

The Clarkston News

Vol. 50 — No. 1 Thurs., August 30, 1973 Clarkston, Mich. 48016

56 Pages — 4 Sections

15c

Clarkston Village Days this weekend

Monday Parade at 10 a.m.

The annual Labor Day parade, sponsored by the Clarkston Rotary Club, will begin at 10 a.m. at Clarkston Junior High School. It will proceed west on Church Street to M-15 and thence north.

Non-vehicle units will disperse on Miller Road, according to Police Chief Jack McCall and vehicles north of Miller Road near Haupt Pontiac.

McCall said floats are asked not to stop along the way for reasons of safety.

There will be no parking on M-15 in the posted business district during parade hours.

The police chief asked parents to assist in keeping children out of the parade route.

Several prizes will be awarded by the Rotary Club for best entries in the parade.

Children's games

American Legion Auxiliary will sponsor a variety of children's games during the Corn Roast from noon to 6 p.m. Labor Day at the Legion Hall on M-15, north of I-75.

Labor Day Calendar

FRIDAY

Carnival — Village Parking Lot

Sidewalk Sales — Downtown Merchants

SATURDAY

Carnival — Village Parking Lot

Sidewalk Sales — Downtown Merchants

SUNDAY

Carnival — Village Parking Lot

Sailboat Races — Village Parking Lot

MONDAY

Carnival — Village Parking Lot

Parade — 10 a.m. Downtown Clarkston

Street Band — Following parade on Pontiac State Bank steps.

Firefight — Between Independence Township Fire Department and surrounding districts — Following parade — on Washington Street.

Sailboat Races — Immediately following parade at Deer Lake.

Corn Roast — Noon to 6 p.m., American Legion Hall, M-15

Street quartet to play

A street quartet featuring dulcimer, country fiddle, string bass and guitar will entertain after Labor Day parade from the steps of the Pontiac State Bank.

Featuring South Oakland musicians Paul Gifford on dulcimer, John Blasius on country fiddle, Mike Berst on string bass and Brad Glidden and guitar, the group has been together about four years.

Their appearance in Clarkston is sponsored by Ivan Rouse of the Clarkston Conservatory of music.

Weigh-in offered

A children's weigh-in to raise funds for the fight against muscular dystrophy is planned by Clarkston Area Jaycettes from 9 a.m. to 3 p.m. Labor Day in downtown Clarkston.

A penny-per-pound minimum donation will be asked of everyone wanting to tip the scales. Proceeds will benefit the Jerry Lewis Drive for Muscular Dystrophy.

The scales will be placed adjacent to "Oscar! and his Trash Can", where youngsters can purchase surprise packages for a dime.

Both attractions will be located near the Coke Wagon, a traditional fund raiser for Jaycette community activities.

AMERICAN LEGION CORN ROAST MENU

Ear of corn -- 25c
Hot dog -----40c
Beer -----50c
Pop, Ice cream



Summer ends with a carnival ride -- the merry-go-round whirling us all into the start of school and resumption of organized schedules. Thrills and entertainment will be plentiful this weekend in Clarkston as this picture from last year's Village Days portrays.

Village police to patrol games?

The possibility that Clarkston Village auxiliary police will be deputized by the township and thereby enabled to patrol school football games, this fall under study, by Village Police Chief Jack McCall.

The village council has given it support to such a plan providing details of bonding and insurance for the men can be resolved.

The auxiliary has previously been deputized by the Oakland County Sheriff's Department for game patrol, by a change in policy this year at the county level has canceled that provision.

McCall said he felt it would be possible for the township to deputize the men. Particularly in view of the merger now being worked out between township and village for a combined police force. He said the merger is not expected for two or three months, however.

Construction blamed for beach pollution



No swimming today!

Construction is looked on as a culprit in the pollution of Woodhull Lake which has recently caused the closing of the Woodhull Property Owners Association beach on Lakeview.

Dorothy Aszurek, assistant sanitarian at the Oakland County Health Department, said tests taken over the past ten weeks indicate higher than safe total bacterial count at three of four testing stations on the lake.

She added that fecal count, an indicator of human waste, was well within safe limits -- registering 19 to 34 when 100 is considered dangerous.

Ms. Aszurek noted sewer construction is completed, the beaches will resume normal counts and be ready to open next year.

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The pressure is off and he's happy

By Jean Saile

A relaxed Gary Stonerock, sporting a becoming moustache, looks back on a stormy two years as supervisor of Independence Township philosophically.

"We shook a few cherry trees, but I'd do it the same way again," he says.

Now completely immersed in the aerial mapping aspect of his Air-Land Surveys, a business he continued outside business hours during his term as a public official, he looks rested and happy.

"I worked awfully hard for two years, put in a lot of time. I still work hard, but I don't have the same pressures," says the man who brought Independence Township more headlines and more media space than it ever had before.

He looks back on the term as being one of many accomplishments. "It was controversial, but things had to be done. I don't hang my head in shame."

Friends and acquaintances he made then tend to uphold his view. "There has been nobody who has questioned my integrity or scruples," he relates.

While still taking a number of township oriented phone calls, he says he tries not to meddle with those in office. "I believe in letting their jobs speak for them. They don't need the hindrance of constant aggravation."

Stonerock believes he took the brunt for a lot of things -- including changes overdue in the township. "I also took the brunt for the office operations, and I'm just beginning to realize no good politician does that."

He refers facetiously to the Watergate investigation, attributing partial responsibility for his defeat at the polls last November to overwhelming Republican popularity.

Stonerock speaks of his township service, not reluctantly but with an air of giving it minor importance.

Where he waxes rhapsodic is over the expansion and changes he has been able to effect in Air-Land Surveys, whose offices are based in the Stonerock home at 7990 M-15.

An integral part of the operation -- a Cessna 206 converted for photography -- sits in a T-hangar at Oakland-Pontiac Airport. Equipped with a 500 horsepower engine, three blade propeller, it's capable of flying at slow speeds -- 75 miles per hour -- to get the precise camera shots necessary in the aerial mapping business.

Stonerock obtained his private pilot's license in 1965. He has aimed from the time he worked for the Michigan Highway Department as a flying surveyor to combining both loves.

A visitor to the M-15 complex is first invited to view the well-stocked and well equipped dark room where 9x9 inch glass negatives are etched of the area photographed by the company's 6-inch lens camera.

The glass negatives are in turn used in the plotting room where a sophisticated stereo plotter permits accurate elevation figures and can pick out such items as telephone poles and, in some cases, even the wire suspended between them.

A computer fed precise information can draw maps of the area.

Now requiring eight employees, Stonerock estimates his company will do \$150,000 worth of business this year.

He's happy, he says. Comparing the business to his term as supervisor, he reports, "The only thing to call me wrong now is my bank account."



Former Supervisor Gary Stonerock

Village zoning ordinance passes 3-2

Clarkston Village Council passed by a vote of 3-2 Monday night a new village zoning ordinance, which for the most part zones land according to its current use.

Voting for the ordinance were Trustees Ruth Basinger, Jim Schultz and Dick Weiss. Opposed were Neil Granlund and Mike Thayer. Village President Richard Johnston did not vote.

The vote followed allegations by Thayer that Village Planning Consultant Todd Kilroy had been unhappy with the finished product, and that most of his recommendations had been turned down.

Thayer quoted Kilroy as describing the ordinance as "one of the poorer ones he's ever done" because of the "patchwork" zoning involved.

The council had hired Kilroy as consultant on the ordinance and zoning map at a cost of about \$900.

Despite rebuttal by Council President Richard Johnston and Planning Committee Chairman Ted Thomson that the ordinance was good and that Kilroy had made no such complaints in their hearing, there were indications future changes might come quickly.

Both a public parking lot and the possibility of erecting a new municipal building on the 33 village-owned acres off Depot Road were considered. The land, under the new ordinance, has been designated for recreation -- the intent stated as prohibiting future development there.

Johnston reiterated his stand several times during the evening that future zoning changes should be accomplished by the property owners through application to the council and its planning body.

He defended the right of "due process" for such applications even as members attempted to deny immediately a request from Haupt Pontiac manager Don Short and Rudy Schwarze to rezone a lot on Main Street off Northview from residential to commercial.

The land is being used for the stockpiling of cars, and Haupt officials were informed by the council three weeks ago that the use is illegal. It was pointed out Monday the use is illegal under both the new and old zoning ordinances.

A decision was eventually made to inform Haupt officials and Schwarze, who owns the land, that no application for rezoning will be considered while the property use is in violation of village laws.

Two changes in the ordinance were effected as a result of citizen objections made during the public hearing on the ordinance August 13.

Off-street parking requirements for new businesses were reduced from the original presentation and the off-street loading provision was clarified; and commercial zoning was retained for property along Main Street recently sold by Frank Russell to Tudor ApMadoc for an antique store.

Despite stated objections, the council took no action to reduce house size requirements for new construction. The ordinance states that a 1,600 square foot house shall be built on a 12,000 square foot lot and a 2,000 square foot house on a 16,000 square foot lot.

Keith Hallman, representing the local businessmen's association, and Hal Reekwald, realtor, objected to the fact that no local businessmen had been represented on the planning committee which studied the ordinance for seven

months.

Mrs. Basinger responded that none had asked to serve.

Johnston said that while the ordinance may not do anything positive for the business district, it contains no provisions to hurt it.

Thomson defended the ordinance as a decision by the majority of the planning committee as to what would be best for the majority of the population. "There was a lot of time, study and effort put into it by this group," he said.

Planner defends ordinance

Clarkston Planning Consultant Todd Kilroy, responding to allegations made at Monday night's village council meeting, told The Clarkston News, "Considering the circumstances, we did the best job we could, and the same is true for the people who worked on the committee."

"We did not slight the village," he said.

In response to remarks attributed to him by Village Trustee Mike Thayer, Kilroy reported, "His interpretation includes his own subjective comments. Our recommendation to the community is consistent with the type of ordinance we do for all communities."

"The kind of business expansion we discussed was to the south of the downtown area and not to the east or west," he continued.

Denying he'd ever said it was "One of the poorer ordinances he'd ever worked on," Kilroy

added, "It's a problem anytime you do an ordinance in an existing situation where there is no plan. It's very difficult to make projections of business or multiple growth, and I think the leaders of this community realize the approach used -- if other areas are to be projected -- will require some planning."

Kilroy said a new ordinance had been necessary because the old contained provisions now held to be illegal. "The old ordinance provided that the zoning board of appeals should amend it. This is not allowed. It must be a council decision."

He added, "We tried to accommodate existing uses. There is no easy answer to zoning. But if anyone thinks the ordinance was not completely reviewed, or that a lot of thinking didn't go into it, they should have participated in the committee meetings. This ordinance had one of the most exhaustive reviews I've been engaged in, in various communities."



by Jim Sherman

Do you ever lie in bed after the alarm goes off and try to reason with yourself as to whether you really have to get up or not?

I do. Not always, but occasionally. I think of such things as . . . Is this

Sunday? Do I have any early appointments? What's the weather supposed to be today?

Almost always I lose the argument with my super lazy conscience, and crawl out of bed. None of this throw back the covers and take 3 deep breaths before an open window.

I found myself in conflict with me again a couple weeks ago. It seems a 150 pound slab of concrete had to be put atop a chimney that was some 25 feet in the air. And, it took 2 people to do it.

Wife Hazel was unwilling, as was my friend Jerry Olrich's wife, Marsha. That left him and me.

That's bad 'cause Jerry was a builder's helper in his youth. He'd walk beams across the haymow and I wouldn't walk a train track.

Jerry also sorta likes to chuckle when he has command of a situation

which has escaped your mental or physical grasp.

I gave him plenty to chuckle about as I reasoned my way to the top of a 20' scaffold.

Let's see! There are five 4-ft. sections. That's 20 feet. Two stories. I've read of many people jumping out of a fire from the second floor, and not being hurt.

With all those bars and braces I surely could grab one if I should fall.

The tennis shoes I was wearing would give me extra grip with the flexible rubber sole.

The thin pipes of the scaffold would not be affected by the heavy wind. I can't see any sway.

The ground is all sand and quite soft. I'll remember to roll when I hit.

Up I went. Shaky, but determined. The wind increased to 60

knots. The scaffold was 100 feet high. The sand turned to concrete. My tennis shoes slipped from being too sandy.

The boards on the scaffold were too narrow, too thin and too far apart.

But lift we did and the slab went into place.

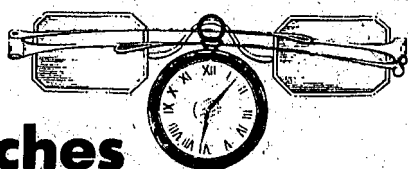
Chuckling Jerry then said, "The block layers asked us to take the scaffold down."

I didn't dare swing at him or I'd lose my grip . . . and when I got to

the ground I was so relieved I forgot to swing at him.

But the scaffold came down. My muscles slowly untied. And I even experienced a small feeling of having accomplished . . . no, conquered something.

No, I'm not volunteering to paint the Mackinac Bridge.



Patches

Prying Dad loose

by Pat Braunagel

We kids the other night were discussing how we could hoodwink my father-in-law into parting with a few dollars and adding some travel to his retirement years.

We've tried all the honest methods and are now studying techniques con artists use for bilking little old ladies out of their Social Security checks.

Dad's actually a pretty soft touch for his kids, if their cause is just.

But try talking him into signing a check for his and Mom's air fare to Hawaii, or Florida, or even his hometown in North Dakota, and

he's got 18 rapid-fire reasons why it can't be done.

We've lowered our sights to a weekend up north—and none of us has much hope for that.

Another factor besides Dad's recurring check-writer's cramp is that it's taken super human efforts to get him out of his television chair even for meals during this Watergate Summer.

He's loving every minute of it, as the whole country discovers what he's known all along about the Nixon bunch.

His analysis, oft-repeated during commercial breaks, is that there's little hope for this country at all.

"You've got to understand one thing about Dad," my husband ventured in the middle of the kids' conspiracy the other night. "He knows Nixon's leading us straight into another major depression, and he remembers full well what that's like."

"Right," we all chimed in.

"So he figures he's got to keep his resources together because we're all going to have to move in with him shortly," Don concluded.

There was a chorus of groans and moans.

"Talk about depression," I said.

My father-in-law has a small, three-bedroom house, four offspring who have four spouses and a grandchild.

That adds up to 11 diverse opinions which would require a forum of a size no less than the U.N. Building.

The men argue about sports. The women disagree about which shopping center to go to.

Men in service

Thomas P. Wells, son of Mr. and Mrs. Willard H. Wells, 5021 Mary Sue, has been promoted to staff sergeant in the U.S. Air Force.

Sergeant Wells, a communications specialist, is in the 2192nd Communications Squadron at Loring AFB, Maine.

A 1963 graduate of Clarkston High School, he attended Oakland University and Michigan Technological University. He is a member of Alpha Phi Omega.

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We haggle about politics. Social issues. Religion. Which movies are worth seeing. Whether Joanne should have trumped my ace to get the lead in a euchre game.

We love each other. Dad loves us all.

But bring on a depression. Put us all under one roof. And, within days, Dad would somehow scrape together the cash for an extended round-the-world cruise.

TAPES & RECORDS TAPE DECKS

What we don't have, we order.

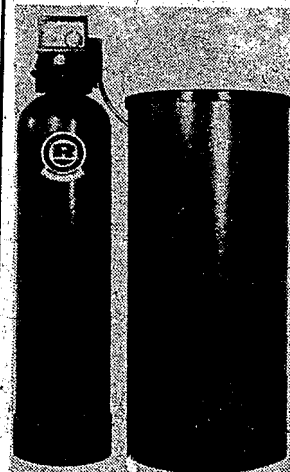
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1963 M-15 at Bald Eagle Lake

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I see bars in front of Spiro Agnew, and if he doesn't go to jail, whether as a result of the present investigation or another to follow, he's going to have a very narrow squeak.

I see a steel-haired man, shoulder high to Agnew, very intelligent, pressing the case against him. If he presses too early, Agnew will not go. If he lets all

A stadium for the Lions will definitely be built in Pontiac, probably by 1976. Those who have been fighting the stadium will regret it. Facts are due to be exposed that someone behind the fight will make money if the stadium is delayed.

the facts and witnesses on record, then Agnew will go. The reason will be a surprise to the people.

No matter what happens, a stadium will never be built on Detroit's riverfront.

John and Martha Mitchell may split for a while, but John won't go to jail and nobody else will put up with Martha for any length of time.

I see a black man of medium age, big through the shoulders, as the next mayor of Detroit. It may be Edward Bell.

The kids who hang out at the Clarkston Village Parking Lot do so because it's peaceful there. They enjoy each other's company and the opportunity to watch the world go by. We should have made a little park on the banks of the Mill Pond. Senior citizens as well as young people would have enjoyed it.

PINE KNOB BILL

GILBERT O'SULLIVAN

British singer-composer Gilbert O'Sullivan will appear at 7:30 p.m. Sunday, September 16 at Pine Knob. With him will be Maureen McGovern, whose hit single, "The Morning After," is currently on U.S. charts.

BONNIE RAITT, JOHN PRINE & MARIA MULDAUR

Bonnie Raitt, John Prine and Maria Muldaur will be at Pine Knob at 7:30 p.m. Thursday, September 20.

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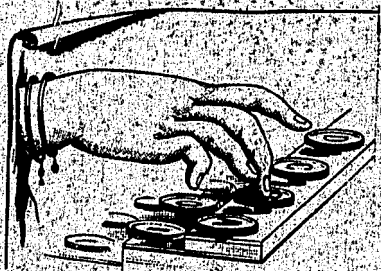
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Main Office	9:30-3	9:30-3	9-12	9:30-3	9:30-6	9-12
Bloomfield Office	9:30-3	9:30-3	9-12	9:30-3	9:30-2 4-6	9-12
Mall Office	9:30-7	9:30-7	9:30-7	9:30-7	9:30-7	9-12
Auto Bank	9-6	9-6	9-6	9-6	9-6	9-12
County Center	9-3	9-3	9-3	9-3	9-5	Closed
Other Offices	9:30-3	9:30-3	9-12	9:30-3	9:30-6	9-12

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editorial

Planning needed

About the best that can be said for Clarkston's new village zoning ordinance is that it purportedly does no harm and that it does serve to replace the outdated, and in some areas illegal, previous ordinance.

It has, however, fallen short of providing direction for future changes within the village, and the changes are all about us. Council members, who an hour previously had approved the ordinance, themselves suggested proposals which would require its change within the foreseeable future.

The ordinance sticks to existing zoning, with the idea that future zoning changes should be initiated by the property owners. That's a good idea, if it works, but we've seen many rezoning proposals shot down by irate neighbors.

The business area, hard pressed for parking, needs some community support if it is to remain as is. Were the Post Office to move from town—and we are assured by postal officials that such a move is still likely—business traffic would be cut drastically.

The village council, responsible for leadership, should be thinking along those lines—both as it relates to the tax base from which the village operates and to the need for a continued community center.

It appears to us that planning is not an item to be put off indefinitely, and though costly, it may not prove to be as costly as lack of a plan would be.

We believe the council should proceed in that direction.

A toast to open doors

It's threshold-crossing time. Recent toddlers are entering school for the first time.

Their older brothers and sisters are making the big move from junior to senior high school.

Others are entering college or settling down into full-time job responsibilities and fighting nostalgia in the back-to-school milieu around them.

We have news for those in the last group—if the wistfulness has hit you now, it still will be giving you annual pangs a decade or two hence.

We have seen the faces of the youngsters who are taking a step forward into a new academic and social environment.

They are generally eager and a wee-bit frightened, but covering it all with their own individual brands of cockiness.

We wish them luck—that their dreams will be fulfilled and that those that aren't will turn out not to be so important anyway.

We want to look ahead with them and share their sense of expectation.

hill'n'gully



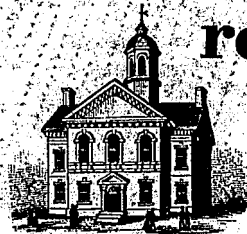
The seamstress

by Jean Saile

When Janet, who pulled D's last year in eighth grade sewing, decided this year to buy material and make her school wardrobe, I kept my cool. She's 14, the fourth Saile child, and I am wise—I thought—in the ways of teenagers.

"We'll try it," said I.

Supervisor's report



By Robert Vandermark

New state health regulations regarding septic tanks on black top roads with open ditches are making it virtually impossible to develop one-and-a-half acre lots north of I-75.

Because of these new regulations, subdivision plats will be approved by the county or state without sewers in many areas of our township.

These areas will be difficult to develop in low densities because of the cost to put sewers on large lots.

Allowing private roads in these areas with provisions to maintain the roads would circumvent the state policy and allow low density development.

I do not believe that the state officials realize the planning impact of this bureaucratic policy.

It is amazing to me that in many cases such as this, the nature of development of the community is determined by unknown officials and not by the planning commission and elected officials who will act in the interest of the community.

State plat laws prohibit any parcel smaller than ten acres from being broken up into more than four lots in a ten-year period. This law should serve to slow down further development.

To earn the money to buy the material, she agreed to assume some of the housekeeping responsibilities, and it was true she was keeping the house reasonably clean—the dishes done, the vacuum run, etc.

