

The Clarkston News

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CLARKSTON, MICHIGAN 48016

THURSDAY, JANUARY 25, 1968

5 SECTIONS

NUMBER 22



Word has been received that Nancy Weiss, Clarkston's Junior Miss, has been chosen to compete in two scholarship contests this Saturday night at the state finals. Nancy will be one of five finalists in the table setting and hair fashion entries. Nancy is shown here with her table setting entry in the Scott Paper Co. portion of the contest. Her theme was a Mock Election Party, with a predominating red, white and blue color selection.



By Jim Sherman

Ever wonder how, or why, ice fishermen get congregated in a certain area on a lake?

My guess has always been that this is where the fishing is best. However, I've been doing a little thinking about this matter. Does that first man who drops his spud really know if all the fish in the lake are in that spot?

I have done a little ice fishing in my life, and seldom been successful. Always I've followed the leaders, going near a shanty, or where others are huddled over a tiny hole jiggling a corn bore at the end of a monofilament.

Now it has come to me as to why that first man picked his spot. He either pulled his shanty until he was tired, or until he was outside the range of his wife's voice, or until he was far enough away not to be recognized from shore.

My reasoning is that ice fishermen, as well as the other kind, in many instances just want to get away. They don't care about fishing. They want to be alone.

So this picture comes to mind. A guy finds things not so peaceful around the house right after the ice is safe for walking. It's a Sunday morning and he's not feeling too good. So he hooks onto his shanty or sled and heads out on the lake.

Inside he sits, or outside, with his head bowed, partly asleep. An hour goes by where he has been oblivious to all. He decides to stand up and stretch. Lo, and behold a city has built up around him. Nobody is catching any fish and

they're all mad at him for leading them astray.

Sign at an auto repair shop,	\$6.50
Labor	\$7.50
You watch	\$7.50
You help	\$8.50
Any comment	\$9.50

It's been some time, maybe since the last big snow, that I've heard so many questions about where is the county road commission? Primary and secondary county roads were drifted shut too long after Sunday night's downfall.

I've tried in some cases to explain that the county must first concentrate their graders in the most populated areas of Oakland county . . . south, and that the department can't equip itself with men and machines for emergencies.

However, I can't help thinking of the .8 mills the road commission requested from the board of supervisors in the current budget. They didn't get it. But, is there a possibility the road commission is being slow at removing the snow to emphasize the need for the additional .8 mills.

In reading the road commission request I can't find, either, where the increase in gas and weight taxes for 1968 is figured in their estimates. For Oakland County this increase is \$681,000 according to the Michigan State Highway Department. This is about one third the amount .8 mills would have raised.

In 1969 the gas and weight increase for Oakland is estimated at about \$1 million over 1967.

This survey surprised me. Only about 1 person in 6 principally uses a recreational vehicle for hunting and fishing trips and less than 2 in 100 such trips are made with men only.

The typical user is married, in early middle age, and has an income of just under \$10,000. The main reason for buying them is fun of camping and saving money while traveling. He is also 83.4 percent happy with his camper.

MYF president attending seminar

Leaving by plane for New York City and Washington D.C. on Saturday is Bob Nicolson. He will be one of a group of 100 young people from the Detroit Area of Methodist Churches taking part in the United Nations-Washington Peace Seminar. Bob, who is the son of Mr. and Mrs. Richard Nicolson, Dixie Highway is President of the Senior Methodist Youth Fellowship. He is a senior at Clarkston High School.

While in New York, the group will visit the United Nations while that body is in session. Also scheduled is a tour of Staten Island, a trip to Greenwich Village where they will see a play, a visit to Radio City Music Hall and other attractions in Manhattan.

They will then go on to Washington where they will also visit



BOB NICOLSON

points of interest. Each participant has written to their congressman for aid in securing passes to visit the White House.

This is an annual trip made available to youth in the Detroit area. It has become customary that the President of MYF in Clarkston be the one that makes the trip. Expenses are shared by the Senior MYF, the WSCS, and the participant himself.

The group will be returning by jet to Detroit on Saturday, February 3.

Davisburg Rotary

Charter Night, Jan. 31

The first new Rotary club in the area in ten years has been formed in Davisburg. The charter president will be Charles Going.

The population in Davisburg and surrounding areas is around 2000, but the business and professional people in the community have formed the club. There are to be 29 charter members.

It is expected that there will be between 800 and 1000 people at the Charter Night Banquet. It will be held at the Elks Temple in Pontiac on January 31. Under the sponsorship of the Rotary Club of Clarkston, the group will have as the speaker, Bud Guest from the Sunnyside of the Street, Radio station WJR.

Going, the new club president feels that the club may serve an even more important purpose in a small community where the members have perhaps a more intense interest in their community and want to meet to discuss mutual problems.

Villages to receive more road money

Since the recently passed increases in the state gas and weight tax, the State Highway Commission reports that Oakland County will receive an estimated \$6,749,286 in 1968 and an estimated \$7,734,247 in 1969. These estimates are based on predicted economic conditions and should be used with caution in preparing budgets and construction programs. The actual revenue received in 1967 was \$66,067,712 in this county.

Municipalities, which received \$49.7 million in 1967, will get an estimated \$59.5 million in 1968 and an estimated \$71 million in 1969. The governmental units will share a full year of increased gas tax revenue this year. Weight tax increases take effect next November and the full amount is reflected in 1969 estimates.

INSIDE
Coverage on J. C. projects as the club observes their sixth year in Clarkston, also coverage of the annual Bosses Night.

Township board notes

The Independence Township Board reaffirmed their corrections in the zoning ordinance and map at their Tuesday meeting and will soon have it ready for publication. There was only a slight change noted.

They further officially appointed the engineering firm of Johnson and Anderson as township engineers. They replace Keit Engineering who has previously held the agreement. Appointments are made on a yearly basis.

Approval of the application of a Class C and dance permit was granted by the board for Chief Pontiac Legion Post 344 on Edgewood road.

Clerk Howard Altman was instructed to notify the new owners of Hulabaloo on Dixie Highway that they could not operate until certain requirements had been met.

The board also reappointed Donald Cooper and Gerald Anderson to 3-year terms on the township planning commission. These appointments are made on the recommendation of the supervisor.

LICENSE PLATES WILL BE AVAILABLE LOCALLY

Area residents will be able to purchase their 1968 automobile licenses without driving to a branch office of the Secretary of State. On Thursday and Friday, February 1 and 2, the licenses will be available at the Township Annex building at 90 N. Main Street, Clarkston.

Representatives from the Waterford Branch office will be here from 6-9 P.M. on both of those days to sell the plates.

Special village meeting for boundary extension issue

Extension of boundaries into areas surrounding the Village of Clarkston will be discussed at a special meeting of the Council Monday evening. The opening meeting will be held at the Clarkston Junior high School auditorium and will begin at 8 p.m.

A public hearing on annexation took place September 18, 1967. At that time the proposed boundary extension included the former Ford farm northwest of the village, west to Perry Lake road along I75, south on Perry Lake, excluding the high school, to the south boundary limits, west to Dixie Highway, and northwest to I-75.

Some consideration is now being given to extending the southern boundary along M-15 to the intersection of Dixie, then northwest to the Dixie-I-75 in-

tersection. The village planning committee composed of members within the Council will make their recommendations at Monday's meeting. Dave Leak will act as spokesman. Chairman of this group is Jim Mahar and the third member is Willis Kushman.

At the September 18 public hearing the Council indicated they would make a decision on boundary extension in about 90 days. More than that time has elapsed, however, a decision is expected at this special meeting.

The decision on extending boundaries takes the form of passing a resolution asking the Oakland County Board of Supervisors to approve extending limits of Clarkston. The Board of Supervisors then holds a public hearing before making the final decision. There is no

public vote on the part of the Village or included areas under the rules governing Clarkston.

Chief defends radio location

Police chief Robert Phillips defended his position this week in having the police department headquarters in his residence on Clarkston road.

He said, "We are legitimately operating in our own quarters, at no expense to the village, and have been authorized to do so by the village." He went on to say it was necessary because the village has provided no space elsewhere for the department.

"The Clarkston police," Chief Phillips said, "are cooperating with and have the full cooperation of the Oakland county sheriff's office, State Police and county prosecutor's office."

New business to open Monday

A new business is about to open in Clarkston. To be known as Clarkston Auto Parts, the operation is located at 6 North Main, next to the Masonic Temple.

Proprietors are Fred Ellison and Robert Scribner. They have leased the building from the Hathaways in Birmingham. They are planning on opening the store on Monday, January 29.

They will be selling both new and rebuilt auto parts--everything pertaining to autos, they say. In fact they hope later to expand into other lines, particularly speed equipment.

Both men have moved here from Pontiac and are living in the apartment at the rear of the store. They are both bachelors.

Ellison is an Electronics engineer and was formerly with Dana Electronics. He was also a civilian employe in Vietnam. Scribner was employed at G.M.T.C. prior to this new business venture.

The building which they have leased has been vacant for over a year or since Clarkston Appliance moved to their location

on M-15 at the north edge of town.

It's half over!

Have you seen some serious minded students lately? Reason—final examinations are taking place. Wednesday and Thursday are the days. But Friday, there is relief! Known as Teacher's Record Day, this is the fateful day when the teachers make their decisions. But by that time it's too late for that extra bit of study, so students relax and enjoy the day off.

Monday the second semester resumes. Spring activities will soon begin, there will be snow and cold, but one can almost begin to smell the daffodils and tulips. Won't be long and it will be commencement time.

PAPER TABLECLOTH available at the Clarkston News office. Just \$3.60 per 300 foot roll. Ideal for parties, receptions and club dinners.

Zoning ordinance

becomes effective

Feb. 24

By a unanimous vote of the Independence Township Board on Tuesday evening a resolution was passed to adopt the Zoning Ordinance #51. This was at the recommendation of the Planning Commission and the County Coordinating Committee.

The ordinance as proposed was printed last July in the Clarkston News. A public hearing relative to the document was held in August at the High School. Following the hearing, various changes were recommended by the two commissions.

The revised ordinance is published in Section 3 of this newspaper. It will become effective on February 24.



The National Honor Society from the Clarkston Senior High.

Obituaries

Census bureau to ask about jobs

Irene Ainsley

Funeral services were conducted at 2 p.m. on Thursday from the Sharpe-Goyette Funeral Home for Mrs. Irene M. Ainsley, Mrs. Ainsley, who was 79, lived at 34 N. Holcomb Street in Clarkston. She died on January 15 following a long illness.

She was a member of the First Methodist Church and the Joseph C. Bird Chapter #294, O.E.S.

She was preceded in death by her husband, Raymond. Survivors include several nieces and nephews.

Burial took place in Perry Mount Park Cemetery in Pontiac.

During the week of January 15, the Bureau of the Census will obtain information from working people in this area on the length of time they have been on their current jobs, according to Director Robert A. Yerkey of the Census Bureau's Regional Office in Detroit.

This job tenure information is being obtained for the U.S. Department of Labor's Bureau of Labor Statistics. The question will be asked in addition to the regular monthly inquiries on employment and unemployment included every month in the Bureau's Current Population Survey.

The information will be collected from scientifically selected sample households in the area as well as in 448 other areas throughout the Nation.



Nineteen month old Patti Higgenbotham was chosen last Saturday to be the official taste tester of the Girl Scout cookies. Sandra Nagel (from left), Debbie Crafts and Lisa Higgenbotham watched as the sample copy was eaten. The annual sale begins Friday.

Cookie sale starts Friday

"Sell Them Here, There and Everywhere" is the slogan for the 1968 Girl Scout cookie sale. Northern Oakland Girl Scouts and adults will begin taking orders for cookies Friday, January 26 and continue through Monday, February 5. Delivery and direct sales of cookies is scheduled for March 8 through March 24. Goal for the sale is 220,000 boxes.

Five kinds of cookies will be available: peanut butter patties, mint, chocolate and vanilla sandwich cremes, sugared shortbread and a new almond swirl.

Profit from the cookie sale is an important source of income for the local Girl Scout council. Troops realize a small profit from the cookies, but sell them primarily as a service to the council. Over 80 per cent of the cookie profit is used for resident camp and council operation.

Camp Sherwood, the council's resident camp near Lapeer, is totally maintained and developed with cookie profits.

Girls enjoy camping at Camp Sherwood year round. Over 300 girls attended two-week sessions of resident camp last summer. Nearly 2,000 Junior, Cadette and Senior Girl Scouts used Camp Sherwood for troop camp-outs during the balance of the year. The two winterized buildings are in great demand by Girl Scouts who do winter troop camping. Brownie Scouts

numbering 500 paid daytime visits to Camp Sherwood last year for picnics and nature excursions.

Cookie money facilitated many improvements and additions at Camp Sherwood last year, including a new road, two new wells, a permanent canoe shelter, a tractor, and a much needed addition to the caretaker's house. Negotiations were started last year for an additional 50 acres of camp property, and this, too, is made possible through cookie funds.

Cookie profits enabled 42 girls to attend resident and day

NOTICE OF PUBLIC HEARING

The Planning Commission of Independence Township Oakland County, Michigan, will hold a Public

NOTICE OF PUBLIC HEARING

The Planning Commission of Independence Township, Oakland County, Michigan, will hold a Public Hearing on February 15, 1968, 7:30 P.M. at the Township Hall, 90 North Main Street, Clarkston, Michigan, to consider the following changes in Township Zoning Districts:

To rezone from Suburban Farms to Residence-2:

(J178) T4N, R9E, Section 19, That part of the SW 1/4 of SW 1/4 lying SWLY of US 10, except the NELY 60 ft. in US 10 Hwy, also except the NELY 300 ft. adjacent to US 10.

13 Ac

(J323) T4N, R9E, Section 30, That part of N 1/2 of NW 1/4 lying SWLY of US 10 Hwy, also that part of the S 1/2 of E 1/2 of NW 1/4 lying NWLY of Foster Road, except NELY 300 ft. adjacent to US 10 Hwy.

68 Ac

A map showing the proposed changes in the Zoning Districts may be examined at the Township Hall during regular office hours.

Delton E. Lohff, Secretary
INDEPENDENCE TOWNSHIP
PLANNING COMMISSION
Jan. 25 & Feb. 8

The Clarkston News
Published every Thursday at 55 S. Main, Clarkston, Mich.
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camp last summer by providing them with camperships, camp scholarships. Funds from cookies provided wider opportunities for 21 Northern Oakland Senior Girl Scouts by sending them to conferences outside the council.

