'Dell Drug

625-1700
10 S. Main Clarkston

Beattie Ford Sales, Inc.

OR 3-1291
5806 Dixie Highway, Clarkston

Savoie Insulation Co.

625-2601
6561 Dixie Highway Clarkston

Wonder Drug

625-5271
5789 Ortonville Rd., Clarkston

Clarkston Standard Service

148 N. Main St. Clarkston

The original proven outdoor-indoor carpet!

Ozite Town 'N' Terrace Carpet made of Vectra fiber . . . proved successful for over 3 years on porches, patios, balconies . . . in kitchens, rec-rooms, baths. Won't rot or mildew. Amazingly stain-resistant. 16 colors. Where will you use it? Use your imagination!

4.95 sq. yd.

Ozite

TOWN 'N' TERRACE CARPET

Vectra

Advance Floor Decorators
4712 West Walton Blvd.
Drayton Plains
PHONE 674-0421

Ozite is the exclusive trademark of the Ozite Corp. Vectra is the registered trademark of National Plastic Products Co., Inc.

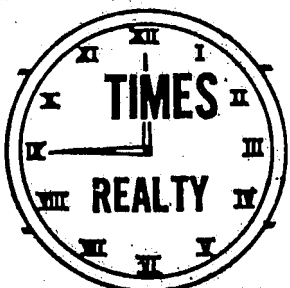
"The Company that makes you happy before it makes a profit".

REALTORS

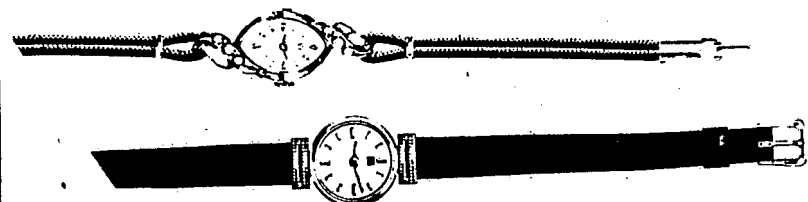
HOMES-ACREAGE-FARMS

NEW PHONE NUMBER 623-0600

5890 DIXIE HWY.



Jewelry GIFTS



Dextrom Jewelers

4432 Dixie Highway
OR 3-7362 Drayton Plains

Zoning Special

This week only

9 Months

New Subscription \$2.00

Regular \$4.00 a year

Renew Now

too, at \$3.00 for a year



On the Move this Summer?
**HAVE YOUR
HOMETOWN NEWS
FOLLOW YOU...**

SR 2744 JUNE 67 M.P. 61

There's something in it for everyone! Something important. Your newspaper provides entertainment, of course . . . the "sugar and spice" of life. But your newspaper serves still more vital purposes . . . by keeping you abreast of the news . . . by providing you with information and ideas . . . and by creating a "market place" where you can discover best ways to spend your shopping dollars. Yes, your newspaper makes a BIG difference to you!

Mail money and address to

CLARKSTON NEWS

55 S. Main

625-3370

Thermal hunters

The magnificent men in their sailing machines



A SERIOUS SPORT—The Vultures, Inc., a sailplane flying club, 2 miles north of Oxford, take every precaution to avoid an accident. Visitors to the field are welcome. All that the club members ask is that spectators stay out of the flying area. As one member explains, "When we're committed to a landing, we don't have an engine to pull us back up. We must land. If someone is in our way, there is little that a pilot can do to miss them. We want people to be interested in our sport. All we ask is that they stay off our airfield."

By Clem Cleveland

"It has all the ingredients of hunting and fishing. In Germany, we're called the updraft hunters," says Swiss born Willy Biberstein, operation's officer for the Oxford based "Vultures, Incorporated," a flying club for sailplane enthusiasts.

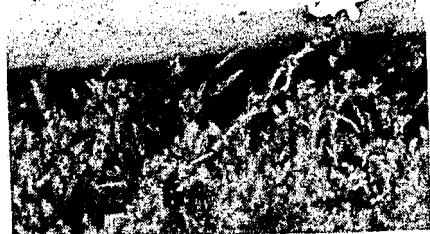
Sailplanes, for the uninitiated, are best defined by a five-year-old boy, "Planes that don't have any motors."

They are sleek craft that weigh somewhere between 450 and 650 pounds. Their history dates to 1903 when the Wright boys, at Kittyhawk, North Carolina, were being told, "they'd never get it off the ground."

Today, these highly sophisticated gliders are piloted over cross-country legs, the longest flight recorded was 650 miles. An altitude record of 48,200 feet has been set.

"The Vultures" are flying two miles north of Oxford on M-24. For them, getting it off the ground is easy. A V-8 engine powered winch sets 2,600 feet away, on the downwind leg, from the sailplane. We learned early that you don't call these planes, gliders. Gliders are something else.

A high tensile cable, about the thickness of a goose quill, runs from the winch to the plane. The cable is attached to the underside



THE CABLE—attaches to the fuselage. It is released when the plane gets even with the winch at about an altitude of 1,000 feet.

of the plane just slightly in front of the pilot's seat.

A signal from the pilot to the operation's officer is relayed to the winch operator. The engine of the winch is revved up and the cable is taken in rapidly. The plane moves forward. In about a distance of sixty feet, three bounces, the plane is airborne. It climbs rapidly at about a 45° angle, 15 to 20 feet per second; leveling off, it releases the cable. The cable floats to the ground on a parachute.

"Like a giant seagull, the plane starts circling, hunting. The theory of the downward glide is explained by Danish born pilot, Erik Anderson. "We have a 33 to 1 glide ratio. That is, for every foot the plane is off the ground it will glide 33 feet over the ground."

"We glide until our variometer gives us a signal of an upward air pressure, that's a thermal." A thermal is a column of warm rising air caused by the sun warming the

earth's surface. Anderson said, "We ride this column of air to the cloud base where it flattens out."

The Oxford area, with its open fields, is ideal for soaring. Thermals are not produced over woodland areas or lakes.

The variometer that Anderson referred to is an instrument that gives a constant sound like that produced from a tuning fork.



THE BAROGRAPH—Eric Anderson shows his barograph, a clock operated instrument that is placed in a compartment of the plane. It makes a visual record of the duration of the flight and altitudes attained at specific times along the way.

"When the sound changes by an octave," according to Anderson, "you are in a thermal and will start to rise." The plane continues its slow circling motion, at about 65 miles per hour, being lifted steadily by the thermal.

The club's treasurer, Fred Graef, of Birmingham, said that the Federal Aviation Authority prohibits glider pilots from flying through the clouds. "The only way for us to fly through the clouds is by permission. Pilots who have qualified by getting their instrument ratings, radio for permission to enter the clouds and then they can fly above them."

"Cross-country flying," said Graef, "is accomplished by climbing to the cloud base. Here the pilot leaves his thermal and glides following a compass heading. When he loses altitude, he starts searching for another thermal to take him back up again."

The pilots from the Oxford field make round-trip flights to Lansing, Flint and other Michigan cities. Their problem is getting back

to Oxford. When they no longer can find a thermal, their power is gone and they have to land. "Every landing," said Biberstein, "is an emergency landing. We have priority at any airport or open field."

Mrs. Anderson recalls, "While in England a short time ago, Erik had to land in a cow pasture. It was horrible. The field was a mess. Cows were all around mooing and

there was manure all over. We had to go in there and get the plane out."

A pilot, making a landing in a field, calls back to the Oxford base for help. His crew, usually his family, drives his car pulling a thirty foot trailer to the place of his forced landing. The plane is taken apart, loaded into the trailer and brought back to Oxford. Here, it is reassembled and the pilot takes off again.

Graef said, "Most of our club members with sailplanes prefer a plane built by Schleicher of Poppenhause, Germany. They are 23 feet long with a 25 foot wing span. These are very forgiving planes. You can make errors in flying and they won't lose a great deal of altitude. They're easiest for a beginner to learn to fly." Graef said that he has been flying for two years.

Anderson explained that a new plane can be ordered from Germany and costs about \$4,200 delivered. "The price of American



CANOPY IN PLACE—Vulture Club treasurer, Fred Graef, helps Eric Anderson with last minute details. After the canopy is in place, Graef will give a signal for the winch to haul Anderson aloft.

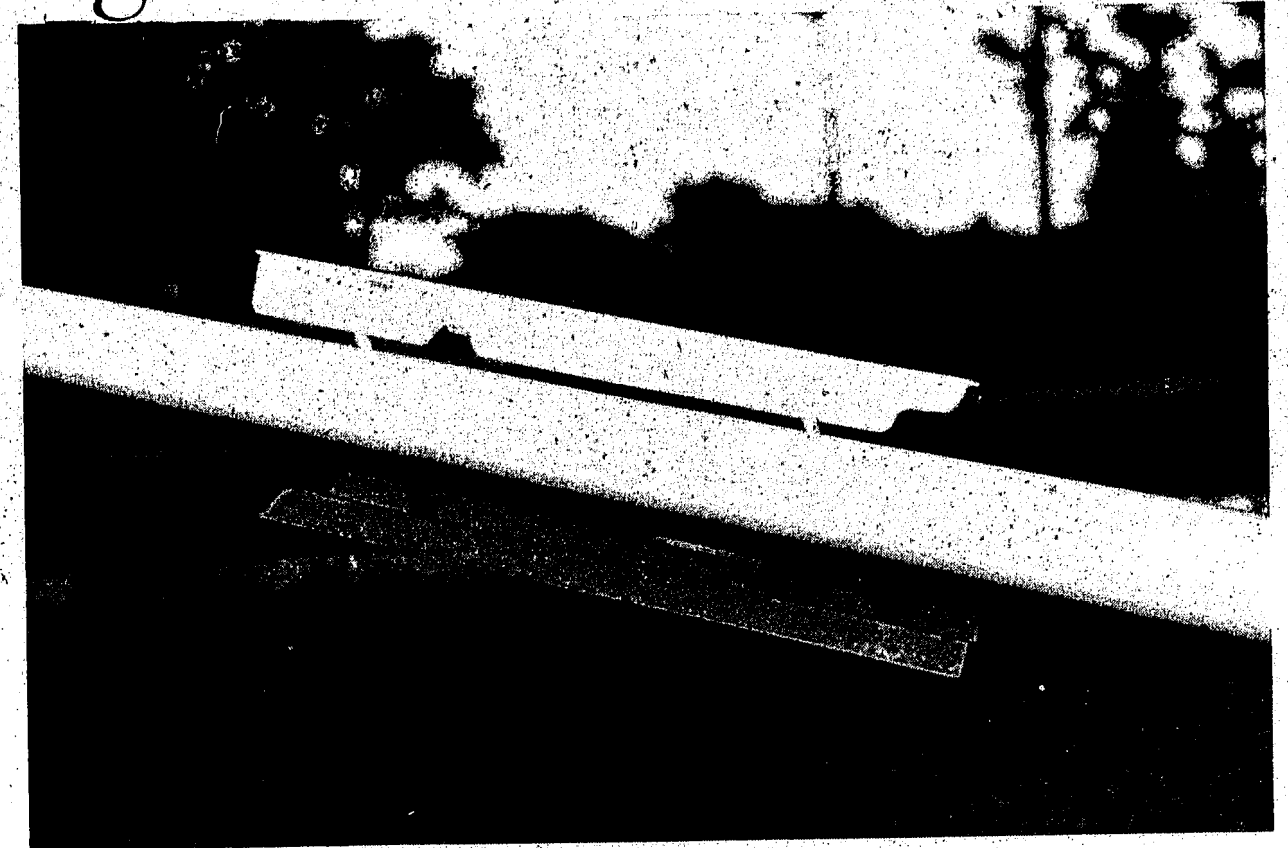
made sailplanes is much more," he said.

Even though the graceful lines of a sailplane would lead you to think that they are fragile, Biberstein said, "The design of these planes is tested at 9 Gs, plus the negative for inverted flight. We fly upside-down too. Commercial jets are only tested at 4 Gs."

Depending upon how much the pilot can afford, the instruments that these planes carry compare to those on a propeller driven airplane: airspeed indicator, altimeter, compass, clock, turn and bank indicator, VHF radio for two way sending and receiving, and a barograph.

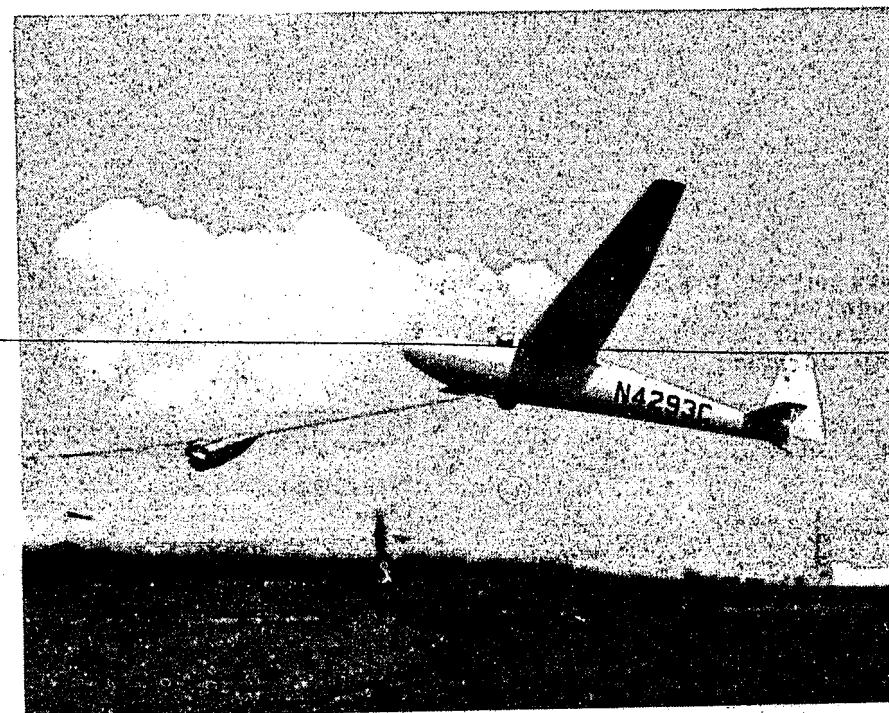
"The barograph is our most important instrument," said Anderson. "This instrument operates on a clock and gives a line graph of our flight. It shows the duration of our flight as well as the altitudes we were flying," he said.

Biberstein said, "This is an ex-



NOT FOR HIRE—These 30 foot trailers you have seen going down the highway, are used to haul sailplanes. The planes are disassembled and carried securely in one of these homemade trailers.

DID YOU FIGURE THEM OUT?—last week we ran this picture of spoilers, air brakes, found on these sailplanes. The spoilers are used while the plane is making a landing. They help the plane to lose altitude, and to a small degree, they will help to slow the plane down.