We still adhered once a week to having the woman responsible for keeping the Health Department away from our door come in to dig out the corners, but Janet was doing nicely—and she collected.

She traded those first earnings for a light cotton with blue rickrack trim, simple pattern, and headed home.

That was the beginning.

Our house assumed an air of domesticity it hasn't had in the seven years since I decided to go back to work. The kitchen table became the cutting board, sewing took place both in our place and grandma's, and fittings were accomplished at all hours of the day and night.

Janet had found her medium. Slacks, suits, smock tops, an Eisenhower jacket and a two-piece dress followed that initial enterprise. She has taken to waiting for my pay check to arrive, visiting me at the office to collect the week's loot and then walking across the street to the Village Sewing Basket where she immediately spends it.

There was a vague mention about a fake fur jacket the other day.

If that develops, it will be added to the fashion show line-up a set of proud parents put her through each time we have unsuspecting and friendly company.

For me, the whole affair has been an abject lesson in faith, or lack of it. I guess this column is an apology to Janet for things I thought.

If she accepts it, there's a neat shirtwaist pattern I wonder if she'd mind making up for me.

"If It Fitz . . ."

Don't rock the boat



By Jim Fitzgerald

A recent memorandum prompts me to believe there may be some truth to the rumor that General George Washington is no longer commanding the U.S. Armed Forces.

In a startling quick reaction to a Presidential order, the U.S. Navy last month agreed to end slavery within its ranks. The order was given by President Truman in 1945.

In a private memorandum to fleet commanders, Navy personnel director David Bagley declared: "We are at a period of time during which we can no longer afford lip service or half-hearted support. Racism in our ranks cannot exist."

Navy racists, wrote Bagley, must be weeded out even if they are "superior performers in technical or other professional aspects of their work."

traditional transfer of a white racist to an all-white unit must also end. If counseling and discipline fail, Bagley said, there must be "processing for discharge . . . regardless of race."

Whoopee and golly gee.

It was 28 years ago that Truman, in a blinding burst of democracy at the end of World War 2, decided it would no longer be necessary to hide the Negro troops along the back edge of military camps. He even hinted it might be conceivable that every black soldier didn't have to be a truck driver, and every black sailor didn't have to work in the galley.

The Navy would have got the message sooner, only its semaphore flags have been in drydock, getting a reweave job from Navy's boss.

Only the sourest cynic would suggest it is more than a coincidence that the Pentagon should get concerned about racism now, at the same time military enlistments are falling far short of quotas necessary to replace the draft.

It is a statistical fact that black boys bled in Vietnam at a rate far exceeding their percentage of U.S. population. But everyone knows the draft had nothing to do with this out-of-proportion influx of Negroes into the infantry. They enlisted, rather than attend Harvard, simply because they'd heard the Army served watermelon 3 times a day and allowed unlimited tap dancing in the barracks.

Besides, the black boys were thrilled that they wouldn't suffer the same restrictions as their

fathers in World War 2. No longer were they limited to mop and truck duty. They could get shot at, close up, just like the white boys, thus proving there is freedom for all in this nation. Of course, if they got killed and shipped home, there are some cemeteries that don't accept black bodies. But what the heck, you can't expect the world to change overnight.

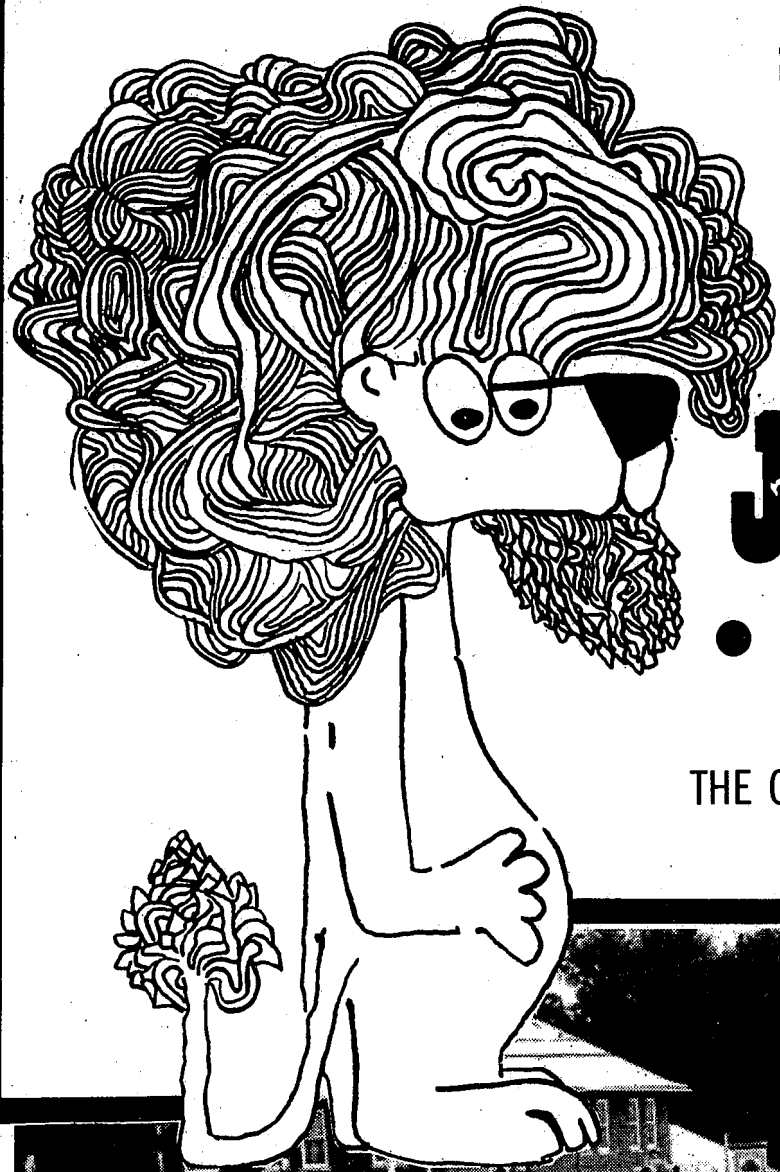
It is certainly churlish to suggest the Pentagon brass had less than noble reasons in ordering fleet commanders to let the black men ease up on the oars. The brass didn't do it because they need more black enlistees.

The Pentagon is simply concerned that no one rock the boat, at least not until George Washington hears enough to sit down in it.

Clarkston VILLAGE

A GREAT PLACE TO LIVE

The Clarkston (Mich.) News Thurs., Aug. 30, 1973 7



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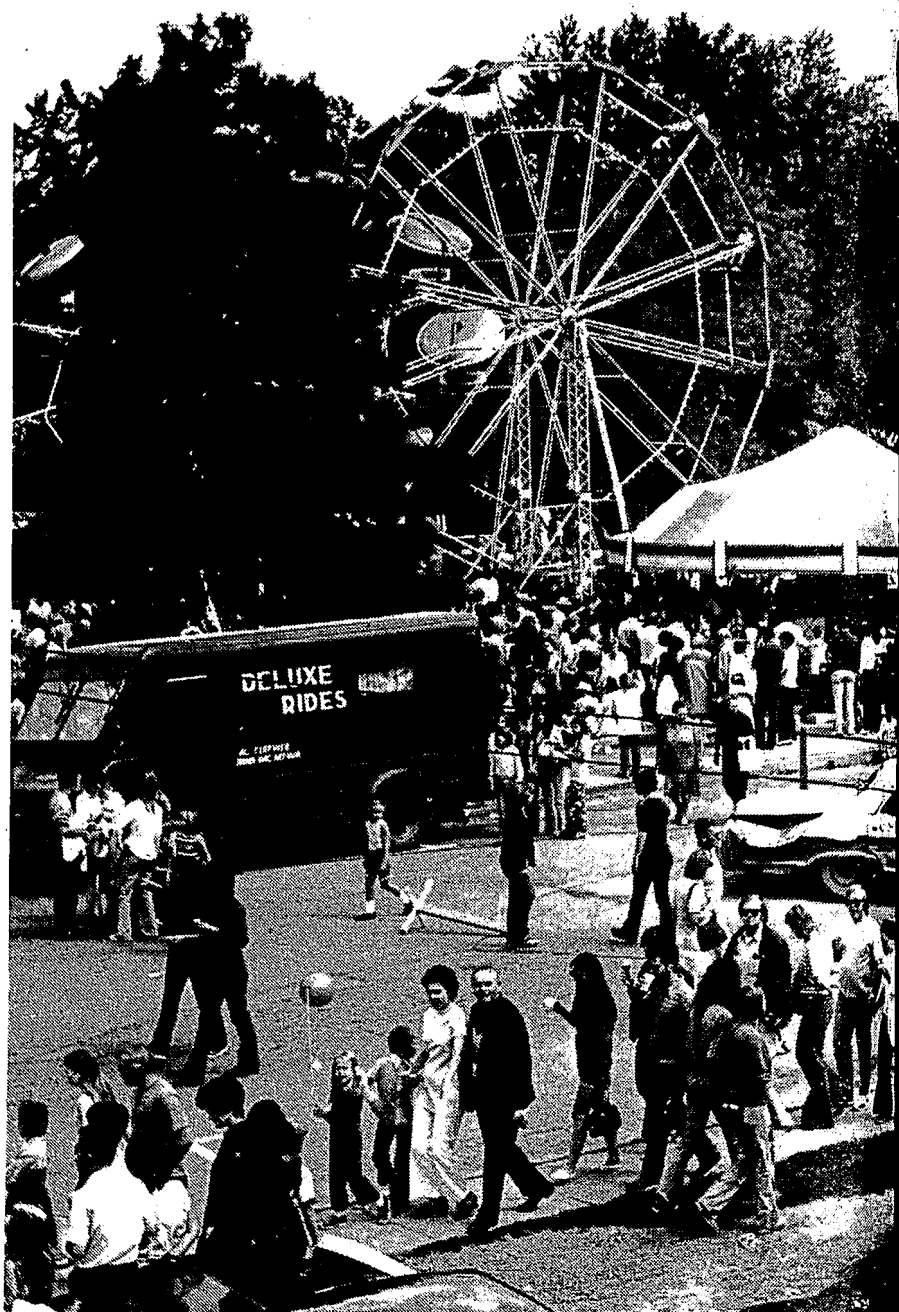
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Clarkston "VILLAGE DAY"

- PARADE 10 a.m. Monday
- WATERFIGHT following the PARADE on Washington Street
- SAILBOAT RACES Deer Lake Beach following the PARADE
- CARNIVAL FRIDAY SATURDAY SUNDAY & MONDAY Village Parking Lot
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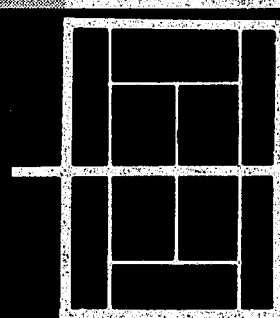
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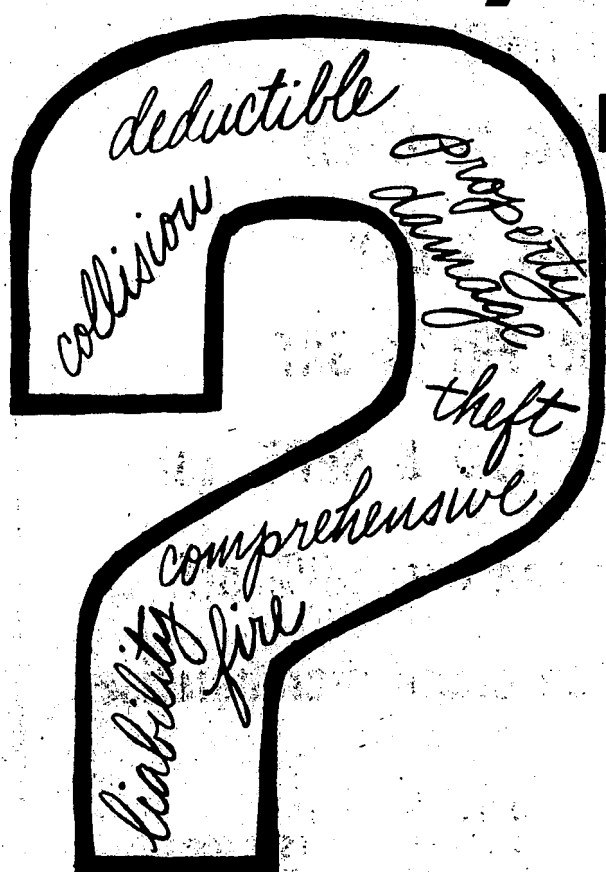
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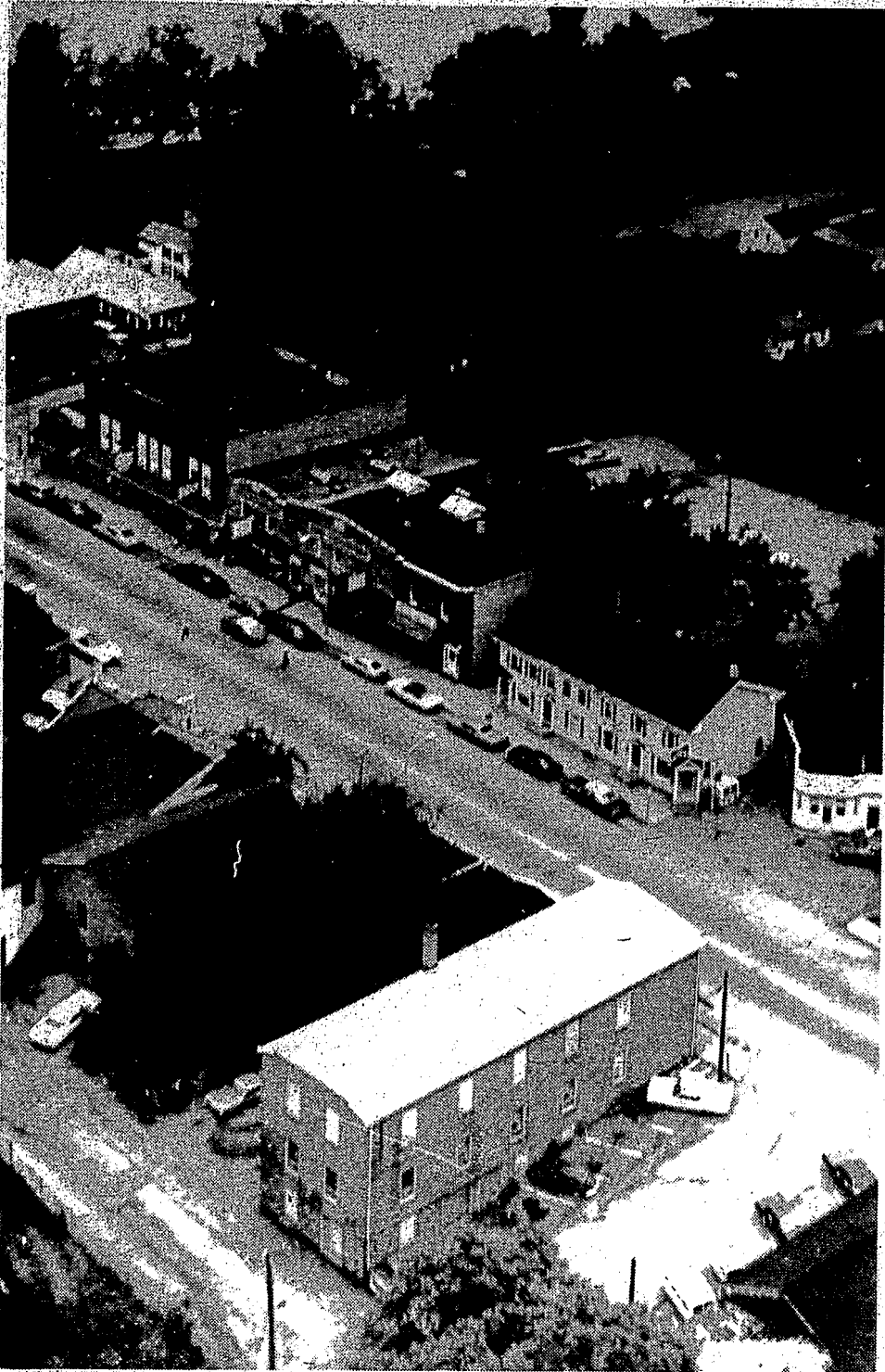


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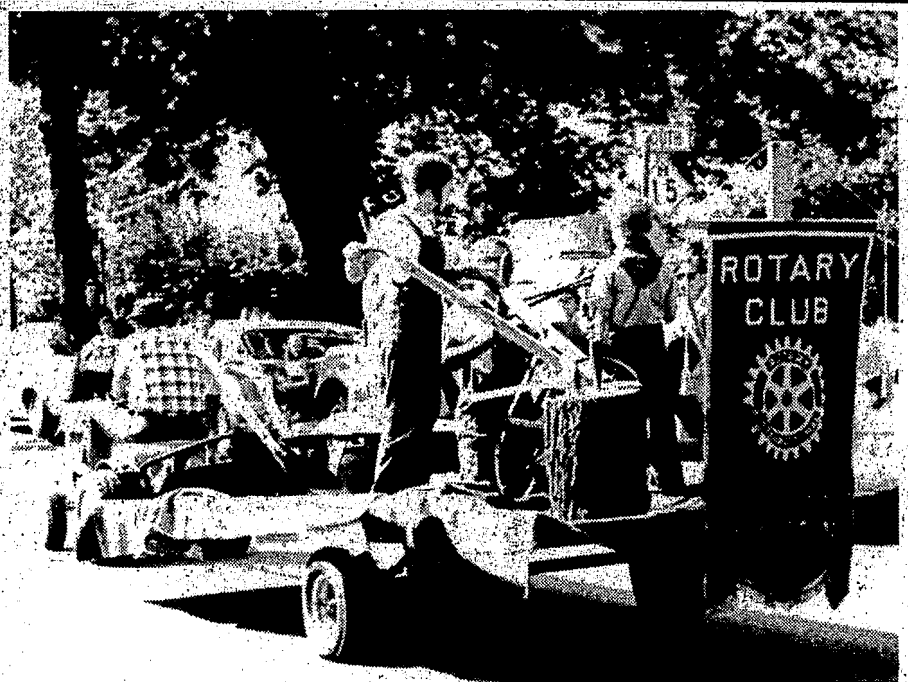
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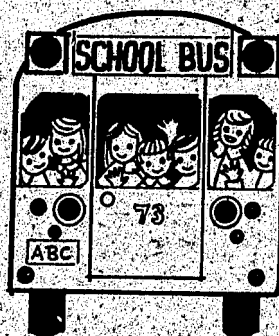
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INDEPENDENCE COMMONS

Tentative contract reached

Negotiators for the Clarkston Education Association and the Clarkston Board of Education have reached tentative agreement on a contract with which representatives of both sides say they're "very pleased."

Teachers and board of education members have received their copies of the one-year contract for perusal prior to ratification meetings.

The teachers are to gather at 4 p.m. Friday in the high school auditorium. A special meeting to

consider the agreement was not immediately scheduled for the board.

Both sides have agreed not to release details of the tentative contract until after the ratification meetings.

"I'm pleased to present it to the teachers for ratification," said CEA President Larry Rosso. "We think we got the best agreement we could get."

"I'm very happy with it," Assistant Schools Supt. Milford Mason commented. "I'm also very happy with the spirit in which it was arrived at."

George White, chief negotiator for the CEA, expressed elation at the results of negotiations.

"A number of priority items from past years have been settled," he said.

Meetings on the contract, covering the employment conditions of some 275 teachers, began in March. The sessions picked up from a pace of one a month to twice weekly in the last three weeks of negotiations.

Besides White and Rosso, other teacher negotiators are Neil Granlund, Joan Smith, Jim Sanford, Bill Rathburg, Paul Tungate, Al Bartlett, Doug Doty and Tim Kaul.

Assistant Schools Supt. George Barrie heads the team of administrators negotiating for the board. On his side of the table are Mason and principals John Reabe, Ruth Parslow and Conrad Bruce.

School opens Tuesday

School bells will ring for some 7,200 students in the Clarkston School District Tuesday morning, September 4, the day after Labor Day.

Total enrollment anticipated this year is up about 150 from last year.

For some 125 junior high students, the start of the school year will signal a new environment. Shifted from Clarkston Junior High to Sashabaw Junior High, they are seventh and eighth grade students affected by population shifts.

They will find greater emphasis at the junior highs placed on nine-week mini-courses and the Cross Age Helper program which involves junior high students in the instruction of elementary students.

Clarkston Senior High School will offer a choice of approximately 230 courses on a nine-week or semester basis to the 1,600 students anticipated.

All facilities are expected to operate at near capacity. Pine Knob Elementary expects 730 students, Clarkston Elementary 700, South Sashabaw Elementary 330, North Sashabaw Elementary 570, Andersonville Elementary 540 and Bailey Lake Elementary 770.

To take care of increased enrollment and to expand school services, the district has hired two new junior high counselors, a senior high home

economics teacher, a junior high physical education and science teacher, an industrial arts teacher, a social studies and English teacher, one learning disability teacher for grades 7 to 12, one emotionally disturbed teacher for kindergarten through grade 12, one psychologist for kindergarten through 12, and a speech correctionist for kindergarten through grade 6.