Mrs. Floyd Tower of 177 N. Main is the local chairman. District cookie chairmen are Mrs. Calvin Page, Pontiac; Mrs. Paul Richmond, Rochester; Mrs. Wesley Allen, Lake Orion; Mrs. Gerald Frederiksen, Waterford; Mrs. Kenneth Hathaway, Milford; and Mrs. Donald Maxwell, Union Lake.

Mrs. Hazen Burnham, Auburn Heights, is council chairman of the cookie sale.

Red Cross induction volunteers needed

During the month of January it is expected that well over 10,000 young men will be seen at the Armed Forces Examination and Entrance Station at Fort Wayne. And, daily, Red Cross volunteers are on hand serving coffee and cookies. Most important, however, they're there so these young men have someone to talk to. . . . Because Red Cross Cares.

Presently, there is a need for eight more women to help serve these young men on Wednesdays and Thursdays. Because of the location, volunteers must have their own transportation, as public transportation is not available.

Interested women should call Red Cross, 961-3900 for an interview appointment.

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1959 CHEVROLET Station wagon. Make us an offer. 88 North Holcomb. 22t1c

1957 CADILLAC CONVERTIBLE, \$150 for quick sale. Phone 625-3978 after 5 p.m. 22t1p

1966 TEMPEST STATION WAGON, automatic, radio and heater, very clean. One owner. Call 625-3739, 10033 M-15, Clarkston. 21t1c

MISC. FOR SALE

21" GENERAL ELECTRIC black and white TV, floor model, sharp condition. Call 625-4977. 21t2c

CLARKSTON ANTIQUE SHOP

NOW OPEN: Hours 12 to 6 p.m. Closed Mondays. Dixie Highway 1/2 mile north of M-15. 21t2c

WHITE AUTOMATIC ZIG ZAG sewing machine—deluxe features—maple cabinet, "Early American" design. Take over payments of \$5 per month or \$49 cash balance. Five year guarantee. FE 4-0905. 22t1c

CLEAN rugs, like new, so easy to do with Blue Lustre. Rent electric shampooer \$1. Bob's Hardware, 27 South Main, Clarkston. 22t1c

SINGER ZIG ZAG sewing machine. Cabinet model. Automatic "Dial Model" makes blind hems, designs, buttonholes, etc. Repossessed. Pay off \$53 cash or payments of \$6 per month. Guaranteed. FE 4-0905. 22t1c

JANUARY LINEN SALE All place mats on sale Drip dry—no ironing all colors, 79¢ each Matching napkins 59¢ each BOOTHBY'S 7081 Dixie Hwy. 625-5100 22t1c

SLIM-MASTER CYCLE EXERCISER, practically new. Phone 625-4328. 22t1c

HAY AND STRAW—put up without rain. First farm west of Baldwin on Clarkston Road. 22t3c

JANUARY LINEN SALE All perma press and drip dry cloths on sale BOOTHBY'S 7081 Dixie Hwy. 625-5100 22t1c

MIXED BREED, Collie and Retriever puppies. \$5 each. Pete Rose, 7902 Dixie Highway. 625-5551. 22t1c

FIREWOOD FOR SALE. Will do tree trimming and removal. Phone 625-4747. 4t26c

FOR RENT

TWO ADJOINING OFFICES, private entrance, utilities furnished, 3770 Airport Road, Waterford. Phone 674-0828. 22t2c

UNFURNISHED Apartments, 1 & 2 bedrooms, fully carpeted, stove and refrigerator, all utilities except electricity. No Pets—No Children. Phone 625-2001 or 625-5325. 21tfc

HELP WANTED

STEADY JOB. Woman for cleaning one day a week and sitting with one pre-schooler. Phone 625-2602. Ask for Gall. 21t2c

If you have sold milk, books, pencils, insurance, encyclopedias etc., I have a special opportunity for you. Call FE 5-6115 or apply at 2397 Elizabeth Lake Road. 22t4c

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WRITE THIS NUMBER down now, for snow plowing services this winter. Reasonable rates. Call 623-0112. 19t9c

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Wanted

WANTED TO BUY: 25 silver dollars. Will pay \$1.25 to \$1.50 each. Paul Walerych, 6678 Amy Drive, Clarkston, phone 625-3716. 22t1p

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57 W. Beverly - Pontiac

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PONTIAC—VACANT, 3 bedroom Cape Cod full basement, gas heat, full dining room, garage. Zero down, about \$85 per month. Owner's agent, 674-1649. 18tfc

WALTON BOULEVARD - 1/2 acre with 2 bedroom ranch with attached garage and carpeting. Assume \$75 per month payments. No qualifying. 7 day possession. Owners agent. 674-1698. 17tfc

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Vacant 2 bedroom ranch. Gas heat, full basement. Carpeting and paneling. Attached garage. Zero down. FHA approved. Owners agent, 674-1698. 19tfc

VACANT 2 bedroom asbestos ranch. Full basement, gas heat, aluminum storms and screens. Cyclone fenced. No waiting or qualifying. Assume total payment of \$91 per month. Owners agent 674-1698. 14tfc

AUBURN ROAD AREA
5 room asbestos ranch, full dining room, garage plus basement. \$0 down. Owners agent, 674-1698. 21tfc

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\$0 down, \$69 per month total payments, 2 bedroom ranch. Full basement, carpeting, paneled and gas heat. Immediate occupancy. Owners agent, 674-1698. 21tfc

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scenic, rolling terrain—well restricted, 322 feet on road. \$9950—\$1500 down

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LEGAL NOTICES

STATE OF MICHIGAN THE PROBATE COURT FOR THE COUNTY OF OAKLAND No. 95,048

MILTON F. COONEY, Atty. 810 Pontiac State Bank Bldg. Pontiac, Michigan Estate of Della E. Newman Deceased.

It is Ordered that on March 5, 1968, at 9 A.M., in the Probate Courtroom Pontiac, Michigan a hearing be held on the petition of Ward S. Newman, Jr. for the appointment of an administrator of said estate 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: January 22, 1968 DONALD E. ADAMS Judge of Probate Milton F. Cooney, Atty. 810 Pontiac State Bank Bldg. Pontiac, Michigan Jan. 25, Feb. 1 & 8

WILLIAM H. STAMP, Atty. 5818 M-15 Clarkston, Michigan No. 94,646

STATE OF MICHIGAN THE PROBATE COURT FOR THE COUNTY OF OAKLAND Estate of Margaret W. Gaber, Deceased.

It is Ordered that on April 1, 1968 at 9 A.M., in the Probate Courtroom Pontiac, Michigan a hearing be held at which all creditors of said estate are required to prove their claims and on or before such hearing file their claims, in writing and under oath, with this Court, and serve a copy upon Orval B. Warren, Executor, 9840 Sashabaw Road, Clarkston, Michigan.

Publication and service shall be made as provided by Statute and Court Rule. Dated: January 8, 1968 DONALD E. ADAMS Judge of Probate William H. Stamp, Attorney 5818 M-15 Clarkston, Michigan Jan. 18, 25 & Feb. 1.

MILTON F. COONEY, Atty. 810 Pontiac State Bank Bldg. Pontiac, Michigan No. 94,370

STATE OF MICHIGAN THE PROBATE COURT FOR THE COUNTY OF OAKLAND Estate of Elmer H. Reynolds, Deceased.

It is Ordered that on April 1, 1968 at 9 A.M., in the Probate Courtroom Pontiac, Michigan a hearing be held at which all creditors of said estate are required to prove their claims and on or before such hearing file their claims, in writing and under oath, with this Court, and serve a copy upon the administratrix with will annexed, Frances Reynolds, 7 Illinois, Pontiac, Michigan.

Publication and service shall be made as provided by Statute and Court Rule. Dated: January 11, 1968 DONALD E. ADAMS Judge of Probate Milton F. Cooney, Atty. 810 Pontiac State Bank Bldg. Pontiac, Michigan Jan. 18, 25 & Feb. 1



Abroad the "Ranger"

Data Systems Technician Second Class David R. Allen, USN, son of Mr. and Mrs. Ollie R. Allen of 6380 Elmwood Drive, Drayton Plains, has returned to "Yankee Station" off the coast of North Vietnam following a one-week rest and relaxation period in Subic Bay, Republic of the Philippines.

He is a crewmember aboard the 75,000-ton attack aircraft carrier USS Ranger on its third cruise with the U.S. Seventh Fleet and seventh deployment to Southeast Asia.

The Ranger arrived in Subic Bay in time for the New Years holiday. Many crewmen took the opportunity to visit Manila and other areas of the island during the in-port stay.

The carrier launches its aircraft primarily at supply routes and transportation points in North Vietnam to help impede the flow of supplies to the south.

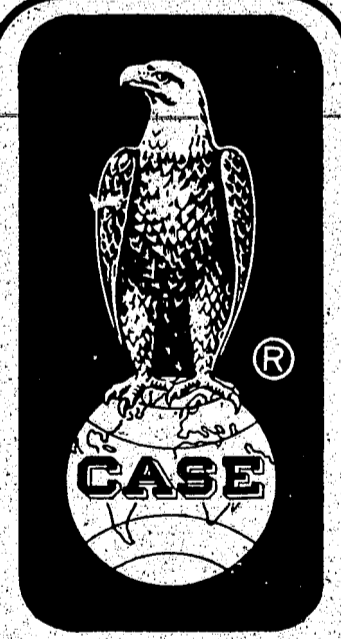
Complete boot training

Seaman Apprentice Ronnie A. Stevenson, USN, 18, and Seaman Apprentice Billie M. Stevenson Jr., USN, 19; sons of Mr. and Mrs. Billie M. Stevenson Sr. of 8480 Andersonville Road, Clarkston, have been graduated from nine weeks of Navy basic training at the Naval Training Center here.

In the first weeks of their naval service they studied military subjects and lived and worked under conditions similar to those they will encounter on their first ship or at their first shore station.

In making the transition from civilian life to Naval service they received instruction under veteran Navy petty officers. They studied seamanship, as well as survival techniques, military drill and other subjects.

PAPER TABLECLOTH available at the Clarkston News office. Just \$3.60 per 300 foot roll. Ideal for parties, receptions and club dinners.



PARTS

A \$50,000 parts inventory backs-up our team of CASE heavyweights. We stand ready to solve any service problem for equipment either in or out of warranty.

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Better food buys HERE

TRY RUDY'S **Pork Sausage** LB. 59¢

LEAN **Pork Steak** 55¢

CHEER **Soap Powder** 3 LB. BOX 64¢

PINE CONE **Tomatoes** 3 LB. CANS 59¢

Mac INTOSH **Apples** 4 LB. 49¢



BLUE RIBBON **Oleo** 3 LB. 65¢

BANQUET ASST. DINNERS **T.V. Dinners** 3 FOR \$1.00

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CHUCK FULL O NUTS **Instant Coffee** 6 OZ. JAR 79¢

ROBINHOOD **Flour** 5 LB. 49¢

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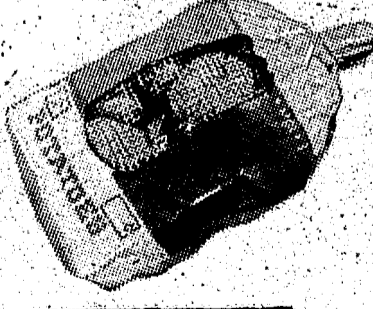
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Rudy's Market

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Clarkston blasts Brighton

Mel LeRoy Vaara

It appeared at the outset of the contest that Brighton had all the tools to make amends for those two overwhelming defeats of last year, but as the game progressed along, the Wolves made believers of the Bulldogs for an easy 64-52 victory.

Brighton took an early lead and held it throughout the 1st quarter as the Wolves were

stone cold. Clarkston took 16 shots, making only two of them. Mark Erickson missed his first 6 attempts. Brighton wasn't exactly ripping the nets either, they made only 4 out of 14 attempts. Many many times the guards of Brighton failed to hit the big man under the bucket for an easy bucket, and this failure led to the defeat. With Clarkston not shooting well and

defense play not up to snuff in this opening quarter, the Brighton team missed a golden opportunity to blow the game wide open.

Eric Hood scored 5 out of 6 points for Clarkston and he continued his fine shooting in the 2nd period with three goals and one free throw. Eric is still having trouble with his shooting from the charity stripe as he made only 3 out of 9 attempts. He took game honors with 17 pts, but his total could have been much higher with even average shooting. Two of these missed attempts were in the bonus situation.

So far this year Hood has had 52 attempts, hitting on 18 for a percentage of 34. As a team Clarkston has had 221 attempts and made 132 for 60%. So one can see Eric is 26% below the team average.

With Hood hitting from angles and Erickson and Ostrum finding the range Clarkston built up a 24-14 half-time advantage. Brighton scored only 4 pts. in the second quarter. This again was due to poor shooting and a better defense by the Wolves.

Clarkston continued to surge ahead in the third quarter by outscoring them 20-13. Charles Granger provided most of the scoring punch with 9 pts. Jerry Ostrum had 6 out of 20 and the rest was scattered throughout the team. Tim Bowditch of Brighton provided most of the scoring punch with his fine shooting. Bowditch was impressive in the 2nd half, but for some strange reason he didn't shoot in the 1st half.

Brighton outscored Clarkston 25-20 in the last quarter, but the Wolves had the game all wrapped up with the 17 pt. lead at the outset of the quarter.

In the middle of the quarter Palladino entered the contest and in 1 1/2 minutes of play Bob scored 7 pts, not too bad—

As we said Hood led the Clarkston scored with 17 pts, Erickson had 15 and Ostrum 13.

This Friday Clarkston will attempt to make it two in a row



FROM THE LEFT—Granger goes up for a left-hand lay up. His nine points helped Clarkston to a 64-52 win over Brighton.

as they entertain a tough Bl. Hills crew.