UP AND AWAY—This is Eric Anderson taking off in his plane. Recently, Eric returned to the United States after being in Europe for two years. He had this plane over there with him. The bubble in front of the plane is a small parachute used to guide the cable back to earth after its release.

citing sport. Hawks are the masters of soaring. It isn't uncommon to have one flying five feet in front of your plane. They give us a feeling of joining them. We look for them to tell us where the thermals are."

For anyone interested in joining the Vultures, Graef said, "We have 35 members. We are looking for more." Even though the membership roster reads like the list of nations in the European Common Market, you don't have to be European to join the club. These people are proud to be Americans.

The Club meets monthly, the fourth Tuesday, at the Birmingham Community Center. Applicants are screened on their interest in the sport and willingness to do the mental tasks contiguous with developing their newly acquired airfield in Oxford. Initiation fee is \$125. \$50 will be returned when the member drops from the club. Dues are \$25 yearly.

The club owns two sailplanes. A dual control plane for instruction and a single seater. The club will instruct novice pilots free. Fees are levied for dual flight, 75c per tow and \$1.25 for 15 minutes flying time. The tow fee is 50c for every lift for a single seater.

Popularity for the sport of soaring is more in evidence in the European countries as Anderson says, "The governments like Holland, England, Germany, France and Poland subsidize the sport. This is their way of getting good pilots for their air forces."

This is the first year for the Vultures to be in Oxford. For nine years they flew out of Big Beaver, Cliff Evans, a new member of the club and a qualified "power pilot" says, "I like to fly for fun. To me, this is the ultimate in fun."



WITH SOME HELP—Mrs. Anderson helps her husband into his parachute. The parachutes are just in case something should happen, either a collision with another craft, a wing breaking off or an unexpected happening. The parachute, it is reported is of little value at elevations lower than 3,000 feet to the ground. None of the Vultures have had to use theirs.



TOWING SHIP TO LAUNCH LINE—Operations officer, Willy Biberstein, at the tail, looks overhead to make sure that there are no other planes in the area making a landing approach.



THE WINCH—sets about 2,600 feet upwind from the plane. On signal, winch operator, Peter Ott, reels the cable in pulling the plane at about 50 mph. The cable is released from the plane. The plane then begins to soar. There is a guillotine on the winch that will cut the cable if for any reason the pilot is unable to make the release.

INDEPENDENCE TOWNSHIP PROPOSED ZONING ORDINANCE

TABLE OF CONTENTS

Preamble
Section 1. Establishment of Districts; Provision for Official Zoning Map
1) Official Zoning Map
2) Replacement of Official Zoning Map
Section 2. Rules for Interpretation of District Boundaries
Section 3. Application of District Regulations
Section 4. Nonconforming Lots, Nonconforming Uses of Land, Nonconforming Structures, Nonconforming Uses of Structures and Premises, and Nonconforming Characteristics of Use
1) Intent
2) Nonconforming Lots of Record
3) Nonconforming Uses of Land (Or Land with Minor Structures only)
4) Nonconforming Structures
5) Nonconforming Uses of Structures or of Structures and Premises in Combination
6) Repairs and Maintenance
7) Uses Under Special Exception Provisions Not Nonconforming Uses
Section 5. Schedule of District Regulations Adopted
Schedule of District Regulations follows above page
Section 6. Supplementary District Regulations
1) Visibility of Intersections in Residential Districts
2) Fences, Walls, and Hedges
3) Accessory Buildings
4) Erection of More than One Principal Structure on a Lot
5) Exceptions to Height Regulations
6) Structures to Have Access
7) Sanitation, Outside Toilets
8) Greenbelts
9) Mineral and Soil Removal
Section 7. Sign Regulations
1) General
2) Nonconforming Signs and Billboards
3) Signs in Residential Districts
4) Signs in Industrial Districts
5) Signs in Parking Districts
6) Signs in All Other Districts
Section 8. Performance Standards for Sound, Vibration, Odor, Gases, Glare and Heat, Light, Electromagnetic Radiation, Smoke, Dust, Dirt, and Fly Ash, Drifted and Blown Material and Radioactive Materials
1) Sound
2) Vibration
3) Odor
4) Gases
5) Glare and Heat
6) Light
7) Electromagnetic Radiation
8) Smoke, Dust, Dirt, and Fly Ash
9) Drifted and Blown Material
10) Radioactive Materials
Section 9. Off-Street Parking and Loading Regulations
1) Parking, Storage, or Use of Major Recreational Equipment
2) Parking and Storage of Certain Vehicles
3) Required Off-Street Parking, General
4) Table of Required Off-Street Parking Spaces
5) Off-Street Parking Lot Layout, Construction and Maintenance
6) Off-Street Loading and Unloading
Section 10. Planned Unit Development Regulations
1) Intent
2) Filing of Application
3) Action of the Planning Commission
4) Action by the Board of Appeals
5) Effect of Approval of Board of Appeals
6) Planned Unit Development Involving Zoning Map Changes But Not Involving Special Exceptions
Section 11. Administration and Enforcement
1) Administration and Enforcement
2) Duties and Limitations of the Administrative Official
3) Zoning Compliance Permits
4) Fees
5) Certificate of Occupancy
Section 12. Board of Appeals; Establishment and Procedure
1) Proceedings of the Board of Appeals
Section 13. The Board of Appeals; Powers and Duties
1) Appellate Jurisdiction
2) Original Jurisdiction. Special Exceptions; Conditions Governing Applications; Procedures
3) Original Jurisdiction. Variances; Conditions Governing Applications; Procedures.
4) Board Has Powers of Administrative Official on Appeals; Reversing Decision of Administrative Official
Section 14. Appeals from the Board of Appeals
Section 15. Duties of Administrative Official, Board of Appeals, Legislative Body and Courts on Matters of Appeal
Section 16. Schedule of Fees, Charges, and Expenses
Section 17. Amendments
1) Intent
2) Amendment Procedure
3) Comprehensive Review of Ordinance
Section 18. Provisions of Ordinance Declared to be Minimum Requirements
Section 19. Complaints Regarding Violations
Section 20. Penalties for Violation
Section 21. Severability Clause
Section 22. Definitions
Accessory Use of Structure
Buildable Area
Drive-In Restaurant or Refreshment Stand
Dwelling, Single-Family
Dwelling, Mobile Home
Dwelling, Two-Family
Dwelling, Multiple Family
Dwelling Unit
Entrance Ramp
Essential Services
Exit Ramp
Family

Feeder Road	Figure 1--Lot Types	Special Exception
Filling Station	Marginal Access Road	Street
Home Occupation	Outdoor Advertising Business	Street Line
Loading Space, Off-Street	Parking Space, Off-Street	Structure
Lot	Public Utility	Travel Trailer
Lot Frontage	Sign	Yard
Lot Measurements	Signs, Number and Surface Area	Yard Front
Lot of Record	Sign, On-Site	Yard, Side
Lot Types	Sign, Off-Site	Yard, Rear

Section 23. Repeal of Conflicting Ordinances; Effective Date

TOWNSHIP OF INDEPENDENCE COUNTY OF OAKLAND, STATE OF MICHIGAN ZONING ORDINANCE ORDINANCE NO. 51

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE TOWNSHIP OF INDEPENDENCE, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE RURAL ZONING ACT, ACT 184, OF THE PUBLIC ACTS OF 1943, AS AMENDED, FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith AND TO PROVIDE PENALTIES FOR VIOLATIONS HEREOF.

Whereas Act 184, P.A. 1943 as amended, empowers the Township to enact a zoning ordinance and to provide for its administration, enforcement, and amendment, and Whereas the Township Board of Independence deems it necessary, for the purpose of promoting the health, safety, morals and general welfare of the Township of Independence to enact such an ordinance, and

Whereas the Township Board, pursuant to the provisions of Act 168, P.A. 1959 as amended, has appointed a Planning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, and

Whereas the Planning Commission has divided the Township, hereinafter referred to as 'municipality', into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, and

Whereas the Planning Commission has given reasonable consideration, among other things, to the character of the districts and the peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and

Whereas the Planning Commission has submitted its report to the Township Board, and

Whereas the Township Board and Planning Commission have given due public notice of hearings relating to zoning districts, regulations, and restrictions, and has held such public hearings, and

Whereas all requirements of Act 184, P.A. 1943 as amended and Act 168, P.A. 1959 as amended, with regard to the preparation of this ordinance and subsequent action of the Township Board have been met;

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP OF INDEPENDENCE, OAKLAND COUNTY, MICHIGAN, AS FOLLOWS:

SECTION 1. ESTABLISHMENT OF DISTRICTS; PROVISION FOR OFFICIAL ZONING MAP

1. Official Zoning Map. -- The municipality is hereby divided into zones, or districts as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

The Official Zoning Map shall be identified by the signature of the Township Supervisor attested by the Township Clerk, and bearing the seal of the municipality under the following words: 'This is to certify that this is the Official Zoning Map referred to in Section 1 of Ordinance Number 51 of the Township of Independence, Michigan' together with the date of the adoption of this ordinance.

If in accordance with the provisions of this ordinance, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the Township Board, with an entry on the Official Zoning Map as follows: 'On (date), by official action of the Township Board, the following (change) changes were made in the Official Zoning Map: (brief description of nature of change)', which entry shall be signed by the Township Supervisor and attested by the Township Clerk. No amendment to this ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under Section 20.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Township Clerk, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the municipality.

2. Replacement of Official Zoning Map. -- In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Township Board, hereinafter referred to as 'Legislative Body', may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Township Supervisor attested by the Township Clerk, hereinafter referred to as 'Clerk', and bearing the seal of municipality under the following words: 'This is to certify that this Official Zoning Map supercedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance No. _____ of the Township of Independence, Michigan.'

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

SECTION 2. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following municipal boundaries shall be construed as following such municipal boundaries;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines;
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not

covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.

8. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Appeals may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

SECTION 3. APPLICATION OF DISTRICT REGULATIONS

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

1. No building, structure, or land shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
2. No building or other structure shall hereafter be erected or altered:
 - a) to exceed the height or bulk;
 - b) to accommodate or house a greater number of families;
 - c) to occupy a greater percentage of lot area;
 - d) to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this ordinance.
3. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
4. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.
5. All territory which may hereafter be annexed to the municipality shall be considered to be in the most restrictive single-family district until otherwise classified.
6. Essential services shall be permitted as authorized and regulated by law and other ordinances of the municipality, it being the intention hereof to exempt such essential services from the application of this ordinance.

SECTION 4. NONCONFORMING LOTS, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES, NONCONFORMING USES OF STRUCTURES AND PREMISES, AND NONCONFORMING CHARACTERISTICS OF USE

1. Intent. -- Within the districts established by this ordinance or amendments that may later be adopted there exist
 - a) lots,
 - b) structures,
 - c) uses of land and structures, and
 - d) characteristics of use
 which were lawful before this ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this ordinance or future amendment. It is the intent of this ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the districts involved.

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

2. NonConforming Lots of Record. -- In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this ordinance, notwithstanding limitations imposed by other provisions of this ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Appeals.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance, and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.

3. Nonconforming Uses of Land (Or Land with Minor Structures Only). -- Where at the time of passage of this ordinance lawful use of land exists which would not be permitted by the regulations imposed by this ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000, the use may be continued so long as it remains otherwise lawful, provided:

- a) No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- b) No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this ordinance;
- c) If any such nonconforming use of land ceases for any reason for a period of more than 60 days, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located;
- d) No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such nonconforming use of land.

4. Nonconforming Structures. -- Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a) No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
- b) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 per cent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance;
- c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

5. Nonconforming Uses of Structures or of Structures and Premises in Combination.

If lawful use involving individual structures with a replacement cost of \$1,000 or more, or of structure and premises in combination, exists at the effective date of adoption or amendment of this ordinance, that would not be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a) No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- b) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building;
- c) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may as a special exception be changed to another nonconforming use provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards to insure compliance with the provisions of this ordinance;
- d) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed;
- e) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months or for 18 months during any three-year period (except when government action impedes access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;
- f) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 per cent of the replacement cost at time of destruction.

6. Repairs and Maintenance. -- On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding 10 percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

7. Uses Under Special Exception Provisions Not Nonconforming Uses. -- Any use which is permitted as a special exception in a district under the terms of this ordinance (other than a change through Board of Appeals action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

SECTION 5. SCHEDULE OF DISTRICT REGULATIONS ADOPTED

District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this ordinance, and in Section 6 of this ordinance, entitled 'Supplementary District Regulations.'

(SCHEDULE OF REGULATIONS)

SECTION 6. SUPPLEMENTARY DISTRICT REGULATIONS

1. Visibility at Intersections in Residential District. -- On a corner lot in any residential district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and a half and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of the intersection.

2. Fences, Walls, and Hedges. -- In any required front yard, no fence or wall shall be permitted which materially impedes vision across such yard above the height of 30 inches, and no hedge or other vegetation shall be permitted which materially impedes vision across such yard between the heights of 30 inches and 10 feet.

3. Accessory Buildings. -- No accessory building shall be erected in any required front yard, or in the portion of a required side yard between the required front yard and required rear yard, or within 5 feet of any lot line; a separate accessory building shall not be located within 5 feet of any other building.

4. Erection of More than One Principal Structure on a Lot -- In any district, more than one structure housing a permitted or permissible principle use may be erected on a single lot, provided that yard and other requirements of this ordinance shall be met for each structure as though it were on an individual lot.

5. Exceptions to Height Regulations. -- The height limitations contained in the Schedule of District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances, not to be construed to mean signs, usually required to be placed above the roof level and not intended for human occupancy.

6. Structures to Have Access. -- Every building hereafter erected or moved shall be on a lot adjacent to a street, or with access to an easement and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

7. Sanitation, Outside Toilets. --

- a) All sewage and toilets shall be connected to sewer mains or adequate and effective septic tank and drain tile field as approved by the Oakland County Department of Health.
- b) Outside portable toilets or privies will be permitted in zoned recreational district for a maximum period of ten consecutive days, not renewable within the following ten consecutive days, upon issuance of a permit therefore by the Township Building Inspector. The Township Building Inspector shall authorize the issuance of a permit for the aforesaid use where the applicant presents evidence said outside toilet will be equipped with an adequate and effective chemical to sanitarly treat the sewage, as approved by the Oakland County Department of Health, so that it will not constitute a health hazard and source of filth to the residents of Independence Township. A fee of \$1.00 per each unit with a minimum of \$5.00 per project, shall be charged for the issuance of said permit.
- c) Outside portable toilets or privies for construction personnel will be permitted at new construction projects until a time when sewage and toilets are connected to sewer mains or an adequate and effective septic tank and drain tile field, as approved by the Oakland County Department of Health, or 120 days, whichever comes first, upon issuance of a permit by the Township Building Inspector. The Township Building Inspector shall issue a permit for the aforesaid use where the applicant presents evidence said outside toilet will be equipped with an adequate and effective chemical to sanitarly treat the sewage, as approved by the Oakland County Department of Health, so that it will not constitute a health hazard and source of filth to the residents of Independence Township.