Some of the hirings are due to the Michigan Mandate which required personnel for special and career education needs.

A remedial reading program has also been approved for secondary schools. Some 325 students are expected to benefit from a part time coordinator and six qualified instructors.

Pine Knob Elementary School, in cooperation with the PTA, will continue to emphasize its outdoor classroom with further development of its nature study and trails emphasized.

South Sashabaw has been renovated by installation of new fire retardant acoustical panel ceilings and new fluorescent lighting.

All facilities in the system have received the regular cleaning, painting and needed repairs as well as the replacement of worn out equipment, school board spokesman said.



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CERTIFICATES: Certificates issued upon satisfactory completion of course(s).
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REGISTRATION: September 5, 6, 7:00 - 9:00 p.m. at Vocational Center. Registrations also accepted during first week of classes.

Classes offered starting week of September 10



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Clarkston teachers Jim Wanger, Larry Rosso, Leigh Bonner, Bruce Rogers and Al Bartlett took the opportunity to greet Gov. William Milliken, who was in the Independence area for a GOP picnic.

Absentee policy changes

When it comes to absenteeism this year, Clarkston High School will be a reporting rather than a policing agency. "The responsibility is on the parent and the student—we'll take care of the

record keeping," said Principal William Dennis.

Under the newly adjusted attendance policy, notes from parents will continue to be a thing of the past.

As with the policy adopted last year, no differentiation will be made between excused and unexcused absences as far as the record is concerned.

"However, I'm still going to encourage parents to call the school. It's not necessary, but we will accept any calls," Dennis said.

The idea is that parents, students, teachers and counselors should work together when a problem about absenteeism arises.

"All high school staff members will be encouraged to make personal contact with parents, student and counselor at the point they become concerned about absences, tardiness or underachieving," the revised policy states.

Teachers are not to allow the number of absences to exceed five without making a written referral to the attendance office.

"Written referral by a teacher will result in parent contact by phone and mail," according to the policy.

The second written notice to a parent will be the last, Dennis noted.

The final notice will inform the parent of his responsibilities and of the services available at the school.

"We'll urge them to seek these services," Dennis said.

Truancy, which Dennis defines as "a continuation of willful absence after the second referral or parent conference," will be dealt with in one of three manners: denial of credit, a juvenile court petition if the student is under 16 or a recommendation to the board of education that the student be excluded from school.



by JEAN

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The independent view

by Jean Saile and Pat Braunagel

Lorna Bickerstaff, just back from Europe and caught in Friday night's Pine Knob traffic jam which she says extended all the way back to square Lake Road, has become a firm proponent of rapid transit. "Why don't they," she asks, "provide bus transportation, possibly from Northland for the concerts?" She relates there were three lanes of traffic waiting to get off at Sashabaw, and a number of broken down cars, probably from the heat. Soul singer Al Green was the attraction.

Mrs. Bickerstaff also noted an innovation in Scotland she believes worthy of consideration here. All new drivers, until they've passed their driving test, are required to post visible "L's" on the back of their cars. "It tends to help you keep an eye on them and gives them a little more leeway," she reports.

Shirley Lynch, recently returned from an American Legion Auxiliary convention in Hawaii, reports land at a fantastic price there. She enjoyed the atmosphere -- a "hang-loose one" was the way she described it -- and noted that cars stop if a pedestrian even looks like he's going to cross the road. There were also fewer dented cars noticeable, she reports.

The village council which decided earlier this summer to purchase an air conditioning unit for the stifling council chambers still hasn't made up its mind on the type to buy. Last Monday night Police Chief Jack McCall brought his own personal unit to the office, but it was too small to do an effective job. "Maybe we'll get a sale price now since the season is over," said an optimistic trustee.

It appears to reporters covering the village meeting that the purchase of such a unit would be a boost to good government. It takes a lot of fortitude to sit through a long, drawn out meeting on a hot, muggy night such as Monday furnished us. Air conditioning might even inspire more citizens to attend meetings.

A special issue of Lyndon Johnson commemorative 8 cent stamps were received by the Clarkston Post Office Tuesday, according to Postmaster Ray Klein. The stamps come 32 to a sheet and there will be 12,800 available.

One of the side benefits of Officer Tim Palulian's enforcement of local ordinances is that officials are beginning to find out where the loopholes in them are. For example: the noxious week ordinance is in process of being rewritten. Ditto for litter and nuisance, and a new motorcycle ordinance is underway. "About the only one functioning smoothly for us is the junk car ordinance," supervisor Vandermark said.

Juanita LaPere, in business as proprietor of The Clothes Tree on South Main about two weeks, has had her first brush with shoplifters. She reported a \$58 dress missing.

The township has started the condemnation process against a home at 7019 Felix Drive. The home was the site of a recent child neglect arrest. Another condemnation is in process in Woodhull Subdivision.

Another broken window at the library was been reported. Replacement is to be made with unbreakable material, officials said.

As far as Supervisor Robert Vandermark knows, Independence Township is the only township in the county to get federal money for parks.

It's axiomatic that if things start to go wrong, they go wrong with a vengeance. Coleman Furniture baseball team felt it was shortchanged when we used a team picture omitting trophies and the full team line-up. We vowed to make amends by reprinting the formal picture. Last week we had the correct cutlines, but you guessed it--the wrong team. Once again we're trying. Say a prayer for us.

The wholesale price of milk used for bottling purposes in the state's Lower Peninsula will go up 60 cents per hundred pounds effective Sept. 3, Michigan Milk Producers Association (MMPA) has announced.

Under provisions of the Cost of Living Council's Phase 4, the increase would amount to about 1 1/2 cents per quart of milk at the retail level.

The market committee of MMPA, the state's largest dairy cooperative, earlier this month okayed the price increase which was recommended by the board of Great Lakes-Southern Milk, Inc., a regional bargaining unit.

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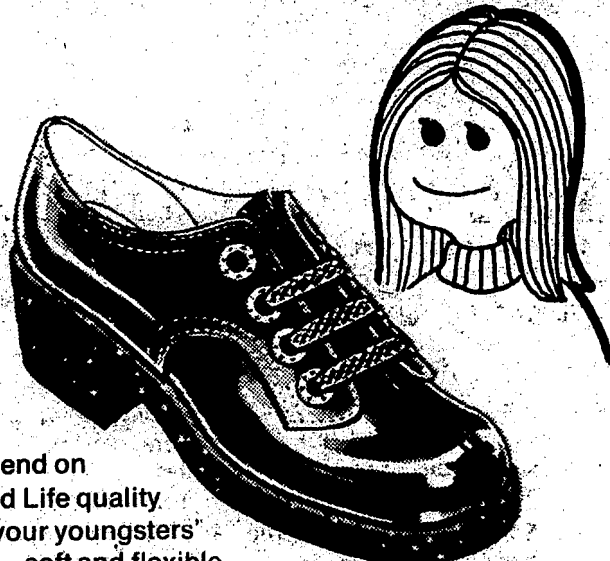
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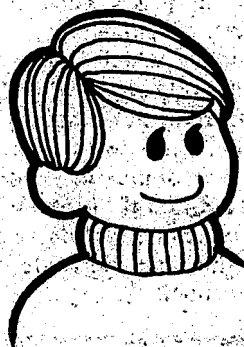
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16 Thurs., Aug. 30, 1973 The Clarkston (Mich.) News

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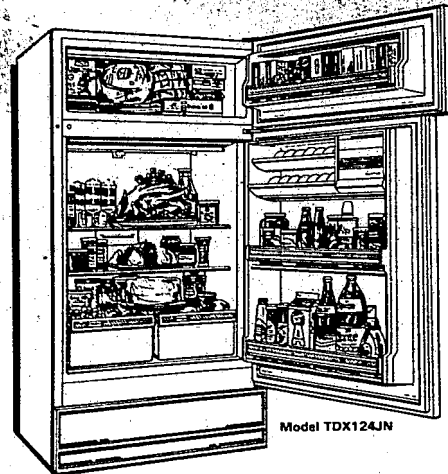
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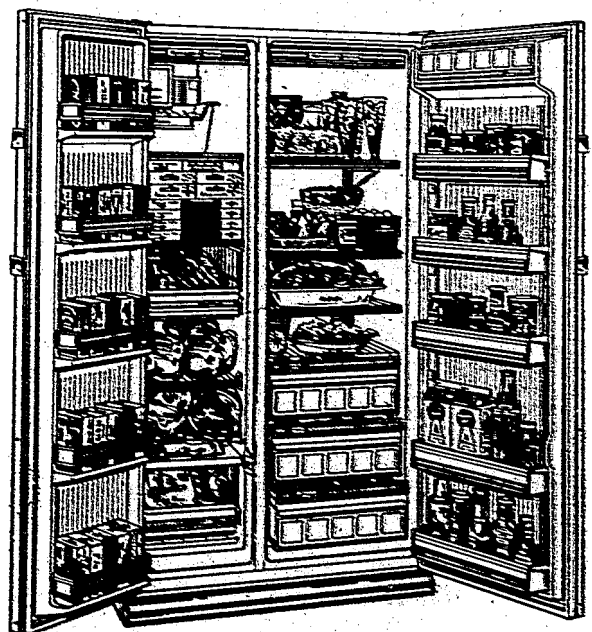
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Benefit concert to aid Jeffrey Van Camp

Jeffrey Van Camp, 21 months old at the time, was back in his hospital room following open heart surgery.

His parents, confident because the operation had been deemed a success, were there for the third five-minute visit they were allowed each hour.

A nurse lifted Jeffrey's back and head so he could see them.

Duane Van Camp was distracted when he noticed that the machines around his son's bed had stopped. He mentioned this to the nurse.

For the next three hours, the Van Camps waited with mounting concern as a team of doctors and nurses worked around Jeffrey's bed.

Finally, they were told that their son had suffered a cerebral vascular accident—a stroke—with massive brain damage.

"He convulsed for 20 hours and was unconscious for 11 days," his mother recalls now, two and a half years later.

Jeffrey remained in the intensive care unit for 87 days.

Once he returned home, he was not the happy, glowing boy who had left for his stay in the hospital.

He does not run and play like other youngsters of four, although the original heart ailment has been mended.

Jeffrey's diet consists of baby food, dietary supplements and medicine.

Mr. and Mrs. Van Camp, who live at 4507 Sashabaw, Drayton Plains with Jeffrey, two older daughters and a younger son, cannot keep up with the medical expenses incurred by Jeffrey's illness.

Duane recently underwent surgery for removal of one of his kidneys and is unable to work at his trade as a butcher.

A bright spot on the horizon for the Van Camps is a benefit concert which will be held Labor Day at the Springfield-Oaks Activities Center, 12471 Andersonville Road, Davisburg.

Space-Time Inc. has assembled gospel, country, folk, blues and rock performers for the 10-hour show, for which a \$2 admission is being charged.

The concert will begin at noon with gospel music by Sherman Beeler. At 2 p.m., country musicians led by the Davisburg Kazoo Band will take over.

Folk and blues performers who will start their show at 4 p.m. include Dave Keeley, Debbie Fears and Jamus.

The rock show is scheduled from 6 to 10 p.m., featuring Stormy and Never So Few.

Tickets can be purchased at the activities center, Gresha's Market or Frontier Western Store in Holly. There will be drawings for door prizes contributed by area merchants.



Mrs. Van Camp and Jeffrey

Clarkston News

The Clarkston (Mich.) News

Thurs., Aug. 30, 1973 17

New village quarters eyed by council

Because Gar Wilson, village street maintenance officer, believes the village should purchase a new truck, the village may wind up with a new municipal center.

The present truck, a 1967 model, is showing signs of deterioration because of the need to leave it outdoors in all

kinds of weather, according to Trustee Mike Thayer.

Village President Richard Johnston thinks a garage should be constructed to house an increasing volume of village-owned equipment, preferably before any more new equipment is purchased.

Village park property off Depot Road behind the Town Shop was mentioned as the possible site for any construction, since the condition of the present village quarters on South Main was reported as being unfit for additions.

Previous plans which would have included a garage, offices and a

municipal meeting chamber were resurrected for purposes of discussion, and Thayer was instructed to look into the procedure for municipal building.

A future meeting will be designated for a discussion of his findings, Johnston said.

Big Lake Fiesta



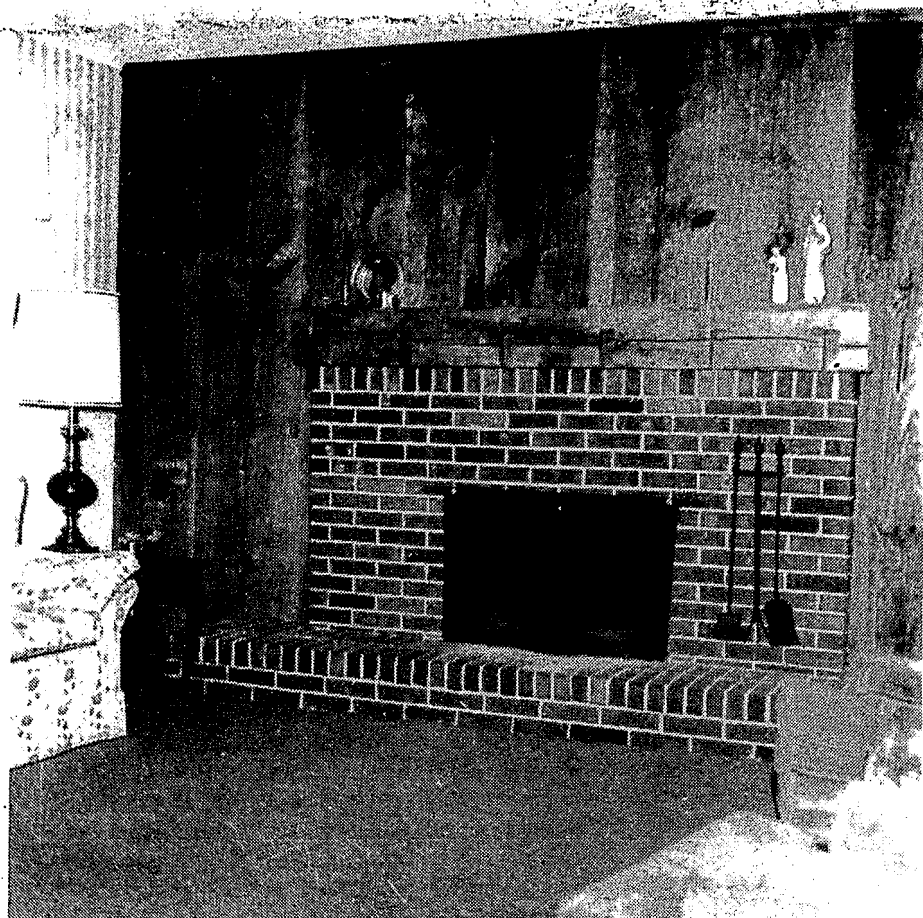
Mrs. Bob Mansell attracted a number of women and girls to the boutique Sunday at Big Lake Fiesta. Handmade items and jewelry featured the name of the donor.



Marge Batchelder and her jewelry engraving drew interest from Kenny Turkington and his mother, Pat, during the Fiesta.



Queen Anne chairs are camel colored.



Extra wide weathered boards surround fireplace.

Marsdens are history buffs

By Betty Hecker

The plaque on the front corner of this white frame black shuttered village house reads "1865". Sharon and Steve Marsden both love antiques, old houses, and are both history buffs. Both teachers are working, they were happily content in their modern apartment, until - they saw this house.

"Our interest was kindled even more as the Clarkston Historical Society was being formed at the same time as we were searching for the house documents," said Sharon.

Digging blindly, as the original abstract was gone, they found that the land had been deeded to Butler Holcomb, by Andrew Jackson. Sharon said, "But the land quickly passed through many hands. The house was probably built by the Thomas Broomfield family."

"We tried to verify the date the house was built. According to old photographs, it was the first one on this end of the street. That was sometime between 1855 and 1875, so we just picked the date in the middle when we ordered the plaque."

A typical farm house of that era, the seven room house has two entrances, one into what was the center room, or the all purpose room, and the other front door opening into the formal parlor.

That center room is today's dining room. The furniture is from the James River Plantation in Virginia. A corner hutch and buffet complete the collection. A sparkling cut crystal bowl on the dark wood table reflects light from the hanging chandelier. A picture of an old New England church fooled me. I thought someone had done a water color of the old white church on Main Street in Clarkston. Sharon

laughed and replied "that was one reason I bought it. And then, too, it just seemed to fit the room."

"A lot of the things we treasure most come from our families. All my needlepoint comes from my grandmother. The rocking chair (in the dining room) belonged to my husband's grandfather."

The living room (former formal
(Continued on next page.)

COUNTRY LIVING
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Grandfather's chair beneath church picture.



Reproductions from James River Plantation suit dining room.



Old fashioned kitchen

(Continued from preceding page.)

parlor) has gold carpeting, camel colored Queen Anne wing back chairs, an Early American print of the same period sofa, and graceful Queen Anne tables with beautiful accessories.

Unusual, extra wide, rough sawn boards, weathered to resemble barn wood, cover the wall area on either side and above the brick fireplace. A barn beam makes the mantel.

A bedroom leads off the living room. Sharon explained that originally these

rooms could be closed off and not heated unless there were guests.

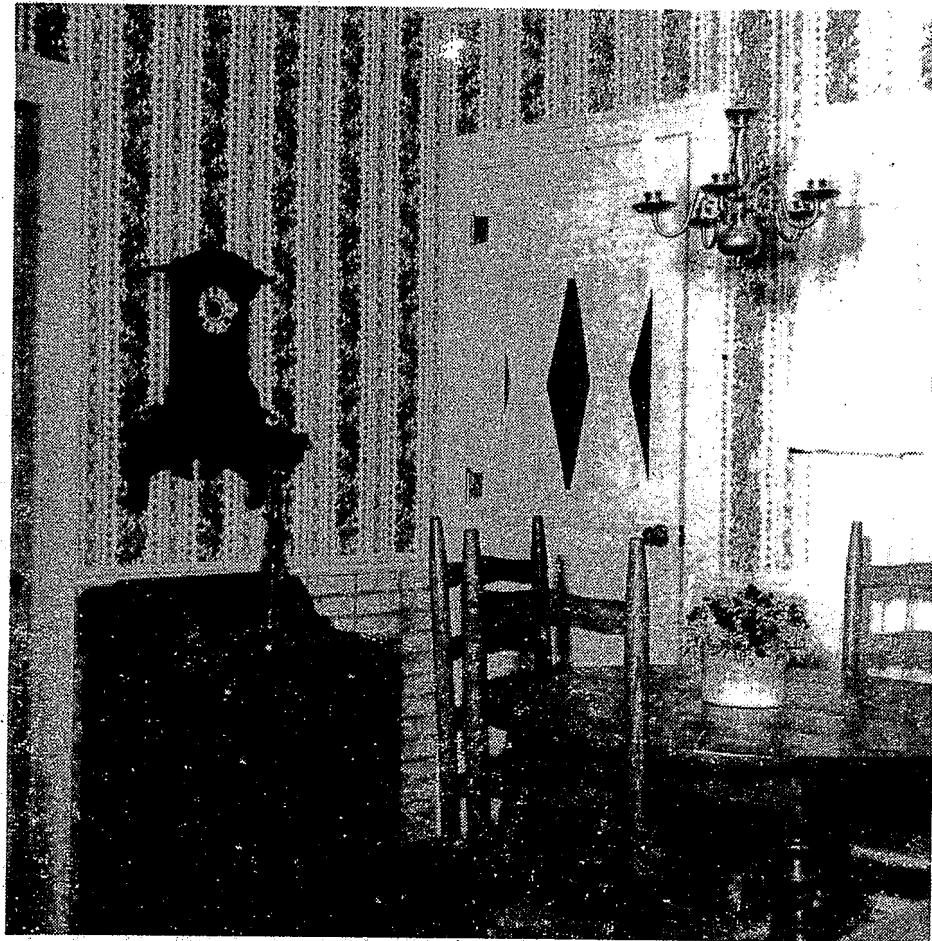
"The big kitchen is our favorite room," Sharon stated. The kitchen is about the same as it was more than 100 years ago, except it is modernized. Old fashioned ivory colored cupboards coordinate beautifully with the fruit patterned wallpaper from the Williamsburg collection. Mellow green modern appliances blend with the warm oak in the commode, the round table with its ladderback, cane seat chairs, and the kitchen linen chest.