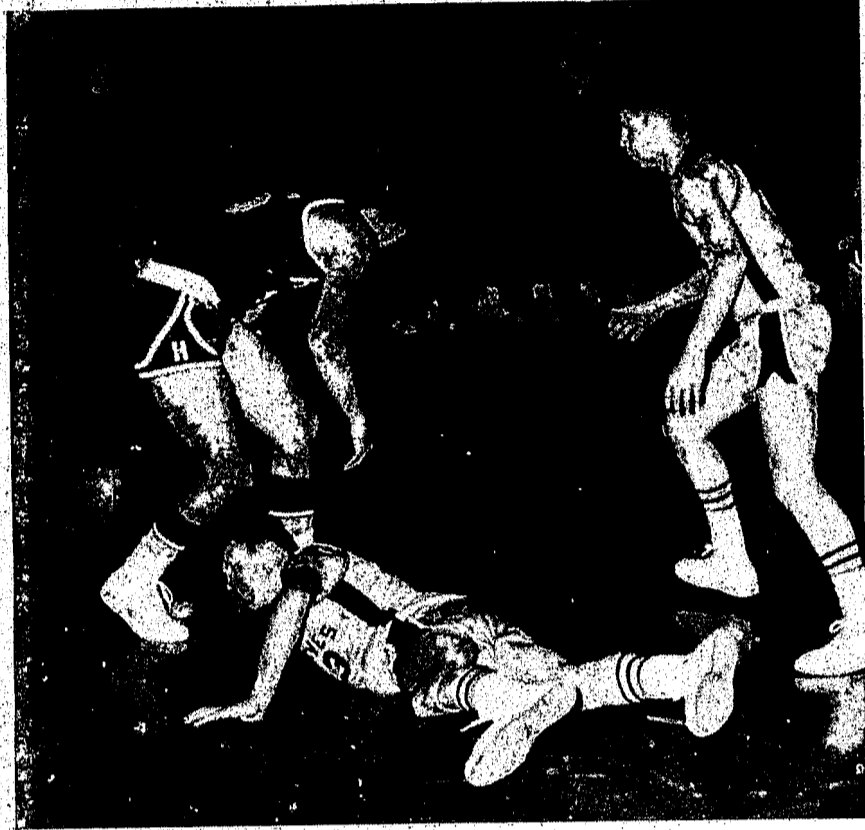
Clarkston now has a record of 3-5 and the team scoring is really quite close. The Wolves have scored 473 pts. and the opponents 469.

In the individual scoring for Clarkston Gerry Ostrum and Mark Erickson have hit in double figures in all their ball games.

	Ave.
Mark Erickson	126 15.8
Gerry Ostrum	99 12.3
Eric Hood	80 10.0
Chuck Granger	52 6.5
Bob Palladino	27 3.4
Jeff Keyser	27 3.4

J.V. wins #4

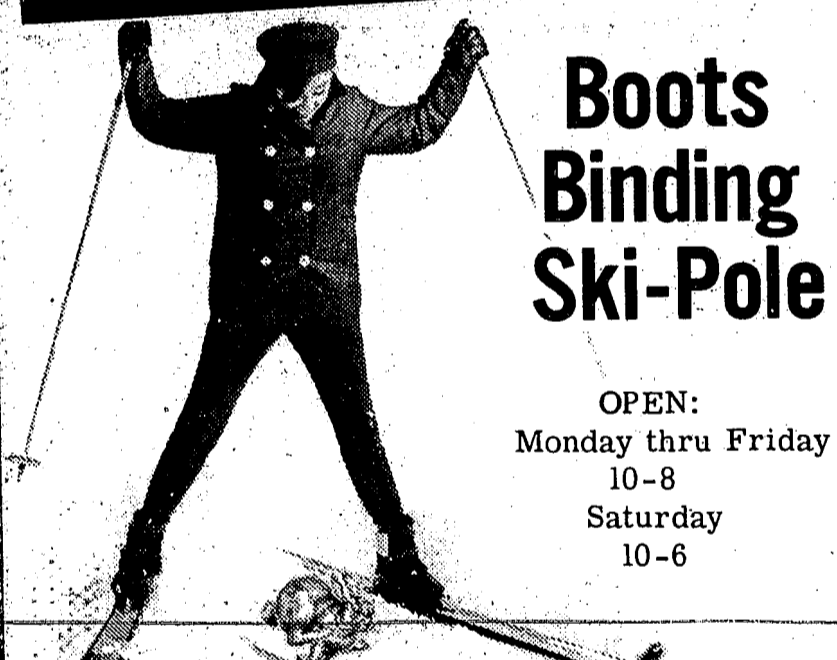
The J.V. team won their 4th



ELUSIVE BALL--Mark Erickson tried hard to gain possession of this loose ball, but it got away. His 15 points were second to Eric Hood's 17 in the Friday win.

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Spectator Poll
Clarkston vs. Brighton

Player of the Week: Eric Hood
Most Improved: Larry Lewis
Best Defense: Jerry Ostrum
Key Play: Erickson's steal leading to 3 pt. play by Granger.

GO GO Wolves

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game of the year 55-41. This was another good team effort as the Brighton team was undefeated with a record of 7-0. The Brighton coach had visions of an undefeated season, but his chances went out the window when his leading ball player Bob Musch was elevated to the Varsity.

With Musch not playing Brighton gave Clarkston a difficult time, but in the middle of the 3rd quarter, Clarkston broke the game wide open on the shooting touch in the past 4 games, but he regained it in good fashion for the Brighton game.

This J.V. crew is looking better every game and if they continue to hustle and play heads up ball, they should have victory #5 come Friday night.

I had an opportunity to see the Pontiac Tomahawk's play over the weekend. Not a bad contest, but if I am going to pay that much for a ticket I much prefer seeing the Pistons perform.

These fish didn't get away

There are two happy brothers out at Woodhull Lake. Avid fishermen, they fish summer and winter. This season they have been using tip-ups with minnows. On Saturday, Ken Wheeler, 13, landed a Northern Pike weighing 10 lb. and measuring 29 inches.

Not to be outdone by his brother, Steve Tappen, who is 12, on Sunday pulled in another Northern--this one weighing 15 lb. and measuring 34 inches.

Steve promptly sent his fish off to a taxidermist, but the Saturday catch was part of a giant fish fry for the family which also included some Coho salmon.

The boys are the sons of Mr. and Mrs. Wallace Wheeler of 4735 Lakeview Drive, Drayton Plains. Steve attends Pine Knob Elementary School and Ken goes to Clarkston Junior High.

They both are avidly watching their tip-ups in the hope of topping their own records.

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THE CLARKSTON NEWS

Team is undefeated

Undeclared this year in three matches was the Girl's Varsity Volley Ball team. Composed of eight girls, Linda Kizer, Kathy Matlock, Darlene Miracle, Karen Norman, Jan Peters, Marie Pope, Leslie Surre, and Nancy Weiss, they are coached by Miss Sonia Letcher.

The team scored wins over Lake Orion, Redford Union, Bl. Hills Andover, Bl. Lasher and West Bloomfield.

Dance after game

The sophomore class are sponsoring a dance this Friday following the game with Bloomfield Hills. It will be held in

the cafeteria and will last until 11:30 P.M.

The last dance was sponsored by the Journalism class to benefit the Wolf Cry.

AT DAVISBURG GARAGE

George (Bud) Keyser has been transferred to the Davisburg branch of the Oakland County Road Commission. He will work there as the Assistant Superintendent. Prior to this assignment he had been in the same position in District #4, Pontiac.

His change came along with two other changes in supervisory personnel that became effective on January 22

Dads, sons, and families do things together in Cub Scouting.

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1965 Ford Country Squire 6-passenger station wagon. V-8, radio, heater, Cruisomatic, white walls. \$1595	1966 Mustang 2-door hardtop. Six, with radio, heater, and Cruisomatic. \$1695
1966 Ford Country Sedan six passenger station wagon. V-8, radio, heater, Cruisomatic. \$1895	1966 Ford LTD 2-door hardtop. V-8, radio, heater, Cruisomatic. Also, power steering, power brakes, vinyl roof and white side walls. \$1895
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Engaged

An August wedding is planned for Joan Elaine Mansfield and Jack Erwin Boynton. Parents of the betrothed couple are the Wm. Mansfields of 6593 Orion Road and Mr. and Mrs. Robert Boynton of Birmingham. The bride elect is a graduate of Albion College where her fiancé is now a senior. While attending Albion, Miss Mansfield was affiliated with Alpha Chi Omega. Mr. Boynton is a Delta Sigma Phi.

The Clarkston News

Engaged

The engagement of Karen Fedak to Roger U. Beauchamp has been announced by her parents, Mr. and Mrs. Edward S. Fedak of Detroit. Roger's parents are the Donald U. Beauchamps of Waterford. The wedding will take place on May 31 in St. Bartholomew's Parish in Detroit.

Engaged

Mrs. Ted Banks of Whipple Lake Road is announcing the engagement of her daughter, Karen Denise to Airman 1st Class John G. Styes Jr. He is the son of Mr. and Mrs. Jon Styes Sr. of Wilmington, North Carolina. Karen is a graduate of Lake Orion High School and John a graduate of Brandon High School.

Notes on the Orchard

By Constance Lektzian
625-2378

The flu is almost a thing of the past, the snow has reached a sensible depth and now we can settle down to a nice so-cial winter season - we hope.

It's going to be farewell and welcome over on 6235 Middle Lake Road. The Charles Dougherty's are preparing to move to Tampa, Florida by January 26 along with sons Peter and Jimmie, kindergartner Christine and little Lisa, soon to be two. Oldest son Michael has been in Florida for some time, attending Central Florida Junior College at Ocala where he reports the tennis is wonderful. Clarkston will miss this active, popular family. Newcomers to that address will be the Sam Vascasseno's, who have lived on Reese Road for a number of years.

If Michiganders had a choice,

they would pick summer months for birthday celebrations. A birthday celebration on January 15 had been planned at the Jack Dougherty's for Mrs. Grace Robinson, aunt of Mrs. Dougherty. With all that snow, the honoree couldn't even leave home to come to the party so the festivities were postponed until Tuesday. In addition to the Dougherty family which included Kristin, Jack, Kirk and Peggy, Ray, and Winona Elmy were on hand to help Mrs. Robinson celebrate.

Mark Lektzian, son of the Peter Lektzian's of 6563 Plum Drive had a birthday on that snowy January 15, his sixth. Of course, school's were closed so his family spent the day trying to stay out of the way of those up-teen inflated balloons that were intended for birthday festivities. The next day Mrs. Hanson's morning kindergarten class helped him celebrate with cupcakes and ice cream and good wishes.

The regular meeting of the auxiliary of the Campbell-Richmond American Legion Post #63 was held January 22 at the hall on M-15. Mrs. Pat Beach of Hidden Lane showed beautiful slides of Alaska and gave an interesting talk of her trip to that state. An informal coffee hour followed. The president of the group is Mrs. Betty Corby of Tappan Drive.

On Thursday before Christmas, the Ray Pasternak's of 5508 Warbler welcomed Mr. and Mrs. Maynard Kamp of Hollywood, Florida for a holiday visit. The Kamp's are the aunt and uncle of Mrs. Pasternak and along with the Pasternak children, Tena and Tricia, they all enjoyed a wonderful Christmas and New Year's. The Kamp's had set January 15 as the day they had to start back to Florida. The Sunday before they were honorees at a farewell party held at the Pasternak's. Guests included Mr. and Mrs. A.R. Dahl, Mrs. Pasternak's parents of Waterford, Don and Diana DeLater, with children Teddy and Dana of Rochester, and Gary and Cindy Pinter with young Tony and Andy of Waterford. Present also were Pam and Laurie Dahl, and Mr. Amund Dahl who escorted Miss Pat DeRocher of Pontiac.

Dawned the Day of the Big Snow. The Kamp's had commitments and didn't feel they could postpone their return trip another day. They made it - but it took about two hours digging on the part of every adult in the family to get out of the Pas-

ternak driveway. That's Michigan for you.

Sunday, January 13 was John Taylor's thirteenth birthday and he was able to celebrate with most of his guests making it through the snow. In addition to his company, the group around the birthday cake included brothers Don, age 11 and 9 year old Jimmy. They played games and were given nonsensical gifts. John is the oldest son of the R.J. Taylor's of 6325 Clarkston-Orion Road.

The William Spencer's of 9382 Peach Drive celebrated a very important occasion Saturday, January 20 - their 28th anniversary. Their guests for the evening were William and Della Spencer of Waterford and Mr. and Mrs. Leslie Dickerson of Pontiac Township. Also present were young daughter Lenora. Grandson Michael Spencer, who makes his home with his grandparents enjoyed the festivities along with his friend Jim Taylor. May the Spencer's have many more such happy occasions.

Sunday January 21 the Merylyn Shook's of 5092 Heath along with daughters Lisa and Pamela and the Donald Shook's with children Theresa and Kurt, all entertained Mr. and Mrs. Earl Shook and the Donald Shook's with children Theresa and Kurt, all of Pontiac.

Richard and Nora Barry of 6543 Plum Drive are home these days recuperating from an automobile accident that occurred last Friday night, January 19, on Dixie Highway. Their car was a total wreck and they felt fortunate they escaped with their lives. Speedy recovery!

The evenings entertainment promised by Barber Shop Quartet Associations sounded like a lot of fun. So a group of Clarkstonians trekked out to Pontiac Northern last Saturday night. Along with the Floyd Tower's of Main Street, there were the Robert Kloc's of Waldon Road, Ron and Kay Jones of Sunnydale Road, Mr. and Mrs. Lonnie Lane of Waterford, Mr. and Mrs. G.R. Stitt of Sashabaw Road, the Art Kelley's of White Lake Road and the John Lynch's of Eastlawn. Included also were the Al Carpenters of Pine Knob and Louis and Nancy Seffens of Waldon Road. They polished off the very enjoyable evening with coffee and other goodies at the Floyd Tower's following the sing fest.

Down from Saginaw last Saturday night came the Robert Haines to spend the weekend with the R.J. Taylor's of 6325 Clarkston-Orion Road. One of the highlights of their visit was dinner at Pine Knob with some good viewing of the skiers, which is almost as much fun as being on the skis, and much warmer, too.

Sunday dinner at the Ken Valentines on Phelan Drive, included Mr. and Mrs. Will Pierce and children, Julie and Sean, of Lansing.

The Harry Chapman family of 6201 Maybee, journeyed to Lansing to visit Mr. and Mrs. Laurence Stone (Linda Chapman) and son, Bobby, now 10 1/2 months old. Included in the group was Nancy and Rob and their older daughter Dianne who now teaches at Grand Haven.

Showered with baby gifts

A baby shower was held at the home of Mrs. Roy Thomas Thursday evening honoring Mrs. George Mann of 6616 Tappan Drive. Twenty five guests attended the affair from Pontiac, Clarkston, Holly, Drayton Plains and Oxford.