8. Greenbelts. -- Prior to the commencement of construction of any structure or building in a Commercial District, Manufacturing District, or Trailer Court, Park District where such property abuts, adjoins, or is adjacent to

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS

DISTRICT AND INTENT	ONLY PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES TO PRINCIPAL USE	USES PERMITTED AFTER OBTAINING BOARD OF APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)
<p>RIA-SINGLE-FAMILY RESIDENTIAL DISTRICT</p> <p>The regulations are intended to encourage a suitable environment for families typically with children. To this end, uses are basically limited to single-family dwellings, together with certain other uses such as schools, parks, and playgrounds which provide a neighborhood environment. In keeping with the intent development is regulated to a moderate density. Commercial and other uses, tending to be incompatible with the intent, are prohibited.</p>	<p>Single-family dwellings.</p>	<ol style="list-style-type: none"> 1. Private garage. 2. Garden house, tool house, swimming pool, playhouse or greenhouse, none used for commercial purposes. 3. A home occupation. 4. Automobile parking not in excess of three automobiles per dwelling unit. 5. Any use customarily incidental to the permitted principal use. 	<p>In approving a Special Exception Permit for any of the following uses, the Board of Appeals shall require appropriate front, side and rear yards, appropriate location of off-street parking, and adequate provision for the location of noisy activities, to protect the character of the district:</p> <ol style="list-style-type: none"> 1. Churches, parish houses and convents. 2. Schools, providing however, that the Board of Appeals shall be guided by the following minimum standards concerning the ratio of pupils to the total size of lots: (a) for nursery schools, 300 square feet per pupil, (b) for elementary and Junior and senior high schools, 500 square feet per pupil. 3. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, stadiums, and community centers. 4. Municipal, State or Federal uses, public library, public museum, public utility building, telephone exchange, transformer station and substation, fire station, gas regulator station. 5. Hospital, provided that the lot shall have one thousand one hundred (1,100) square feet for each bed in such hospital and precautions of building location and other precautions necessary to preserve the character of the district are taken. 6. Horses (not for commercial use) not more than three (3) horses per dwelling. No piles or accumulations of refuse or manure from pets shall be permitted in this district unless they be at least one hundred fifty feet from all highways and seventy-five feet from all boundary lines. Minimum lot size three (3) acres for first horse and one (1) additional acre for each additional horse.
<p>A-AGRICULTURAL DISTRICT</p> <p>Agricultural Districts are those open areas of the Township where farming dairying, forestry operations and other rural activities are found. Vacant, fallow land and wooded areas also would be included where such areas are interspersed among farms. Gradually, and based upon a logical Comprehensive Plan for urban development, Agricultural Districts may be converted to other land uses.</p> <p>Additional Requirements:</p> <ol style="list-style-type: none"> 1. No piles nor accumulations of refuse or manure shall be permitted in this district unless they be at least 200 feet from all highway and farm boundary lines. 2. No auxiliary dwelling in this district shall be built on an area of less than 10 acres of land for use in connection with the principle building except to house the occupants employed in connection with the land by the owner thereof. 	<ol style="list-style-type: none"> 1. Farms, and general farming if the individual parcel is ten acres or more in area, including horticulture, dairying, livestock and poultry raising, farm forestry, and other similar enterprises or uses, but no farms shall be operated as piggeries or for the disposal of garbage, sewage, rubbish, offal, or rendering plants. 2. Churches 3. Schools. 4. Community and public buildings. 5. Roadside stands where operated by and for the exclusive use of occupants of the land on which the stand is maintained. 	<ol style="list-style-type: none"> 1. Any use customarily incidental to any and all of the foregoing uses may be erected and used for said purpose so long as they do not violate any laws and do not constitute a fire hazard. 2. All accessory buildings must be built at least 200 feet from the highway and seventy-five (75) feet from the side boundary lines of the farm. 	<ol style="list-style-type: none"> 1. Same as RIA. 2. Dog kennels and establishments raising fur bearing animals. 3. Cemeteries, provided that the use and related structures are developed in a unified plan such that no structures are located nearer than 250 feet from a residentially zoned district and that a greenbelt, as described in Section 6, is installed between the cemetery and any adjacent residentially zoned district either contiguous or across a street. 4. Public stables provided that the minimum size area is 40 acres. 5. Semi-public recreation facilities providing large open-space areas, i.e.: (girl and boy scout camps, church camp, and picnic areas.)
<p>RI-SUBURBAN FARMS</p> <p>To allow for areas of single-family homes in which the lots are sufficient in size to allow for the keeping of horses (not for commercial purposes), and to provide accommodations for persons desiring large lots and limited public facilities.</p>	<p>Single-family dwelling</p>	<ol style="list-style-type: none"> 6. Truck gardening and poultry raising for owners own use. 7. Horses (not for commercial use) not more than three (3) horses per dwelling. No piles or accumulation of refuse or manure from pets shall be permitted in this district unless they be at least one hundred fifty feet from all highways and seventy-five feet from all boundary lines. Minimum lot size three (3) acres for first horse and one (1) additional acre for each additional horse. 	<p>Same as RIA.</p>
<p>RM-MULTI-FAMILY DISTRICT</p> <p>Contribute to the diversification and variety of the community's housing at locations suitable for a residential environment.</p>	<ol style="list-style-type: none"> 1. Same as RIA 2. Multi-family dwelling. 3. Two-family dwelling. 4. Convalescent homes and nursing homes 	<ol style="list-style-type: none"> 1. Same as RIA. 2. Community garage serving the principal building, containing space for no greater number of motor vehicles than two times the number of dwelling units in the principal buildings. 3. Private swimming pool designed and operated only for occupants of principal buildings and their personal guests. 4. Maintenance and management building associated with multi-family dwellings. 	<ol style="list-style-type: none"> 1. Same as RIA numbers 1 thru 5. 2. As part of an approved Planned Unit Development, uses listed under Section 10, paragraph 4 (b).
<p>RMT-MOBILE HOME PARK DISTRICT</p> <p>This district is for areas of the Township suitable for mobile homes or trailer-coach parks. Such districts shall provide adequate space and facilities for healthful living conditions for occupants of such mobile home parks. All such districts should have access to a major thoroughfare for easy accessibility. Suitable water</p>	<p>Mobile home parks.</p>	<ol style="list-style-type: none"> 1. Recreation facilities for the exclusive use of residents of the mobile home park and personal guests. 2. Storage facilities for residents. 3. Office and residence for manager. 4. Utility facilities. 	<p>Same as RIA--numbers 1 thru 5.</p>

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS, continued

DISTRICT AND INTENT	ONLY PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES TO PRINCIPAL USE	USES PERMITTED AFTER OBTAINING BOARD OF APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)																																
<p>and sewer facilities shall be provided in accordance with State, County, and Township health regulations and statutes.</p> <p>Any such use shall be constructed and operated in accordance with all applicable state laws but no permit therefor shall be issued until a hearing has been held thereon after 5 days previous notice thereof has been given to all property owners within 2,000 feet of the perimeter of the site of the proposed trailer coach park and it is determined after such hearing to be held by the Planning Commission that the proposed site as a trailer coach park would not be detrimental to the interest of the majority of the property owners within 2,000 feet of the perimeter of the proposed site.</p> <p>1. Additional regulations.</p> <p>All streets within the project shall be private and be paved with asphalt or concrete and designed in accordance with the following:</p> <ol style="list-style-type: none"> 1. Recognition of Existing Facilities. The street system shall be designed (a) to recognize existing easements, utility lines, etc., which are to be preserved, and (b) to permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems. 2. Block Size and Shape. The street system shall be designed with blocks of proper size and shape to provide desirable mobile home lots and to reduce excessive length of street construction without impairing convenient circulation and access. 3. Circulation. The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Closed ends of dead-end streets shall be provided with adequate paved vehicular turning or backing space. A turning circle shall be at least 80 feet diameter. 4. Pavement Width. Pavements shall be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street and 10 feet minimum moving lanes for collector streets, 9 feet minimum moving lanes for minor streets, 7 feet minimum lane for parallel guest parking and 2 feet additional width for pedestrian use where adjacent sidewalk is not provided. <ol style="list-style-type: none"> (a) All entrance streets and other collector streets with guest parking both sides... 36' minimum.* (b) Collector street with no parking... 22' minimum.* (c) Minor or cul-de-sac street with no parking... 20' minimum.* (d) One-way minor street with no parking (acceptable only if less than 500' total length and serving less than 25 mobile home stands)... 11' minimum.* 	<p>* Reduce by 2' if adjacent sidewalk is provided.</p> <ol style="list-style-type: none"> 5. Alignment and Gradient. Streets shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems. 6. Intersections. Street intersections shall generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point shall be avoided. 7. Extent of Improvements. The street improvements shall extend continuously from the existing improved street system to provide suitable access to the mobile home stands and other important facilities on the property to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation for vehicles. 8. Grading. Graded for their full width to provide suitable finish grades for pavement and any sidewalks with adequate surface drainage and convenient access to the mobile home stands and other important facilities on the property. 9. Greenbelt. Said roadways shall afford ready means of entrance and exit to a County primary road or State Highway. Said County or State highway must have a minimum of two paved traffic lanes and a right-of-way width designated as 120 feet or greater on Oakland County Road Commission Proposed Right-of-Way Map. <p>Lot area per trailer minimum 50 feet wide by 80 feet in depth. The space between trailers may be used for the parking of motor vehicles. Provided that such vehicles be parked at least 10 feet from the nearest adjacent site.</p>	<p>1. Parking Spaces.</p> <ol style="list-style-type: none"> a. Number. Car parking spaces shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one car space for each mobile home lot plus an additional car space for each 3 lots to provide for guest parking, for 2-car tenants, and for delivery and service vehicles. b. Location. Required car parking spaces shall be located for convenient access to the mobile home stands. Insofar as practicable one car space shall be located on each lot and the remainder located in adjacent parking bays. c. Individual On-lot Space. Width: 9 feet. Length: 20 feet minimum. d. Off-street Parking Bays <table border="1" data-bbox="2056 787 2600 953"> <thead> <tr> <th>Parking Angle</th> <th>Curb Length Per Car</th> <th>Minimum Bay Depth*</th> <th>Minimum Backing Depth*</th> </tr> </thead> <tbody> <tr> <td>90 deg.</td> <td>9'</td> <td>18'</td> <td>26'</td> </tr> <tr> <td>60 deg.</td> <td>12.5'</td> <td>17'</td> <td>20'</td> </tr> <tr> <td>45 deg.</td> <td>12.7'</td> <td>16'</td> <td>19'</td> </tr> </tbody> </table> <p>*Perpendicular to curb line.</p>	Parking Angle	Curb Length Per Car	Minimum Bay Depth*	Minimum Backing Depth*	90 deg.	9'	18'	26'	60 deg.	12.5'	17'	20'	45 deg.	12.7'	16'	19'	<p>1. Parking Spaces.</p> <ol style="list-style-type: none"> a. Number. Car parking spaces shall be provided in sufficient number to meet the needs of the occupants of the property and their guests without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least one car space for each mobile home lot plus an additional car space for each 3 lots to provide for guest parking, for 2-car tenants, and for delivery and service vehicles. b. Location. Required car parking spaces shall be located for convenient access to the mobile home stands. Insofar as practicable one car space shall be located on each lot and the remainder located in adjacent parking bays. c. Individual On-lot Space. Width: 9 feet. Length: 20 feet minimum. d. Off-street Parking Bays <table border="1" data-bbox="2056 787 2600 953"> <thead> <tr> <th>Parking Angle</th> <th>Curb Length Per Car</th> <th>Minimum Bay Depth*</th> <th>Minimum Backing Depth*</th> </tr> </thead> <tbody> <tr> <td>90 deg.</td> <td>9'</td> <td>18'</td> <td>26'</td> </tr> <tr> <td>60 deg.</td> <td>12.5'</td> <td>17'</td> <td>20'</td> </tr> <tr> <td>45 deg.</td> <td>12.7'</td> <td>16'</td> <td>19'</td> </tr> </tbody> </table> <p>*Perpendicular to curb line.</p> <p>All plot plans and building plans for any proposed trailer park or mobile home park must be submitted in triplicate to the Township Planning Commission and Building Department for review of the plan prior to a permit being issued.</p>	Parking Angle	Curb Length Per Car	Minimum Bay Depth*	Minimum Backing Depth*	90 deg.	9'	18'	26'	60 deg.	12.5'	17'	20'	45 deg.	12.7'	16'	19'
Parking Angle	Curb Length Per Car	Minimum Bay Depth*	Minimum Backing Depth*																																
90 deg.	9'	18'	26'																																
60 deg.	12.5'	17'	20'																																
45 deg.	12.7'	16'	19'																																
Parking Angle	Curb Length Per Car	Minimum Bay Depth*	Minimum Backing Depth*																																
90 deg.	9'	18'	26'																																
60 deg.	12.5'	17'	20'																																
45 deg.	12.7'	16'	19'																																
<p>O-OFFICE DISTRICT</p> <p>To provide suitable locations for certain uses, primarily of office character, which, while needing easy access from major traffic routes, are typically noncommercial and nonindustrial; to permit reasonable latitude of use for certain locations on heavily traveled streets on the fringe of, or outside, neighborhoods; to protect existing residential in such locations from undue congestion, noise, smoke, and other incompatible characteristics.</p>	<ol style="list-style-type: none"> 1. Same as P-DISTRICT. 2. Funeral homes. 3. Medical and dental clinics, photographic studios with only incidental photographic processing. Office uses resulting from the following occupations; executive, administrative, scientific, scholarly, artistic, architectural, engineering, accounting, secretarial services, drafting, designing, sales representatives without sales of goods on premises, and other occupations highly similar in physical characteristics or activities. There shall be no outdoor storage of goods and materials and there shall be no warehousing or the indoor storage of goods or materials beyond that normally incidental to the permitted use. 4. Churches, schools, public utility buildings, post office, community centers, social centers, and similar public, semi-public and institutional uses. 	<p>Same as R1A and P</p>	<p>Convalescent home, nursing home, hospital, drugstore, florist, gift store, book store, music store, antique shop, art gallery; personal services and small retail businesses subject to conditions that shall enhance the character of the district.</p>																																
<p>P-PARKING DISTRICT</p> <p>To allow and encourage the provision of off-street parking in the environs of major parking generators, while allowing the interim use of existing single-family dwellings.</p>	<ol style="list-style-type: none"> 1. Off-street parking for private passenger vehicles, laid out, and built in accordance with Section 9 subject to approval of Municipal Engineer and Planning Commission as to compliance with this Ordinance. 2. Existing Residential Uses. 	<p>Shelter for attendant, not to exceed sixty-four (64) square feet usable floor area and fifteen (15) feet building height.</p>	<ol style="list-style-type: none"> 1. Outdoor displays, bazaars, carnivals, and civic events by temporary permit. 2. Public utility buildings occupying less than 10% of the lot. 3. Public parking garage. 																																