Sharon uses attractive arrangements and accessories to complete the look of

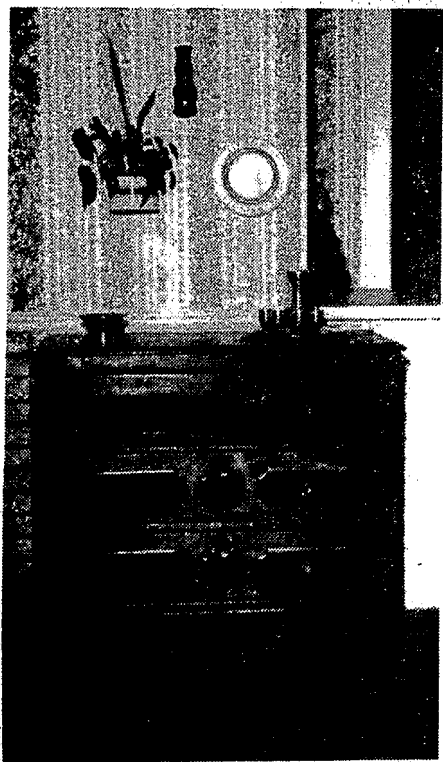
an old fashioned kitchen, including a box of eggs and a basketfull of strawberries.

Today's family room was probably once the summer kitchen. The pine board paneled walls are painted light blue. Again Sharon's artistic talent has combined several items, including an ecology box, to form another attractive wall arrangement. The large picture window in the family room "is about the only view we have from the house. All the other windows are covered with either curtains or drapes. We get a nice view of the back yard and the Mill Pond. When the kids play out there and swim to the raft, it looks just like a Norman Rockwell painting."

A red antique velvet platform rocker from 1890 - 1900 adds a third color to the royal blue and white upstairs bedroom. The carpeting is the blue, and three walls and the bedspread are white. The fourth or front wall is wallpapered in a blue onion design.



Kitchen accessories contribute to old-fashioned look of the Marsdens' kitchen, along with antique furniture.



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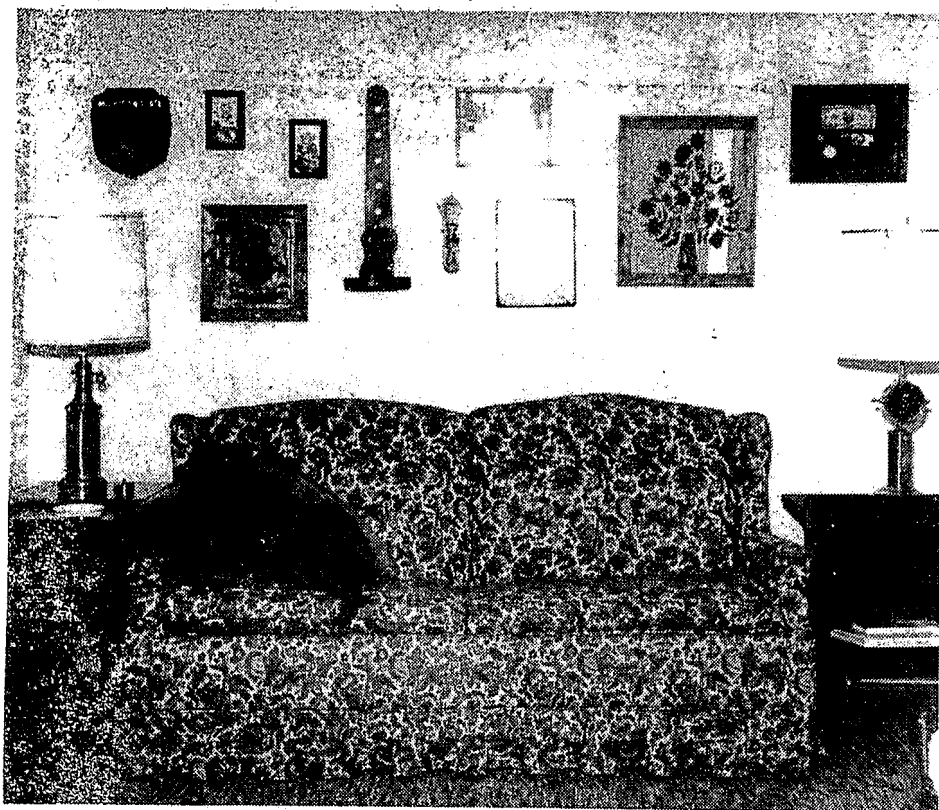
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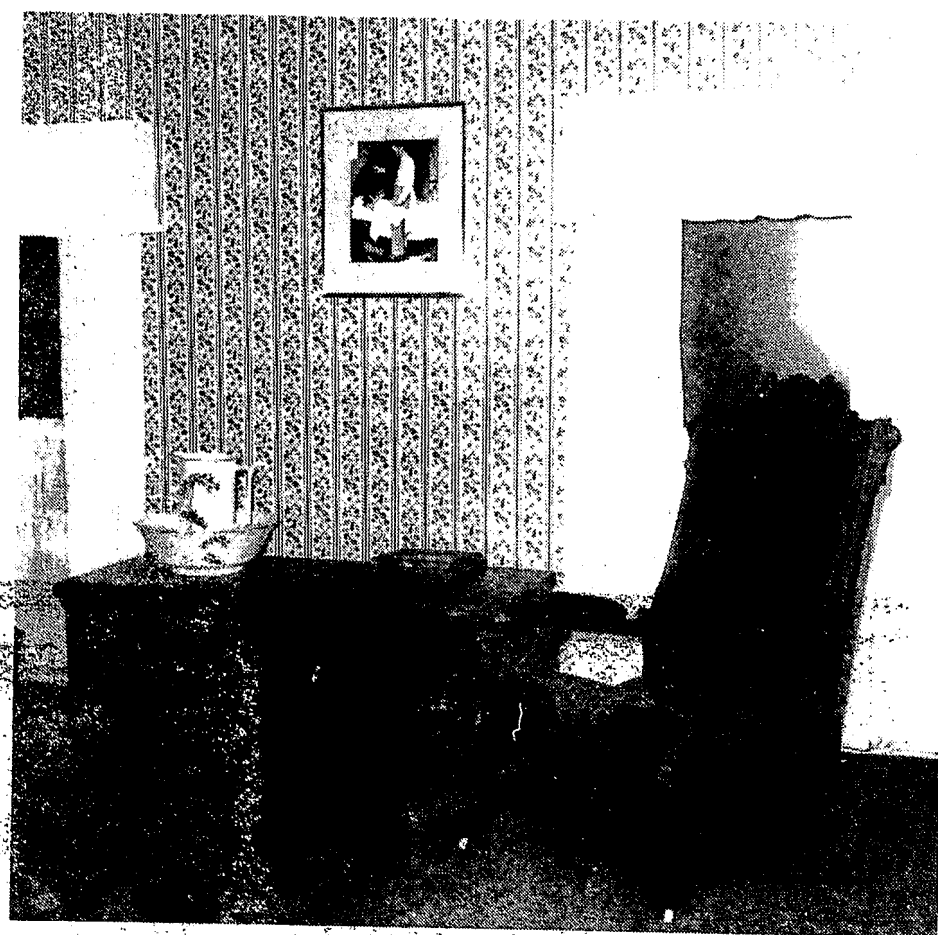
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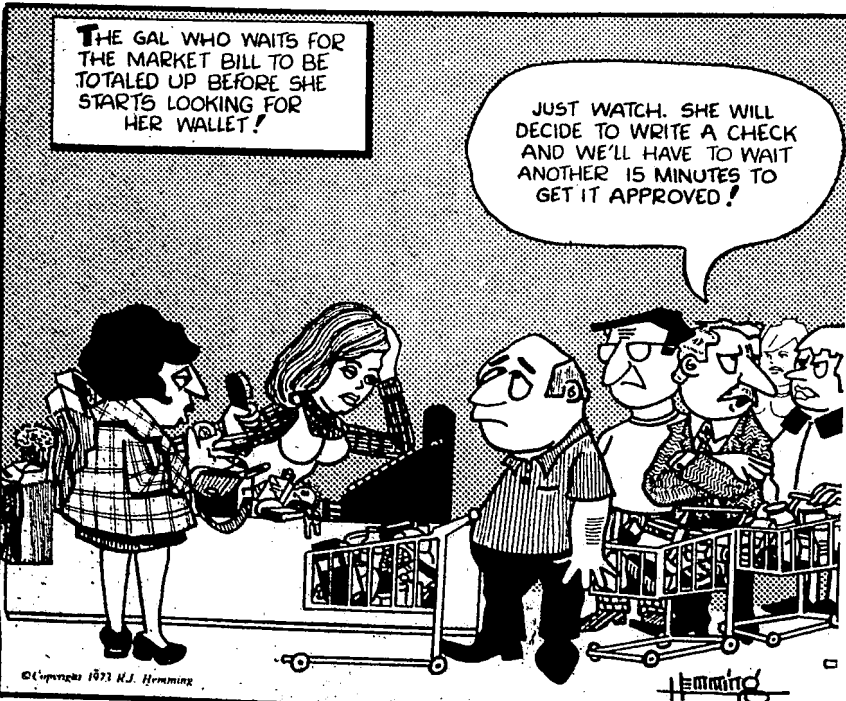
Master bedroom is blue and white with red chair.

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3 new homes on over one acre lots. 4 bedroom colonial, 3 bedroom split-level and a lovely multi-level in Groveland Township; Brandon schools and priced from \$40,900 to \$46,900. Better hurry, they won't last long. Dixie Hwy. North to right on Groveland Rd. to sign.

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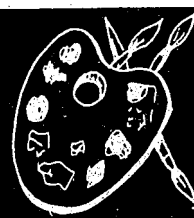
Family room accessories.



Dining room arrangement.



Marsden house features side porch.



The Art of Home Decor

by Boris B. Bronson



Walls, walls. Today many people are turning to wall hangings as an interesting way to beautify their home. Any sort of needlework, your own or some you have purchased, can be hung to a very good effect. There are all sorts available today. Make one out of a rug yarn for a tightly woven, slightly coarse appeal. Even lowly butcher's twine can be knotted into a lacy creation that in turn will enhance any dark wall which it is placed against.

HOUSE OF MAPLE, 6605 Dixie Hwy., 625-5200 has a beautiful array of wall accessories to enhance any wall in your home; choose from plaques, pictures, wall clocks, and wall accessories by Tell City. Come in, browse around, and get ideas on finishing touches to make your rooms more eye-appealing and comfortable. Hours: 9:30-9 Daily; Tue., Sat. til 6.

HELPFUL HINT:

Mirror strips of lightweight Flexiglas are ideal for a piquant touch to any area in your home.

It's tomato time

For a refreshing late summer luncheon, serve a fresh corn, tomato and ham salad. Cook six ears of fresh corn on the cob until tender, remove from water and cool. Cut corn off the cob and combine with two cups diced

ham one diced green pepper, three diced fresh Michigan tomatoes, salt, pepper and mayonnaise. Toss lightly. Serve on lettuce and garnish each serving with a slice of hard-boiled egg. To complete the meal, serve hot rolls and butter, and a wedge of chilled Michigan cantaloupe for dessert.

Try stuffing firm tomatoes with a combination of diced cooked potatoes, diced celery, tuna fish, onion, salt,

pepper, lemon juice, mayonnaise and fresh dairy sour cream. Serve as a main dish salad on lettuce. To prepare tomatoes, wash them, cut a slice from the stem end of each, and scoop out the inside.

Colache is another savory tomato dish. It's summer squash, corn and fresh tomatoes cooked Mexican style. Cut kernels from four ears of fresh corn. Wash and slice four medium summer squash. Dice three medium tomatoes. Saute one-fourth cup chopped onion in butter in a skillet. Add vegetables and season with sugar, salt, pepper and oregano. Cover and cook slowly 20 minutes or until thickened. Serve hot.



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Ms. Janet Gabier, Coordinator

ENG	251	AA020	Amer. Literature I*	3	T	7:00-10:00 PM
FSS	150	AA011	Found. Beh. & Soc.	4	T	6:00-10:00 PM
GSC	153	AA009	Intro. Geology**	4	R	6:00-10:00 PM
HIS	251	AA006	Amer. History I	3	R	7:00-10:00 PM
PSY	251	AA004	Intr. to Psychology	3	M	7:00-10:00 PM
SOC	251	AA006	Sociology	3	T	7:00-10:00 PM

LAKE ORION JR. HIGH SCHOOL

385 Scripps Rd., Lake Orion, Mich. 48035
Phone: 693-6272

Mr. Michael Lamaga, Coordinator

ENG	151	AB007	English I	3	M	7:00-10:00 PM
HIS	151	AB005	World Civiliz. I	4	T	6:00-10:00 PM
PSY	251	AB003	Intr. to Psych.	3	W	7:00-10:00 PM
SSC	151	AB009	Anal. of Mod. Soc. I	3	R	7:00-10:00 PM

PONTIAC NORTHERN HIGH SCHOOL

1051 Arlene, Pontiac, Mich. 48053
Phone: 338-4505

Mr. Worth Mallory, Coordinator

AVM	122	AC002	Fd. of Photography**	3	R	12:00-2:00 PM
BIO	153	AC004	Prin. of Biology**	4	MW	6:30-9:30 PM
BUS	101	AC005	Prin. & Prac. of Bus.	3	R	6:00-9:00 PM
ENG	151	AC018	English I	3	W	7:00-10:00 PM
HIS	151	AC017	World Civiliz. I	4	R	6:00-10:00 PM
POL	151	AC013	Amer. Government	3	T	7:00-10:00 PM
PSY	251	AC014	Intr. to Psych.	3	T	7:00-10:00 PM
PSY	271	AC015	Child Development*	3	M	7:00-10:00 PM
SOC	251	AC016	Sociology	3	W	7:00-10:00 PM

ROCHESTER SR. HIGH SCHOOL

Walton & Livernois, Rochester, Mich. 48063
Phone: 651-6210

Mr. Walter Cooper, Coordinator

BIO	150	AD012	Man & the Environmt.**	4	M	6:00-10:00 PM
HIS	151	AD005	World Civiliz. I	4	W	6:00-10:00 PM
PSY	251	AD015	Intr. to Psych.	3	T	7:00-10:00 PM
PSY	281	AD014	Psy. of Adjustment*	3	T	7:00-10:00 PM
SEC	117	AD016	Mach. Shorthand III***	4	T	6:00-10:00 PM
SOC	251	AD017	Sociology	3	R	7:00-10:00 PM

TROY HIGH SCHOOL

3179 Livernois, Troy, Mich. 48084
Phone: 689-4135

Mr. Ronald Morse, Coordinator

ACC	251	AE049	Prin. Acctg. I*	4	T	6:00-10:00 PM
ACC	252	AE002	Prin. Acctg. II*	4	R	6:00-10:00 PM
ANT	152	AE004	Intr. Phys. Ant & Arc*	3	T	7:00-10:00 PM
ART	151	AE003	Basic Drawing	3	R	7:00-10:00 PM
AVM	202	AE050	A/V Mat. Productn.**	3		By arrangement
BIO	150	AE011	Man & the Environ.**	4	R	6:00-10:00 PM
BUS	101	AE005	Prin. & Prac. of Bus.	3	M	6:00-9:00 PM
BUS	161	AE006	Intr. to Asses. Adm.	3	T	7:00-10:00 PM
BUS	162	AE007	Metho. of Prop. Desc.*	3	W	7:00-10:00 PM
BUS	262	AE008	Comm. & Indus. Appr.*	3	R	7:00-10:00 PM
DPR	101	AE022	Prin. Data Process.	3	T	7:00-10:00 PM
DRT	111	AE012	Intr. Tech. Drawing**	3	T	6:00-10:00 PM
ECO	261	AE009	Economics I	3	M	7:00-10:00 PM
ECO	262	AE010	Economics II*	3	R	7:00-10:00 PM
ENG	151	AE046	English I	3	W	7:00-10:00 PM
ENG	221	AE037	Bus. Writing*	3	W	7:00-10:00 PM
ENG	251	AE023	Amer. Lit. I*	3	R	7:00-10:00 PM
FSH	150	AE018	Found. of Human.	4	R	6:00-10:00 PM
FSS	150	AE017	Found. Beh. & Soc.	4	W	6:00-10:00 PM
GEO	151	AE031	Prin. of Geog.	3	W	7:00-10:00 PM
GSC	153	AE019	Intro. Geology**	4	T	6:00-10:00 PM
GSC	154	AE020	Historical Geology*	4	M	6:00-10:00 PM
HIS	151	AE021	World Civiliz. I	4	T	6:00-10:00 PM
HIS	252	AE051	Amer. History II	3	M	7:00-10:00 PM
HUM	190	AE035	Intr. to the Film	3	R	7:00-10:00 PM

Regardless of where you are in Oakland County we have a campus or extension center near you. . . we probably have you surrounded.

College classes broaden your understanding of social change, business, science, art and areas of special interest. You can acquire knowledge and skills essential for a career change or promotion.

REGULAR REGISTRATION ON CAMPUS:

September 4, 5, 6 - 9:11:30 AM, 1-4 PM, 6-8 PM

CAMPUS REGISTRATION by alphabetical last name consult schedule of classes or call 852-1000.

NOTE: Students who cannot register during their assigned day and time may register during any period thereafter.

LATE REGISTRATION ON CAMPUS: September 6, 6-8 PM

September 7, 10, 11, 12, 13 - 9-11:30 AM, 1-4 PM, 6-8 PM

EXTENSION REGISTRATION: (at extension center)

September 4, 5, 6, 10, 11, 12, 13 - 6-8 PM

Students may also register for extension classes on campus during regular registration.

CLASSES BEGIN: September 6 at 6 PM

LIB	101	AE027	Intro. to Library	3	M	7:00-10:00 PM
LST	231	AE014	Intr. Lndsc. Plan.*	3	W	7:00-10:00 PM
MAT	110	AE862	Elem. Algebra	4	R	6:00-10:00 PM
MUS	156	AE042	Music Appreciation	3	W	7:00-10:00 PM
PHI	161	AE024	Intr. to Phil.	3	R	7:00-10:00 PM
PLS	222	AE025	Juvenile Procedure	3	T	6:00-10:00 PM
POL	151	AE026	American Government	3	M	7:00-10:00 PM
PSY	251	AE048	Intr. to Psych.	3	T	7:00-10:00 PM
PSY	271	AE028	Child Development*	3	M	7:00-10:00 PM
RES	101	AE029	Real Estate Princ.	3	M	7:00-10:00 PM
RES	106	AE030	Prop. for St. R.E. Lic.	1	T	7:00-10:00 PM
RES	210	AE038	Real Estate Financ.	3	T	7:00-10:00 PM
RES	230	AE043	Legal Asp. of R.E.	3	W	7:00-10:00 PM
SEC	215	AE041	Conf. & Court Rep. I*	3	R	9:00-1:00 AM
SOC	251	AE032	Sociology	3	W	7:00-10:00 PM
SOC	261	AE033	Intr. Criminology*	3	R	7:00-10:00 PM
SSC	151	AE034	Anal. of Mod. Soc. I	3	M	7:00-10:00 PM
SSC	271	AE045	Mass Media	3	M	7:00-10:00 PM

APPRENTICE TECHNICAL

Shop Drawing	D/E
Die Design	D/E
Template & Fixt. Layout	E
Tool Design	D/E
Structural Blprt. Reading	E
Basic Elec. Blprt. Reading	D/E
Electricity D.C.	D/E
Electricity A.C.	D/E
Numerical Control	E
Electrical Code	E
Geo-Algebra	D/E
Plane Trig.	D/E
Solid Trig.	D/E
Compound Angles	D/E
Mechanics	D/E
Use of Framing Square	E
Plumbing Code	E
Rigging	E
Machinery Handbook	E
Gears and Gearing	E
Industrial Safety	D/E
Fluid Dynamics	D/E
Pneumatics	E
Metallurgy	D/E
Strength of Materials	D/E
Industrial Painting	E
Welding-Basic and Adv.	D/E
Intr. Seminar for	
Industrial Sciences	D
Cooperative Internship	D
Automotive Servicing	D/E
Diesel Eng. Fund.	E
Blueprint Reading	D/E
Basic Mathematics	D/E
Intr. to Algebra	D/E
Intr. to Geometry	D/E
Low Pres. Boiler Lic.	E
High Pres. Boiler Lic.	E
Princ. of Plastics	E
Intr. to Refrigeration	D/E
Interm. Refrigeration	D/E
Comm. Refrigeration	D/E
Air Conditioning	D/E
Appl. Elec./Air Cond.	E
Automotive Air Cond.	E
Refrigeration Code	E
Heating	D/E
Machine Shop	E
Reading Comprehension	D/E
Phys. Sci. (Math.)	D/E

ON CAMPUS

Accounting: Propr. & Princ.	D/E
Art	
Drawing, Printing, Ceramics, Sculpture	D/E
Auto	
Elect., Chas., Fuel & Emis., Trans. & Drive, Eng.	D/E
Biology	
Man & Environ., Botany, Anat. & Phy., Micro.	D/E
Business	
Princ., Bus. Law, Supervision	D/E
Chemistry	
Intro., General, Organic	D/E
Drafting	D/E
Economics	D/E
Electronics	D/E
English: Literature, Writing	D/E
French	D
Found. of Communications	D
Foundations of Humanities	D/E
Found. of Natl. & Life Sciences	D
Found. of Behav. & Soc. Sci.	D
German	D/E
General Orientation	D/E
History	
World Civ., Amer., Afro-Amer.	D/E
Humanities; World Religion	D/E
Journalism	D
Landscape Technology	D/E
Mathematics	
Algebra, Trig., Tech. Math	
Calculus	D/E
Mechanical Technology	D/E
Mental Health Associate	D/E
Music Appreciation	D
Physical Education	
First Aid, Camping, Health, Activities	D/E
Philosophy	D/E
Physics	D
Law Enforcement	D/E
Political Science	D/E
Physical Science	D/E
Psychology	
Intr., Child Develop., Psy. of Adj., Exper.	D/E
Real Estate	D/E
Secretarial	
Typing, Shorthand, Conf. & Court Reporting	D/E
Sociology	
Racial & Eth. Grp. Rel., Criminology	D/E
Spanish	D/E
Speech: Public Speaking	D/E
Social Science	
Modern Soc., Mass Media	D/E
Theater: Acting	D

D = Day
E = Evening
*Pre-requisite
**Lab Fee
***Pre-requisite & Lab Fee

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Local scouts explore the UP

by Mark Caldwell

Sixteen boys from Troop 134, their leaders and one mother have just stored up a week full of exciting memories in Michigan's Upper Peninsula "Copper Country".