Mrs. Mann is a native of Germany, having moved here two years ago and was not acquainted with the American custom of showers. She was married in Germany and is the mother of four children.

Co-hostesses for the affair were Mrs. Gerald Thomas and Mrs. Jack Hooper. Refreshments including punch, coffee, jello and cake were served to the guests who showered the honoree with many useful gifts.

Will live in Royal Oak

Janet Watt Bertling became the bride of Richard Davis Thomson last Thursday evening at a small candlelit ceremony in the home of the bride.

Parents of the couple are Mr. and Mrs. Robert F. Watt, Jr. of Birmingham and Mr. and Mrs. Edward D. Thomson of 135 North Main Street, Clarkston.

Attending the bride and groom were Miss Carol Haueline and Mr. Jay Mann, both of Birmingham.

Following a wedding trip to the Otsego Club in Gaylord, Michigan Mr. and Mrs. Thomson will make their home in Royal Oak.

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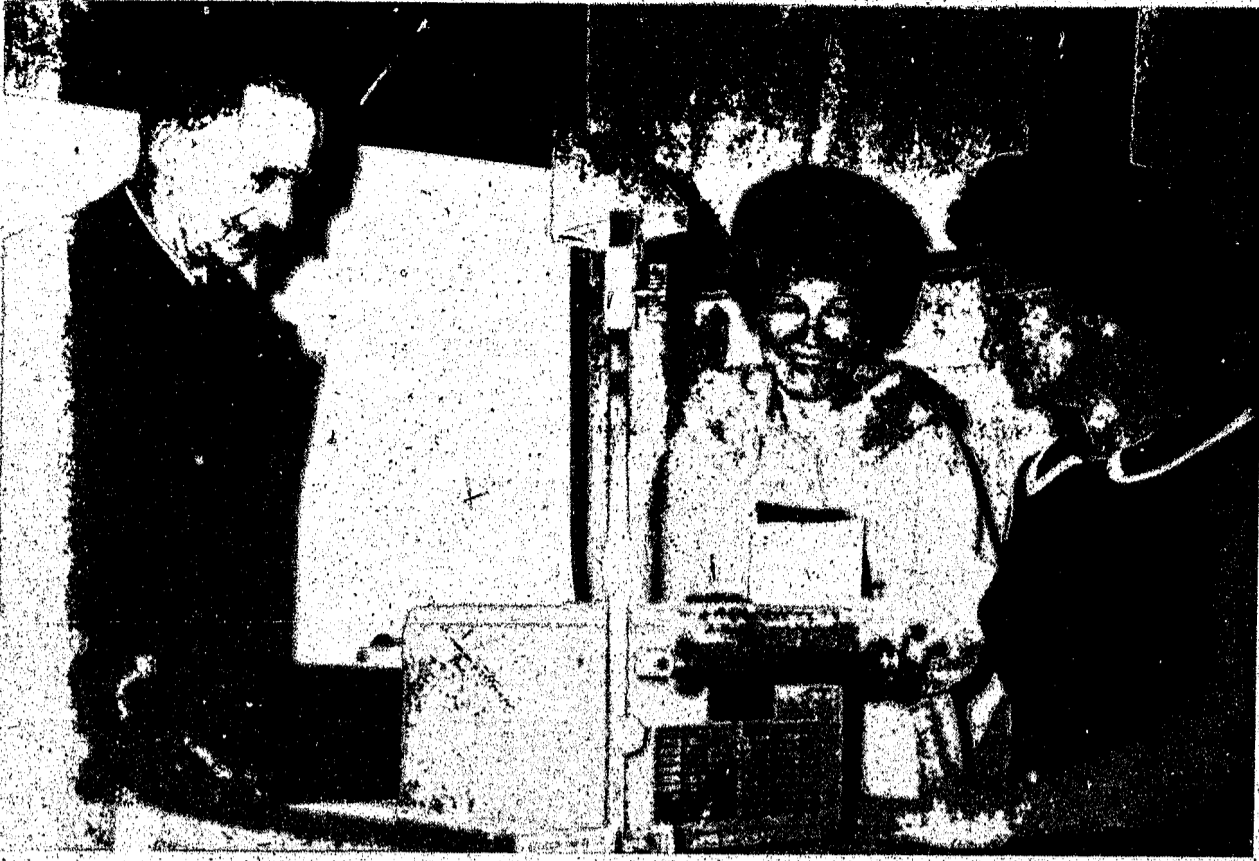
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SIDES AND QUARTERS OF BEEF CUT FOR FREEZERS



Parents were invited to view the equipment used in the Reading Improvement Program, following an interesting presentation by Mrs. Hazel Moore, the programs teacher at the Clarkston Elementary school. Getting a closer look were Mr. and Mrs. David Bickerstaff.

Reading improvement stressed in Project PACE

Oakland County Board of Education initiated a program called PACE in the summer of 1966. There are forty-one different projects in operation throughout the county. Clarkston Elementary School is in its second year of this Title III project in Reading.

Mrs. Hazel Moore, who has specialized in reading in her graduate work, took the ten weeks of intensive training in the fall of 1966 and returned to Clarkston to set up and operate her project. The project has three phases.

The first phase is concerned with students who are reading a year or more below their grade level. They are referred by their teacher and after testing, 32 students are chosen to attend thirty minute classes, four days a week. Forty more students are given special attention one day a week.

The second phase is to serve as a Helping Teacher to all the teachers in the school building. Individual student diagnostic help is given upon request. Then the student is given special materials to take back to his room to work with.

Mrs. Moore uses part of her time to give demonstrations on new methods or materials for anyone who is interested (teachers, parents, and others). She attends inservice training meetings periodically, and returns to teach what she has learned. She collects and provides a place for professional materials in all areas of reading and has them available for all the teachers in the school (K-6).

She also makes materials for teachers to use to help students at any reading level to improve their comprehension in reading as well as learn-

ing how to read.

The third phase is to collect instructional materials from many publishers to use with students when regular classroom materials have not been satisfactory for a particular student.

The main objectives of this project are to: provide corrective help for students who are reading one or more years below where he should be in his daily classes; to improve student's attitudes towards himself and others; to develop a desire to read for enjoyment;

to provide materials not used elsewhere in the school; to help all teachers teach the students they have.

This program was explained to the parents of students participating each week, at a meeting January 18. Mrs. Enora Higginbottom, director of the Title III project in the county, attended the meeting too.

Visitors are invited to attend Mrs. Moore's classroom on appointment. Parents are urged to come and "see" their child work.



By Lucinda Ellert

Sharon Crosby is this week's teen. She is the daughter of Mr. and Mrs. George Crosby. Sharon lives at 10506 Big Lake Road with her parents and her 2 brothers and 5 sisters: Pat who is 26; Gerry, 23; Mary, 21; Gene, 19; Ginger, 14; George Jr., 10 and Sharon's twin sister Karen, who of course is 15. Sharon recently got a new puppy and she does have a cat which she named Polly, but then she found out that Polly was a boy and it was renamed Paul. The Crosby's also have a horse. During the homecoming this fall at Clarkston High, Sharon had the honor of being the freshman maid.

She is a student council representative at CHS. Outside school Sharon horseback rides, and plays basketball; her favorite sport. When Sharon graduates from high school she

plans to go to college. She is not sure which one but she is thinking of the college in Sault St. Marie. After college she has a career planned towards teaching history on the Junior High level. Sharon's hobby is collecting things - all sorts of things, huge fake flowers, comic strips, anything interesting. She also likes to paint. Sharon likes the new fashions in the way of collegiate clothes in the line of sweaters and skirts. Sharon doesn't go too much for weird, mod clothes. Sadly Sharon and her family are moving up north to Pickford about the middle of this summer. She will be living on a ranch with 80 acres. We will all be sorry to

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see the Crosbys leave.

On January 17, 18 and 19 the Clarkston High School Drama Department put on the play, "Hans Brinker and the Silver Skates", a play based on the story by Mary M. Dodge and dramatized by Dorothy Albert. The main characters were: Hans, Neal Mansfield; Gretel played by Connie Rush; Dame Brinker, Jacoba Kuiper, who is one of the foreign exchange students this year. Other members of the cast were: Chris Rose, Ruff Brinker; Joyce Roy played Hilda Van Gleeck; Bonnie Crosby, Annie Bouman; Jill Sanson, Katrina Flock; Mary Fellows, Zychie Forbes; Mike Mason as Peter Van Hobb; Dave Highlen, Jacob Poot; Don Lee, Voosten Walbert; Dean Poepppe played Benjamin Dobes; Mark Taylor as Doctor Boekman and Kirk Willard as his assistant. The director was Mrs. Barbara Gibson and the student directors were Mark Taylor and Jeanne Lussier.

Minor accidents

Sheriff officers report two minor property damage accidents in the area over the weekend. There were no injuries.

Friday at 8:17 p.m. a driver, Raymond Kidd, 52, of 14 Dakota Drive, Pontiac pulled out of a private drive onto Maybee Road and was struck by an auto driven by Trudy Beal, 17, of 5914 Dvorak, Clarkston. Kidd stated that there was a slippery spot on the road and he could not get started soon enough to get out of the way of the Beal auto.

A similar mishap occurred at 10:30 a.m. on January 20 at the intersection of Church and Eastlawn. Two drivers, both of whom were looking for street addresses collided. Norman Thompson, 26, of 5214 Drayton Road, Clarkston and Robert White, 48, of 2216 Hartford in Pontiac collided as they entered the intersection.

Named Homemaker

Kathleen R. Roberts has been named the 1968 Betty Crocker Homemaker of Tomorrow at Clarkston High School. She finished first in a written knowledge and attitude examination which was conducted for Senior Girls on December 5.

Kathleen is now eligible for state and national scholarship awards and has also earned a specially designed silver charm from General Mills who sponsor the contest annually.

This is the 14th year of the Betty Crocker Search, initiated in 1954 by General Mills to emphasize the importance of homemaking as a career.

Next Ski Meet- Jan 30

The Clarkston High Ski Team coached by Jim Johnston were defeated in a meet with Southfield on January 19. At the same meet, the Clarkston's boys team defeated Utica by 124 seconds. The Girls team also scored a second.

Members who raced at the meet last week were Leslie Bell, Diane Wagner, Debbie Head, Kris Johnson, Linda Slade, Sheri Kosiba, Tracy Tussion, John Lynn, Craig Hutchins, Kim Mosier, Vern Sturdy

and Jim Klusner. Cindy Porritt, Val LePere and Ginny Conrad are new members of the team.


The next meet is scheduled for Jan. 30 with Waterford Mott and Southfield. The meets are held at Mt. Holly.

First Methodist Church 6600 Waldon Road
Church School, 9:45 a. m. Worship Service, 10:00 a. m.
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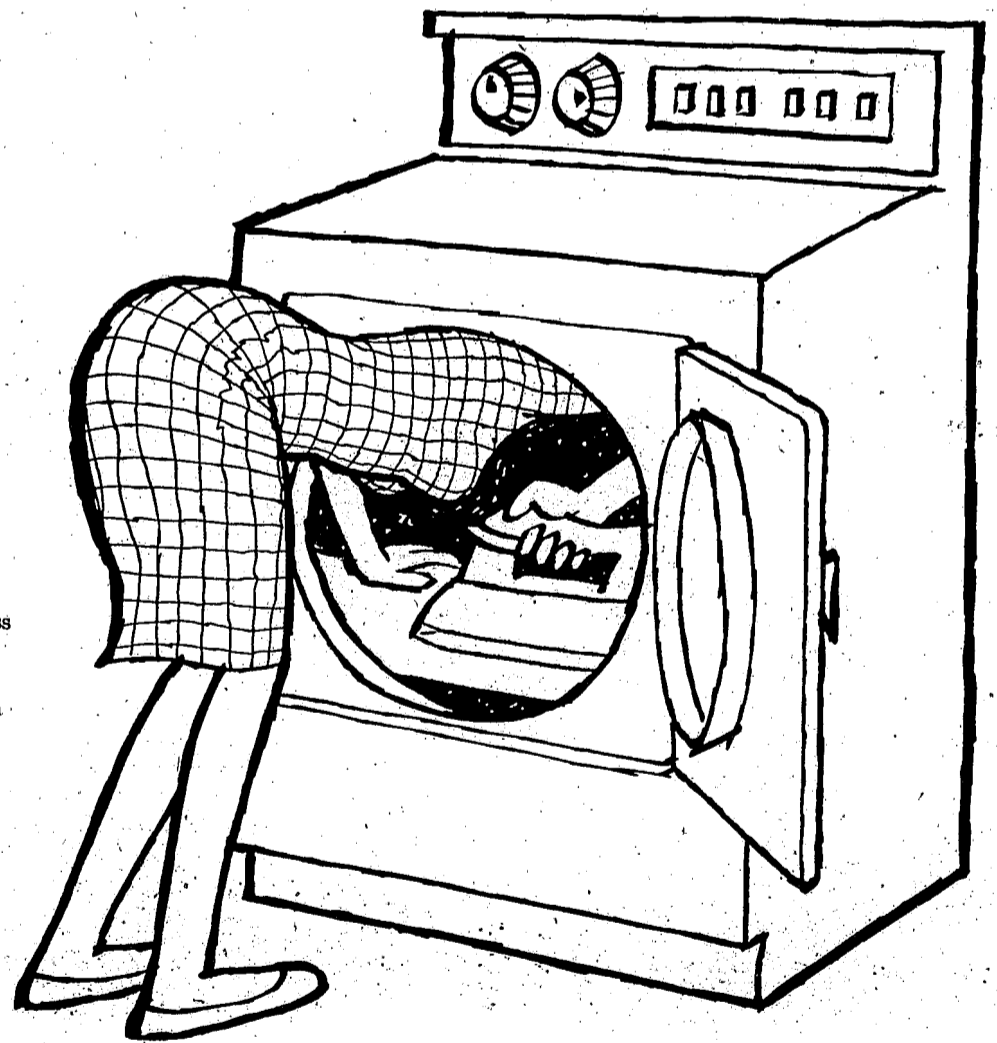
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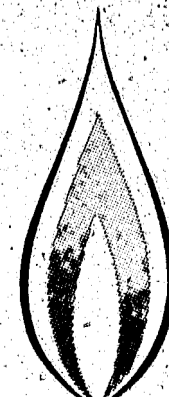
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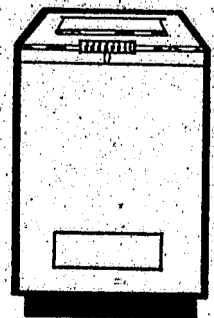


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The Clarkston News

editorial page

Permissive law enforcement will never stop riots or crime

We have never been a follower of Lou Gordon, the Detroit television interviewer. He seemed to delight in putting people on the spot trying to degrade them and lift himself in the eyes of his viewers.