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS, continued

DISTRICT AND INTENT	ONLY PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES TO PRINCIPAL USE	USES PERMITTED AFTER OBTAINING BOARD OF APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)
<p>ERO-EDUCATION-RESEARCH-OFFICE DISTRICT Encourage educational, research, and office uses on sites having unique adaptability for such development. Prohibit uses that would be disruptive to such development. Standards are intended to encourage and facilitate campus-like, unified layout. Departure from minimum lot size would require Variance from Board of Appeals. Planned project approach under provisions of Section 10, is intended to provide useful and desirable flexibility to site layout and incidental use.</p>	<p>Issuance of a Zoning Compliance Permit for any building or use in an ERO District is contingent upon an approved application for a PLANNED PROJECT under the provisions of Section 10.</p> <ol style="list-style-type: none"> 1. Same as O, except residential dwellings. 2. Business, scientific, and industrial research, development, and testing laboratories and offices, without manufacturing. 3. Electronic data processing centers. 4. Schools with 500 square feet lot area per student computed on basis of peak building capacity. 	<p>Any use customarily incidental to the permitted principal use.</p>	<ol style="list-style-type: none"> 1. Same as R1A. 2. Education, research, and/or office uses, not otherwise permitted under PERMITTED PRINCIPAL USES, which in the opinion of the Board of Appeals fulfills the intent and purpose of the district.
<p>C1-LOCAL BUSINESS DISTRICT To provide, at a limited number of locations, a selection of retail stores and services for the everyday convenience of surrounding neighborhood trade areas.</p>	<ol style="list-style-type: none"> 1. Same as O-District except residential dwellings. 2. Post Office, laundry pickup, coffee shop, automatic laundry, tailor, shoe repair, radio and television shop, food store, banks, barber and beauty shops, drug store, book store, florist, and similar uses, conducted entirely within a building. 	<p>Any use customarily incidental to the permitted principal use.</p>	<p>Same as R1A.</p>
<p>C2-GENERAL COMMERCIAL DISTRICT To encourage and facilitate the development of sound and efficient shopping and central business districts, among such necessary regulations being the exclusion of certain uses and activities which typically disrupt the functioning of a highly concentrated business district, and which function better outside such district.</p>	<ol style="list-style-type: none"> 1. Same as C1. 2. Department store, variety store, private club or lodge, wholesale establishment, commercial parking garage, sales room, bus station, restaurant and cocktail lounge, and similar uses. 	<p>Any use customarily incidental to the permitted principal use.</p>	<ol style="list-style-type: none"> 1. Outdoor sales by temporary permit for six (6) month periods or less. 2. Retail stores or services conclusively found to be compatible with the intent of encouraging and facilitating the development and operation of an efficient and concentrated commercial district, and similar in character to those permitted as principal uses. 3. Outdoor recreation such as trampolines and miniature golf, subject to such operating and special regulations as may be imposed in the public interest. 4. Circus, fair, carnival or similar use when sponsored by a local nonprofit organization, and provided such use and occupancy; <ol style="list-style-type: none"> a. is temporary and/or seasonal only. b. is not detrimental to adjacent surrounding property. c. is not disturbing to the public peace and tranquility. d. will not create undue traffic hazard and congestion. <p>Permits for such use may be granted for periods not to exceed 8 days consecutively and may be renewable for not more than 8 days, in any one month.</p>
<p>C3-HIGHWAY COMMERCIAL DISTRICT A district in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists and for certain specialized uses such as retail outlets, extensive commercial amusements and service establishments which, although serving the entire city and its trading area, do not and should not locate in the Central Business District or neighborhood districts. The Highway Commercial District will ordinarily be located along numbered State or Federal Highways. To promote the general purposes of this Ordinance, the specific intent of this section is:</p> <ol style="list-style-type: none"> 1. To encourage the construction of and continued use of land for commercial, service, and amusement uses serving both local and long-distance travelers. 2. To provide for orderly development and concentration of such uses within the Highway Commercial District as designated on the Zoning Map. 3. To provide appropriate space and, in particular, sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent upon the automobile. 4. To encourage the development of the district with such uses and in such manner as to minimize traffic hazards and interference from highway-oriented businesses. 5. To provide suitable locations for those commercial activities which function relatively independent of intensive pedestrian traffic and proximity of other firms. These activities typically require direct auto traffic access and visibility from the road. (These characteristics which contribute to the sound functioning of these activities are, on the other hand, characteristically detrimental to Central Business Districts or concentrated commercial developments.) 	<ol style="list-style-type: none"> 1. All principal uses allowed in C-2 District. 2. Building material sales, new and used car sales, boat and marine sales, heavy equipment sales, trailer sales, nursery and garden stores, drive in restaurant, motels and similar uses. 	<p>Any use customarily incidental to the permitted principal use.</p>	<ol style="list-style-type: none"> 1. Outdoor drive-in theatre- Plans for complete development must be submitted to the Board for review, it must be found that the site development will not cause excessive traffic congestion, the screen must not be visible from a highway and overall size must not exceed 500 cars. 2. Automobile filling station- Site and building plans must be presented showing location of all exit and access points and it must be determined that excessive traffic congestion will not occur due to the proposed use.
<p>C4-EXPRESSWAY SERVICE DISTRICT To provide for servicing needs of automobile expressway-freeway traffic at the interchange areas of feeder roads and expressway facilities. The avoidance of undue congestion on feeder roads, the promotion of smooth traffic flow at the interchange area and on the expressway and the protection of adjacent properties in other zones from adverse influences of traffic are prime considerations in the application of this district.</p>	<p style="text-align: center;">REQUIRED CONDITIONS:</p> <ol style="list-style-type: none"> 1. Barriers - All developments shall be physically separated from the feeder road by a curb and planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessways. 1. Automobile filling stations, parking garages and bus passenger stations. 2. Retail establishments to service the needs of the expressway traveler including such facilities as: drug stores, gift shops, restaurants, but not including drive-in restaurants. 3. Motels, hotels and transient lodging facilities but not including trailer camps or tent sites. 	<p>Any use customarily incidental to the permitted principal use.</p>	

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS, continued

DISTRICT AND INTENT	ONLY PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES TO PRINCIPAL USE	USES PERMITTED AFTER OBTAINING BOARD OF APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)
	<ol style="list-style-type: none"> 2. Accessways - Each separate use, grouping of buildings or grouping of uses as a part of a single planned development shall not have more than two accessways from a feeder road. 3. Review of Plans - Site plans for the highway service facility shall be submitted to and shall be reviewed and approved by the Board of Appeals with respect to the above required conditions and such other site relation problems as it deems necessary to assure maximum traffic safety and to assure maximum protection of abutting properties. 4. Greenbelt for yards and abutting residential zones. 		
<p>C5-COMMERCIAL RECREATION</p> <p>To encourage and facilitate development of recreational facilities which through proper location and controls enhance the development of the Township.</p>	<ol style="list-style-type: none"> 1. Marinas 2. Riding academies, clubs and riding stables. 3. Golf courses. 4. All uses similar in nature to those listed above. 	<p>Any use customarily incidental to the permitted principal uses.</p>	<ol style="list-style-type: none"> 1. Ski resorts or other recreational uses requiring the installation of heavy machinery or other equipment which may produce objectionable effects on surrounding property.
<p>ML-LIMITED INDUSTRIAL DISTRICT</p> <p>The regulations of this district are set up to provide land for various types of industrial and manufacturing uses that are compatible with one another. The lands included in this district are those suited for use primarily by industries characterized by low land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and large, landscaped, park-like areas. The purpose of the district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district.</p>	<ol style="list-style-type: none"> 1. Special trade contractors, building materials and wholesalers. 2. Utilities and communications, such as: electrical receiving or transforming stations, radio or television broadcasting station, transmitting and receiving towers. 3. Warehousing, refrigerated and general storage. 4. Local and suburban transit and passenger transportation facilities; trucking transportation terminals, maintenance and service facilities. 5. Laundries, laundry services, and cleaning and dyeing plants. 6. Industrial plants manufacturing, processing or assembling the following: <ol style="list-style-type: none"> a. Agricultural products. b. Food and Kindred products. c. Furniture and fixtures. d. Converted paper and paperboard products. e. Printing, publishing and allied industries. f. Biological products, drugs, medicinal chemicals and pharmaceutical preparation. g. Glass products made of purchased glass. h. Electrical machinery, equipment and supplies, electronic components and accessories. i. Professional, scientific and controlling instruments, photographic and optical goods. j. Jewelry, silverware and plated ware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists' materials, costume jewelry and miscellaneous notions, and signs and advertising displays. k. Canvas products made of purchased canvas. l. Fabricated metal products, except ordnance, machinery and transportation equipment, provided that no stamping, punching or pressing machine exerting more than two (2) tons is installed or used. m. Metalworking machinery and equipment; general industrial machinery and equipment. n. Office, computing and accounting machines. o. Jobbing and repair shops. p. Monuments, cut stone and stone products. 	<p>Any use customarily incidental to the permitted principal uses.</p>	<p>Presses exceeding two (2) tons shall be allowed only after review of plans by the Board of Appeals.</p>

SECTION 5. SCHEDULE OF DISTRICT REGULATIONS, continued

DISTRICT AND INTENT

MH-MAJOR INDUSTRIAL DISTRICT

This district is designed to provide land for the more intense types of industrial and manufacturing uses which are usually located deep within the industrial areas of the Township. Regulations to minimize their incompatibility with other districts are the minimum required for mutual protection of the industrial areas, and to that end, the district should not be adjacent to any residential or business district, if such abutment can possibly be avoided.

ONLY PERMITTED PRINCIPAL USES

1. Any principal use permitted in the ML Limited Industrial District subject to all the regulations of the ML District.
2. General construction contractors such as highway and street, heavy construction and general building; coal and coke dealers.
3. Bulk storage of petroleum products, providing that refining is not conducted on the premises.
4. Railroad and railroad terminal facilities.
5. Transportation, communication, power and fuel right-of-ways.
6. Industrial plants manufacturing, processing or assembling the following:
 - a. Prefabricated wooden buildings and structural members.
 - b. Chemical products such as plastic materials, medicinal chemicals, biological products, and pharmaceutical preparations.
 - c. Leather and leather products such as: industrial belting and packing; footwear; gloves and mittens; luggage; and handbags.
 - d. Stone, clay and glass products such as: flat glass, pressed or blown glass and glassware; brick and structural clay tile; ceramic wall and floor tile; pottery products; concrete brick and block; concrete products; cut stone and stone products; abrasive, asbestos and miscellaneous non-metallic mineral products.
 - e. Wooden containers such as: boxes, crates and tubs.
 - f. Aluminum, bronze, copper, copperbase alloy and other nonferrous castings.
 - g. Machinery such as: engines and turbines; farm machinery and equipment; industrial machinery and equipment. Presses over two (2) tons must be reviewed by the Board of Appeals.
 - h. Transportation equipment such as: motor vehicle equipment and parts, motorcycles bicycles and parts.
7. Gasoline service stations.

PERMITTED ACCESSORY USES TO PRINCIPAL USE

Any use customarily incidental to the permitted principal use.

USES PERMITTED AFTER OBTAINING BOARD OF APE APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)

- Any of the following uses, subject to the approval of the Board of Appeals:
1. Junk yards, scrap and waste wholesaling, when conducted entirely within a building enclosed on all sides or when entirely enclosed with a fence approved by the Board of Appeals, such fence to be totally obscuring and no higher than 8 (eight) feet and shall be maintained in a good state of repair with no signs and/or advertising thereon except a sign identifying the business not to exceed 100 square feet. The Board shall not approve locations for such uses where due to topography it would be impossible to screen the use from view. In no case may the stored material be piled higher than the obscuring fence.
 2. Any press exceeding two (2) tons will be permitted in this district only after review and approval of plans by the Board of Appeals.
 3. Asphalt and concrete mixing plants.
 4. Sand and gravel pits.
 5. Auto dismantling yard.

of the
 1967
 1968
 1969
 1970
 1971
 1972
 1973
 1974
 1975
 1976
 1977
 1978
 1979
 1980
 1981
 1982
 1983
 1984
 1985
 1986
 1987
 1988
 1989
 1990
 1991
 1992
 1993
 1994
 1995
 1996
 1997
 1998
 1999
 2000
 2001
 2002
 2003
 2004
 2005
 2006
 2007
 2008
 2009
 2010
 2011
 2012
 2013
 2014
 2015
 2016
 2017
 2018
 2019
 2020
 2021
 2022
 2023
 2024
 2025

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS, continued

The area, height, bulk, and placement requirements for Principal and Accessory Uses^(a) shall be as follows:

DISTRICT	Maximum Usable Floor Area And Accessory Building Floor Area in Percent of Lot Area	MINIMUM YARD SETBACK IN FEET				Maximum Building Height (f)		MINIMUM LOT SIZE	
		Front Yard	SIDE YARDS		Rear Yard	in feet	in stories	Area in square feet	Width in Feet
			Least One	Total of Two					
R1A-Single-Family Residential	35%	40 ⁽¹⁾	5	15	50	35	2	15,000	100
A-Agricultural	10%	200	75	150	(8)	35	2 1/2	10 acres	200
R1S-Single-Family-Suburban Farms	35%	40 ⁽¹⁾	50 ⁽¹⁾	100	75	35	2 1/2	3 acres	200
P-Parking									
Single-Family-Dwellings	35%	40	5	15	50	35	2	15,000	100
Q-Office	40%	30	5	15	40	25	2	15,000	100
Single-Family Dwellings	35%	40	5	15	50	35	2	15,000	100
Other Uses	40%	30	5	15	40	25	2	15,000	100
RM-Multi-Family (d) (Single-Family Dwellings: same as R1A)	40%	40	10	20	40	35	2 1/2	Per Dwelling Unit: (g) 1 BR 3,000 2 BR 4,000 3 BR 5,000	100
RMT-Mobile Home Park		25 ⁽¹⁰⁾	15 ⁽¹⁰⁾	30 ⁽¹⁰⁾	15 ⁽¹⁰⁾	15		4,000 ⁽²⁾	50 ⁽²⁾
ERO-Education-Research-Office	35%	40 ⁽⁹⁾	40 ⁽⁹⁾	80 ⁽⁹⁾	40 ⁽⁹⁾	35	2 1/2	5 acres	300
C1-Local Business		40	15 ⁽³⁾	15	(4)	20	1	15,000	100
C2-General Business		50	15 ⁽³⁾	15	(4)	35	2	20,000	200
C3-Highway Commercial		100	15 ⁽³⁾	15	(4)	35	2	20,000	150
C4-Expressway Service		75	35 ⁽³⁾	70	(4)	35	2	40,000	200
C5-Commercial Recreation		75	35 ⁽³⁾	70	(4)	35	2	20 acres	200
ML-Limited Industrial	60%	40	(5)	(6)	(7)	35	2	40,000	100
MH-Major Industrial	60%	50	(5)	(6)	(8)	35	3	125,000	200

NOTES:

- (a) See Section 6 on Accessory Uses.
 - (b) No building or sign shall be closer than 25 feet to any residential district boundary. One half of the alley at the rear of the lot shall be counted toward 1/2 the rear yard setback.
 - (c) The height of a sign or building shall not exceed 50% of the horizontal distance to the nearest residential district boundary.
 - (d) See Section 10 on Planned Unit Development for groups of multi-family dwellings.
 - (e) No building, sign, storage, or industrial activity shall be located within 50 feet of an abutting residential district.
 - (f) Building height: the vertical distance from grade to the highest point of the roof surface for flat roofs; to the deck for mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs.
 - (g) The first unit shall be on a parcel not less than 15,000 square feet with each subsequent unit increasing the size of the parcel in accordance with schedule.
1. All accessory buildings, except garages used in connection with the dwellings shall be built at least 200 feet from the road.
 2. A mobile home park or trailer coach park shall be constructed or maintained on a lot or parcel which has a width of at least four hundred (400) feet frontage on a major thoroughfare and a depth of at least four hundred (400) feet.