Based at a Scout Camp loaned to them by Troop 216 of L'Anse, Michigan, they explored on foot the heavily wooded peninsula between Keweenaw and Huron Bays.

One big project right at camp was building a swinging bridge over the Silver River. Part of the fun was falling into the river.

Some days explorations were started in cars and completed on foot: up Silver Mountain; along the edge of the Sturgeon River Gorge and under the falls there. (Now, that's the way a boy likes to take a shower!)

Two longer trips took the boys farther away from camp. One day they traveled to Ontonagon and the Porcupine Mountains and climbed up for a view of the Lake of the Clouds.

On another day they traveled to Hancock and explored the depths of the Arcadian Copper Mine. From there four Scouts and two adults climbed the heights of the peninsula to Copper Harbor. Besides the thrill of feeling up

on top of the world they enjoyed the big juicy thimbleberries which grew wild and easy to pick.

One afternoon was spent picking wild blueberries to eat with the next morning's cereal.

The boys started their trip on Friday, August 3, taking two days for the trip. The first day took them as far as the Soo where they enjoyed the locks. An overnight camp at Brimley State Park gave them a chance to visit Tahquamenon Falls.

One boy, asked what he had liked about the trip, startled his leaders by replying "Nothing!". "It was all so much fun I couldn't pick out just one thing."

The one mother who went along was treated royally. Getting up to get something for herself she was told by one of the boys, "Sit down. I'll get it. This is Mother's Day."

One disappointment during the week was the lack of good fishing. Local fishermen said the fish were running in the wrong place.

The two-day trip home allowed time for a tour of Fort Michilimackinac and a ride across the clear cold waters of Kitchikiti.

Scout Leader Robert Hall, Assistant James McDermott, and parents Pitts, Mansfield and Caldwell breathed a sigh of accomplishment and relief when the

last of the four vehicles pulled into the Scoutmaster's driveway to set up the tents one more time for drying last Tuesday. A great time was had by all and a new respect for the 'Upper' as a wide open home for people.

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Thayer appointed

Trustee Mike Thayer, acting as police commissioner for some months, was formally appointed to that post by the Clarkston Village Council Monday night.

Voc center offers adult classes

Adult education classes in auto body repair, commercial art, dental and medical assisting, major appliance, repair, metal machining, offset printing, radio and television repair, retailing and marketing and total office procedures will be offered for 15 weeks beginning the week of September 10 at the Northwest Oakland Vocational Education Center.

Fee per course is \$30. Certificates will be issued upon satisfactory completion, and one-half a high school credit will be allowed.

Registration will be 7 to 9 p.m. September 5 and 6 at the high school and during the first week of classes.

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NEW! QUALITY!

MEDITERRANEAN DECOR! 3 Bedroom carpeted home with a kitchen that boasts of custom cabinets, pantry, large dining area, 1½ ceramic baths, full basement, 2 car garage, WALK to all Clarkston schools.

Built By:
 Fogelsanger & Futrell

CANAL FRONT

LARGE SHADY YARD - on canal, leading to Cemetery and Dollar Lakes. A stone fireplace in the living room and a fireplace in the walkout basement. 2 car garage. CLARKSTON SCHOOLS.

CANAL FRONT

MUST SELL THIS HOME! - which offers a lovely yard with 140' frontage on a wide canal that leads to Maceday and Lotus Lakes. 3 bedrooms, dining room, utility room, screened porch. Clarkston Schools. LOOK! REDUCED! PRICE at \$29,900.

HARD-TO-FIND FAMILY HOME

2 FIREPLACES - offered in this well designed 3 bedroom brick ranch. Kitchen with dining space. 1½ baths. This home includes a one room apartment with built in stove, and refrigerator, well planned storage space. 2 car garage. WALK TO ALL CLARKSTON Schools.

SMALL RESTAURANT MUST SELL!

OWNER forced to sell because of illness. Price of \$10,000 includes fixtures and inventory.

Complete Real Estate Service



by Holly Stephens

IMMUNIZATION CLINIC -- The Oakland County Health Department will offer an Immunization Clinic at independence center, 5331 Maybee Rd., Clarkston, Thursday September 6 and 20, from 1-4 p.m.

This service is offered free of charge to all infants, pre-schoolers and school age children of Oakland County. Jane Stanlonis, public health nurse, will counsel anyone who is not sure which shots their family needs.

For further information call the center -- 673-2244.

CENTER USE -- independence center is available for use by any North Oakland club or organization. Some of the groups which presently use the center are Scout Troops, Woman's Club, Food Co-op, etc.

If your organization would be interested in meeting at the center please contact Betty Bond for further information.

24-HOUR SERVICE -- The centers 24-hour phone service is temporarily not functioning due to some mechanical problems with the phone connections.

However, there is always a volunteer available at the center during office hours to answer the phone or help in any way possible. The center is open from 9-4 weekdays.

The things they did last summer



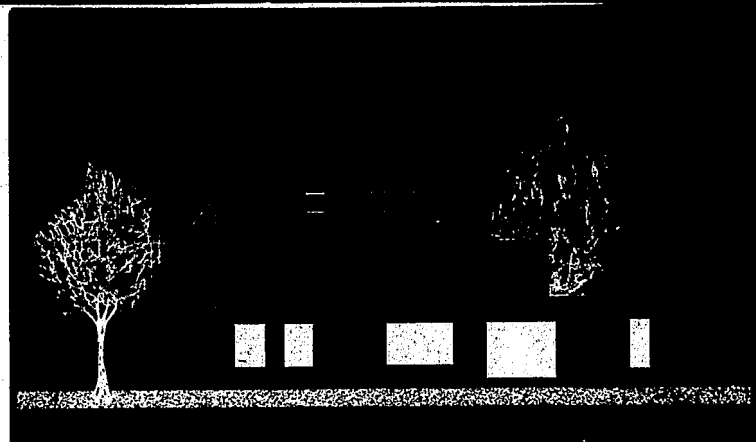
Ray Kidd, 6176 Amy Drive, takes a break from a fiction writing session at the 7th Cranbrook Writer's Conference at Cranbrook Academy of Art, Bloomfield Hills. Ray was among 38 young writers selected to attend the session from Michigan's four-year colleges and universities. Ray attends Central Michigan University.



Sabrina Sawyer, daughter of Mr. and Mrs. J. H. Munchausen, Clarkston has attended Culver Summer School for Girls in Culver, Ind., concentrating on water sports, equitation and the arts in addition to academic offerings.



Chris Munchausen, son of Mr. and Mrs. J. H. Munchausen of Clarkston attended the Culver Summer School of Aviation in Culver, Ind., where he worked toward a private pilot's rating in a Piper Cherokee 140.



The gracious country life combined with metropolitan convenience. Two and three bedroom Country Homes priced from \$30,900. Including such standard features as: two-car attached garages, full basements, deluxe kitchens with dishwashers, carpeting, central air conditioning, swimming pool, tennis courts and much, much more.

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Lakefront Home



Three bedrooms, family room and 2½ car attached garage. CLARKSTON SCHOOLS, immediate occupancy. Priced at \$34,900.

Clarkston Brick Ranch



Three bedroom brick ranch with an attached 2-car garage, full basement, family room with fireplace and a fenced yard.

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Four bedrooms, full basement, aluminum siding plus many outstanding features. Tastily decorated. TERMS TO MEET YOUR NEEDS.

Eye-Appeal!



Spanish ranch with three bedrooms, full basement and many custom features. INQUIRE TODAY ABOUT THE LOW PRICE AND TERMS.

Can be duplicated on your lot. Custom construction by KINGSTON HOMES, Builders.

WE NEED LISTINGS! We just can't help it if we sell everything we get our hands on. We will be glad to appraise your home without obligation.

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39 SOUTH MAIN STREET, CLARKSTON 625-5000



Youngsters meet Oscar

Matthew Ritter, Heather Robinson and Sonja Ritter get a preview of Oscar's Trash Can where unnamed delights will be on sale for a dime each Labor Day. The can will be located in the downtown carnival area, right next to the Weigh In scales, where Clarkston Area Jaycettes will be raising money for muscular dystrophy.

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CALL 338-4538 (PONTIAC) Ask for Mr. Warren

Sashabaw church plans after school program

Sashabaw United Presbyterian Church on Maybee Road this fall begins a new program of weekday education called Youth Club Program. On September 12 at 7:30 p.m. members who are parents of students, 4th through 8th, will be invited to register for a 4-part program on Wednesday from 4 to 7:30, starting September 19.

Intended to supplement the church school, youth fellowship, Scouting and other nurturing activities of the church, Youth Club includes a period of Bible study, choir and worship training, a fun

meal, and a craft or activity period.

Running concurrently with the academic year, Youth Club will be conducted in three 10-week terms while public school is in session.

Registration fee is \$12 per 10-week term and is done only at the beginning of the term. Parents are asked in registering to commit themselves to getting their students each week to the Wednesday program and to participation in Sunday worship. Parents must also agree to share in meal preparation in rotation.

Students from the community who do not have a church home may be registered on the same basis if there is room



Mary Swanson

Legion auxiliary installs officers

Mary Swanson, president, and a corps of new Clarkston American Legion Auxiliary officers recently were installed by the organization's 18th district past presidents.

Evelyn Riddle is the new first vice president and Rosemary Head, immediate past president, is second vice president.

Other new officers are Shirley Lynch, secretary; Rose Adams, treasurer; Dawn Towers, historian; Myra Wrobel, sergeant at arms; and Alma Jens, chaplain.

Jessie Danuk of Ferndale was the installing officer.

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Bennetts in Ann Arbor

Pink gladioli decorated the altar of Clarkston United Methodist Church for the wedding Saturday, August 25, of F. Lynn Tower and George H. Bennett.

Rev. Frank Cozadd officiated at the double ring ceremony before 300 guests. Mrs. Samuel Bennett sang "Color My World" and "We've Only Just Begun."

The bride, daughter of Mr. and Mrs. Floyd Tower, 177 North Main, chose a creme crepe empire waisted gown with Venetian lace on the bodice and sleeves, made by Mrs. Robert Stitt. She carried daisies and baby's breath.

Beth Tower, sister of the bride, was maid of honor in white polyester creme with pink flowers. Serving as bridesmaids were Susan Bennett, sister of the

groom, and Cheryl Shrapnell. They wore dresses identical to that of the maid of honor, large picture hats, and carried pink daisies, green carnations and baby's breath.

Lisa Ruzak of New Jersey was flower girl and David Rablee of Flint was ring bearer.

The groom, a senior at the University of Michigan, is the son of Mrs. Juanita Bennett, 6718 Snow Apple, and Samuel Bennett of Harper Woods. He was attended by Brian Moore of Detroit as best man. Bill Vascasseno, Mike Crabtree, Steve Kratt and Dale Adams seated guests.

Following a reception at the American Legion Hall, the newlyweds left for a trip to Mackinac Island. They will reside in Ann Arbor.

Spiegels honeymoon in Canada



Mr. and Mrs. Thomas B. Spiegel Jr. are currently honeymooning in Northern Michigan and Canada following their wedding August 25 at St. Trinity Evangelical Lutheran Church, Waterford.

The bride, the former Mary Martha Fellows, daughter of Mr. and Mrs. William B. Fellows, 6054 Sunnydale, chose a silk organza dress featuring Venice lace appliques, long full sleeves, an A-line skirt and chapel train. A crown of pearls adorned her head. She carried a cluster of white roses and

baby's breath.

Ellen L. Fellows, sister of the bride, was maid of honor in pink voile over taffeta with a white lace bib. Bridesmaids Melinda Urbats and Laura Fellows wore mint green and yellow, similarly fashioned.

John W. Spiegel was best man for his brother. They are sons of Mr. and Mrs. Thomas B. Spiegel Sr. of 2686 Town Hill, Troy. Gary Smith and Daryl Meitz seated guests.

A reception followed the ceremony at First Federal Savings of Oakland.



"Springing up"

Home again

by Betty Hecker
625-5726

The Heckers are home from our Yellowstone trip. We saw things that held us in awe, and some things (like the hot sulphur spring) that forced us to hold our noses.

Never having been west, we weren't prepared for the wide open expanses and the far horizons in Wyoming and Montana. It didn't take us long to invent games, like, how many miles is it to the second oil well? - to fight the boredom. (By the way, Bob usually won. I lost perspective on things more than 8 miles away.)

We saw the beginning sculpture of Crazy Horse in the Black Hills of South Dakota. I doesn't seem possible, but a 64-year old man is carving (and blasting) a whole mountain into a three dimensional likeness of Crazy Horse on his horse.

The boys most enjoyed seeing the wildlife at Yellowstone. Do you know how big a bull moose and its rack is, when you are about 20 feet away?

A 70th birthday is a big milestone in anyone's life. Gertrude Petersen had a

triple celebration for her 70th birthday on August 15. A day or two head start was needed, so that Solvej Waggner could take her mother to Win Schulers Restaurant for a fancy dinner. Sylvia Petersen took over the celebration next, by treating by mother to lunch at the Kingsley Inn. Sylvia said they really made a big "fuss" about Gertrude's birthday there, and gave her a special cake with sparklers on it.

After lunch and arriving home again, Gertrude found that her neighbor, Leda Taylor and Stella Kirby, had planned a surprise party for her. It was a grand day.

The family picnic of Clarkston Cub Scout Pack No. 341 attracted "a small crowd that had great fun" at Ortonville Recreation Area on Big Fish Lake Sunday.

Contributing to everyone's good time were a hot dog picnic and series of contests for which local level merchants had donated prizes.

Now looking for new members, the pack is inviting any interested boy and his parents to a back-to-school night

Sept. 6. The program is scheduled for 7:30 p.m. at Sashabaw Junior High School, where the pack holds its regular meetings.

Girl Scout neighborhood chairman Penny Easton has been in Pontiac Osteopathic Hospital for better than two weeks, undergoing tests as a result of a bout with pneumonia. Her room number is 235.

Susan Griffiths of Clarkston is one of 50 Western Michigan University students named winners of Waldo-Sargen scholarships for the 1973-74 academic year. The awards, which range from \$200 to \$1,000, honor the university's first two presidents. Scholarship winners are upper class students who have a grade point average of 3.5 or better.

Alan and Kay Hoffman with Eric, 5 and Abby, 2 -- he's a professor at Wayne State University -- have moved into the Wilford Home on Main Street. From State College, Penn., the Hoffmans are good friends of the trip.

Wilfords, who left last week for a year at Rhu, Scotland, on the banks of Loch Lomond.

Tom and Julie have stayed behind -- Julie preparing to enter Michigan State University this fall as a sophomore and Tom headed out soon on another backpacking trip to Oregon. He has plans for later this fall of joining his parents in Scotland and going on to Turkey.

When the younger Wilfords delivered their parents and Jay to Windsor Airport, Tom stopped at the Bob-Lo dock. The Columbia was in, the ship on which Tom worked purser last year. He was able to renew acquaintances with the captain and crew.

Darwin Johnson, Pontiac State Bank vice president and manager of the Clarkston branch, has recently returned from a visit to Denmark. Escorted by his father, a former Dane, he saw about a hundred relatives he'd never met before. The beauty of the country, the friendliness of the people, the awe at how much they eat (more than we do, he says) were some of the high points of the trip.

Kristyn Dougherty wed

Kristyn Dougherty of Grand Blanc and Micholas Schlicht of Pontiac were wed in a double-ring, candlelight ceremony August 18 at Clarkston United Methodist Church. Rev. John Clapp, assistant pastor, and Rev. Fr. Jay Simonie of St. Michael's Church, Pontiac, conducted services. Adele Thomas was organist and Muriel Mercer, vocalist.

The bride, daughter of Mr. and Mrs. Jack Dougherty, 5681 Kingfisher, chose a camelot styled ivory chiffon gown with empire waistline, trimmed in satin and chantilly lace. A cap of matching ivory satin, trimmed in beads, held her shoulder-length veil. She carried a cascade of pink rosebuds, pink and white daisies and baby's breath.

Matron of honor was Mrs. Robert Bass of Somerset, New Jersey, and the

bridesmaids were Peggy Dougherty, sister of the bride, Susanne Schlicht, sister of the groom, Jo Ann Svitekovich of Grand Blanc and Mrs. Robert Kuyala of Southfield.

Their pink dotted swiss dresses featured high necklines, long sleeves gathered at the wrists with lace, a lace-trimmed waist and hem. They carried baskets of mixed summer flowers.

The groom, son of Mr. and Mrs. Aloysius Schlicht of Pontiac, was attended by his brother, John of Milford. Seating guests were John Bendle, Floyd Miles, Richard Rudlass and Ronald Tate.

A sit-down dinner for 225 guests followed at the Elks Lodge on Pontiac. Guests were present from Ohio, Bay City, Tawas City, Hale, Flint, Indiana and Washington, D.C.

Following a Caribbean cruise, the newlyweds will reside in Pontiac. Mrs. Schlicht is a teacher at Davison and her husband is a pattern maker at Annex Pattern Co., Southfield.



AREA CHURCHES AND THEIR WORSHIP HOUR

SASHABAW UNITED PRESBYTERIAN
5331 Maybee Road
Rev. M. H. Caldwell
Worship — 11:00 a.m.

FREE METHODIST CHURCH OF DRAYTON HEIGHTS
5482 Maybee at Winell
Rev. Clancy J. Thompson
Worship — 11:00 a.m.

PENTECOSTAL TABERNACLE
9880 Ortonville Road
Worship — 11:00 a.m.
7:00 p.m.
Rev. John K. Hendley

PINE KNOB COMMUNITY CHURCH
6024 Pine Knob Road
Clarkston, Michigan 48016
Ken Hauser
Worship: 10:00 & 11:00 a.m. & 6:00 p.m.

GOOD SHEPHERD LUTHERAN CHURCH
(Carpenter Elementary School)
Corner of Joslyn & Flintridge

DIXIE BAPTIST CHURCH
8585 Dixie Highway
Rev. Paul Vanaman
—Worship— 10:00 a.m.
Evening Service 6:00 p.m.

CLARKSTON UNITED METHODIST CHURCH
6600 Waldron Road
Rev. Frank Cozadd
Worship & Church School 10 a.m.

CLARKSTON CHURCH OF GOD
54 South Main
C. J. Chestnutt
Worship — 11:00 a.m.

ANDERSONVILLE COMMUNITY CHURCH
10350 Andersonville
Rev. Wallace Duncan
Worship — 11:00 a.m.

ST. DANIEL'S CHURCH
Holcomb at Miller Rd.
Father Francis Weingartz
Masses: 8:30 & 10:30

LAKE LOUISE CHURCH OF THE NAZARENE
M-15 at W. Seymour Lake Road
Ortonville
9:45—Sunday School
10:50—The Hour of Worship
6:15—Youth and Bible Study
7:00—Evening Service
Wed. 7:00 p.m. Family Prayer & Bible Study

MARANATHA BAPTIST CHURCH
5790 Flemings Lake Road
Rev. Philip W. Somers
Worship — 11:00 a.m.

THE SALVATION ARMY
29 Buffalo Street
Lt. Robin Haines
Sunday School — 2:30 p.m.

NEW HOPE BIBLE CHURCH
5311 Sunnyside
Rev. Roy Cooper
Worship — 11:00 a.m.

FIRST BAPTIST
5972 Paramus
Rev. Clarence Bell
Worship — 11 a.m. — 7 p.m.

SPIRITUALIST CHURCH OF THE GOOD SAMARITAN
5401 Oak Park off Maybee Rd.
Rev. Allen Hinz
Wed. & Sun. Worship 7:00 p.m.

EPISCOPAL CHURCH OF THE RESURRECTION
6490 Clarkston Road
Rev. Alexander Stewart
Worship — 8:00 & 10:00

SEYMOUR LAKE UNITED METHODIST
Sashabaw at Seymour Lake Rd.
Rev. W. Howard Nichols
Services at 9:15 and 10:30

CALVARY LUTHERAN CHURCH
6805 Bluegrass Drive
Rev. Robert D. Walters
Service 8 a.m. & 9:30 a.m.



SASHABAW UNITED PRESBYTERIAN CHURCH

Mark H. Caldwell, Pastor

Spiritual Message

BREAD

That fascinating little leaflet "Have a Good Day" reports a British study on "unknown factors" in road accidents. Investigation by the emergency department of Wexham Park Hospital, concluded that getting up early for a vacation trip and driving long distances without breakfast could cause accidents. Missed meals, it asserts, lowers blood sugar bringing dizziness, double vision, drowsiness, aggressive attitudes and mental confusion.