Given the opportunity to see him in person last week and listen to him, we find we agree on some things. That's not unusual since most people are right enough times that we can agree with nearly everybody on some things.

But, more specifically, the handling of riots and the war in Vietnam. He said he believed the riots could have been stopped in Detroit last summer if the police had acted quickly and very firmly.

On Vietnam he said we can't win that war, and will have to pull out eventually, so let's do it now and save lives.

The sight of police standing by watching stores being looted last summer had to shake most viewers. Why didn't they stop the law breakers? Gordon calls it "permissive law enforcement."

If this policy continues next summer we're headed for deep trouble. Somewhere a big arsenal is being built. Some of the best investigating minds in the country have tried to find clues for the Armory theft in Pontiac last week. They've found none.

Saleable items like binoculars were bypassed in this theft. Only guns and ammunition were taken. Gordon said, and we've heard of personal cases, stores carrying guns are being robbed nearly every day in the Metropolitan area and only weapons and ammunition are being taken.

Someone or some group is readying for a big, bad fight. Gordon says it's a "revolution." Militants are really organizing things he says. Sniping still goes on in Detroit. It scares us.

Locally, police are studying and training for possible riots. The State police have their own investigating group, not using the Detroit people and reports. Oakland's sheriff's department has had special training and equipment for fighting riots.

The National Guard is receiving riot training. Will this all be enough and will they all be able to stop a riot should it start? For at the same time, militants, not necessarily Negro, are training and equipping their followers.

We agree with Gordon that a citizen uprising can be stopped, if reaction by law enforcement agencies is quick and positive. Perhaps it can be stopped before it starts if the arsenal can be uncovered and the militant leaders searched out... and the courts render judgments that consider society as a whole.

The latter may be the key to the entire matter. It isn't because crime has decreased (it's really gone up) that half of Southern Michigan Prison is empty.

The Time of January

These are the days and nights when January is cold, still and white. A pale sun travels a pale blue sky. If the temperature is around the zero mark, and no wind ruffles the countryside, Earth lies cold, still and white.

Dawn light comes reluctantly and the gray in the sky is cold and bleached as the sun lifts above the southeastern rim and starts its low arc. Cold presses against the land and one can feel it seeping into the old house. Smoke spirals upward from farmhouse chimneys and the black plumes in the air are exclamation points above the white page of earth.

Stillness broods over the fields on cold, white days. As a man goes to the farm shop in midforenoon, he stops a minute in the yard and listens. The silence is so heavy that one can almost hear it. The long-drawn whistle of the diesel in the valley accentuates the cold silence.

Not a breath stirs the new-fallen snow. Broken cornstalks in the field are dark dots and dashes, and the willows by the creek are intricate etchings above the muted water. The sound of a speeding truck across the valley is a long, monotone note.

Each year brings its periods of expected weather. There are the wild tempests and driving snows; there are the welcome thaws when one can feel Earth relax taut chains. There are the days of wind and swirling snow that create dancing white dervishes.

The days that are cold, still and white are elements of the pattern that governs our part of the world. He who will can find beauty in the starkness and simplicity that for a period reveal the contours of the land. We may not particularly enjoy the coldness, stillness and whiteness; but we know that they are part of the mystery of winter and must be experienced before a winter is gone.

—Haydn Pearson in the Clinton County News

"If It Fitz ..."

The first girlfriend, 30 years later



By Jim Fitzgerald

Once in a while I read about a man who married his first and only girlfriend and I mourn a little for him and what he has missed.

You've read about such couples. Harvey and Helen first met when they had adjoining cribs in the maternity ward. It was love at first feeding. They dated all through high school and college and then were engaged for 3 years and never once had to get married. It was a controlled love.

They started a joint bank account when they were 15 years old and on their wedding night they owned a cottage small, a waterfall and 134 shares of AT&T. Twenty years later Harvey is governor of his state and Helen is national chairman of the Planned Parenthood League.

All of which is dandy if a husband wants to squint over his coffee every morning and see his first girlfriend. I would rather see her 30 years later, over a highball, in a dim bar where a guy can lose a chin or two in the shadows... This is what happened to

me the other evening in Detroit.

"Do you know what I remember most about you?" Suzy asked me.

"No," I answered, wondering modestly if it were the sweetness of our first kiss, or the bitter after-taste of our last.

"The time you were playing in my backyard and you ripped the seat out of your pants with a rake. You backed all the way home and it was 3 blocks!" she said.

It was thrilling to be remembered.

Suzy was Suzy Reid of Port Huron when she was the object of my 10 to 12-year-old affections. Now she is Mrs. Bob Moons, wife of a Detroit stockbroker and mother of 6 (count 'em, 6) small daughters, the last one born in a car on the way to the hospital, for gosh sakes.

Our reunion after all these years was not illicit; it was not even romantic. The dim bar was in my brother-in-law's basement. His wife keeps the lights low so you can't see

where she didn't dust. The father of the 6 small girls was there, talking earnestly with the brother-in-law who has 5 small sons, all of whom were present and accounted for. Also present were my mother, my wife, Aunt Madeline, Aunt Florence, 2 sisters (gray-haired-dyed-black and gray-haired-and-doesn't care) and several other couples who were passing by when they heard the Sound of Music — ice cubes in glasses.

In all this crowd, it was probably difficult for Suzy to see how grand things might have been for her if she hadn't left Port Huron in the 9th grade. And our conversation was necessarily limited as I was busy defending myself against various relatives who didn't like something I wrote. Aunt Florence, for instance, is my most proper relative and she said if I don't quit writing about bathrooms she will turn me in to the Legion of Decency. She made me so self-conscious I left the room once without first raising my hand.

But there were those few moments when Suzy reminisced about my torn

trousers and we recalled old school-mates (there was one boy, honest, who I was sure would never get beyond the county jail. It was marvelous to hear Suzy say he had made it all the way to Jackson prison). Our brief encounter was enough to make me forever doubt the TV and joke book situations in which the old girlfriend revisited always turns out to be a dog. This cliché is as phoney as the one that says all mothers-in-law are witches.

Suzy has retained — yea, improved — the youthful good looks and sparkle which first attracted me (there was also a 2-wheel bike she let me borrow but I don't think she retained that). Verily, dear wife, I am not saying first girlfriends are the best. I am pleased with the way things turned out and so are Suzy and her stockbroker.

My moral, in fact, is that first girlfriends shouldn't be married. They are for revisiting, 20 or 30 years later. Harvey and Helen missed that kind of remember-when fun.

And, I suspect, they missed a lot of fun in between, too. Δ



Ripples from the Pool

By Faith Poole

Our best wishes to Nancy Weiss as she goes on to the State Junior Miss contest in Pontiac this weekend. She is one of five finalists in the Table setting category and also in the hair-styling contest.

We have heard nothing but kind words for the Bar-

bershop Quartet program in Pontiac on Saturday night. A capacity crowd heard the program which featured a quartet from Clarkston as well as the National champions.

Mrs. Ronk, Postmistress gives us the startling figures that on a recent Mon-

day and Tuesday she sold 10,000 one cent stamps—and in no large amounts either, she said. Seems almost impossible that patrons had that many 5's they had to buy a matching 1¢ for.

There's something on the market right now that I feel I must have—a tube squeezer! For years I have abhorred what my family did to the tooth paste tube. Now that is over, the hardware merchants tell us. You merely insert the key at the base of the tube and roll it up higher after each use. It can be reusable after the tube is finished.

Now from information mailed about this invention I know how to categorize each person in our family. The extravagant, carefree personality squeezes from the middle of the tube first and

then can't get the bottom past the center section! That's my husband.

The absentminded day-dreamer leaves the cap off and wonders why the tooth-paste dries up so quickly. That's got to be daughter Alyce.

But me, the conservative, penny-wise squeezer ekes out the paste bit by bit, pinching and inching my way upwards. But with these new inventions, how are we going to be able to pick one's personality traits?

It always dismays us when we hear of attacks by dogs upon smaller dogs. Word comes to us recently of such an incident in this area. Let's hope that we will not have another rash of dog violence such as we had last winter.

PEEKIN' into the PAST

10 YEARS AGO IN THE CLARKSTON NEWS
January 23, 1958

The Clarkston Rotary Anns will meet next Tuesday evening, January 28, at 8 o'clock, at the home of Mrs. James Price, 7990 M-15.

The Dixie Saddle Club is sponsoring a dance at the Clarkston Community Center on February 8th. An Orchestra will provide the music.

Georgia Robinson celebrated her sixteenth birthday on Saturday with a skating party. Approximately 30 friends attended the party.

Miss Joan Humphrey and Miss Pat Wendling enjoyed the Royal Ballet performance of Sleeping Beauty at the Masonic Temple in Detroit recently.

25 YEARS AGO IN THE CLARKSTON NEWS
January 22, 1943

Miss Jeanette Vliet spent last Sunday in Flint with Mr. and Mrs. William Thompson.

Harold Kennedy of the Ogden-Kennedy Company of Clarkston enlisted in the Navy and left for the Great Lakes Naval Training Station in Illinois on Wednesday.

Fourteen members of the Royal Neighbors Sewing Circle braved the severe weather on Wednesday afternoon and attended the meeting at the home of Miss Ada Serace.

Next Monday night the Clarkston Rotary Club will have a Ladies' Night. Each Rotarian has the privilege of inviting a couple. There will be dancing with music by the High School Orchestra, a floor show and later in the evening refreshments will be served.



Clem Cleveland

Sweet William has got to be the most fantastic goat to tread the face of the earth. You can ask Calhoun how wonderful he is and she'll say, "Give me a hundred like him. He's better than any dog we've ever had."

Many months ago, Cal wasn't rejoicing praise for Sweet William. She found him to be the most obnoxious, pestiferous critter on our plantation. He was finding ways to wiggle into the house, climb in, on and over cars and create a wake a havoc wherever he went.

At that time she vowed to get shed of him. Turning the clock back even further, Sweet William was a birthday gift to son Kevin last August. An illustrious veterinarian, his identity obscured in a pseudonym, Dr. No, was the donor.

As the day of crisis came, Cal searched for a "nice" home for Sweet William. She found one. A few more days passed and she conjured her courage. Finally, Sweet William sealed

his fate; he jumped on top of Cal's little blue car... scratches.

She swept the little guy off the roof... more scratches and curses. Grabbing him by a hind leg, Cal let a salvo of high-brow language fly. She doesn't swear, but it amounted to the same.

She held Sweet William in her arms, ready to load him into her car to take him to his new, "nice" home. Kevin stood in front of her looking at his friend, the goat. Tears popped into his blue eyes. Nothing was said.

The moment of tension passed quickly. Cal unfolded her arms and Sweet William danced away swinging his head, butting the sky... he was free.

As he's started to mature, Sweet William's fondness for jumping on things has subsided. He still likes to jump into my car when he gets the chance. He no longer jumps on top. He still likes to grab an opportunity to zip into the house when the door is left open for more than a half second. But, otherwise, he's starting to mind his manners.

The other day he proved his worth. A friend of ours told us that it was time to start rounding up our sheep. He said that it wouldn't be long and we would have some lambs running around the pasture. We're ignorant about such things, so the friend said that it would be best to keep the sheep in the barn until after they've lambed and protect them from the harsh weather.

Cal took the responsibility.

At Kansas U.

Charles L. Ott, the son of Mr. and Mrs. Lawrence J. Ott of 5030 Cecelia Ann, Clarkston is attending the University of Kansas and at the same time serving on active duty with the United States Navy.

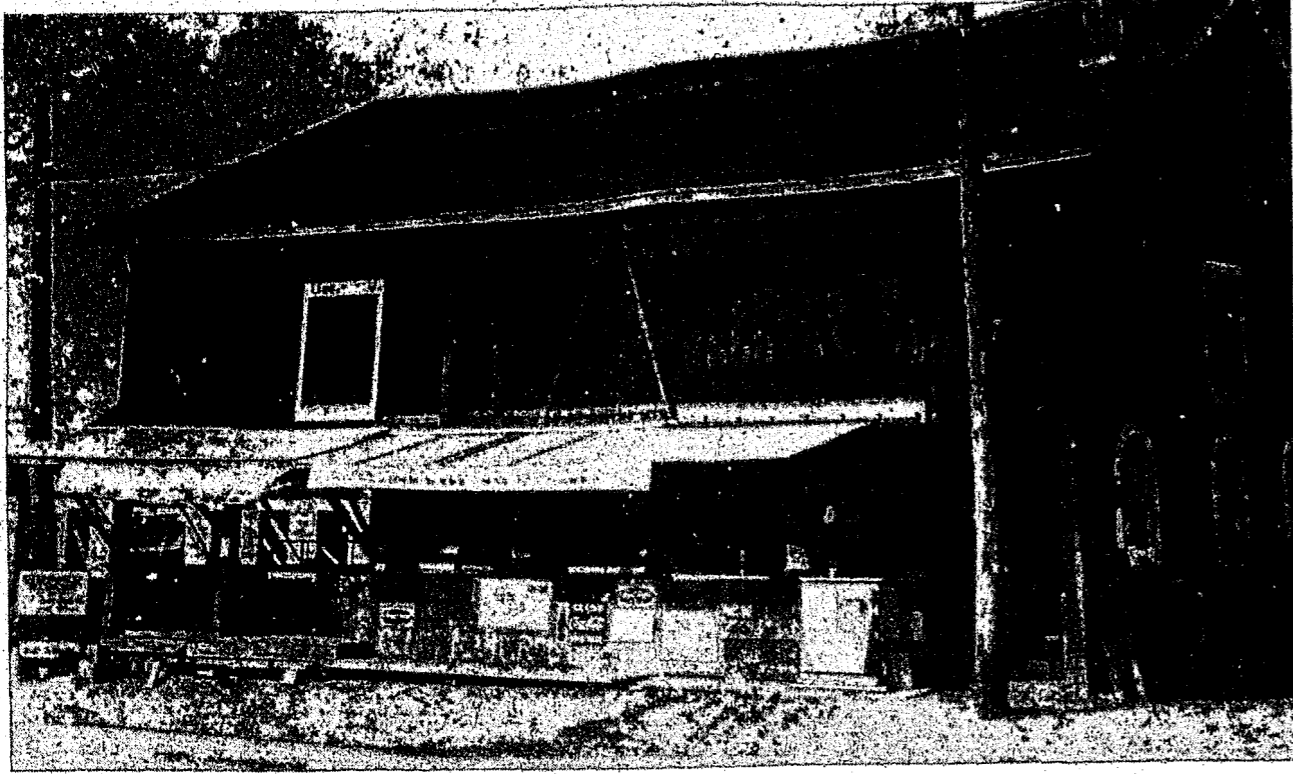
At K. U. there are 57 members of the Navy and Marine Corps pursuing degrees in chemistry, engineering, mathematics, or physics. Once a week the men wear their uniforms and meet in sessions to discuss the latest orders and information from the Navy.