3. Where any C1, C2, C3, C4 or C5 zoned premises adjoin residentially zoned property at the time of construction of commercial uses, there shall be provided and maintained a continuous, unpierced masonry wall six (6) feet in height or a chain link fence and a greenbelt, with said fence adjacent to the residentially zoned property, to adequately screen such commercial areas from residential areas. Where such commercial development occurs on C1, C2, C3, C4, or C5 zoned property, separated from residentially zoned property by a public alley, said wall shall be located on the commercially used side of the alley and may have openings for vehicular access if approved by the Board of Appeals.

Screening walls shall be constructed in such a manner so as to permit an unobstructed view of approaching pedestrian traffic.

The construction of all screening wall on side lot lines shall start ten (10) feet back from the front property line. The (10) feet between the property line and the beginning of the screening wall shall be landscaped and a decorative or chain link fence may be erected between the front property line and screening wall. Plans for same shall be submitted to the Building Inspector for approval.

4. On a corner which borders on a residential district, there shall be provided a setback twenty (20) feet on the side of residential street. A ten (10) foot rear yard required wherever a twenty (20) foot alley exists. Other wise a rear yard setback of twenty (20) feet is required. Screening walls shall be constructed in such a manner so as to permit an unobstructed view of approaching traffic.

The construction of all screening walls on side lot lines shall start ten (10) feet back from the front property line. The ten (10) feet between the property line and the beginning of the screening wall shall be landscaped and a decorative or chain link fence may be erected between the front property line and screening wall. Plans for same shall be submitted to the Building Inspector for approval.

5. 20% of width of lot.
6. 40% of width of lot.
7. None, except 50 feet when abutting residentially zoned land.
8. None, except 100 feet when abutting residentially zoned land.
9. The required setbacks set forth in the ERO District shall be subject to the following restrictions: there shall be no parking in the front 100 feet, rear 50 feet, or side yard 50 feet where a side yard abuts a residential district. The above three specified setback areas shall only be used for landscape treatment constituting trees, shrubs, lawn and other generally recognized plant and landscape materials, with only incidental use of crushed stone, gravel, concrete, or similar materials. Where a side yard abuts a residential district, the side yard building setback shall be 75 feet. Notwithstanding any other provisions of this Ordinance, the requirements of this paragraph shall not be subject to waiver or reduction.
10. In no case may a mobile home be placed closer than 50 feet to another property line or zoning classification.

Type of Building	Square feet Usable Floor Area First Story	Square feet Total Usable Floor Area	Square Feet Additional Floor Area for Storage and/or Utility
SINGLE-FAMILY DWELLING			
1 story in height	900	900	-
1 1/2 stories	768	900	-
2 stories in height	728	1,456	-
TWO-FAMILY DWELLING			
Per dwelling unit	-	728	100
MULTI-FAMILY DWELLING			
Efficiency unit	-	420	100
1 Bedroom unit	-	600	100
2 Bedroom unit	-	750	100
3 Bedroom unit	-	900	100

a residential zone, a greenbelt shall be established. Said greenbelt shall meet the following specifications:

- a) A greenbelt, minimum width of six (6) feet, which shall be completed within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be maintained with permanent plant materials. Specifications for spacing and plant materials are shown below. Materials to be used are merely suggestions and shall not be limiting, provided their equal in characteristics are used.

SPACING

- 1) Plant materials shall not be placed closer than three (3) feet from the fence line or property line.
- 2) Where plant materials are planted in two or more rows, planting shall be staggered in rows.
- 3) Evergreen trees shall be planted not more than thirty (30) feet on centers.
- 4) Narrow evergreens shall be planted not more than three (3) feet on centers.
- 5) Deciduous trees shall be planted not more than thirty (30) feet on centers.
- 6) Tree-like shrubs shall be planted not more than ten (10) feet on centers.
- 7) Large deciduous shrubs shall be planted not more than four (4) feet on centers.

PLANT MATERIALS

- | | Minimum Size (In height/feet) |
|-------------------------------|-------------------------------|
| 1) Evergreen Trees | Five (5) |
| a) Juniper | |
| b) Red Cedar | |
| c) White Cedar | |
| d) Pines | |
| 2) Narrow Evergreens | Three (3) |
| a) Pyramidal Arbor-Vitea | |
| b) Columnar Juniper | |
| c) Irish Juniper | |
| 3) Tree-like Shrubs | Four (4) |
| a) Flowering Crabs | |
| b) Russian Olives | |
| c) Mountain Ash | |
| d) Dogwood | |
| e) Redbud | |
| f) Rose of Sharon | |
| 4) Large Deciduous Shrubs | Six (6) |
| a) Honey Suckle | |
| b) Viburnum | |
| c) Mock-Orange | |
| d) Forsythia | |
| e) Lilacs | |
| f) Ninebark | |
| 5) Large Deciduous Trees | Eight (8) |
| a) Oaks | |
| b) Hard Maples | |
| c) Ash | |
| d) Hackberry | |
| e) Sycamore | |
| Trees not permitted | |
| 1) Box elder | |
| 2) Soft Maples | |
| 3) Elms (American) | |
| 4) Poplars | |
| 5) Allanthus (tree of Heaven) | |
| 6) Willows | |

A bond or cash of an amount equal to Five (5) dollars per foot of required greenbelt shall be deposited with the Township of Independence until such time as the greenbelt is planted. In the event that weather or seasonal conditions prevent transplanting the petitioner shall be granted six months from date of issuance of certificate of occupancy to install said greenbelt or the Township shall be authorized to use said funds to install said greenbelt.

In all cases however the Township shall be authorized to withhold (10) 10 percent of bond or cash for a period of two (2) years from date of issuance to insure that dead or dying nursery stock shall be replaced. Excess funds, if any, shall be returned to the depositor upon completion of the two (2) year period. It shall be the responsibility of the property owner to maintain the greenbelt for its original intent and purpose.

9. Mineral and Soil Removal --when in the judgement of the Board of Appeals the public convenience and welfare will be substantially served and the appropriate use of neighboring property will not be injured thereby, and when the applicant complies with the requirements as established by the Board of Appeals, said Board may authorize the Township Building Inspector to issue a permit for removal of sand, gravel, stone aggregate and other raw material in any District.

- a) Application. Before approving any permit, said Board shall hold a public hearing concerning the proposed use in accordance with the procedures required for a zoning district amendment, and the applicant shall furnish said Board with the following To wit:
- 1) Topographical Survey map at scale of one (1) inch equals one hundred (100) feet showing existing grades on a two (2) foot contour interval of the land prior to any removal, the grades of the proposed excavations, and the finished grades, to be prepared and sealed by a registered civil engineer or land surveyor.
 - 2) Detailed proposal as to method of operation, what type of machinery or equipment will be used, and estimated period of time that such operation will cover.

3) Detailed statement as to exactly what type of deposit is proposed to be extracted.

4) Such other information as may be reasonably required by the Board of Appeals on which to base an opinion as to whether a permit should or should not be issued.

b) Bond. Before issuance of a permit, there shall be filed by the applicant a surety bond, executed by a reputable surety company authorized to do business in the State of Michigan, running to the Township in an amount established by the said Board, conditioned upon the prompt and complete compliance with all the provisions of this Section and requirements of the County and State. The Board of Appeals shall, in establishing the amount of the bond, consider the scale of the operations, the prevailing cost to rehabilitate the property upon default of the operator, court costs, and other reasonable expenses. Bond shall be taken out jointly by the owner and operator.

c) Permits. After considering all the available facts and after public hearing, and if it shall determine that the proposed operations will not be injurious to the general public health, safety, and welfare of the Township and its citizens, the Board shall authorize the Building Inspector to issue a permit conditioned on compliance of the permit holder with all of the requirements of this Section. Said permit shall be for a period of ninety (90) days. One renewal shall be by written authorization of the Board of Appeals; however, no renewal shall exceed thirty (30) days. Said permit shall require a fee of \$50.00 for review of application plan and further provide that the sum of \$150.00 shall be deposited for engineering site inspection as may be required by the Building Inspector.

Permits shall be non transferable in whole or in part and shall be issued jointly to the property owner and the operator.

d) Physical Requirements. In addition to the above, the following requirements are mandatory:

1) No cut shall be made which creates a pit or depression in the earth closer than thirty (30) feet from the nearest street, highway, or alley right-of-way line nor nearer than ten (10) feet to the nearest property line; provided however, that the Board may prescribe more strict requirements in order to give sublateral support to surrounding property where soil or geographic conditions warrant it.

2) No soil, sand, clay, gravel, or similar materials shall be removed in such a manner as to cause water to stand or accumulate or to result in a place of danger or a menace to the public health or safety. The premises shall at all times be graded so that surface water drainage is not interfered with.

3) Where an excavation results in a temporary edge being formed which is in excess of a 5-1 slope, the applicant shall erect a fence protecting that portion of the site where said edge extends; said fence will be of wire mesh or other suitable material to afford protection to persons and property, and to be not less than five (5) feet in height.

4) The finished slopes of the banks of the excavation shall in no event exceed a minimum ratio of five (5) feet horizontal to one (1) foot vertical.

5) No roads may be used for the purpose of ingress or egress to said excavation, stripping, or removal site, which are located within four hundred (400) feet of occupied residences unless such roads shall be of a hard surface with concrete, bituminous substance, or chemically treated at sufficient intervals of time to insure that dust will be controlled.

6) Wherever top soil exists suitable for growing turf or for other land use at the time the operations begin, a sufficient quantity of top soil shall be stockpiled on said site so that the entire site, when stripping or removal operations are completed, may be recovered with a minimum of four (4) inches of top soil and the replacement of such top soil shall be made immediately following the termination of the stripping or removal operation. In the event, however, that such stripping or removal operations continue over a period of time greater than thirty (30) days, the operator shall replace the stored top soil over the stripped areas as he progresses. Such replacement shall be in a manner suitable for growing turf or for other land uses.

7) When the filling and grading has been completed, the Board of Appeals may require a topographic survey by a registered civil engineer or land surveyor which shall be sealed and submitted by the owner or operator of any such operation as a check on the completed removal and filling operations, which must be approved as to compliance with all the requirements of this Ordinance by the Building Inspector before release of the bond.

8) Additional equipment or machinery for the additional operations on premises shall not be permitted unless specifically applied for in the application and for which a permit is issued.

9) Reasonable operation hours for any permitted use under this Section shall be as established by the Board of Appeals.

10) The Board of Appeals may establish other reasonable requirements as deemed necessary to properly protect the general health, safety, and welfare of the Township of Independence.

11) No stockpile of sand, gravel stone aggregate or other raw materials shall remain on the site for a period longer than thirty (30) days after expiration of said permit.

SECTION 7. SIGN REGULATIONS

1. General. -- See definitions. No sign shall project more than twelve (12) inches into or be placed within the right-of-way of a street, except where permanently attached to a legally permitted marquee or canopy.

There shall be no flashing, or intermittent illumination on any sign, nor interference with clear driver vision along any highway, street, or road or at any intersection of two (2) or more streets. There shall be no moving signs or sign components other than minor elements of clocks or thermometers. All illuminated signs shall be so placed as to prevent the rays and illumination therefrom from being cast upon neighboring residences within a residential district and shall be located not less than one hundred (100) feet from such residential district.

All signs are subject to the height regulations of principal buildings for the district in which located.

The above general regulations apply to all signs except where the below regulations establish more stringent requirements; in which case the latter shall apply.

2. Nonconforming Signs and Billboards. -- All signs and billboards shall conform to the regulations as set forth in this Ordinance and its amendments. Any sign or billboard not conforming shall be deemed a nonconforming use, and shall either be made to conform or shall be removed by the owner within five (5) years from the date of the building permit or the effective date of this ordinance. If the owner of said sign fails to remove such nonconforming sign or billboard it shall be deemed a violation and the property owner shall be charged with a violation and subject to the provisions of Section 20 of the Zoning Ordinance.

It shall be the duty of the Township Board of Independence Township to notify the sign or billboard owner, and the owner of the property upon which all nonconforming signs exist, via registered mail, of the nonconformance and the date by which said sign or billboard must either conform or be removed. Such notice shall be given within ninety (90) days of the effective date of this ordinance.

3. Signs in Residential District. -- In residential districts, on-site signs are permitted as follows:

- a) For principal and accessory uses other than dwellings, and for Special Exception uses, one bulletin or announcement board not exceeding thirty-two (32) square feet in area. No sign shall be located nearer to a front lot line than one half (1/2) the depth of the front open space.
- b) 'For Sale' or 'For Rent' signs, not to exceed six (6) square feet in area, advertising only the premises on which erected.
- c) In subdivision developments, one subdivision sign advertising the sale of dwellings, having an area of not more than 300 square feet and having an overall height of not more than (12) feet above the ground.
- d) One trespassing, safety or caution sign not over two (2) square feet in area shall be permitted on a lot.
- e) No sign shall be illuminated by other than continuous indirect white light, nor shall contain any visible moving parts.

4. Signs in Industrial Districts. -- In Industrial Districts, identification, business and advertising signs are permitted as follows:

- a) Any sign permitted in paragraph 5 below.
- b) Any sign not exceeding a surface area of three hundred (300) square feet, when conforming to the area, height, bulk, and placement regulations of Section 5 for buildings in the district located.