Bread, representing all good food, went 40 days without bread at a critical time, yet compared His Kingdom to sitting down to a feast. Jesus, in his last instructions to men of faith, said, "Take, eat. This is my body for you!"

Kept simple and used reasonably, bread nourishes us. Even fasting for noble or devout motives must be within limits. Without restrictions its end would be death.

Our Lord is prescribing "The Sacrament" carried this principle of essential nourishment over into the spiritual realm. Very simply, without nourishment, we die to this life too.

How dangerous then, our attempts to vacation without bothering with God, to get an early start by eliminating provision for spiritual sustenance! How even more dangerous prolonged cessation from prayer or worship or any contact with the Source of all being as we follow our 'realistic' course of life on our own! Jesus, who himself fasted on occasion, worried about people going home from his day-long teaching without bread. Jesus, who

On your last summer excursions, don't forget the Bread!



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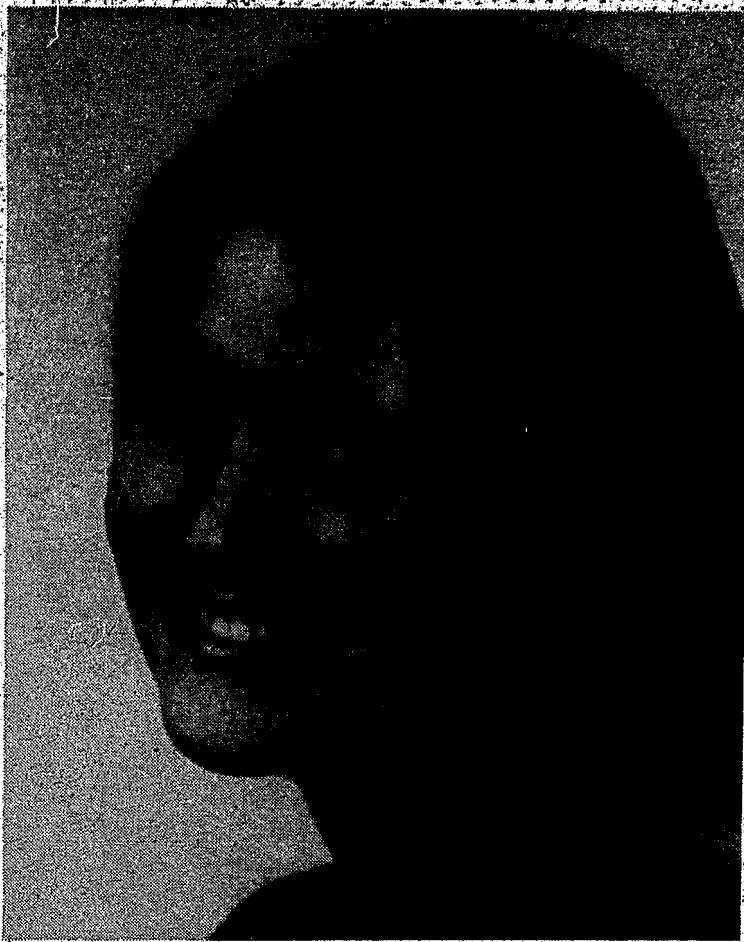
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4 S. Main



Mr. and Mrs. John J. Lynch of Eastlawn have announced the engagement of their daughter, Shannon, to Joseph Thompson, son of Mr. and Mrs. Lyle A. Thompson of Pontiac. A November 10 wedding is planned.

Time to dry flowers

Beautiful flowers are yours year-round when you preserve them by drying or pressing, says J. Lee Taylor, extension horticulture specialist at Michigan State University.

Yellow, white and light blue flowers, he says, are very good for drying because they keep their color best.

The drying process also preserves the blossom's shape best.

Cut the flowers just before they're fully opened and strip all the foliage from the stem. Small flowers can be tied upside down in bunches so their heads aren't touching and stored in a well ventilated, dim attic for two to three weeks. Large flowers should be tied individually.

The borax or silica gel method can be used for flowers that can't be dried upside-down, such as foxglove, peonias, snapdragon, gladiolus, lilies,

delphinium, choral bells and pansies. Pick the flowers just before their prime. Place them in two inches of borax or silica gel and sprinkle more over them until they're covered. Allow one to three weeks (depending on flower size) for drying. Remove carefully and blow away the excess.

For pressing flowers, Dr. Taylor recommends using flowers that are already fairly flat, such as pansies. Place the flower between two sheets of newspaper and press the flower open in a natural position.

Place the folded newspaper in a book or between magazines with more books added on top. Store in a warm, dry spot. Newspapers should be changed twice during the week of drying to absorb the moisture from the flowers.

When the flowers are dry and crisp, store them in a dry place until ready to use.

Independence fire levy set

Independence Township will levy 70 per cent of the one additional mill approved by voters for its fire department this year.

The levy will pull in approximately \$162,510, rather than the \$189,597 sought by Fire Chief Frank Ronk from the township board.

There was a 3-1 split on the motion made by Treasurer Betty Hallman to set the fire department levy at 1.7 mills.

Trustee Jerry Powell, whose earlier motion to levy the full two mills died for lack of a second, cast the dissenting vote. Clerk J. Edwin Glennie, on vacation, did not attend the session Tuesday night.

No action was taken on specific items in Ronk's proposed budget, although Supervisor Robert Vandermark said he hoped the board could hammer out a budget for the department at its Sept. 4 meeting.

Vandermark noted the fire department now will have the \$144,000 Ronk had requested in his first budget last February plus "a financial cushion."

"We're responsible to the people and we have to show good judgment," he said. "This will be two and a half times what was spent on the fire department last year."



by Bob & Marvel White

The Roman influence in house architecture was obvious in Europe right through the Middle Ages. The castles were heavily fortified, but the houses of serfs and peasants were usually simple structures of one or more rooms with masonry walls and thatched or sodded roofs. More elaborate farmhouses were built later usually in the form of a rectangular farmyard enclosed by sheds, barns, etc. The house was generally of two stories. In rural America, there is something of the Roman influence to be seen even today!

From simple to elaborate, BOB WHITE REAL ESTATE, 5856 S. Main St., 625-5821 has a fine selection of homes available for you to choose from, and we will be happy to help you find the one best suited to your needs, tastes, and budget. 24 hour answering service. Hours: 9-8 Mon.-Thur.; 9-6 Fri.; 10-4 Sat.; 2-5 Sun.; & by app't.

HELPFUL HINT:

Establishing walks and entryways is not only a convenience but a necessity for every house.

NOTICE

Beginning

September 4th

**BEN POWELL
DISPOSAL**

will return to its

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SCHEDULE

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*The questions
people ask
about . . .*

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REHABILITATION

QUESTION: You said something about rehabilitation. What are some examples?

ANSWER: The rehabilitation is one of the BEST provisions of Michigan's no-fault law. This includes ALL costs for medical rehabilitation. It also includes costs for ALL economic rehabilitation, such as learning a new skill if you can't return to your old job because of the accident. (Sec. 3107(a))

FOR MORE INFORMATION CALL **KEN HALL**

24 SOUTH MAIN



CLARKSTON

625-4331



Bliss-Dunsmore vows

Howard G. Bliss Jr. claimed Dianne Dunsmore as his bride in an afternoon wedding mass August 17 at Walled Lake St. Williams Church.

The groom is the son of Mr. and Mrs. Howard G. Bliss Sr., 4890 Cecelia Ann. His bride is the daughter of Mr. and Mrs. Douglas K. Dunsmore, 4824 Whitlow, Union Lake.

Her nylon organza A-line gown featured embroidered lace, a chapel length train and matching pearl camelot-style elbow length veil. She carried an all white colonial bouquet of carnations, chrysanthemums and baby's breath.

Kerry Ann Ray of Grand Rapids, serving as maid of honor, chose pink and cream chiffon with ribbon and embroidered trim.

Bridesmaids, Joanne Dunsmore, sister of the bride, and Sandy Bliss, sister of the groom, chose similar gowns in turquoise. All carried matching Dolley Madison bouquets.

Al Watson, now serving with the Navy, was best man and Chuck Chammaro and Bill Svetkoff seated guests.

A reception for 150 followed the ceremony at Airway Lanes. The wedding cake was prepared by the bride's aunt, Mrs. Joseph J. Zezula.

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talk all they want to,
but they don't pay
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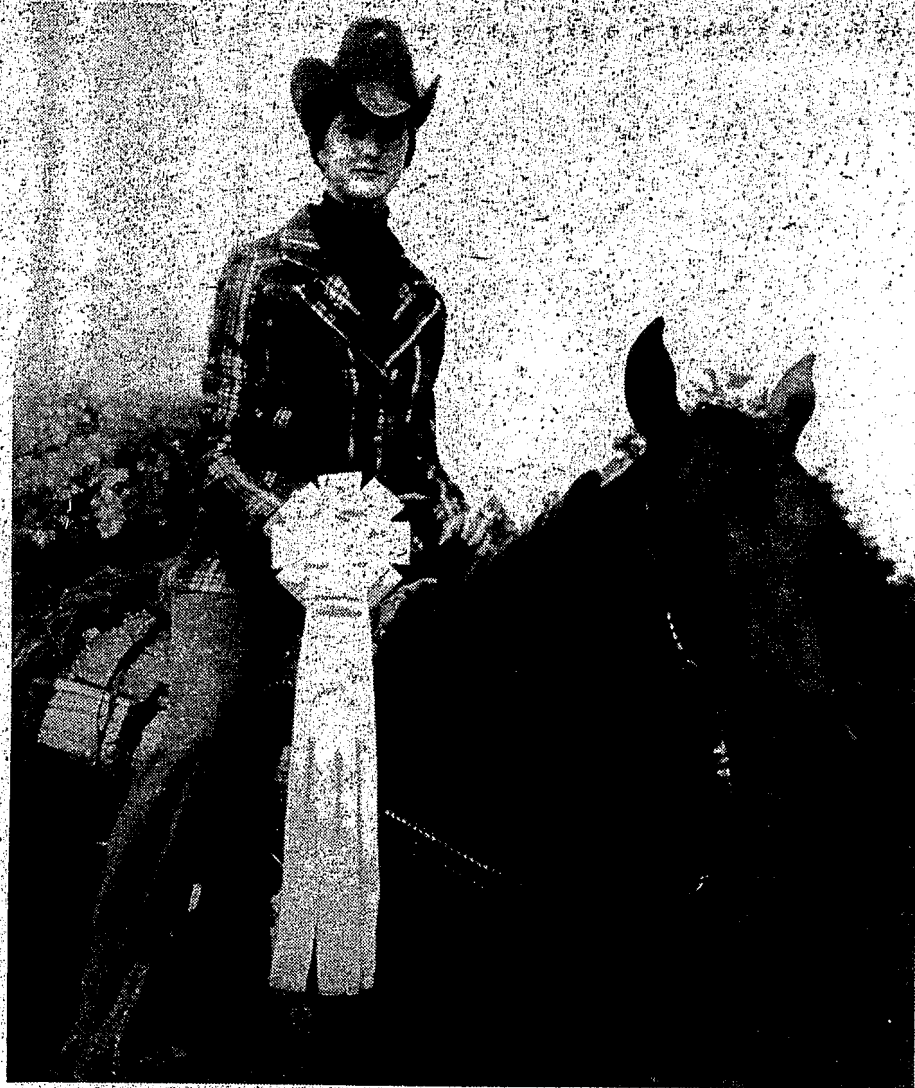
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Mosquito control urged for horse sickness

Horse owners concerned about protecting their animals from Equine encephalomyelitis may want to consider mosquito control in addition to vaccination says Bill Muller, Oakland County extension Director.

While vaccination is a recommended procedure, he points out that the disease is spread from wild birds living in swampy areas and transmitted by the mosquito to the horse, and not from horse to horse as many people believe.

If your horse has access to swamp-type pasture, he suggests that it might be a good decision of the part of the owner to move the animal to another pasture where fewer mosquitoes are present.

Additional mosquito protection may be obtained by spraying the horse with either pyrethrins or malathion. Mix the malathion (57% emulsified concentrate) at the rate of 1 pint to 10 gallons of water and apply every 10-14 days. Apply pyrethrins as a spray mist, using about 1 fluid ounce per animal of a 0.1% synergist.

In both cases the agent suggests that the owner read the label on the container and follow the directions.

Car raffle rescheduled

Clarkston Area Jaycees have rescheduled the \$100 a ticket dinner at which a Mark IV was to be awarded to a lucky person in attendance.

"We've put it back to October 15," said Chairman Ken Hall. "That way we'll be able to give away a 1974 Mark IV in place of a 1973 model."

He said 36 of the 100 tickets available remain to be sold.

When you think of hardware, think of



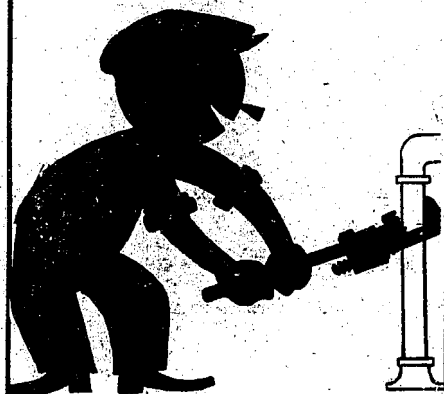
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- ★ Iron Filters
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DRAYTON PLAINS
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They're a prize winning pair

Sharing some glory with her horse, Leo's Red Devil, is Nancy Bryan, 16, who recently took two titles at the state 4-H horse show. Nancy, daughter of Mr. and Mrs. John Bryan, 4945 Clarkston Rd., was named both equitation champion and the reserve fitting and showmanship champion in the grade horse division. She is a member of the Saddle Lites 4-H Horse Club.

Council okays carnival plans

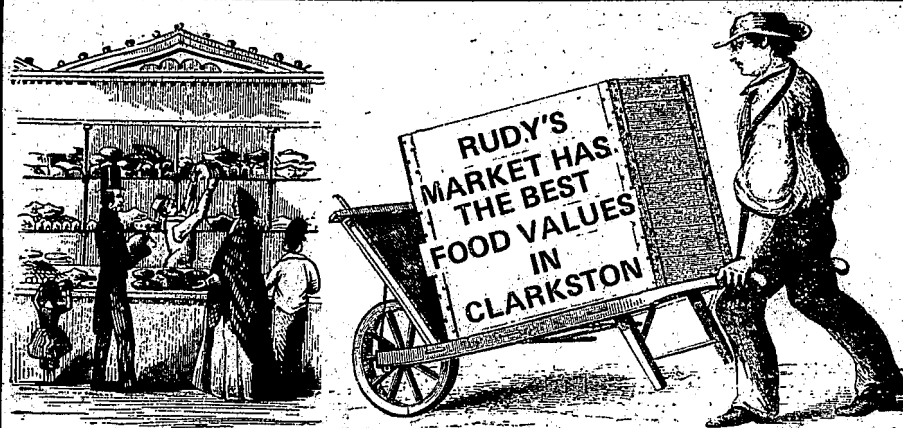
Clarkston Area Jaycees received approval, just in the nick of time, to erect a carnival on the Village Parking Lot for Labor Day activities and to close Washington Street during the four-day celebration for the protection of children.

The village council unanimously gave approval Monday night, noting however that final say on the Washington Street closing will have to come from the Oakland County Road Commission.

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69¢ ½ GALLON

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Sewer tax questions still unanswered

Tax exempt property in the village such as churches and the township hall will still have to pay for sewers.

The sewer costs, being spread by ad valorem tax, may require lump payments from those units not ordinarily subject to such a tax.

The village council is now investigating.

Still awaited is a legal decision as to whether personal property tax as well as property tax will be assessed for sewer costs.

The council has gone on record as recommending against the inclusion of personal taxes (which would affect merchants), but Village President Richard Johnston indicated the outlook is not good.

State laws may require assessment of both kinds of taxable property, he said.

Vacancy to be filled

Clarkston Village Council will fill the vacancy left by the resignation of Trustee Lucia Wilford at its September 10 meeting.

The resignation of Mrs. Wilford, who has moved to Scotland, was accepted with regret by the council Monday night.

Some good news on food pricing

There's good and bad news from Michigan State University Cooperative Extension Service in regard to food prices this week.

"More of last week's wholesale price drops are expected to show up at retail counters this week, but the general level of food prices is not expected to be lower," says the report.

The service recommends chuck roasts, hamburger, stew meat and liver as the beef cuts to consider this week, but to be on the look-out for reasonably priced sirloin, rib and round steaks and rump roast.

Wholesale pork prices have begun to ease downward, but this has not resulted in lower retail prices on fresh cuts, the service reports. Loin and butt cuts are being suggested as economical choices; some hams and liver are also being offered.

Lamb prices are reported to be down slightly.

Economical protein choices will be found in fish. Supplies are reported ample and good values to be found on smelt, ocean perch, turbot, halibut and whiting.

Egg prices on medium and small sizes should be lower and supplies ample to meet demand.

FRUITS: Peaches from New Jersey, Virginia and Michigan are in light supply and prices are unchanged to slightly higher. Cantaloupe shipments

are heavier and overlapping from several areas, so some prices are lower this week. Seedless grapes are in heavy supply and the quality is excellent; the prices lower.

Banana imports are heavier and prices are down this week. Lemons and limes are in light supply. Pears from Washington and California are in ample supply and reasonably priced. Some markets are featuring watermelon at good prices and the quality is good, too. Oranges are moderately priced and plums are in good supply.

VEGETABLES: Artichoke supplies are heavier and prices are coming down. Green beans are between plantings and some prices are higher.

Michigan supplies of carrots, celery and tomatoes are heavier and prices are quite low. Corn continues in peak production at low retails. Green pepper prices are lower, and so are the prices on cabbage, radishes, squash,

cucumbers, mushrooms, onions and potatoes.

Beets, lettuce, spinach and sweet potatoes are unchanged in price.

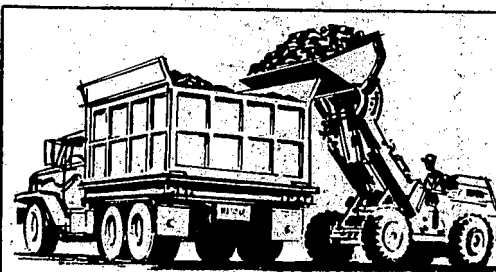
OTHERS: Canned tuna is being featured again this week, along with a number of ready-to-serve canned meats. Pork and beans, soup, fruit juices and bread are also being offered at attractive prices.



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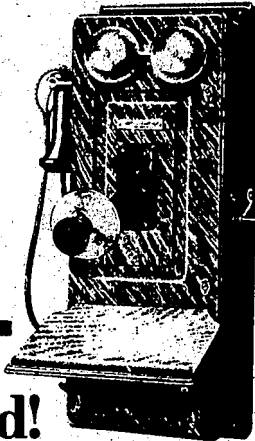
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Dan Proctor, Manager
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625-8440

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Clarkston 625-8122

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Clarkston 625-5821

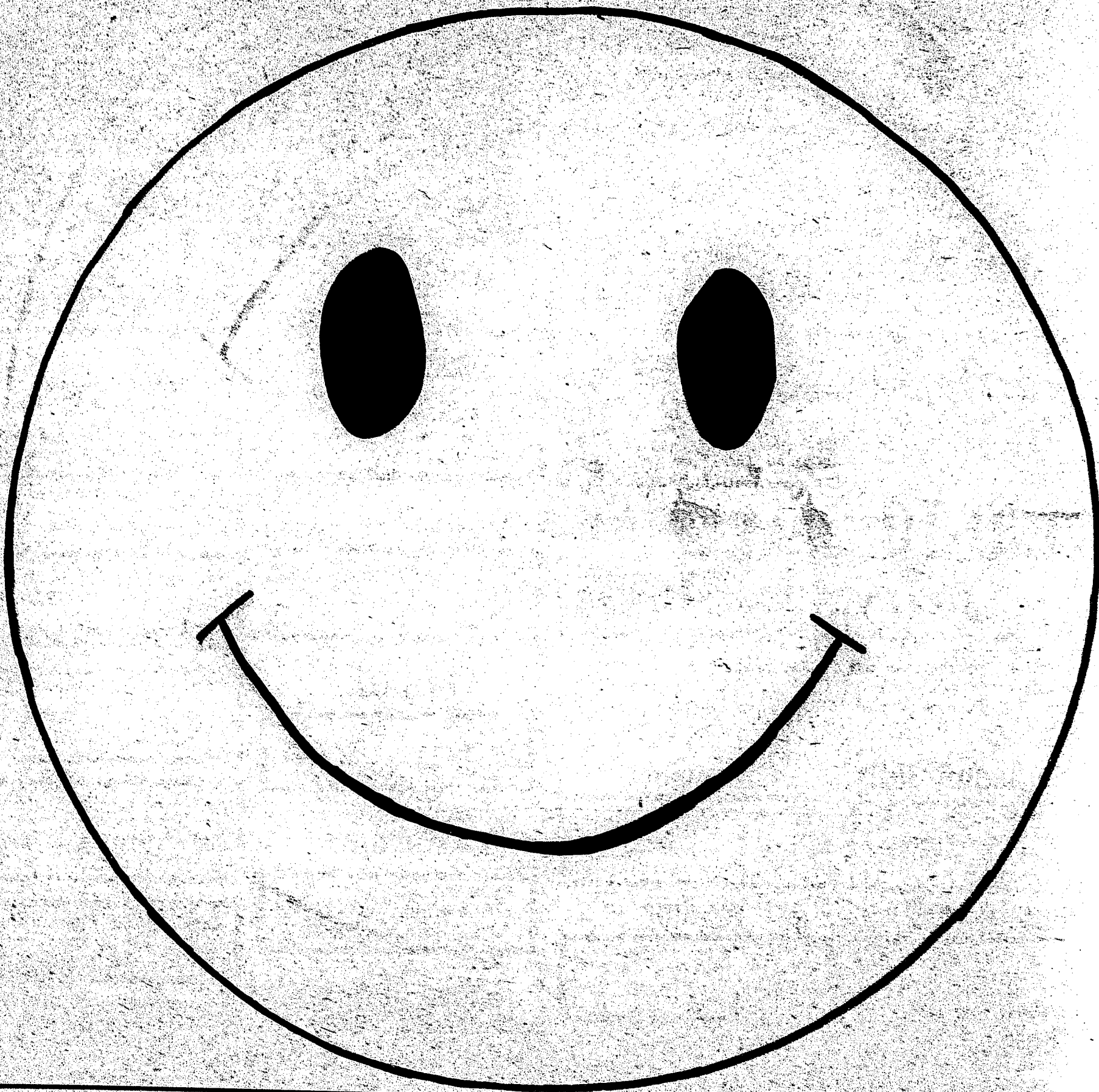
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625-5602

Clarkston Real Estate
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2 S. Main St.
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Area bankers say money is tight and expensive, but it's still there

Clarkston News

The Clarkston (Mich.) News

Thurs., Aug. 30, 1973 33



Pat Hoard [left] and Marty Hobson, residents of Sunnybeach Subdivision No. 2, take measurements in yet another round of their fight with builders Koehler and Marcum. Mrs. Hobson claims she's simultaneously standing in the ditch for a septic field laid for a Koehler and Marcum house and in the Hillandale Road right-of-way.