The purpose of the program is to train men in the sciences for possible careers in the Navy. Few of the men had any college education before they entered the program. After the men graduate, they attend a brief special officer candidate school, and then serve as officers in the Navy and Marine Corps for at least four years.

Candidates for the program are carefully screened by the Navy. They must be in the top 15 percent in scores on Naval tests and have completed at least three years of active duty.

Patronize the advertisers!
They make this paper possible

Area restaurant to have grand opening



Old scenes out of Waterford's past are framed and hung throughout the Old Mill Tavern.

A newly re-decorated Old Mill Tavern will have a Grand Opening on Saturday, January 27. Located at 5840 Dixie Highway in Waterford, the restaurant has been serving area diners since 1920.

Last fall the Dorman's who have operated the Old Mill since its establishment over 40 years ago sold out. The purchasers were their son-in-law, Donald E. White of Waterford Hill, and James G. Hartrick of Birmingham and Clare Snell of Flint.

The new owners have been engaged in an extensive remodeling project. Many modern facilities have been added while at the same time maintaining the Old English decor outside and in. Chester Bottorff, noted restaurateur, who was with Devon Gables for over 20 years has become general manager of the Old Mill.

There will be a special dinner menu for the Grand Opening day as well as flowers for the ladies and special entertainment.

The Old Mill Tavern was built on the Dixie Highway between Detroit and Flint when it was still a dirt road. A livery stable was also operated in conjunction with the restaurant which served travellers and local residents. Louis Dorman, who had migrated here from Yugoslavia in 1911 with his father and brother had a restaurant in Flint prior to their move to Waterford. A fire in the restaurant in 1948 resulted in a re-building in which old beams from the neighboring grist mill were used. When Prohibition was repealed, it was one of the first places to obtain a license.

There are facilities to serve hundreds of diners, and to cater to private parties the Tudor style building is enhanced inside with pictures of old local landmarks and the restaurant has the reputation for fine food and drink.



THE OYSTER BAR, one of several rooms at the Old Mill Tavern was renovated recently. The restaurant has served diners since 1920.

Hursfall reviews progress of township's association

Duane Hursfall, Independence Township Supervisor stepped down as President of the Michigan Township's Association last week at their convention in Grand Rapids. He now becomes a member of the Board of Directors.

In his closing speech to the group Hursfall reviewed the accomplishments of the organization during the past year. Membership in the organization had increased from 1043 townships to 1078 townships. 30% of the counties are listed as having 100% membership as against 23% last year.

Since the Township's Association was organized there

have been over 450 amendments to strengthen and improve township government. Prior to the adoption of the 1908 constitution there were only 56 amendments from that time until 1953.

Officers and directors of the organization travelled more than a quarter million miles in the performance of their duties last year. Included on the agenda were 6 regular and 10 special meetings. There were also 13 congressional district meetings held.

Also during the last year, the association moved into new office quarters in Lansing and the Executive Secretary of the Association, Joseph Parisi be-

came President of the National Association of Towns and Townships.

Attending the convention from Independence besides Hursfall was Howard Altman, Township Clerk.

Letters

Dear Editor,

Will you please send me a copy of The Clarkston News issue in November containing the article written by Mrs. Constance Lektzian of the Gardner's home on N. Main Street in Clarkston.

I would appreciate it very much as it also was my father's home until 1938.

I find Mrs. Lektzian's articles and the "Jim's Jottings" very interesting, also Jim Fitzgerald.

Thelma Irish

Team working on problems

Doug Duvall of 6745 Almond Lane in Clarkston is a student in Industrial Production Technology at Ferris State College in Big Rapids. Presently he is working on a team project for Wolverine World Wide to solve a problem in the shoe sole department of their plant in Big Rapids.

The project will give them a view from the perspective of the industrial engineer's assistant vantage point of the layout and flow process of 14 sequences of operations utilized in preparing soles for shoes and stacking them in batches of six pairs. When the students finish, they will make recommenda-

tions which they hope will improve material flow, better housekeeping, decrease operator fatigue, and reduce operation costs.

Industrial Production Technology is a 2 year Ferris program which prepares personnel as assistants to industrial engineers in manufacturing concerns and service facilities. Under the present supply and demand ratio, each graduate has approximately 10 job offers.

Get your "For Sale" signs at the CLARKSTON NEWS office. Large size, 15¢ each. 5 S. Main.

Band Concert

Tonight (Wednesday) will be the first Band Concert of the Winter. To be presented in the Little Theater, the concert is under the direction of Joseph Washburn. Both the Cadet and Varsity bands will take part.

On Dean's list

Thomas F. Reed, Dean of Education at Parsons Business School, has recently announced that Martha Terry Jones, a 1966 graduate from Clarkston High School, has made the Dean's Honor List with a 3.3 average. She is presently enrolled in the Junior Accounting Program.



OF THE NEWLY REMODELED
OLD MILL TAVERN

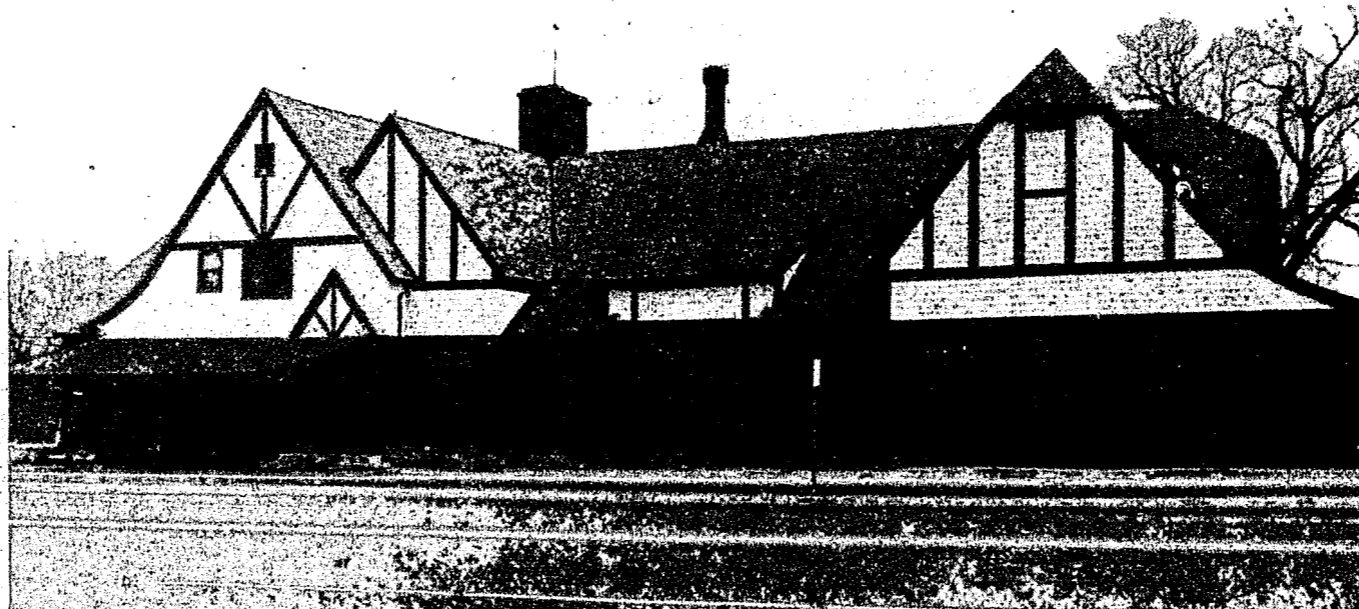
Saturday
January 27



ENTERTAINMENT DANCING



THE CROWN BAR



Make Up a Group of Friends
and
Join Us for this Special Event

CHESTER BOTTORFF
Manager



THE DINING ROOM

Special dinner menu
from 5 to 1 A.M.
Flowers for the ladies

Starting February 4 dinners will be served at the
Old Mill from 12 noon to 9 p.m. every Sunday

5838 DIXIE HIGHWAY IN WATERFORD

623-0060

INDEPENDENCE TOWNSHIP ZONING ORDINANCE

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Exit Ramp

Family

Feeder Road
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Loading Space, Off-Street
Lot
Lot Frontage
Lot Measurements
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Figure 1--Lot Types
Marginal Access Road
Outdoor Advertising Business
Parking Space, Off-Street
Public Utility
Sign
Signs, Number and Surface Area
Sign, On-Site
Sign, Off-Site

Special Exception
Street
Street Line
Structure
Travel Trailer
Yard
Yard Front
Yard, Side
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 - 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. 51 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 used or occupied, and no building or structure or part thereof 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 usewhich 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, except in the case of Front Yard setbacks, where the Building Inspector may grant a permit for a building, where said building is to be built with a setback that is no closer than the average setback of 40% of the developed frontage on the block (same street) or 500 feet each way, whichever is the lesser. In no case, however, may the Building Inspector grant a permit which allows a building to be built closer than 20 feet to the front property line.

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 sanitariously 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 sanitariously 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 Coach 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>R1A-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. Any use customarily incidental to the permitted principal use. 5. The use of waters shall be restricted to that right of user enjoyed by virtue of riparian rights and shall be confined to reasonable use by the owner or occupant of the riparian parcel; provided that, where a plat is recorded which contains land contiguous to a body of water, a recreational park bordering upon said body of water may be dedicated, the privileges of which and riparian rights of user incident thereto are to be reasonably enjoyed by the owners and occupants of lots in said plat, and only such owners and occupants; and provided that where such a recreational park is dedicated for the use of owners and occupants of lots contained in such a recorded plat, at least two (2) lineal feet of water frontage and one hundred and fifty (150) feet in depth shall be reserved therein for the rights of each lot of the size required by this Ordinance and which it is intended shall enjoy water rights; and provided further that in no event shall any plat not in conformity with the provisions of this section create any riparian rights in parcels of land so platted, and such a nonconforming plat will not be approved for recording. 	<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 R1A. 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>R1S-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>	<p>Same as R1A, and</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 R1A.</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 R1A 2. Multi-family dwelling. 3. Two-family dwelling. 4. Convalescent homes and nursing homes 	<ol style="list-style-type: none"> 1. Same as R1A. 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 R1A 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 R1A--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> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>(a) All entrance streets and other collector streets with guest parking both sides... 36' minimum.*</p> <p>(b) Collector street with no parking... 22' minimum.*</p> <p>(c) Minor or cul-de-sac street with no parking... 20' minimum.*</p> <p>(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>	<p>* Reduce by 2' if adjacent sidewalk is provided.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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> <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> <p>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.</p> <p>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.</p> <p>c. Individual On-lot Space Width: 9 feet. Length: 20 feet minimum.</p> <p>d. Off-street Parking Bays</p> <table border="1" data-bbox="2086 828 2600 994"> <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>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*																
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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>O-OFFICE DISTRICT 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>	<p>1. Same as P-DISTRICT.</p> <p>2. Funeral homes.</p> <p>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.</p> <p>4. Churches, schools, public utility buildings, post office, community centers, social centers, and similar public, semi-public and institutional uses.</p>	<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 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>	<p>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.</p> <p>2. Existing Residential Uses.</p>	<p>Shelter for attendant, not to exceed sixty-four (64) square feet usable floor area and fifteen (15) feet building height.</p>	<p>1. Outdoor displays, bazaars, carnivals, and civic events by temporary permit.</p> <p>2. Public utility buildings occupying less than 10% of the lot.</p> <p>3. Public parking garage.</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>ERO-EDUCATION-RESEARCH-OFFICE DISTRICT Encourage educational, research, and office uses on sites having unique adaptability or 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. 3. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations with service yards but without storage yards. Water and sewerage pumping stations. 	<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. 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>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: To encourage the construction of and continued use of land for commercial, service, and amusement uses serving both local and long-distance travelers. To provide for orderly development and concentration of such uses within the Highway Commercial District as designated on the Zoning Map. 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. 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. 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.)</p>	<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. 3. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, and gas regulator stations with service yards but without storage yards. Water and sewerage pumping stations. 	<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>	<ol style="list-style-type: none"> 1. Automobile filling stations, parking garages, and bus passenger stations. 2. Retail establishments to service the needs of the expressway traveller 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. 4. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub stations, and gas regulator stations with service yards but without storage yards. Water and sewerage pumping stations. <p>REQUIRED CONDITIONS</p> <ol style="list-style-type: none"> 1. Barriers - All developments shall be physically 	<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)
	<p>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.</p> <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 Planning Commission 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 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. 5. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub stations, gas regulator stations with service yards but without storage yards. Water and sewerage pumping stations. 	<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	ONLY PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES TO PRINCIPAL USE	USES PERMITTED AFTER OBTAINING BOARD OF APE APPEALS SPECIAL EXCEPTION PERMIT -- (SEE SECTION 13)
<p>MH-MAJOR INDUSTRIAL DISTRICT</p> <p>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.</p>	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	<p>Any use customarily incidental to the permitted principal use.</p>	<p>Any of the following uses, subject to the approval of the Board of Appeals:</p> <ol style="list-style-type: none"> 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.

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	5	15	50	35	2	15,000	100
A-Agricultural	10%	200 ⁽¹⁾	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
O-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
RM-T-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.

SECTION FOUR
THE CLARKSTON (Mich.) NEWS

SECTION 5, SCHEDULE OF DISTRICT REGULATIONS, continued
The minimum size of buildings shall be as follows:

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) Lillacs | |
| 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) Ailanthus (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, however, nothing in this section shall be construed or interpreted to prohibit the necessary preparation of land by balancing through cutting or filling thereof with earth materials in connection with any immediate lawful use, including but not necessarily limited to, the development of land for which a building permit has been issued.