5. Signs in Parking Districts. -- In Parking Districts, one sign shall be permitted at each point of ingress and egress, to a parking lot to indicate the operator, parking rates, and directions of movement. Each such sign shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above grade, and shall be entirely on the parking lot.

Besides the signs above indicated, only signs advertising the uses being served by the parking may be erected in Parking Districts. Such signs are prohibited in the buffer strips and shall not be located along or parallel to the street lot lines in a manner that hides any parking spaces from the street, and shall not project beyond the lot line of the premises. Placing, erection, operation or lighting of any sign, structure or device in such manner as to interfere with the necessary free and unobstructed view of vehicular or pedestrian traffic or of traffic signs or signals is prohibited. The color saturation and hue of any illuminated sign shall be such as to preclude confusion with traffic signals.

6. Signs in All Other Districts. -- In all other districts, identification and business signs are permitted as follows:

- a) Any sign permitted in residential districts.
- b) One or more on-site signs the total of all such signs not exceeding a total area of one square foot for each ten (10) square feet of wall surface area facing the front lot line.
- c) No sign except directional signs shall be located closer than 100 feet to residential uses.
- d) Lighting shall be shielded from all abutting residential districts.

SECTION 8. PERFORMANCE STANDARDS FOR SOUND, VIBRATION, ODOR, GASES, GLARE AND HEAT, LIGHT, ELECTROMAGNETIC RADIATION, SMOKE, DUST, DIRT, AND FLY ASH, DRIFTED AND BLOWN MATERIAL, AND RADIOACTIVE MATERIALS.

It shall be unlawful to carry on or permit to be carried on any activity or operation or use of any land, building, or equipment that produces irritants to the sensory perceptions greater than the measures herein established which are hereby determined to be the maximum permissible hazards to humans or human activities. Such measures may be supplemented by other measures which are duly determined to be maximum permissible hazards to humans or to human activity.

1. Sound. -- The intensity level of sounds shall not exceed the following decibel levels when adjacent to the following types of uses:

In Decibels	Adjacent Use	Where Measured
55	Residential Dwellings	Common Lot Line
65	Commercial	Common Lot Line
70	Industrial and Other	Common Lot Line

The sound levels shall be measured with a type of audio output meter approved by the Bureau of Standards. Objectionable noises due to intermittance, beat frequency, or shrillness, shall be muffled so as not to become a nuisance to adjacent uses.

- 2. Vibration. -- All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of three thousandths (0.003) of one inch measured at any lot line of its source, or ground vibration which can be readily perceived by a person standing at any such lot line.
- 3. Odor. -- The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of one volume of odorous air to four or more volumes of clean air or as to produce a public nuisance or hazard beyond lot lines, is prohibited.
- 4. Gases. -- The escape of or emission of any gas which is injurious or destructive or explosive shall be unlawful and may be summarily caused to be abated, except as required in the provision of essential services.
- 5. Glare and Heat. -- Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line, except during the period of construction of the facilities to be used and occupied.
- 6. Light. -- Exterior lighting shall be so installed that the surface of the source of light shall not be visible from any bedroom window, and shall be so arranged as far as practical to reflect light away from any residential use.
- 7. Electromagnetic Radiation. -- Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation are hereby made a part of this ordinance, and shall be on file in the office of the administrative official.
- 8. Smoke, Dust, Dirt, and Fly Ash. -- It shall be unlawful to discharge into the atmosphere from any single source of emission whatsoever any air contaminator for a period or periods aggregating more than four (4) minutes in any one half (1/2) hour which is:
 - a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart. The Ringelmann Chart as published by the United States Bureau of Mines, which is hereby made a part of this ordinance shall be the standard.

However, the Umbrascop readings of smoke densities may be used when correlated with the Ringelmann Chart. A Ringelmann Chart shall be on file in the office of the administrative official.

- b) Of such opacity as to obscure an observer's view to a degree equal to or greater than the smoke described in (a) above, except when the emission consists only of water vapor.

The quantity of gas-borne or air-borne solids shall not exceed two-tenths (0.2) grains per cubic foot of the carrying medium at a temperature of five hundred (500) degrees Fahrenheit.

- 9. Drifted and Blown Material. -- The drifting or air-borne transmission beyond the lot line of dust, particles, or debris from any open stock pile shall be unlawful and may be summarily caused to be abated.
- 10. Radio-Active Materials. -- Radio-active materials shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards.

SECTION 9. OFF-STREET PARKING AND LOADING REGULATIONS

1. Parking, Storage, or Use of Major Recreational Equipment. For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be parked or stored on any lot in a residential district except in a car port or enclosed building, or in the rear yard if located behind the main structure and placed and/or screened so as not to cause a nuisance to abutting property, provided, however that such equipment may be parked anywhere on residential premises for not to exceed 24 hours during loading and unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

2. Parking and Storage of Certain Vehicles. -- Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings. In residential zones it shall be illegal to garage or park more than one commercial vehicle larger than a regularly manufactured pickup or panel truck of one and one-half ton capacity per lot, said commercial vehicle must be owned and operated by a member of the family residing on said lot or parcel.

3. Required Off-Street Parking, General. -- Off-Street parking required in conjunction with all land and building uses shall be provided as herein prescribed.

- a) The minimum number of off-street parking spaces shall be determined in accordance with the following table. For uses not specifically mentioned therein, off-street parking requirements shall be interpreted by the Board of Appeals from requirements for similar uses.
- b) Any area once designated as required off-street parking shall never be changed to any other use unless and until equally required facilities are provided elsewhere. Off-street parking existing at the effective date of this ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than would hereinafter be required for such building or use.

c) The off-street parking may be provided either by individual action or by a parking program carried out through public action, whether by a special assessment district or otherwise.

d) Two or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. However, in cases of dual functioning of off-street parking where operating hours do not overlap, the Board of Appeals may grant a Special Exception based on the peak hour demand.

e) Required off-street parking shall be for the use of occupants, employees, visitors, and patrons and shall be limited in use to motor vehicles. The storage of merchandise, motor vehicles for sale, or the repair of vehicles is prohibited. Off-Street parking, whether public or private, for non-residential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot, without crossing any major thoroughfare.

Residential off-street parking space shall consist of a parking strip, garage, or combination thereof and shall be located on the premises they are intended to serve and not closer than three (3) feet from any street lot line.

f) Where off-street parking in permanent public ownership and operation exists in quantity and location greater than would be necessary to fulfill the requirements of this ordinance for the existing contiguous buildings, then such excess number of parking spaces may be prorated to the land area within three hundred (300) feet, as measured in paragraph (e) above, to the extent that the parking requirements are thereby met. The Board of Appeals shall determine such proration calculation. To the extent of such proration calculation, the Board of Appeals may grant Special Exception to the minimum number of off-street parking spaces required to be provided prior to the issuance of a Certificate of Occupancy for any new building or new use.

4. Table of Required Off-Street Parking Spaces. --

USE	SPACES	PER UNIT OF MEASUREMENT (Rounded Off to Nearest Unit)
Multiple residential.	2	Every dwelling unit.
Other residential, including dwelling units, in all other types of buildings.	2	Dwelling unit.
Hospitals, homes for aged, convalescent homes.	1	Each bed.
Private clubs, fraternities, dormitories.	1	2 beds, or 100 square feet usable floor area, whichever is greater.
Tourist homes, motels.	1	Each rooming unit and each dwelling unit.
Theatres, auditoriums.	1	3 seats.
Churches, mortuaries.	1	3 seats; or 21 square feet of usable floor area of auditorium, whichever is greater.
Elementary, Junior High Schools.	1	2 teachers, employees, and administrators; or 21 square feet of usable floor area of largest auditorium or other public assembly room, whichever is greater.
High Schools, Colleges.	1	2 teachers, employees, and administrators; plus 1 space per 10 students; or 21 square feet of usable floor area of largest auditorium or other public assembly room, whichever is greater.
Dance Halls, exhibition halls, and assembly halls without fixed seats.	1	100 square feet of usable floor area.
Banks, business offices	1	200 square feet of usable floor area, plus 1 parking space per each 3 employees.
Offices of architects, attorneys, accountants, real estate offices, insurance offices.	1	500 square feet of usable floor area, plus 1 parking space for each 2 employees.
Professional offices of doctors and dentists.	10	First doctor.
	8	Second doctor.
	6	Third doctor.
	4	Each additional doctor.

USE	SPACE	PER UNIT OF MEASUREMENT
Stadiums and sports arenas.	1	4 seats; or 12 feet of benches.
Bowling Alleys.	7	Alley.
Swimming pools.	1	30 square feet of water area.
Establishments for sale and consumption on the premises of beverages, food or refreshment.	1	100 square feet of usable floor area.
Retail stores, except as otherwise specified herein.	1	150 square feet of usable floor area.
Hotel.	1	Each dwelling unit, and each 3 rooming units.
Residential Apartment Hotel, Rooming House.	1	Each dwelling unit, and each 2 rooming units.
Furniture and appliance retail stores; household equipment repair shops; showroom of a plumber, decorator, electrical or similar trade; clothing and shoe repair; cleaners and laundry; motor vehicles sales room.	1	500 square feet of usable floor area exclusive of usable floor area occupied in processing or manufacturing, for which requirements see industrial establishments below.
Beauty parlor or barber shops.	2	Each barber or beauty shop chair.
Industrial establishments, including manufacturing, research, and testing laboratories; creameries, bottling works; printing, plumbing, or electrical workshops; telephone exchange buildings.	1	2 employees, computed on the basis of greatest number of persons employed at any one period during the day or night.

5. Off-Street Parking Lot Layout, Construction and Maintenance. -- Wherever a parking lot is built as required off-street parking, or wherever a parking lot is built in a Parking District such parking lot shall be laid out, constructed, and maintained in accordance with the following requirements:
- The building of a parking lot is subject to the requirements for a Zoning Compliance Permit.
 - Adequate ingress and egress shall be provided for vehicles to the parking lot by means of clearly limited and defined drives.
 - Parking spaces will be set back from abutting residential districts as follows:

Where the parking lot abuts the following residential districts at:	Required setback of parking spaces
side lot lines	ten (10) feet from such side lot line.
contiguous common frontage in same block	equal to the residential required setback, or average of existing setback in common block frontage, whichever is greater
across the street and opposite, with residential lots fronting on such street	equivalent to the opposite residential required setback
across the street and opposite, or contiguous to and in same block, with residential side lot lines on such street	ten (10) feet from street lot line.
rear lot line	none

- The land between the setback line and the lot line in a parking lot is for the purposes of this ordinance called a buffer strip. There shall be bumper stops or wheel chocks provided so as to prevent any vehicle from projecting over the buffer strip. The ground of the buffer strip shall be used only for the purpose of vegetation.
- Where buffer strips are not required, bumper stops or wheel chocks shall be provided, so located as to prevent any vehicle from projecting over the lot line.
- Where the parking lot boundary adjoins property zoned for residential use, a suitable chain link wire fence shall be provided, or a suitable ornamental fence meeting the approval of the adjoining property owner and the building inspector; but shall not extend into the required front open space of the abutting residential lot. Height limits of Section 6 apply to such fences.
- The parking lot shall be drained to eliminate surface water.
- The surface of the parking lot, including drives and aisles, excepting the buffer strips, shall be constructed of a dustless and durable all-weather surfacing material.
- Parking structures may be built to satisfy off-street parking regulations when located in other than residential districts, subject to the area, height, bulk, and placement regulations of such district in which located.

6. Off-Street Loading and Unloading. -- On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehousing, retailing, wholesaling, or other uses involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services adjacent to the opening used for loading and unloading in order to avoid interference with public use of highways, streets, or alley.

Such loading and unloading space shall be an area in minimum ten (10) feet by forty (40) feet with a fourteen (14) foot height clearance and shall be provided according to the following table:

Gross Usable Floor Area in Square Feet	Loading and Unloading Spaces Required in Terms of Square Feet of Usable Floor Area
0 to 20,000	One space.
20,000 to 100,000	One space plus one space for each 20,000 square feet of excess over 20,000 square feet.
100,000 to 500,000	Five spaces plus one space for each 40,000 square feet of excess over 100,000 square feet.
Over 500,000	Fifteen spaces plus one space for each 80,000 square feet of excess over 500,000 square feet.

SECTION 10. PLANNED UNIT DEVELOPMENT REGULATIONS

1. Intent. -- The use, area, height, bulk, and placement regulations of this ordinance are primarily applicable to the usual situation of one principal building on one lot. These requirements, would in certain large developments have results that

would less serve the public health, safety, and welfare than if a controlled degree of flexibility were allowed. As an example, a large-scale residential development might better serve the public health, safety, and welfare if a portion of the open space requirements were consolidated into tot lots or community parks than if provided for individual dwellings.

A development may be of such large size as to justify permitting certain incidental uses not normally permitted in the zone district. Permitting these uses as Special Exceptions can in certain cases increase convenience, be compatible with the over-all character of the district, and not be injurious to the adjoining properties. As an example, a large office building or multiple development might include a coffee shop, food store, or barber shop, primarily intended for the occupants or residents on the premises.

The intent of this Section is to provide a degree of flexibility in regard to the use, area, height, bulk, and placement regulations for large-scale developments which qualify as planned unit developments. These may include, but are not limited to, housing developments, shopping centers, industrial districts, office districts, and medical and educational campuses.

Subject to the foregoing statement of intent, and the following limitations and requirements, the Board of Appeals may, upon application, approve Special Exceptions in reference to the use, area, height bulk, and placement district regulations of this Ordinance.

2. Filing of Application. -- A planned unit development is a land area constituting at least ten (10) acres owned by one entity to be occupied by principal building (s) with more than 50,000 square feet of usable floor area; if the use includes residential, (including multiple) the land shall constitute an area of at least 20 acres; the development shall be designed as an entity, intended to be developed within three (3) years if less than 50 acres, and five (5) years if more than 50 acres. If not so completed the Planned Unit designation may be revoked.