Township in middle of sunnybeach squabble

In the continuing battle between Sunnybeach Subdivision residents and builders Koehler and Marcum, Independence Township officials find themselves getting shots from both sides.

They were scheduled this week to make two appearances regarding the builders in Oakland County Circuit Court, both on Aug. 29.

A suit filed by residents seeks to reverse a zoning board of appeals

variance granted to builders to construct on two undersized lots in the subdivision.

Hearing on the case was postponed Aug. 22 by Circuit Judge Frederick C. Ziem when attorneys for the builders failed to appear.

A second suit, filed by Koehler and Marcum, seeks to reverse a denial of a variance by the zoning board of appeals.

The builders were turned down in an attempt to get a building permit for a 7,440-square-foot lot.

Township officials were to appear Aug. 29 before Circuit Judge Farrell E. Roberts to show cause why the permit should not be granted.

As the fracas has continued, women from the subdivision set up a picket line in front of the township hall two weeks ago.

Last week, Pay Hoard of 8110 W. Circle Drive was on hand to lend encouragement as an Oakland County Health Department inspector informed a septic tank installer for Koehler and Marcum that he could not bury the septic field under the Hillandale Road easement.

Fire does \$15,000 damage to home

Some \$15,000 in damage occurred at the Gorden Garten home, 7665 Clintonville, when a blaze started at 3:33 a.m. Friday in the attached garage. Independence Township firemen reported the blaze spread through the breezeway, kitchen and living room, having totally destroyed the garage. Two 13-year-old girls, Brenda Garten and Laurie Smith, sleeping in the backyard for the night, warned occupants of the flames.

By Jean Saile

Tight money -- that may or may not ease over the next year -- is making loans expensive and in some cases nearly impossible to find in the Clarkston area.

The hike in interest rates for commercial and home mortgages is attributed to Federal Reserve policy of making money more difficult to get in an effort to slow down inflation.

Whether it's going to have the desired effect or not is a matter which area financial men are willing to debate.

A Community National Bank spokesman says banking leaders are divided over two trains of thought. Some think interest rates will go down with the next three or four months, while others believe rates are just reaching the level where they should have been over the last couple of years, and that they may go higher-finally leveling off at about the present situation.

Both Pontiac State and Community National banks say they are limiting home mortgages and commercial loans to current customers, and First Federal Savings and Loan Acting Branch Manager Steve Marsden says commercial and installment purchase loans have been stopped.

First Federal is, however, still accepting mortgages at rates of 9 1/4 to 9 3/4 percent with 20, 10 or 5 percent down, depending on the type of mortgage.

Bankers, like Darwin Johnson, vice president of Pontiac State Bank and manager of the Clarkston office, points out that savers are benefitting more than they ever have before, and that people are still finding money to salt

away.

Depending upon the type of account, savings depositors at his bank can get up to 7 1/2 percent interest. The high interest rates require long-term investment, he reports, but even for the regular passbook savings customers the rate is not 5 percent daily interest.

At First Federal, depositors can earn from 5 1/4 to 7 1/2 percent interest and Community National offers to a high of 7 1/4 percent.

Johnson also states that customers are benefitting from installment loan rates -- for car, property improvement or debt consolidation -- which are virtually the same now as they were five years ago.

Actual interest paid on such loans is about 9 1/2 percent and while he admits the rate sounds higher than it used to, it's because of the truth in lending legislation which has caused banks to make a factual accounting of interest.

The wooing of customers brought about, according to a Community National Bank spokesman, by pressure from surrounding banking institutions is resulting soon in extended service for this area.

Community National, with offices at the Dixie and M-15, will be resuming Saturday banking services September 8. The bank will be open from 9 a.m. to noon for full service.

At Pontiac State Bank, Johnson reports a Bank Now computer service is being installed which will allow customers banking 24 hours a day, seven days a week.

The service will permit customers to cash checks, make deposits, to make loan payments and pay utility bills.

Developer threatens civil liberties suit

The attorney for Hubert Garner who has proposed 1,500 living units at the north end of Deer Lake has threatened to take the township board and planning commission and their members to court over refusal to act on a site plan for 43 acres of multiple on the property.

Abroachment of civil liberties before the federal judge has been proposed by Attorney Joe Galvan to Township Attorney Richard Campbell.

The 43 acres in question are zoned multiple, but approval of a site plan calling for 270 units has been tabled awaiting an environmental impact study.

Meanwhile township officials report they have been approached by Thompson-Brown, a single family residential developer, who is interested in the total 372-acre property. Garner

reportedly had the land on option from owner Mahlon Benson.

Official status of the ownership is not known to township officials at the present time.

The planning commission Thursday ordered Planner Larry Burkhart to prepare a land use plan for the entire 372 acres, in conjunction with the environmental study not reported underway.

The local study is to take into account sewer problems, traffic flow and development's effect on Deer Lake, and to arrive at a plan for development which should be suitable both to developers and the township.

The commission members took no action regarding the site plan, leaving it tabled until such a study should be complete.

Fireman hurt at car fire

Independence Township Fire Captain Dale Bailey, 38, 9075 Pine Knob Road, was injured shortly after midnight Thursday as he and members of the department fought a car fire on Clarkston Road near Sashabaw.

Bailey was struck by a car driven by Morris A. Strong, Jr., 43, of 8955 Maplewood as he, Oakland County Sheriff's Deputy Bill Evans and Gene Salk, 20, 27959 Sashabaw Road, stood by the fire truck at the scene. Bailey was thrown onto the hood of the car. Both

Evans and Salk were reported to have also sustained minor injuries.

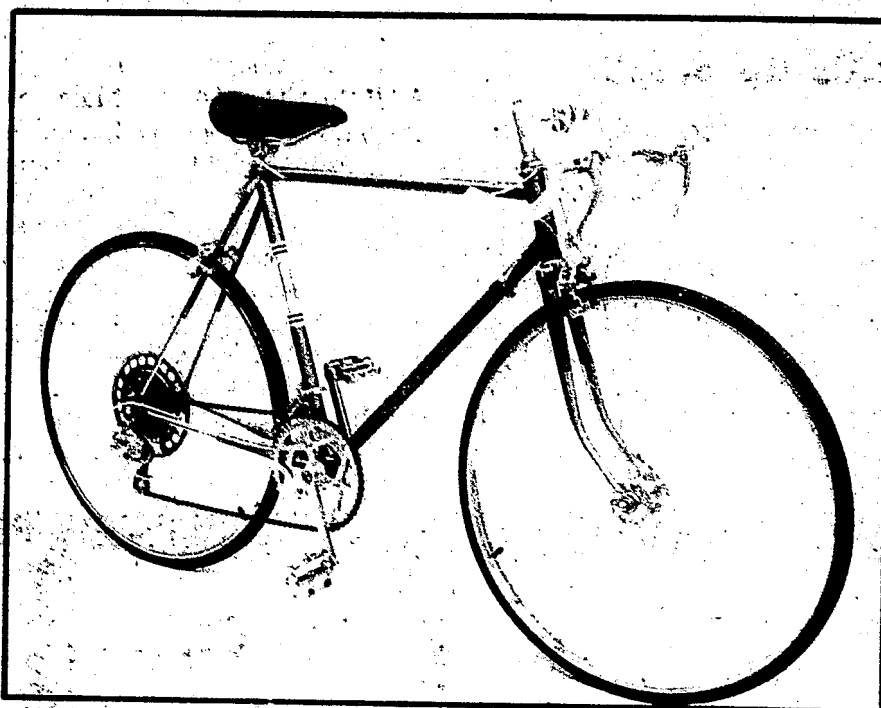
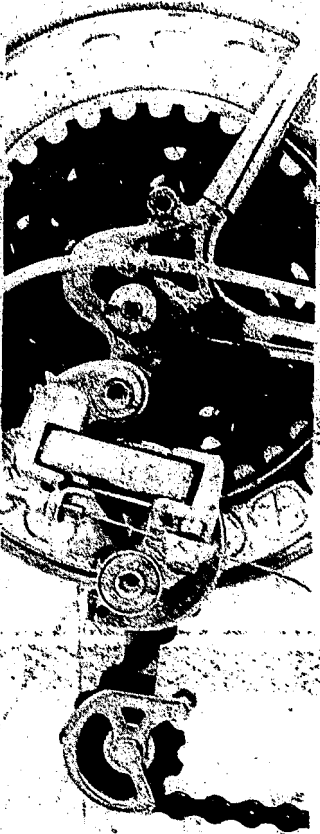
All three were released from Pontiac General Hospital early Friday morning after treatment of abrasions.

Strong was ticketed for failure to stop for emergency vehicles. The county report said Strong had been traveling east on Sashabaw, drove past the fire engine with emergency lights flashing, and struck the three men. A county patrol car, also showing emergency lights, was reported as present at the time.



Sashabaw Junior High School cheerleaders -- home from a recent Albion College cheerleading camp.

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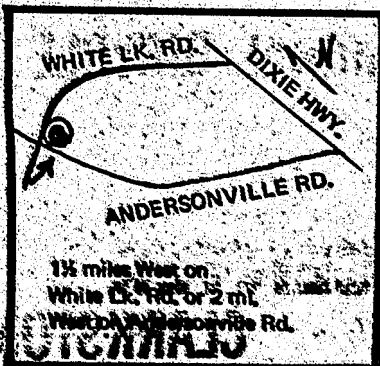
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Another nine holes for Springfield-Oaks

Expansion of the Springfield-Oaks Golf Course to 18 holes is scheduled to begin in mid-September as a \$99,584 improvement program gets underway.

The three-phase development plan is to be carried out by Curtis Wright Construction Co. Work scheduled for this fall includes clearing, rough grading and pond construction.

Phase II will be started next spring with completion of the irrigation system, fairway seeding and green construction.

This will allow play on the new nine by early fall, when Phase III will be

started to renovate the front nine holes. Improvement of the existing course will include realignment of some of the old fairways, complete irrigation of the existing nine holes and pond development.

When all improvements are completed, Springfield-Oaks will be a 6,500-yard, par 72 course, according to the Oakland County Parks and Recreation Commission.

The design of the new and improved facility is being done by Mark DeVries and Associates, registered golf course architects from Grand Rapids.



Pee Wee Coleman Furniture championship team was composed of Dan Martin [first row from left] David Roberts, Dale Hesse, Bobby Boyt, Brian Barlow, Terry Dubay, Mark Dubay and [second row] Joe Stetz, Victor Quigley, Adam Kline, Jeff Hocksema, Tom Hecker, James Vermilye, Jeff Roberts, Mike Stefanski, Scott Coleman and [back row] Dennis Kline, Manager Joe Stetz, Dave Coleman and Ray Welch.



Clarkston Area Jaycees District Softball Champions, who defeated Waterford Jaycees for the title, are Dale Fitch [from left] Jerry Powell, Jim Wilson, Randy Heltman, Mike Madison, Dan Bullard, King Robinson, Leo Frawley, Don Colton, Mike Applegate, Ron Lundy and Jerry Hennig. The boys hope to better in state competition their fifth place ranking of last year.

Silver Lake League winds up season

The Women's Silver Lake Golf League finished 18-hole tournament with the following winners and runners-up, according to Jo Willhite, tournament chairman. All scores are net.

First Flight: Dee Eggert - 75; Bea Bishop - 76.

Second Flight: Sally Hickman - 69; Jo Willhite - 75.

Third Flight: Lenora Wilton - 63; Evelyn Rogers - 75.

Fourth Flight: Carol Ackerman - 71; Zelda Grant - 73.

In the third and fourth flights, ties for the runner-up positions necessitated a 9-hole play-off. Fran Hudson tied for second place in the third flight, but lost out in the play-off. The same thing happened to Naomi Johnson in the fourth flight.

Dorothy Killen out-putted everyone with 30 putts for the 18 holes.

2-day race

Deer Lake Sail Club hopes to have 40 boats present for six races Sunday and Monday during the Labor Day weekend.

A skippers' meeting has been called for 10 a.m. Sunday to kick off the first three races. The meet will be resumed following the downtown Clarkston parade Monday and three more races will be run.

A traveling trophy will be presented the winner of the Labor Day Regatta.

Bowling league

Women interested in joining a Benefit Bowling League, proceeds to help with the Girl Scout Camp Sherwood, are invited to contact Howe's Lanes.

A group met Tuesday to organize the league, which will be open to all women of the area. Bowling begins September 11.

SPORTS Go-Round

by Jerry Savoie



Winter or summer, hiking is a sport that practically anyone can choose provided, of course, that he choose a route that will not be too arduous. The sort of physical shape one is in has a great deal to do with the sort of hike he chooses. Imagine what kind of physical stamina a person like David Kwan must have had! He holds the record for the longest hike in history from Singapore to London. The hike took 81 weeks and averaged 32 miles a day!

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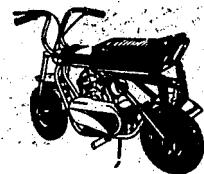
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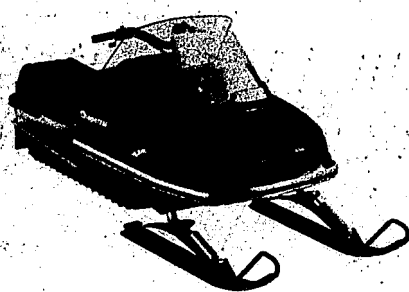
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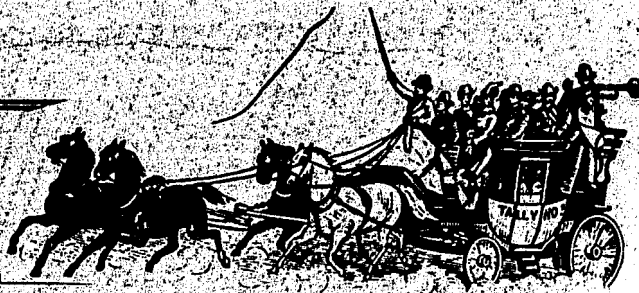
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Places to go, things to do



Henry Raskin, a veterinarian who paints in a barn studio at his Holly home, is scheduled for his second one-man show. The exhibit at the Gallery Art Center, 3722 W. 12 Mile Road, Berkley, will open with a 7:30-10 p.m. reception Sept. 8.

Motorists, expected to drive 651 million miles on Michigan during the upcoming Labor Day weekend, should have no serious difficulty obtaining gasoline during the 78-hour holiday, according to Automobile Club of Michigan.

"Despite a current refusal of some gasoline distributors to supply fuel to service stations and a possible curtailment of gas sales by a retailers' group, holiday travelers should have little trouble purchasing gas if minimal precautions are taken," stated Fred Rehm, Auto Club general manager.

The Board of County Road Commissioners of Oakland County has ordered its contractors to suspend work over the Labor Day week-end and to eliminate all impediments to safe travel on Oakland County roads where construction is in progress.

"All road and bridge construction work, as well as work being done by

permit in Road Commission rights-of-way, will be suspended at 5 p.m., Friday, August 31, and will be resumed not earlier than 8 a.m., Tuesday, September 4," said William M. Richards, chairman of the Board of Road Commissioners.

A variety of subjects from belly dancing to gourmet cooking on a purse string are being offered by "Do Something Different, Inc.," beginning September 17 at the Pontiac Mall. Participants will be able to learn something different every Monday in a two-hour session. Registration is 9:30 a.m. to 9 p.m. Monday, September 10. Fad diets, holiday decorating are other subjects to be explored. Cost of the course is \$35 for six sessions.

Two job-oriented classes offered this fall by the Waterford Adult Education Department are aimed at training nursing assistants and welders.

The new nursing assistant course is designed for adults interested in learning basic skills for the care of patients in hospitals and nursing homes.

For those without a high school diploma, the course is free. The charge for others is \$18. The class will meet from 7 to 10 p.m. Wednesdays at Waterford Township High School beginning Sept. 19.

Vocational welding is aimed at training persons without high school diplomas for jobs in business and industry.

The free course will meet four nights a week from 6:30 to 9 at the Waterford Mott High School starting Sept. 6.

The adult education department's number is 674-3145.

Expectant parents classes will begin Sept. 6 at the Oakland County Health Department auditorium at 1200 N. Telegraph Road, Pontiac.

The 7:30-9:30 p.m. classes will be held on consecutive Thursdays for eight weeks.

Taught by public health nurses, the sessions are co-sponsored by the Oakland County Medical Society and various adult education departments in Oakland County.

Topics covered by the series include mental health of the family, growth and development of the baby before and immediately after birth and the care and feeding of the infant.

Registration are being accepted at the health department, 332-9255, ext. 55. Enrollment is limited.

Ten-week classes beginning September 24 at Pontiac Creative Arts Center, 47 Williams Street, Pontiac, will offer a wide range of classes to everyone from pre-school youngsters to adults.

Sculpture, photography, ceramics, creative fabrics, drawing and painting, jewelry, junior theater, photography, esthetics, bronze casting, watercolor, contemporary dance, relief printing, lapidary, weaving and a photo forum are some of the subjects offered.

Players present "Butterflies"

Readings for parts in the Clarkston Village Players' fall production of "Butterflies are Free", being produced by special arrangement with Samuel French Inc., will take place at 7:30 p.m. September 4, 5, 10 and 11 at the Depot Theater, White Lake Road.

Pop liners wanted

Clarkston Jayettes are collecting Diet-Rite and R.C. Cola liners with number denominations to aid the Kidney Foundation.

The project will last from September 1 to November 31. Schools, businesses, beauty shops, gas stations, churches and other organizations are being contacted to collect the R.C. and Diet-Rite liners.

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Behind the Counter

From Keith Hallman

Noise Pollution

Most of us realize too much noise can cause deafness or nervousness. Now doctors are recognizing other harmful effects of sound on the body's hormonal system, heart and blood vessels, and reproductive organs.

That is why you are hearing more and more about "noise pollution" of our environment.

Too much noise can harm you, the experts say, even if you like the sound or if you have learned to live with it. It doesn't even matter whether you hear it; they tell us that the physical effects of sound are seen in the totally deaf.

Said one: the eyes can be protected against strong light by closing the lids, but the ears are always vulnerable.

All that matters is the volume and frequency of exposure. A slight noise may cause a sleeping person's blood vessels to constrict, while there may be only a slight response to a loud and continuous sound when one is awake and busy.

However, if sudden loud sounds are repeated, there is a gradual loss of elasticity in the blood vessels and a slower recovery from each restriction. Similarly, the experts say, the body's hormonal response to the stimulus of noise is blunted by too much exposure to noise.

It has long been known that a fetus responds to outside noises, and an Ohio study suggests this can be so disturbing as to cause later childhood fears and anxieties.

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New businesses open



Bob and Doris Beattie of Beattie Interiors, recently opened for business on the Dixie Highway at Andersonville Road.



Ron Hutchinson [left] and Ken Breit, formerly of the Waterford and Union Lake offices respectively, have joined forces to open a new Farmers Insurance Group agency at 6555 Dixie Highway.