In addition, it is not the intent of this section to prohibit the construction of small, scenic ponds (one acre or less in size) by a property owner for his own use and enjoyment provided said construction is performed in accordance with Section 6, subsection 9, (d), items numbered (1) and (3), and that said construction is not for commercial purposes."

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:

- 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.
- 'For Sale' or 'For Rent' signs, not to exceed six (6) square feet in area, advertising only the premises on which erected.
- 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.
- One trespassing, safety or caution sign not over two (2) square feet in area shall be permitted on a lot.
- 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:

- Any sign permitted in paragraph 5 below.
- 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:

- Any sign permitted in residential districts.
- 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.
- No sign except directional signs shall be located closer than 100 feet to residential uses.
- 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 anywhere outside the lot line of its source, or ground vibration which can be readily perceived by a person standing anywhere outside the lot line of its source.

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:

- 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.

- 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.

- 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.
- 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 behind the front line of the building behind or beside 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 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.

- 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.

- 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.

- 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.

- 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.

- 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.

- 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.

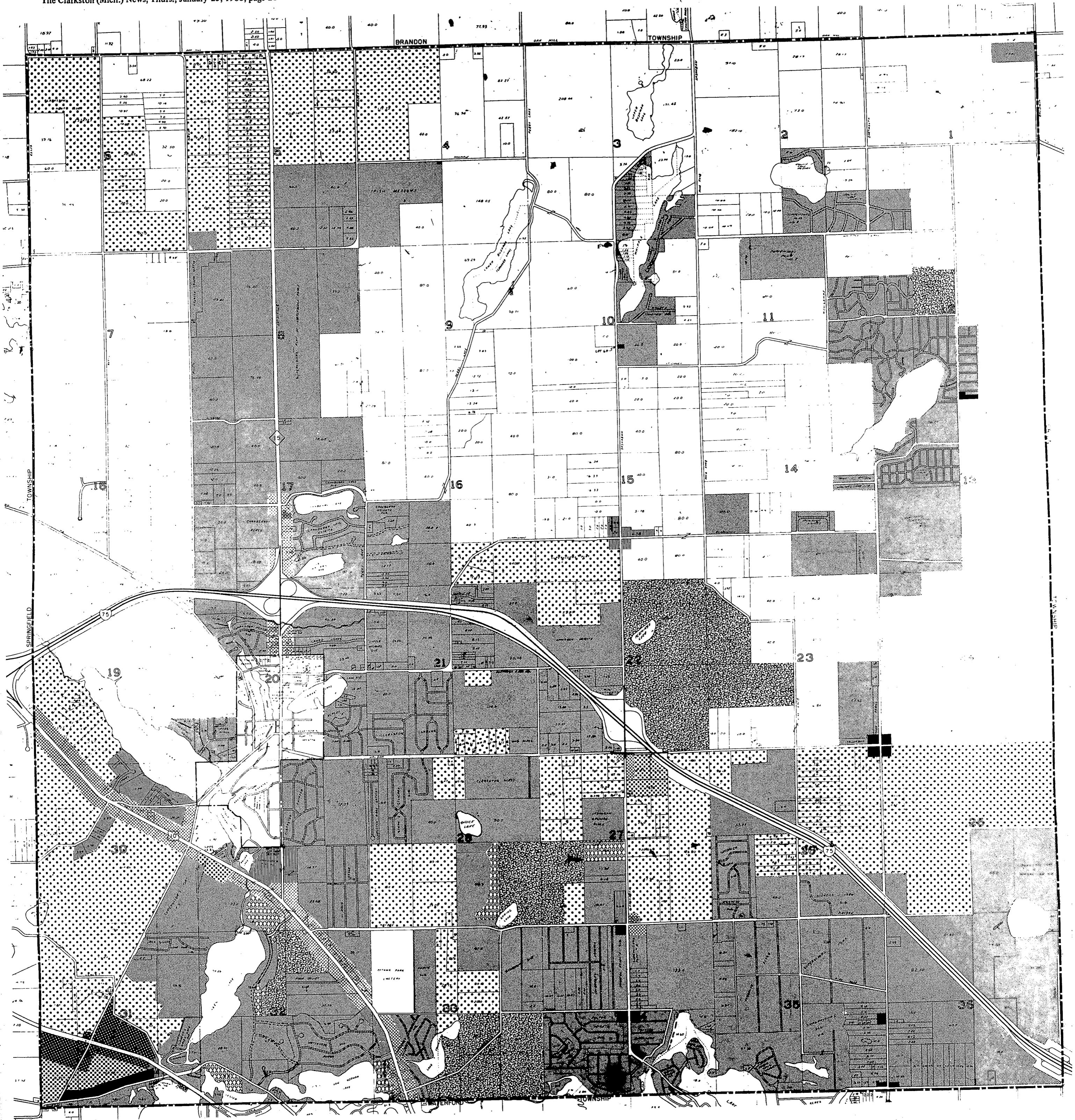
3. Action of Planning Commission. --

- 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.

5. 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.



**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

- | | | |
|--------------------------------|-------------------------------|---------------------------|
| 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 |

7-29-66
REVISED 4-13-67
3-1-67
1-16-68

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:

- 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.
- 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.
 - The Board of Appeals shall have the power to permit the erection and use of a building, or an addition to an existing building, of a public service corporation or for public utility purposes, in any district to a greater height or of larger area than the district requirements herein established, and to permit the location in any use district of a public utility building, structure, or use, if the Board shall find such use, height, area, building or structure reasonably necessary for the public convenience and service."

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 land fills, 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.

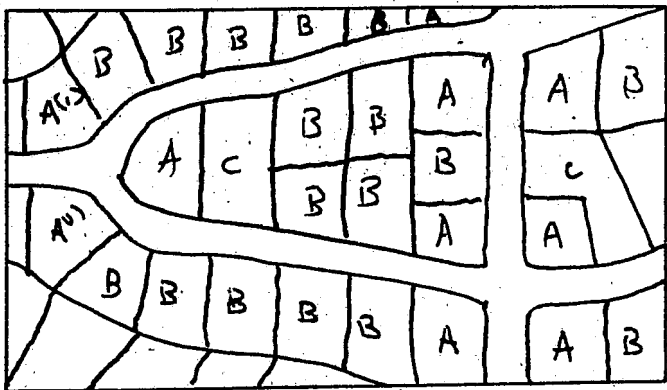
Lot Frontage. -- The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under Yards in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

Restaurant. -- A building in which food is prepared and sold for consumption within the building, as opposed to a drive-in restaurant establishment where food may be taken outside of the building for consumption either on or off the premises."

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 other wise 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 the 24th day of February, 1968, A.D.

Passed and adopted at a Regular Meeting of the Township Board,
January 2, 1968

HOWARD ALTMAN,
INDEPENDENCE TOWNSHIP CLERK

Lou Gordon speaks to Jaycees

Outspoken critic of war and crime

By Jim Sherman

The man who "owes allegiance to no person or political party", Lou Gordon was in Clarkston Wednesday night. Well, almost to Clarkston. He was guest speaker at the sixth annual Bosses night of the Clarkston Jaycees at the Old Mill.

Gordon has been a writer and radio commentator, and has gained most prominence with a television interview program in Detroit.

He dwelled primarily on the Vietnam situation, crime in the country and corruption in government. He started by criticizing President Johnson for not allowing debate on Vietnam.

"We do not get a clear picture of what is going on there and the cost estimates, while climbing, are still nowhere near what I believe the actual cost is," he said.

"Morally and legally I feel we have no right in this war... a war we cannot win," Gordon went on. "Someday we will undoubtedly have to stop the spread of communism, but it should be in China or Russia and not in Vietnam."



Lou Gordon
Outspoken critic

phasized, "We have to get tough. We have to say 'You burn, we shoot' and mean it. We have to renounce violence, and support those who feel the same. But, we can't continue to allow looting and burning, killing and beating."

CAVANAUGH

Mayor Cavanaugh, the speaker said, "Is a man of great ability, without character or integrity. He's a professional politician catering to block votes."

Gordon said little about the possibility of riots in Detroit next summer, but gave the im-

pression he expected them. Asked later if they could possibly be worse than last summer, he said, "believe me, it can happen, and can be much worse." He went on to say the militant elements have several plans for starting a revolt. One is to "go into a suburb, pick off some white children, and go back into the city. They will hope the whites start shooting," he said.

"It can, in my opinion be stopped, however. If the police react quickly. I'm convinced if 10 or 20 people would have been shot when the riot started last year it would have been stopped right then."

POSITIVE, DIRECT ANSWERS

Lou Gordon says people will very seldom find him on middle grounds. He makes direct statements, admits to be wrong on occasion, but has a good batting average on being right.

A question and answer period produced these statements:

Should Governor Romney resign while seeking other office? Yes. There ought to be a law that prohibits a man from running for one office while holding another. Either he should quit, work without pay, or take a leave of absence.

What are Romney's chances of winning nomination? Slim. I had him 10-1 underdog in

New Hampshire a couple weeks ago, and now I'd say it's Nixon 3-1. He's the hardest campaigner I ever saw and he's gaining. If he makes a good showing in New Hampshire and Wisconsin he has a chance, but a slim one.

Is Open Housing an issue? It's a joke. The colored people can do almost as they wish now.

Do the Negroes want riots? The vast majority don't. They are law abiding, hard working people who have in many cases worked harder than the whites pulling themselves up. But the militants are smart and strong, scaring all others.

Is there waste in the poverty program in Detroit? Yes. If Rep. James Del Rio doesn't go after too much publicity, and sticks to his facts, something good can come out of his efforts. It could be a big scandal.

What about the economy of the country? Good. We're in a war economy now and there can be no let down. I expect a cut back in expenditures and 6 or 7 percent increase in taxes this year.

Should we pull out of Vietnam? We can't win it. We'll have to pull out eventually. And, it ain't worth it. Let's get out.

Is Romney's criticism of the Supreme Court justified? Yes, I think there is some merit in it. They seem to be legislating rather than interpreting the law.



SPECIAL AWARDS—The Clarkston Jaycees were most appreciative of the help they received during the past year and showed their appreciation by handing out special awards. Rudy Schwarze, right, accepts one of the awards from Ken Barks. Barks made other awards to Jim Sherman, Clarkston News, Jean Bray of the Lakeland Tribune, and Wally Norberg, Manager of K-Mart.

He said he based his decision on not being able to win this war after spending time there 3 years ago and studying it since. "Four or five years ago I made the statement we had no business in Vietnam and at that time only 3,000 American boys had died. Now its 15,000 and in five more years it will be many, many more."

CRIME

"Organized crime has its tentacles in government and business as witness the recent news from New York," Gordon pointed out. "But, more dangerous, I feel, is the crime in the streets and racial problems." He cited the case of bus drivers in Detroit who are refusing to drive without police protection, the risk people have in walking the streets, and men in business places. "It is just not safe," he said.

He observed that the "permissive law enforcement policies" of Detroit, extending back several years, plus the same for courts and the federal government. "Even after all the trouble we've had in Michigan and across the nation, no one, president, governor, or mayor has renounced violence and demanded strong action against violators," Gordon said.

He said he was convinced there were many elements in the civil rights movement that want and are promoting open revolution. "Politicians are catering to the negro block of votes and cowering to the extreme elements. In my judgement the alternatives to this are depressing," He said.

Raising his voice, Gordon em-



BOSS OF THE YEAR—Mil Mason, principal of Clarkston high school. In making the presentation, Jerry Powell, center, pointed out the "sincere interest Mil has in all human beings." He mentioned the work Mason has done with men at the state prison farm setting up vocational programs whereby high school credits could be earned, his ability to make decisions and see that they are carried out, and his ability to work with other people. "Mil has helped Clarkston High School considerably in making it what is considered to be one of the leading high schools in Michigan. He is impressive with students and a real fine guy," Powell said. Mason was nominated by Bob Brumback, School Social Worker.



TOASTMASTER—The job of introducing the speaker and other guests fell into the hands of Lew Wint. He is a past president of Clarkston Jaycees, former district 18 vice president, and currently on the board of directors of the national Jaycees. He had everyone laughing, including Lou Gordon, sitting, right.

Jaycee Week, Jan., 21-27

Local club members donate time and talents for community betterment

This is Jaycee Week—its purpose is to focus attention on young men and the work they are doing. Their thoughtful concern and forward looking action has made our community a better place in which to live.

It also coincides with the 6th anniversary of the local group. Local Jaycees have been particularly active in the fields of Youth projects, Community Development and Leadership Training.

The following list highlights projects in which the local group have participated:

ACCENT ON YOUTH AND SPORTS

- Sponsorship of Junior Tennis, Junior Champ and Junior Golf.
- Punt, Pass & Kick Contest.
- Teen Dance.
- Contribution to Youth Assistance Committee.
- Junior Miss Contest.
- Challenge Cup Golf Classic: Originated this year by Clarkston, 87 golfers participated representing 15 area chapters. Ortonville won the team competition.

COMMUNITY DEVELOPMENT

- Christmas Projects, including a decorating contest of homes in the area, caroling by members of the J. C.'s and Jaycettes. There was also a toy distribution to needy children in the area.
- Ten J. C. men provide outings for the children at the State Hospital once a month.
- Deer Lake Beach improvement. A work bee is scheduled for that area on Saturday, January 27. The club will do much more on this as soon as the township is ready to go ahead.

Money making projects are limited to two functions; the Road Races and the Labor Day events. More time is then made available to play a larger role in improving the community.

LEADERSHIP TRAINING

- J. C. of the Month: A program in which the J. C. who that month contributed the most to the betterment of the club is honored.
- A visitation to Jackson Prison on November 7.
- Bosses Night Dinner and Awards Night.