The application shall be filed in triplicate with the Planning Commission via the administrative official. The application shall contain the following:

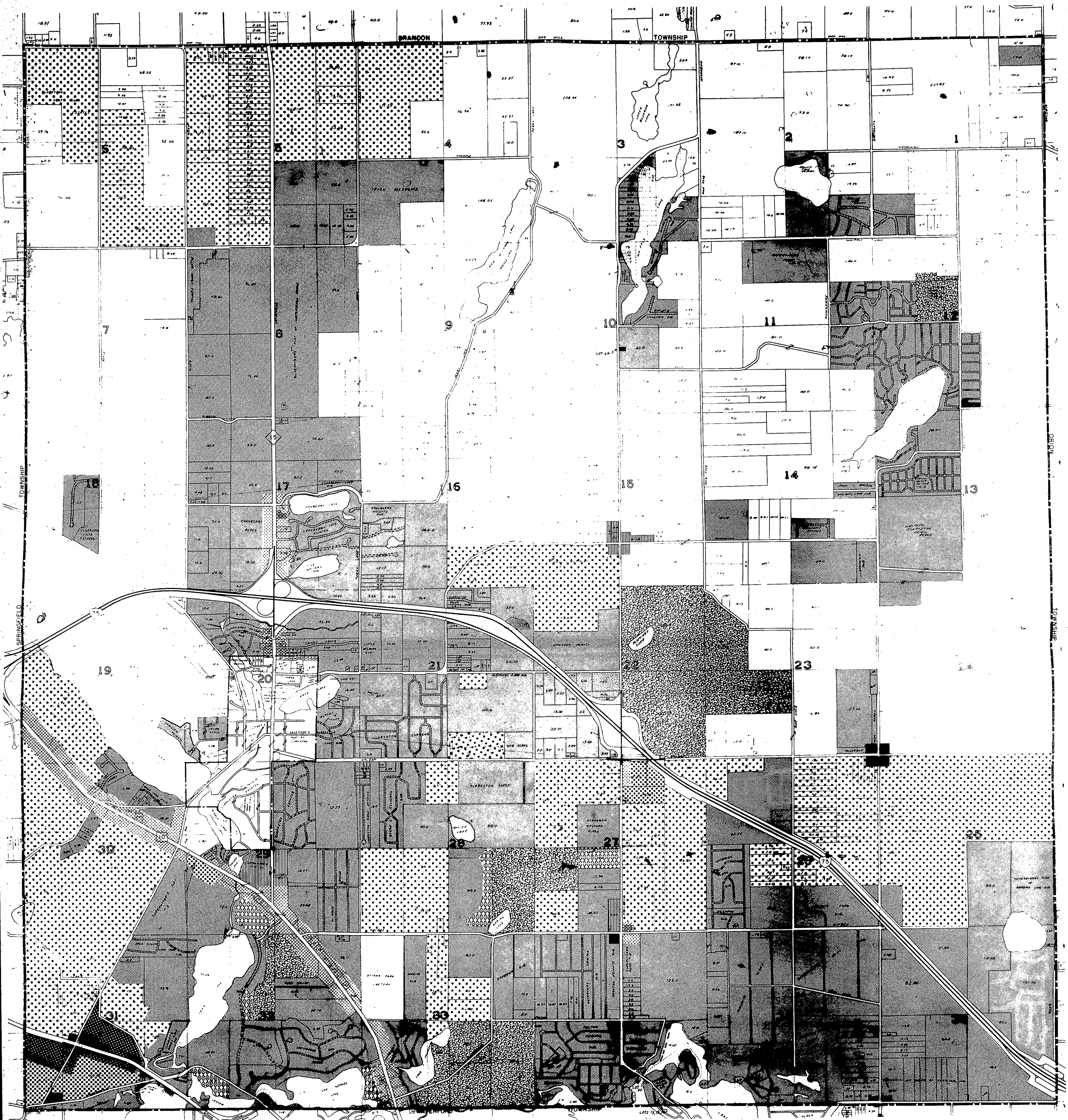
- Covering letter signed by owner and/or prospective developer holding an equitable interest in the property in question, indicating:
 - Legal description, showing location and acreage of property.
 - Existing zoning classification.
 - General description of proposed development and estimated time table of construction.
- Site plan at scale of 1" equals 200' or larger, showing:
 - Boundaries of properties in question.
 - Existing platting, buildings and zoning on property and within 200 feet.
 - Existing topography at contour interval of not less than two (2) feet.
 - Proposed buildings and structures, parking areas, driveways, distances between buildings and between buildings and lot lines, setback lines, all open spaces including flood plains, drainage courses, and land to be dedicated and/or reserved for parks, recreation and permanent open space, lots to be subdivided with dimensions.
 - Streets and other rights-of-way to be dedicated.
- On the site plan there shall be the proposed schedule of: usable floor areas and land areas by category of use, building ground coverage, square feet net lot area and preserved open space per dwelling unit, number of parking spaces, and such other information necessary to establish the satisfaction of the intent and requirements of this Section.
- Architectural sketches showing maximum and typical building heights, and elevations.
- A declaration of restrictions intended to be placed on a property, if any, when subdivided to assure that the planned character and uses will be preserved and protected.
- If multiple housing is proposed, the form 'Information to Accompany Application for Multiple Site Approval' shall be completed.

3. Action of Planning Commission. --

- The Planning Commission shall review the application and prepare a report on whether or not the proposed development best serves the intent of this ordinance, and the public health, safety, and welfare, if subject to the requested Special Exceptions. The report shall include findings on the following:
 - Does the proposal constitute a bonafide planned unit development?
 - Is the public health, safety, and welfare better served by the proposal?
 - In making the above findings under (2), have the following been considered: location, density of population, adequacy of school, park, and other public facilities, traffic volumes and circulation, compatibility with existing development, adequate provision for light and air, and accessibility for fire and police protection?
 - Is the proposal compatible with objectives of the General Development Plan or specific elements thereof that have been officially adopted by the Planning Commission?
 - Is adequate provision made for dedications of land for street, flood plain, and park?
 - Are the exceptions from district regulations within the limitations of this ordinance?
 - What other conditions should be required for issuance of a Special Exception Permit in regard to use and/or area, height, bulk, or placement?
- The Planning Commission shall then transmit the application, together with its recommended approval or disapproval and its report, to the Board of Appeals. If the Planning Commission shall make an affirmative finding on items (1) through (7) inclusive of this Section, then approval may be recommended.

4. Action by the Board of Appeals. -- The Board of Appeals, upon receipt from the Planning Commission of its report and findings, may then approve such Special Exceptions for such Planned Unit Development, subject to the following limitations:

- In R1A Districts, the minimum area, and frontage dimension of individual lots may be reduced 10%, (i.e. from 15,000 square feet and 100' frontage to 13,500 square feet and 90' frontage) provided that the total number of lots and dwelling units in the development will not be greater than that which would result under the lot standards established by the district regulations; and provided that the land accruing from such reduction in lot requirements shall be laid out, developed, and perpetually reserved for open space recreational and conservational purposes, with such land dedicated to the municipality and accepted by said municipality or conveyed to another competent public or private entity.
 - In areas of the Township where extreme topographic conditions exist a greater reduction in frontage requirements and lot size may be granted provided that the overall density of lots in the development is not increased over that which can be obtained by standard platting practices required in the Zoning District without Planned Unit Development approval. In areas where such conditions exist the petitioner must present plans and substantiation for his request. The minimum size of lots allowed shall be ten thousand (10,000) square feet with a lot frontage of sixty (60) feet.
 - In RM Districts, the same 10% space reduction may be allowed, and multiple developments of more than 200 dwelling units may be allowed to include as incidental uses: restaurant, clinic, bookstore, barber shop, beauty shop, health club, laundromat, valet service, or similar uses primarily intended for the convenience and patronage of the developments' residents, provided that not more than 3% of the total usable floor area of the development may be used for such nonresidential purposes, and that there shall be no outdoor advertising or display other than one flush-mounted announcement sign not exceeding four (4) square feet for each such establishment.
- Effect of Approval of Board of Appeals. -- The approval of the application by the Board of Appeals shall allow the administrative official to issue a Zoning Compliance Permit in conformity with the application as approved. Upon the abandonment of a particular planned unit development authorized under this Section or upon the expiration of a time period as set by the Board of Appeals (commencement date must be specified on application), the authorization here-under of a planned unit development which has not by then been commenced, the authorization shall expire.



- | | | | | | |
|--|--------------------------------|--|-------------------------------|--|---------------------------|
| | R-1A SINGLE FAMILY RESIDENTIAL | | O OFFICE | | C-3 HIGHWAY BUSINESS |
| | R-1S SUBURBAN FARMS | | P PARKING | | C-4 EXPRESSWAY SERVICE |
| | RM MULTIPLE FAMILY | | ERO EDUCATION-OFFICE-RESEARCH | | C-5 COMMERCIAL RECREATION |
| | RMT MOBILE HOME PARK | | C-1 LOCAL BUSINESS | | ML LIMITED INDUSTRIAL |
| | A AGRICULTURAL | | C-2 GENERAL BUSINESS | | MH MAJOR INDUSTRIAL |

**ZONING MAP OF
INDEPENDENCE TOWNSHIP
OAKLAND COUNTY, MICHIGAN**

DRIKER ASSOCIATES, INC.
4120 WEST MAPLE RD.
BIRMINGHAM, MICHIGAN

FOR SPECIFIC ZONING DISTRICT BOUNDARIES, REFER
TO SECTION ZONING MAPS ON FILE IN TOWNSHIP HALL

7-29-66
REVISED 4-13-67

6. Planned Unit Development Involving Zoning Map Changes But Not Involving Special Exceptions. -- The prohibition by the district regulations of this ordinance of residential uses in commercial districts, multiple residential in single-family residential districts, and most commercial uses in office districts shall be construed as necessary to the public health, safety, and welfare, but is not per se intended to prejudice applications for zoning map amendments to allow large-scale developments of the following general character:
- Primarily large single-family residential with incidental multiple and/or local business.
 - Primarily large office developments with incidental commercial facilities.
 - Primarily large multiple developments with incidental office and/or local business.
- An applicant for zoning map changes under this Section that involves establishing such combinations, may elect to incorporate in the zoning amendment application the information required under Section 10, paragraph 2 modified as applicable to the application.

SECTION 11. ADMINISTRATION AND ENFORCEMENT

1. Administration and Enforcement. -- An administrative official designated by the legislative body shall administer and enforce this ordinance. He may be provided with the assistance of such other persons as the legislative body may direct.

If the administrative official shall find that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations, or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this ordinance to ensure compliance with or to prevent violation of its provisions.

2. Duties and Limitations of the Administrative Official. The administrative official shall have the authority to grant zoning compliance permits and certificates of occupancy, and to make inspections of buildings or premises necessary to carry out his duties in the enforcement of the ordinance. It shall be unlawful for the administrative official to approve any plans or issue a zoning compliance permit for any excavation or construction or use until he has inspected such plans in detail and has found them in compliance with this ordinance. To this end, the administrative official shall require that every application for a zoning compliance permit for excavation, construction, moving, alteration, or change in type of use or type of occupancy, shall be accompanied by a written statement and plans or plats drawn to scale showing the following in sufficient detail to enable the administrative official to ascertain whether the proposed work or use is in conformance with this ordinance:

- The actual shape, location, and dimensions of the lot. If the lot is not a lot of record, sufficient survey data to locate the lot on the ground.
- The shape, size, and location of all buildings or other structures to be erected, altered or moved, and of any other buildings or other structures already on the lot.
- The existing and intended use of the lot and of all structures upon it.
- Such other information concerning the lot or adjoining lots or other matters as may be essential for determining whether the provisions of this ordinance are being observed.

If the proposed excavation, construction, moving or alteration, or use of land as set forth in the application is in conformity with the provisions of this ordinance, the administrative official shall issue a zoning compliance permit. If an application for such permit is not approved, the administrative official shall state in writing on an appropriate denial form the cause for such disapproval.

The administrative official may accept a preliminary application and a lesser number of submitted documents than those listed above in situations where a basic clarification is desired ahead of proceeding with further technical work; and the administrative official may on such preliminary submittal take the formal action of tentative denial or tentative approval.

Issuance of a zoning compliance permit shall in no case be construed as waiving any provision of this ordinance. The administrative official is under no circumstance permitted to grant exceptions to the actual meaning of any clause, order or regulation contained in the ordinance to any person making application to excavate, construct, move, alter, or use either buildings, structures or land. The administrative official is under no circumstances permitted to make changes to this ordinance or to vary the terms of this ordinance in carrying out his duties.

The administrative official shall issue a permit when the applicant complies with conditions imposed by this ordinance. Violations of contracts, such as covenants or private agreements, which may result upon the granting of said permit, are not cause for refusal to issue permit.

When the legislative body has officially adopted a plan under the Rehabilitation of Blighted Areas Act, Act 344, P.A., 1945 as amended, or Mapped Improvements Act, Act 208, P.A., 1949 as amended, the administrative official shall not issue a permit under the provisions of the ordinance where the proposal is not in compliance with the plan adopted under one of the above acts as it pertains to that particular lot.

3. Zoning Compliance Permits. -- It shall be unlawful to commence the excavation for or the construction of any building or other structure, including an accessory building, or to commence the moving alteration or repair of any structure, including accessory building, if concrete is poured for foundation or structural alterations or additions are made regardless of cost or when the cost of the changes are more than One Hundred Dollars (\$100.00) including material and labor or exceed one hundred (100) square feet in floor area, until the administrative official has issued for such work a zoning compliance permit including a certification of his opinion that plans, specifications and intended use of such structure do in all respects conform to the provisions of this ordinance and the Township Building Code. Also, it shall be unlawful to change the type of use of land, or to change the type of use or occupancy of any building, or to extend any use on any lot on which there is a nonconforming use, until the administrative official has issued for such intended use a zoning compliance permit. In all cases where a building permit is required, application for a zoning compliance permit shall be made coincident with the application for a building permit and in all other cases shall be made not less than 3 working days prior to the time when a new or enlarged use of a building or premises or part thereof is intended to begin. This application shall be made in writing to the administrative official on forms provided for that purpose. A record of all such applications shall be kept on file by the administrative official. Any zoning compliance permit issued under the provisions of this ordinance shall be valid only for a period of six (6) months following the date of issuance thereof. When the administrative official receives an application for a zoning compliance permit which requires Board of Appeals special exception, or other approval, he shall so inform the applicant.

4. Fees. -- Before any zoning compliance permit shall be issued, an inspection fee shall be paid in an amount fixed by a schedule established by resolution of the legislative body.

5. Certificate of Occupancy. -- No building or structure or use for which a zoning compliance permit has been issued shall be used or occupied until the administrative official has, after final inspection, issued a certificate of occupancy indicating his opinion that all the provisions of this ordinance are being complied with. The issuance of a certificate of occupancy shall in no case be construed as waiving any provisions of this ordinance.

SECTION 12. BOARD OF APPEALS: ESTABLISHMENT AND PROCEDURE

A Board of Appeals is hereby established, which shall consist of three members to be appointed, in accordance with Section (18) through (23) inclusive of Act 184 of the Public Acts of 1943, as amended. Members of the Board of Appeals may be removed from office by the legislative body for cause upon written charges and after public hearing.

1. Proceedings of the Board of Appeals. -- The Board of Appeals shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. Meetings shall be held at the Township Hall at the call of the chairman and at such other times as the Board of Appeals may determine. The chairman, or in his absence the acting chairman, may administer the oaths and compel the attendance of witnesses. All meetings shall be open to the public.