FUTURE PROJECTS FOR 1968

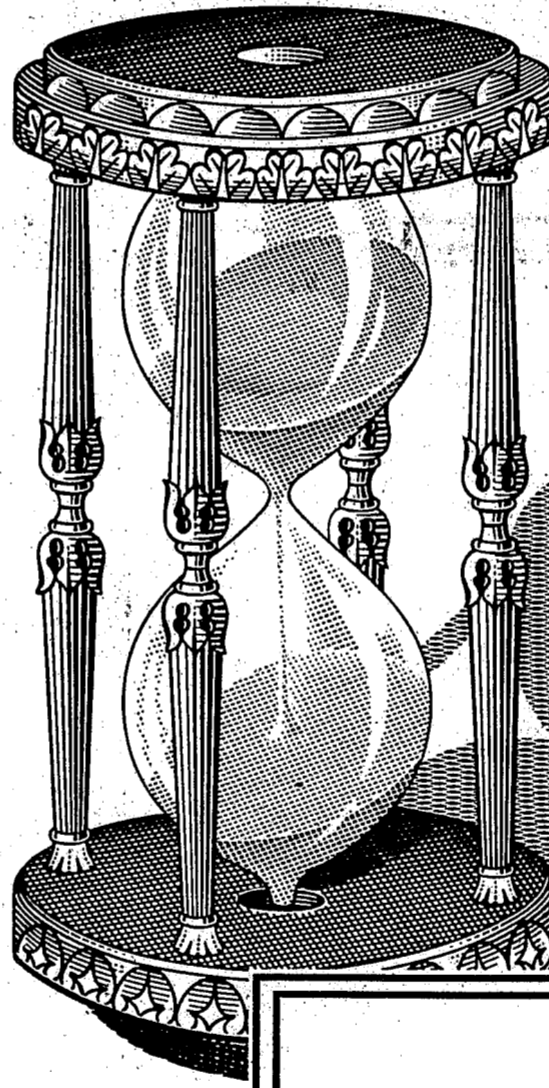
- Husband and wife membership night in February.
- Township beautification—planting trees etc.
- Clean-Up campaign which will include providing waste containers in shopping areas.
- Voter registration campaign.
- Proposed Youth Center



DISTINGUISHED SERVICE AWARD WINNER—Rick Johnston, a past president of the Clarkston Jaycees. In introducing him, Don Hamaker said, "Rick is a fine example of a man who has worked very hard for his community. He is a CPA by trade, charter member of the Independence Township Planning Commission, charter member of the Jaycees in Clarkston, and very active in his church." He has many accomplishments to his credit in both Jaycee work and in the community.



JAYCEE OF THE MONTH—Bob Beattie. One of the projects of the Clarkston Jaycees is to provide entertainment once a month to children from the Pontiac State Hospital. Recently it was taking the children on a snow mobile ride. Beattie's efforts in providing snow mobiles for this program and his other work in the club was mentioned by Gordon Spelbring, left above. Spelbring won the same award last month.



PROGRESS

*Like Time,
Stands Still
for
No Man*

Time always moves ahead... but progress can go in two directions. Here in our community, it's everybody's job to make sure that the trend is always up, for Clarkston's growth and prosperity are built on the hopes, dreams and deeds of Clarkston's people. Let's look to the future with confidence and determination. Let's work together, bending every effort toward the continuing development of our community and its potential. As we consider past achievements, with pride in our friends and neighbors, we steadfastly resolve to do our share for tomorrow's aims and accomplishments.

CLARKSTON AREA JAYCEES

The meeting was called to order by the Supervisor, Duane Hursfall.

Roll: Hursfall, Altman, Johnson, Bauer, Bennett, present. Minutes of the Regular Board meeting of January 2, were approved as corrected.

Motion by Altman supported by Bennett that the minutes of January 2, 1968 be corrected by deleting all reference or action regarding Lot #64 of Bailey Lake Subdivision as regards change.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer, yes, Bennett yes. Motion carried.

Communications from Liquor Control Commission regarding annual renewal of Liquor License in the Township, communication regarding the Delos Hamlin Day was presented to the Board.

Motion by Altman supported by Bennett that the Township Board prepare communications in regards to Delos Hamlin Day and forward the information to Chancellor Durward B. Varner for its public use.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

The position of Township Engineer was discussed by the Township Board members.

Motion by Bennett supported by Bauer that the Engineering Firm of Johnson & Anderson, Dixie Highway, Pontiac, Michigan be appointed as Official Engineer of Independence Township, effective as of January 1968.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Fire Chief Don Beach was present and submitted to the Board, the 1967 State Fire Loss Report for the Independence Township Fire Department.

The application of the American Legion Post #377, Chief Pontiac Post, for a new Club-License and Dance Permit was reviewed by the Board.

Motion by Johnson supported by Altman that the application of the American Legion Post #377, Chief Pontiac Post be approved.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Motion by Bauer supported by Altman that the request of James H. Osborne to drop Donald C. Osborne as partner with him on the 1967 Resort Class C. and SDM License located at 6722 Dixie Highway, Clarkston, Michigan be approved.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Reappointments to the Township Planning Commission were considered by the Supervisor and recommended to the Township Board. The Supervisor recommended that Gerald Anderson and Donald Cooper be reappointed to the Township Planning Commission. Gerald Anderson's term to expire on December 31, 1970 and Donald Cooper's term to expire on December 31, 1969.

Motion by Altman supported by Bauer that the reappointment of Gerald Anderson and Donald Cooper to the Independence Township Planning Commission by the Supervisor for the terms as stated be approved.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Motion by Altman supported by Bennett that a Plumbing Permit #1343 in the amount of \$3.00 in the name of Sylvan Plumbing & Heating Inc. be refunded.

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Motion by Bennett supported by Johnson that the Township bills be paid in the amounts as listed:

General: \$ 2076.19
Fire: 650.04
Water: 2065.67
\$ 4791.90

Roll: Hursfall yes, Altman yes, Johnson yes, Bauer yes, Bennett yes. Motion carried.

Motion was made and supported that the meeting adjourn.
Respectfully submitted,
Howard Altman, Clerk
Independence Township



Frank Haslip makes the final ice breaking cuts as he prepares the ice on Deer Lake for the family fishing shanty. Watching and waiting to lower their lines are Butch Haslip (left) Steve Carpenter and Fred Haslip.



Eight members of the Clarkston Village Players packed up their make-up kits and lent a helping hand prior to the Barbershop program at the Pontiac Northern High school Saturday night. Mrs. Barry Breidenbaugh adds final make-up touches to one of the stage members.

Bishop Pickett to speak

Guest speaker at the Ortonville and Seymour Lake Methodist Church on February 4, morning service will be Bishop J. Wesham Pickett of the Methodist Church in India.

Bishop Pickett, now retired and living in Dearborn, is regarded as one of the best informed American spokesmen, not only for India but for Christian missions throughout the world.

During his 46 years in India, Bishop Pickett was for 20 years the president of the Council on Medical Work of the Methodist Church in Southern Asia. He was closely associated with educa-

tional and missionary institutions in India, Burma and Pakistan.

Organizer of the Christian Mission to Nepal, he helped build up a missionary force of more than 100 which now runs those hospitals and several educational institutions in the Himalayan kingdom.

Bishop Pickett will also speak at the Ortonville Methodist Church February 4, 1968 at 6 p.m. for the school of Missions. The school of missions begins on February 4 and will continue on through the 11th, 18th, and 25th of February.

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Sunday Psalms 6:1-8	Monday Proverbs 4:20-27	Tuesday Isaiah 5:20-25	Wednesday Luke 21:10-19	Thursday 1 Corinthians 3:16-23	Friday Ephesians 5:3-20	Saturday Colossians 4:1-6
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Another Day By Constance Lektzian

Lee Clark-Pioneer descendant

It was the largest class ever to have graduated from the Union School in Clarkston—that class of 1898. The program took place in the Baptist Church and everyone in the group participated—either with a musical number or a speech. Lee Clark's declamation was entitled "A Wise Man". At the completion of the program, the entire group graduates, parents and friends trooped over to the Grange Hall for the reception. The refreshments there consisted of ice cream, cake and congratulations. The Grange Hall was the large second story room over what is now the Clarkston News building. The graduates were: Estelle Gibbs, Lizzie Netting, Ralph Walter, Charles Bower, Lee Clark, Charles Carran, Clyde Morrison, Lillian Urch, Grace Walter, Myrtle Vliet, Leroy Gibbs and Gertrude Jackson.

It had always been a dream of Lee Clark to become a doctor but at the time he finished high school, his father's health was not good and Lee went into business with him. This was the Phoenix Ironworks, later called the Vulcan Company, Detroit, Michigan. Quite some years later, the father and son made a decision to move the business to Clarkston. Materials used in manufacture of brass, bronze, and copper, limited on account war requirements made this move an opportune time for change. The company had done well in Detroit but the family felt close ties to Clarkston.

chased the corner of Waldon and Main Street for their business location. A frame house was standing there at the time, the original home of the Young family. Mr. Young had been the village's watchmaker and jeweler. This house was moved to the next lot in back of the factory, facing on Waldon Road. Later Lee and his wife remodeled it and lived here. This also was the house where their youngest son, Arthur Edwin, was born.

In the fall of 1915, the Clark's started construction of the building, completely of field stone. These stones were brought in by farmers in the area and dressed and fitted by local masons. Well-built, it still stands today.

Called the "Art Metal Works", there are still some signs of its industry in Clarkston. The entrance to the Lakeview Cemetery was a wood arch and when old age had nibbled away at that, it was torn down and cobblestone pillars erected. The Clark company donated the gate that swung between these pillars and Lee Clark designed and made a memorial plate to put on the gates. It reads "In memory of Pioneers of Clarkston—Jeremiah Clark, Nelson W. Clark and Ebenezer Clark"—names of the men who had helped to found the village. Later, Lee designed and made the war memorial tablet fastened to the huge boulder in front of the Township offices.

In addition to his duties with the factory, Lee became assistant cashier of the bank. It was while in this capacity



LEE CLARK

that he got the idea for starting a newspaper. There was no local paper at that time.



MRS. EDWIN CLARK

Anyone wanting to publish an advertisement had access to a bulletin board in the bank. There in the midst of the village's monetary concerns were posted such signs as "Wanted-Pigs" or "For Sale—one cow". The small paper was printed first in Holly by Joe Haas, a personal friend of Lee Clark's, who later gained fame as one of Oakland County's best historians. For a while, Lee was publisher, editor and only reporter. Since the first issue of that "Community News" there has been a newspaper in Clarkston.

Lee Clark went into another project picture postcards—the first ones in this area. These showed such familiar scenes as the millpond, the Nelson Clark home and Parke Lake. Some of these, showing landmarks long gone, are collectors items.

Interested in young peo-

ple, he started a YMCA branch. He organized the Clarkston Club, a businessmen's group, which met in the hall over the present O'Dell's Drugs, where they had pool and billiard tables installed and the first radio in Clarkston. This hall was also known as the Opera House, and while the Community News carried ads telling of forthcoming Saturday night dances, the Opera House was still deserted a great deal of the time. Lee Clark gathered up a YMCA committee to remedy this situation.

It was the day of vaudeville and through a lyceum company, they brought in entertainers and musicians. Radio was a feeble thing then and TV had not even been



EDWIN CLARK

thought of, so such diversions as lectures and readings were popular. They enlivened many of Clarkston's winter evenings and the performers were almost always assured of a packed house. These people were representative of an era which now, unfortunately, has passed from the scene of the entertainment world. Some of them came from families where generations had been in show business.

During World War I, and now past the draft age, Lee Clark served as one of the state's county secretaries for the YMCA, with headquarters in Howell. His added job was to recruit oversea secretaries for the organization. He also headed many of the bond drives in this area.

Active in the social and fraternal life of Clarkston, he joined the Cedar Lodge #60 in 1916 and now has a life membership there. He was a member of the Woodmen of

America and at one time was Grand Regent of the state of Michigan for the Royal Arcanum. Soon after he and his father, Edwin, opened the factory in Clarkston, Lee served on the village council for three years and was the village assessor. The villagers at that time called themselves the 400, the total population of Clarkston.

Married in 1907 to Bartha Hadley, daughter of Arthur and Isabel Hadley, of Holly, Michigan, they became the parents of Milton Hadley, Nelson Lee, Virginia, (Now Mrs. E. A. Owen of Pontiac), Isabel and Arthur Edwin. During World War II, Lee left the company in the fieldstone building he and his father had built, and went to work for General Motors, until retirement, taking with him his years of experience in the metal working business which the government put to good use.

Lee Clark was the Treasurer on the Board of Education from 1918 until 1920 and was a member of the Methodist Church. He had an Insurance Agency for 50 years which was closed on account of health in 1966. When movies first came to Clarkston they were shown in the Methodist Church. Lee had charge of these week-end showings and selected programs suitable for young and old.

Sheriff reports accidents

Icy road conditions were blamed for three accidents last week all of which the sheriff department investigated. Only one involved an injury.

That accident occurred at 6:25 p.m. on January 18. Chris Body, 19, of 6805 Bridge Lake Road received type B injuries and was taken to her home. She was a passenger in a car driven by Gary West, 18, of 6050 Pontiac Lake Road, Pontiac. He was unable to stop when an auto

driven by Timothy Kitchen, 18, of 4910 Clarkston Road, Clarkston attempted to go across Sashabaw from a driveway, just north of Maybee Road.

In other collisions no one was injured, but on January 16 at 3:45 p.m. a car driven by Margaret Byers, 44, of 6051 Middle Lake Road slid through a yield sign when her brakes locked and collided with a car driven by Reginald Bird of 7661 Allen Road.

On Thursday, at 11:25 p.m. Eugene Britten, 56 of 4935 Clarkston Road, backed out of his driveway, could not get started again because of the slippery roads and was struck by a car as it came over a hill. The other driver was Gordon Wilkinson Jr. 16, of 1301 W. Predmore, Lake Orion, who told officers as he drove over the crest of the hill, Britten's car was in the wrong lane and he could not avoid the collision.

Theater Guild to present plays in Clarkston

"My Mother, the Macabre," four one-act plays with the main theme of birth and death will be presented by the Theater Guild of the Highland Lakes Campus of Oakland Community College, Feb. 1-3, at Clarkston High School.

Titles of the one-acters are "Rude Awakening", "Three People", "Aria da Capo", and "Good-Bye, Atlantis".

Certain for the evening of experimental theater is 8:30 p.m.

Director of the play is Ha-

rold E. Green, Jr., of Farmington, who is a dramatics major at Highland Lakes and the producer is Peter G. Remington, of Birmingham, a Liberal Arts major at Highland Lakes.

Students from OCC's Auburn Hills and Orchard Ridge Campuses will also participate in the production and assistance is also being received from St. Dunstan's Theater Guild of Bloomfield Hills.



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NOTICE SPECIAL MEETING
Clarkston Village Council
MONDAY, JANUARY 29, 1968
8:00 p.m.
Clarkston Junior High School Auditorium
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