The Board of Appeals shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Clerk of the municipality.

SECTION 13. THE BOARD OF APPEALS: POWERS AND DUTIES

The Board of Appeals shall have the following powers and duties:

1. Appellate Jurisdiction. -- The Board of Appeals shall have power to hear and decide where it is alleged there is error in any order, requirement, decision, or determination made by the administrative official in the enforcement of this ordinance.
- Appeals, Notice. -- Appeals to the Board of Appeals concerning interpretation or administration of this ordinance may be taken by any person aggrieved or by any officer or bureau of the governing body of the municipality affected by any decision of the administrative official. Such appeals shall be taken within a reasonable time of the aggrieved action, not to exceed 60 days, by filing with the administrative official and with the Board of Appeals a notice of appeal specifying the grounds thereof. The administrative official shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.
 - Hearings. -- The Board of Appeals shall fix a reasonable time for a hearing, not to exceed 30 days from the filing of the notice of appeal. At the hearing, any party may appear in person or by agent or attorney.
 - Stay of Proceedings. -- An appeal stays all proceedings in furtherance of the action appealed from, unless the administrative official from whom the appeal is taken certifies to the Board of Appeals after the notice of appeal is filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Appeals or by a court of record on application, on notice to the administrative official from whom the appeal is taken and on due cause shown.
2. Original Jurisdiction. Special Exceptions: Conditions Governing Applications; Procedures. -- The Board of Appeals shall have power to hear and decide only such special exceptions as the Board of Appeals is specifically authorized to pass on by the terms of this ordinance; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this ordinance, or to deny special exceptions when not in harmony with the purpose and intent of this ordinance. A special exception shall not be granted by the Board of Appeals unless and until:
- A written application for a special exception is submitted indicating the section of this ordinance under which the special exception is sought and stating the grounds on which it is requested;
 - Notice shall be given at least 15 days in advance of public hearing in accordance with Section 13, Paragraph 1, (b).
 - The public hearing shall be held. Any party may appear in person, or by agent or attorney;
 - The Board of Appeals shall make a finding that it is empowered under the section of this ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest;
 - Before any special exception shall be issued, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions and that satisfactory provision and arrangement has been made concerning the following, where applicable:
 - ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
 - refuse and service areas, with particular reference to the items in (1) and (2) above;
 - utilities, with reference to locations, availability, and compatibility;
 - screening and buffering with reference to type, dimensions, and character;
 - signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - required yards and other open space;
 - general compatibility with adjacent properties and other property in the district.
3. Original Jurisdiction, Variances, Conditions Governing Applications; Procedures. -- The Board of Appeals shall have power to authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the Board of Appeals unless and until:
- A written application for a variance is submitted demonstrating:
 - That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
 - That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
 - That the special conditions and circumstances do not result from the actions of the applicant;
 - That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

- Notice of public hearing shall be given as in accordance with Section 13, paragraph 1, (b).
- The public hearing shall be held. Any party may appear in person, or by agent or by attorney;
- The Board of Appeals shall make findings that the requirements of Section 13 (3) (a) have been met by the applicant for a variance;
- The Board of Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- The Board of Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance and punishable under Section 20 of this ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this ordinance in the district involved,

or any use expressly or by implication prohibited by the terms of this ordinance in said district.
4. Board Has Powers of Administrative Official on Appeals; Reversing Decision of Administrative Official. -- In exercising the above mentioned powers, the Board of Appeals may, so long as such action is in conformity with the terms of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeal is taken under appellate jurisdiction.

SECTION 14. APPEALS FROM THE BOARD OF APPEALS

Any person or persons, or any taxpayer, department, board, or bureau of the municipality aggrieved by any decision of the Board of Appeals may seek review by a court of record of such decision, in the manner provided by the laws of the State of Michigan.

SECTION 15. DUTIES OF ADMINISTRATIVE OFFICIAL, BOARD OF APPEALS, LEGISLATIVE BODY, AND COURTS ON MATTERS OF APPEAL

It is the intent of this ordinance that all questions under appellate jurisdiction shall be presented to the Board of Appeals only on appeal from the decision of the administrative official. Appeals for variances or special exceptions, constituting matters under original jurisdiction of the Board of Appeals, shall be filed with the Board of Appeals via the administrative official and shall not be construed as an appeal from the decision of the administrative official. Recourse from the decisions of the Board of Appeals shall be to the courts as provided by the laws of the State of Michigan.

It is further the intent of this ordinance that the duties of the legislative body in connection with this ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this ordinance. Under this ordinance the legislative body shall have only the duties (1) of considering and adopting or rejecting proposed amendments or the repeal of this ordinance, as provided by law, (2) of establishing a schedule of fees and charges as stated in Section 16 below, and (3) appointing one (1) member of the Board of Appeals and the administrative official (s).

SECTION 16. SCHEDULE OF FEES, CHARGES, AND EXPENSES

The legislative body shall establish a schedule of fees, charges, and expenses and a collection procedure for zoning compliance permits and certificates of occupancy, appeals, and other matters pertaining to this ordinance. The schedule of fees shall be posted in the office of the administrative official, and may be altered or amended only by the legislative body.

Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

SECTION 17. AMENDMENTS

- 1. Intent. -- Amendment to this ordinance may be initiated by legislative body on its own motion or, in the manner and pursuant to the procedure hereinafter set forth, may be initiated by any person, firm, or corporation filing an application therefor with legislative body. The Planning Commission may, at its discretion, also initiate amendments to this ordinance and recommend the same to legislative body for adoption.
2. Amendment Procedure. -- No application by a property owner for a change of zoning regulations for any property in Independence Township will be considered by the Planning Commission unless and until the following form has been submitted to the Township Clerk:

Independence Township Application for Rezoning To: Township Board Via: Township Clerk & Planning Commission By: PETITIONERS (Title Holder or Legal Representative) Case No. _____ Date Rec. _____

Name(s) _____ Address _____ Phone No. _____

- 1. Other Parties of Interest (Title Holder, Contract Purchaser & Partners, etc.) Name _____ Address _____

- 2. I (we) hereby Petition the Township Board to Rezone the Described Property FROM _____ TO _____ Location _____ Description _____ Tax Roll No. _____ Acreage _____

- 3. Attached to each copy of this Petition is a fully dimensioned map at a scale not less than 1" equals 100' for parcels of 80 acres or less, 1" equals 200' for larger parcels, identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300'; and property owners names and all public and private rights-of-way and easements bounding and intersecting the land under construction.

- 4. Reason for Rezoning: _____

- 5. Intended Use of Property or Building to be Constructed: _____

- 6. Estimated Value of Construction: _____
- 7. Letter of Notification of Adjacent Property Owners has been sent: Yes _____ No _____ Attached is a copy of notification: Reason for not sending Notification: _____

Signed _____ (Title Holder or Legal Representative)

- 3. Comprehensive Review of Ordinance. -- The Planning Commission shall, from time to time at intervals of not more than one (1) year, examine the provisions of this Ordinance and the location of district boundary lines and shall submit a report to legislative body recommending changes and amendments, if any, which are desirable in the interest of public health, safety and general welfare.

SECTION 18. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this ordinance shall be held

to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Wherever the requirements of this ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards, shall govern.

SECTION 19. COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of this ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. He shall record properly such complaint, immediately investigate, and take action thereon as provided by this ordinance.

SECTION 20. PENALTIES FOR VIOLATION

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$100 or imprisoned for not more than 90 days, or both, and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

Nothing herein contained shall prevent the municipality from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 21. SEVERABILITY CLAUSE

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 22. DEFINITIONS

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word shall is mandatory, the word may is permissive

The words used or occupied include the words intended, designed, or arranged to be used or occupied.

The word lot includes the words plot or parcel.

Accessory Use of Structure. -- A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Buildable Area. -- The portion of a lot remaining after required yards have been provided.

Drive-In Restaurant or Refreshment Stand. -- Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

Dwelling, Single-Family. -- A detached residential dwelling unit other than a mobile home, designed for and occupied by one family only.

Dwelling, Mobile Home. -- A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. A travel trailer is not to be considered a mobile home.

Dwelling, Two-Family. -- A detached residential building containing two dwelling units, designed for occupancy by not more than two families.

Dwelling, Multiple-Family. -- A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling Unit. -- One room, or rooms connected together, constituting a separate, independent housekeeping establishment for one family occupancy, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking, bathroom and sleeping facilities.

Entrance Ramp. -- A roadway connecting a feeder road with a limited access highway and used for access onto such limited access highway.

Essential Services. -- The phrase 'essential services' means the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground, surface, or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, but not including sanitary landfills, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, and other similar equipment, and accessories in connection therewith, but not including buildings, except those reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or safety or general welfare.

Exit Ramp. -- A roadway connecting a limited access highway with a feeder road.

Family. -- One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as family or families.

Feeder Road. -- A street or road intersecting with a limited access highway and having traffic interchange facilities with such limited access highway.

Filling Station. -- Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail, and where other incidental services may be rendered and sales made.

Uses permissible at a filling station do not include major mechanical and body work, straightening body parts, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage nor a body shop.

Home Occupation. -- An occupation conducted in a dwelling unit, provided that:

- a) No person other than members of the family residing on the premises shall be engaged in such occupation;
- b) The use of the dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 per cent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
- c) There shall be no change in the outside appearance of the building or premises, or other, visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building;
- d) No home occupation shall be conducted in any accessory building;
- e) There shall be no sales in connection with such home occupation;
- f) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- g) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Loading Space, Off-Street. -- Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space.

Lot. -- For the purposes of this ordinance, a lot is a parcel of land of at least sufficient size exclusive of areas under water to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on a recorded street, and may consist of:

- a) A single lot of record;
- b) A portion of a lot of record;
- c) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record;
- d) A parcel of land described by metes and bounds;

provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this ordinance.

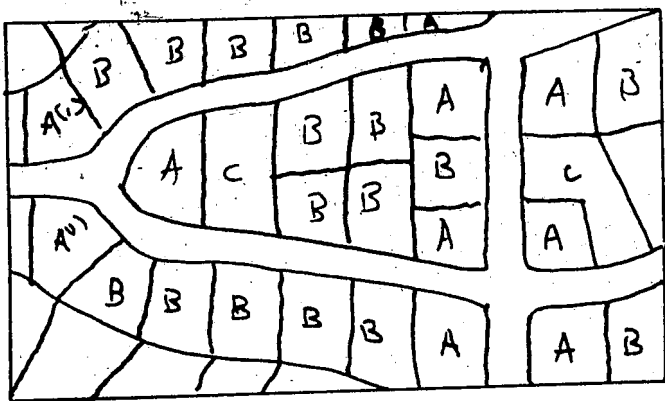
Lot Frontage. -- The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under Yards in this section.

Lot Measurements. --

- a) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost of the side lot lines in the rear.
- b) Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, provided however that in determining lot frontage on odd shaped lots if the lot abuts on the outside curve boundary of a curving street and as a result the side lot lines diverge toward the rear, the measurement of width may be taken incidental to the width and parallel to the front building line of the principal building; and provided further that if the lot abuts on an inside curve boundary of a curved street wherein the lot lines converge toward the rear, the measured width shall be taken at a point seventy (70) feet from the street boundary line of said lot.

Lot of Record. -- A lot which is part of a subdivision recorded in the office of the County Register of Deeds, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types. -- The diagram (Figure 1) which follows illustrates terminology used in this ordinance with reference to corner lots, interior lots, reversed frontage lots and through lots:



In the diagram, a corner lot, is defined as a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. See lots marked A (1) in the diagram.

B equals Interior lot, defined as a lot other than a corner lot with only one frontage on a street

C equals Through lot, defined as a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.

Marginal Access Road. -- A service roadway parallel to a feeder road; and which provides access to abutting properties and protection from through traffic.

Outdoor Advertising Business. -- Provision of outdoor displays or display space on a lease or rental basis only.

Parking Space, Off-Street. -- For the purposes of this ordinance, an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on a street, walk, or alley, and so that any automobile may be parked and un-parked without moving another. Each parking space shall comprise a net area of nine (9) feet by twenty (20) feet.

For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at 300 square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the municipality.

Public Utility. -- Any person, firm, corporation, municipal department or board, duly authorized to furnish and furnishing under state or municipal regulations to the public: electricity, gas, steam, communications, telegraph, transportation, or water.

Sign. -- Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided however that the following shall not be included in the application of the regulations herein:

- a) Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, name of occupants of premises, or other identification of premises not having commercial connotations;
- b) Flags and insignia of any government except when displayed in connection with commercial promotion;
- c) Legal notices; identification informational, or directional signs erected or required by governmental bodies;
- d) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;
- e) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

Signs, Number and Surface Area. -- For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of the elements, each element shall be considered to be a single sign.

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Framed and structural members not bearing advertising matter shall not be included in computation of surface area.

Sign, On-Site. -- A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises. On-site signs do not include signs erected by the outdoor advertising industry in the conduct of the outdoor advertising business.

Sign, Off-Site. -- A sign other than an on-site sign.

Special Exception. -- A special exception is a use that would not be appropriate generally or without restriction throughout the zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning division or district as special exceptions, if specific provision for such special exceptions is made in this ordinance.

Street. -- A thoroughfare for vehicular traffic, generally includes everything found within the Right-of-Way.

Street Line. -- The right-of-way line of a street or easement for ingress and egress.

Structure. -- Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards, and poster panels.

Travel Trailer. -- A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet.

Variance. -- A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or uses in adjoining zoning district.

Yard. -- A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided however that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front. -- A yard extending between side lot lines across the front of a lot adjoining a street or lake or river.

In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the administrative official may waive the requirement for the normal front yard and substitute therefor a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

Every corner lot in a residential district having on its side street an abutting interior lot shall have minimum setbacks from both streets equal to the minimum required front setback of the district in which it is located; provided, however, that this does not reduce the buildable width of any lot of record to less than twenty-five (25) feet. On corner lots where a rear lot line abuts a side lot line on the adjoining lot, accessory buildings on the corner lot shall have a rear yard setback from the rear lot line a distance equal to the smaller of the side yard setbacks required for the district.

Depth of required front yards shall be measured -- at right angles to a straight line joining the foremost point of the side lot line. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. The front and rear lines of front yards shall be parallel.

Yard, Side. -- A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the street. In the case of through lots, side yards shall extend from the rear lines of frontyards required.

Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by the district regulations with its inner edge parallel with the side lot line.

Yard, Rear. -- A yard extending across the rear of the lot between inner side yard lines.

Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.

SECTION 23. REPEAL OF CONFLICTING ORDINANCES; EFFECTIVE DATE
All ordinances or parts of ordinances in conflict with the zoning ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective on _____

Passed and adopted at a Regular Meeting of the Township Board