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PEEKIN' into the PAST

10 YEARS AGO IN THE CLARKSTON NEWS
August 27, 1948

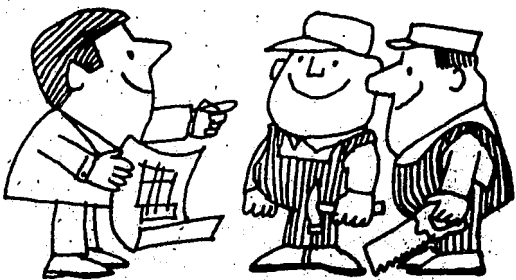
Mr. and Mrs. Ronald Walter and family spent a few days at Otsego Lake.

Mrs. Frank Lambert left Thursday to spend the weekend at Muskoka Lake in Ontario.

25 YEARS AGO IN THE CLARKSTON NEWS
August 29, 1963

The "cone with the curl on top" has invaded Clarkston in the form of a Dairy Queen owned by Mr. Tim McNamara.

Carolyn Susan Warrick became the wife of Marshall Edwin Batchelor, August 23 at the First Methodist Church.



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**Brand new headquarters
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More and more smart people are switching to Farmers for all their insurance. Business is booming and we were busting at the seams. So we've moved. More room. Greater convenience. That means even more of Farmers fast, fair, friendly service... for you. When you're in the neighborhood, drop in. We'd love to show you around.

Ken Breit - Ron Hutchinson
6565 Dixie Hwy.
Clarkston, Mich. 48016
625-8810 • 625-5900



We Have The Largest Selection
at . . .

LITTLE PROFESSOR BOOK CENTER

ROCHESTER HILLS PLAZA

651-0199 1410 UNIVERSITY DRIVE ROCHESTER

Flavor Famous Produce

**HOME GROWN
Sweet Corn &
Tomatoes**

- CELERY
- RADISHES
- GRN. PEPPERS
- CUKES
- LETTUCE
- GRN. ONIONS
- CABBAGE

**HOME GROWN
BEANS
3 LBS. \$1.00**

**HOME GROWN
Honey
Rocks**

Ritters Farm Market
6684 DIXIE HWY. CLARKSTON
625-4740

classified ads

get the job done

FOR SALE

FIREWOOD FOR SALE. Will do tree trimming and removal. Light trucking. Phone 625-4747.+++29-tfc

MOTORCYCLE - 1972 Honda 450. Only 5800 miles on it. Only \$650. Call 625-2528.+++1-1c

SOFA BED, good condition, dark blue, \$175. 625-8300.+++1-1c

FOR SALE: 14 ft Winner fibreglas boat, Mercury outboard motor and trailer. 625-1578 after 4 p.m.+++42-tfc

NEED A NEW CAR? Have 10 spare hours a week? Call 623-0988.+++52-2c

REDUCE excess fluids with Fluidex - Lose weight with Dex-A-Diet capsules at Wonder Drugs.+++49-10p

SINGER DELUXE MODEL - portable zig zagger in sturdy case. Repossessed. Pay off \$38 cash or payments. 5 year guarantee. Universal Sewing Center. FE 4-0905.+++24-1c

POTTED, HARDY, fieldgrown mums and gladiolas. Cut flowers. Ortonville Nurseries. 627-2545. 7 days a week.+++1-2c

CACTUS for sale: 6650 Dixie Highway, Clarkston. 625-1515.+++1-1c

8 h.p. RIDING MOWER with snow blade and lawn cutter. Electric. \$185. LI3-3323.+++52-4c

BAND STUDENTS! Save money. Bundy flute. Excellent condition. 625-5478.+++52-4c

REMINGTON 1100 light weight, 20 gauge ventilated Rib. Improved cylinder. 625-1953.+++1-1p

TOP SOIL - Black dirt - Peat, screened and shredded. Gravel - Sand - Fill Dirt. 625-2231. Guarantee. 628-3408.+++32-tfc

MERION BLUE SOD or Kentucky blue sod. You pick up, or deliveries made. 628-2000.+++36-tf

OUR CONTAINER GROWN shrubs can be planted all summer with no transplant shock. Large variety. Complete landscaping service. Noel Arbor Farms, 79 Park Street (rear), Oxford. 628-2846.+++43-tf

NECCHI DELUXE AUTOMATIC zig zag sewing machine - cabinet model - embroiders, blind hems, buttonholes, etc. 1968 model. Take on monthly payments or \$53 cash balance. Guaranteed. Universal Sewing Center. FE 4-0905.+++13-1c

POLAROID CAMERA with case. Large professional type. Like new. Will sacrifice. \$35. Rollaway bed, 3/4 size, with good foam rubber mattress, \$20. 625-3189.+++1-1c

CLARINET with case. Used 1 year. Like New. Cleaned and tuned since used. \$35. 625-3189.+++1-1c

FOR SALE: 2 air conditioners, 1-6000 Btu-1972 Sears fits sliding or conventional windows used 5 months. \$125.00. 1-4000 BTU-1973 GE "carry-cool", portable, \$85.00. 625-8410.+++1-1c

DRUM SET, 5 piece comb., Ludwig and Gretsch. 18" Zildjian symbol high hat, \$150. 625-4229.+++1-1p

"Happiness" is receiving the Clarkston News. 625-4229.+++1-1p

FOR SALE

TEISCO guitar, one pick up, volume and tone controls. Very good condition. Call 625-2974.+++1-1p

CO-OP yard sale: Clothing, bicycles, toys, baby car seats and many miscellaneous items. Thurs. Fri. Sat. August 30, 31 and Sept. 1, 6612 Oakridge, Waterford.+++1-1c

BUNDY B Flat Clarinet with new Selmer mouthpiece excellent condition \$100. 625-1743 or 623-7300.+++48-tfc

FOR SALE: Seasoned firewood. Tree removal, light hauling and odd jobs. 625-2784.+++4-tfc

FIREWOOD seasoned and split. \$12.00 a cord. 9440 Dixie Highway.+++1-tfc

TEAK dining room set and buffet. Call 627-2658.+++1-2c

SPEEDBOAT - 12ft. aluminum Feathercraft and 35 h.p., outboard motor, \$300. Call 625-2528.+++1-1p

CEMENT
\$1.75 Per Bag
Corner of M-24
and Scripps Road
Lake Orion, Michigan
693-8683

+++1-tfc

GARAGE SALE

GARAGE SALE: 1st and 2nd of Sept. 7261 Deer Lake Road. 10-5.+++1-1p

GARAGE SALE: Aug. 31 and Sept. 1, knit dresses and pantsuits 5-12, Boys clothes 10-14. Go-cart, bicycle and misc. 6641 Waldon. 9 a.m. - 6 p.m.+++1-1c

REAL ESTATE

LOVELY 10 acre parcel, private road, cottage, barn, stocked pond. 4 inch well, in Ortonville Recreation area. \$32,900. Terms. 694-9078.+++51-4c

WE CAN ONLY give you an estimated time, as to when we will be at your home, and we are usually wrong, but then we stay until the carpet cleaned. Lake Orion Steamcleaning Carpet Care. 693-8397. Quality is our perfection. Our prices are your satisfaction.+++50-tf

1 or 2 ACRE parcels or lots in the Clarkston area. Phone - (517) 684-6736 or (313) 564-6517.+++1-4c

PETS

AUSTRALIAN Sheperd puppies as seen on Walt Disney. Registered, permanent shots. Great with children, dependable watchdogs. Reasonably priced. 634-7420.+++51-3c

AKC LABRADOR Retriever, 9 weeks old, black female. Pick of litter. Top Show Prospect. Champion sired by Franklin's Cornish Hills. Parents OFA Certified. 625-4561.+++1-1c

REGISTERED 10 year old Appaloosa Mare. Strawberry Roan. 15 hands. Proven in show ring. Excellent 4-H horse. 625-2255 or 634-4067.+++1-2c

BEAUTIFUL DOGS by Bonnie's Grooming. Professional quality show or pet. No tranquilizing. All breeds. Satisfaction guaranteed. By appointment. 625-8594.+++1-tfc

NOTICE

COUPLES—Make money, have fun, meet new friends, travel. Interested? Call 623-0988.+++52-4c

WE DON'T BELIEVE in telephone soliciting, mouth to mouth referrals is what we work for. Lake Orion Steamcleaning Carpet Care. 693-8397.+++50-tf

HELP WANTED

DO YOU LIKE selling as a part time job? Can build into a full time business. Good commission on repeat sales. If interested call for appointment 673-6715.+++51-4c

COLLECTOR: Experienced telephone collector needed at once. Salary plus bonus. Call today, 332-5000.+++50-4c

EARN \$5-\$6 per hour teaching a fun new hobby. For information call 625-8583.+++1-1c

BABYSITTER. Your home or mine, 1 child. Clarkston area. 625-8291.+++52-2c

GOT SOME SPARE TIME? Turn it into extra cash. Call 623-0988.+++52-4c

LIVE-IN HOUSEKEEPER for doctor's home. Clarkston. No ironing. 625-8120.+++50-tfc

OPENING FOR welcome wagon assistant hostess. Must type and have car. Call Mrs. Hall 1-961-7750.+++52-3p

LADY WANTED for part-time work. Fillmore Hardware, corner of Walton and Sashabaw.+++1-1c

IMMEDIATE OPENINGS

Stenographer I
\$6400 — \$6800
Stenographer II
\$7300 — \$8500

Applications will be accepted until further notice.

Immediate openings at The Service Center in Pontiac for career minded applicants.

Requirements for Stenographer I: High School graduate or equivalency and a resident of Oakland County. Ability to take shorthand at 80 words per minute.

Requirements for Stenographer II: High School graduate or equivalency and a resident of Oakland County and at least 1 year full time paid stenographic experience. Ability to take shorthand at 100 words per minute.

Excellent fringe benefits and potential for advancement to higher level positions.

For Further information contact:

The Personnel Division
Oakland County Courthouse
1200 N. Telegraph
Pontiac, Michigan 48053
Phone: 338-4751, ext. 495

A merit system and equal opportunity employer.

DULL OFFICE JOB? Rather be your own boss? You can be in 3 - 6 months. Free training. \$25 investment. Call 623-0988.+++52-4c

MATURE LADY, Oxford Villa Pizza. No experience necessary. 11 East Burdick.+++1-1

FOR RENT

2 ROOM efficiency apartment. Single or couple. Complete furnished including utilities. 9440 Dixie Highway.+++1-tfc

FOR RENT: Office or commercial space for rent. Dimensions 10'x15' downtown Clarkston. 625-8453.+++1-tfc

A FURNISHED 2 bedroom home for rent on Big Lake. Security deposit required. Available immediately. No children. LI3-9672 or 625-5487 week-ends.+++51-3c

FURNISHED APT. 3 rooms and bath. Adults only. Security deposit required. 2286 Allen Rd., Ortonville.+++52-2p

MODERN 5 room lakefront home. Furnished and natural gas, freezer. Private beach. Clarkston-Holly-Waterford area. Beautiful surroundings. Sept. to June, 625-3560.+++50-tfc

SLEEPING ROOM for rent. Working man or woman. 673-9854.+++52-tfc

OFFICE SPACE AVAILABLE: Heat and air conditioning furnished. Brand new on M-15. PRIME LOCATION IN CLARKSTON. Call Custom Floor Covering. 625-2100.+++42-tfc

NICE CLEAN efficiency apartment. 9750 Dixie Highway. Clarkston. 625-4347.+++38TFC

MARCO ISLAND, Florida, House on Gulf for rent. 2 Bedrooms, 2 full baths, central air conditioning, swimming pool. Boat and car available. Summer & winter rates. 625-4222 or 625-2100.+++42-tfc

CONDOMINIUM FOR RENT with swimming pool. Naples, Florida. Summer rates in effect. For information call 625-1539.+++47-tfc

OFFICE SPACE for rent, 289 square feet. Dixie Hwy. frontage, near Independence Commons. 623-7300 or 625-1743.+++31-tfc

APARTMENT AVAILABLE. 2 bedrooms, carpeting, drapes, air conditioning, all major appliances and laundry. In Ortonville off Mill Street, 1 mile east of M-15 or call 627-3173. Only married couples, no children over 3. No pets.+++49-tfc

WORK WANTED

WILL DO typing in my home - professional job done. Call 628-4167.+++1-5c

WILL CARE FOR a child in my home, daytime - weekends. Walking distance to Clarkston Elem. 673-3225.+++1-1c

NURSES AVAILABLE. A-1 Auburn Nurses Registry. Licensed and bonded. 332-5492.+++33-tfc

WILL BABYSIT in my home. Excellent exp. 625-8479.+++52-2c

JUNK CARS. Free tow—and buy some. 682-9381.+++34-tfc

INSTRUCTION

JOIN OUR 1 week beginning session in Western and English riding. Interesting 2 hour classes Monday through Friday. Adult classes start May 14. children's classes June 11. Call Hill and Dale Riding School 628-3004 for further information. Watch for a barrel racing class.+++1-tfc

Clarkston News ads



are eye catchers

INSTRUCTION

ORGAN LESSONS, my home or yours.
Mrs. Verhey, 625-3533+++52-tfc

PIANO LESSONS - reasonable fee.
625-2433+++51-3c

ORGAN LESSONS, My home or yours.
Mrs. Joy Verhey, 625-3533+++1-tfc

RIDING LESSONS, English and Western. Hill and Dale Riding School.
1261 Brauer Rd., Oxford. 628-3007.
+++29-tfc

VILLAGE SEWING BASKET in Clarkston offers basic sewing and stretch classes, quality yarn and Viking sewing machines. Under new management. 625-2422+++25-tfc.

DON'T GET US confused with our competitors. If Carpet Care is not in their name you've got the wrong people! Lake Orion Steamcleaning Carpet Care. 693-8397. Lowest prices in the state. +++50-tf

MISS CHARLOTTE'S Nursery School is now enrolling students 2½-5 for full or ½ day sessions. The school provides a total educational development program for pre-school children including ballet, tap and music instruction. Call 625-2345 for appointment and information+++1-3c

WEEKLY guitar lessons. \$9 per month. Sigrid and Eric Gruenberg, 625-4583+++1-tfc

PIANO LESSONS
in my home
Carol Walter Gillis
625-5591

Located in Clarkston Village
+++1-tfc

NEW INDOOR arena and barns. Horses boarded in box or standing stalls. Jump course in outdoor arena. For the best in horse care call Hill and Dale Riding School. 628-3007.+++29-tfc

WANTED

WALLPAPER pasting board. Reasonable. 625-5277+++1-1c

GEORGE'S CARPET CLEANING
Super shampoo with hygienic foam - powerful wet vacuum and special nap up treatment for all carpeting. Call now for early appt., 625-4067+++1-5c

WANTED to rent. 2 or 3 bedroom house in Clarkston School District, will consider cottage. 731-1797+++1-1p

CHECK THE ATTIC FOR SOMETHING TO SELL.....



THE CLARKSTON NEWS
625-3370

Kathy Ronk will help you!

WEDDING INVITATIONS
ON SALE AT
THE CLARKSTON NEWS



SERVICES

G. BULL & SON
Excavating
Sewer Hook-ups
Water
Footing
Master plumber
1940 Lakeville
Oxford, Michigan
628-4658

ALL COUNTY EXCAVATING, bulldozing and back hoe work. Finish grading, sewer and water. Call anytime. Any job too small. 623-0811.+++38-tfc

(Clay-Loam)
TOP SOIL
Loaded and delivered
K. Randy Hughes
673-7409

+++43-tfc

WALL PAPERING, painting, staining. Personal service. Bob Jensenius. 623-1309.+++14-tfc

FILL DIRT DELIVERED, Clarkston Village area. \$1.75 per yard in 100 yard lots. Phone 625-2331.+++35-tfc

JUNK CARS, free tow. Will buy certain models. 334-2148, 628-3942.+++47-tfc

INTERLAKES SALVAGE
Auto and Truck Parts
Cars wanted - Pay top \$
Serving N. Oakland County
free towing
625-2227 625-4021

CHAIN LINK FENCE. Installed - repaired. Fast, efficient service. Free estimate. 674-3961.+++33-tfc

KIPS PUMP SERVICE. Pumps, softeners, filters. Sprinkler systems. 673-2214.+++41-tfc

GRASS CUTTING, bed work, trimming, light hauling. Call after 5:30. 674-2584.+++42-12c

LEE BEARDSLEE Sand and Gravel. Also top soil, limestone, crushed stone and fill dirt. Radio dispatched. 623-1338.+++34-tfc

ALUMINUM AND VINYL siding and trim. Gutters, roofing, etc. We deal in quality and customer satisfaction. In the business since 1958. An expert job at a reasonable price. Licensed and insured builder. Rudy Miller, owner. 363-7631.+++40-tfc

AUTOMOTIVE

SEE ROY HASKINS at Haupt Pontiac for both new and used car deals.+++50tfc

1966 TEMPEST, mechanically sound, \$250.-625-5404.+++1-1c

CLUNKERS, junkers and old wreckers towed away free of charge. Call 332-4492.+++25-tfc

CLARKSTON AUTO PARTS
625-5171 6 N. Main
NEW and rebuilt auto parts.
Sunday 10-6
CLOSED THURSDAY
Mon., Tues., Wed., Fri., Sat.
9-9 20-tfc

1969 CHRYSLER Newport, factory air, vinyl top, 2 door hardtop. Includes trailer hitch and electric brakes. 625-3653 after 4 p.m. Very clean.+++1-1p

1968 TEMPEST, 6 cylinder stick. Excellent running. \$400. Call 625-3525 from 8:30 a.m. - 12 noon.+++1-1c

1973 CAPRICE 4-door, Air, vinyl roof, electric door locks, rear window defroster, AM-FM radio and tape deck. 10,500 miles. Under warranty. \$3990. 625-8877+++1-1c

LEGAL NOTICE

STATE OF MICHIGAN
The Probate Court for the County of Oakland
Estate of **RICHARD BRUCE HENRY, JR.** and **LISA MARIE HENRY**,
No. 113,561

NOTICE OF HEARING
TAKE NOTICE: On the 25th day of September, 1973, at 9:00 a.m., in the Probate Courtroom, Oakland County Courthouse, Pontiac, Michigan, before the Honorable Donald E. Adams, Judge of Probate, a hearing will be held on the Petition of Kathleen A. Lutz for appointment of a guardian for the purpose of consenting to the adoption of said minors.
Dated: August 21, 1973

KATHLEEN A. LUTZ, Petitioner
8142 Reese Road
Clarkston, Michigan 48016
Kahn, Kollin & Mandel
Attorneys for Petitioner
207 Pontiac Mall Office Building
Pontiac, Michigan 48053
682-4455

THERE ARE ONLY...

117 Days left until

CHRISTMAS

Hard to believe!

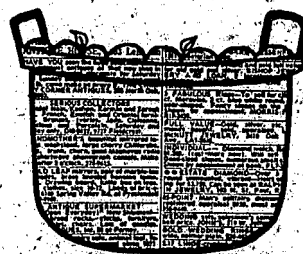
ORDER YOUR

CHRISTMAS CARDS

10% Off for the earlybirds!

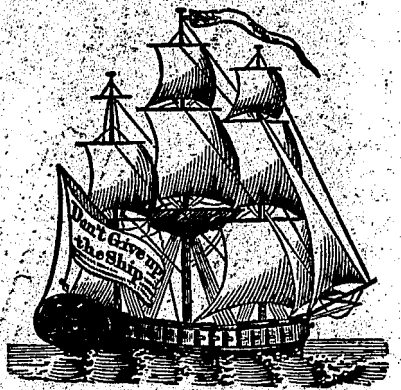
THE CLARKSTON NEWS
5 South Main Street 625-3370

There's a bumper
crop of values
in the **WANT ADS**



Follow the News each week by mail. Just \$5.00 a year in Michigan.

Welcome Aboard



Glad to see you're now reading the best.

Robert Rothermel
Kathy Fletcher
Robert Colfer
James McAlister
Stanley Cool
RM2 Guy Riddle
Opal Tellerico

Glad you've chosen to keep reading the best.

Jan Modesitt
Gene Prevo
Mrs. H.L. McGill
Frederick Beckman
Lewis Collins
Richard Hall
R.J. Grundy
Mark Cooper
John Belby
James A. Martin
Ms. Raymond Suurna
Kirk Mathews
Marvin Fuller
Jack Christie
Grayce Warren
Derrell Batchelder
Delmer Gibbs
P.B. Lowery
Gerald Hodge
Charles Wheeler
Ray Thompson
Arthur Klemm
Donald Smith
Donald E. Campbell
Joseph Rutkowski
Daniel Townson
Kenneth Webb
Charles Smalley
Lionel Freiberg
Elbert Pritchett
James Johnson
Ronald Keener
Donald Agar
Robert Johnson
Darrell Adams
Alan Rosenthal
Rudy Blago
Mrs. William Johnston
Daniel Sanders
William Halsey
Robert Stubblefield

EVERYBODY Shops
the WANT AD WAY

NOTICE

At its regular meeting of September 13, 1973, the Independence Township Planning Commission will consider the rezoning of the following parcels in 'Study Area I' of the Dixie Highway:

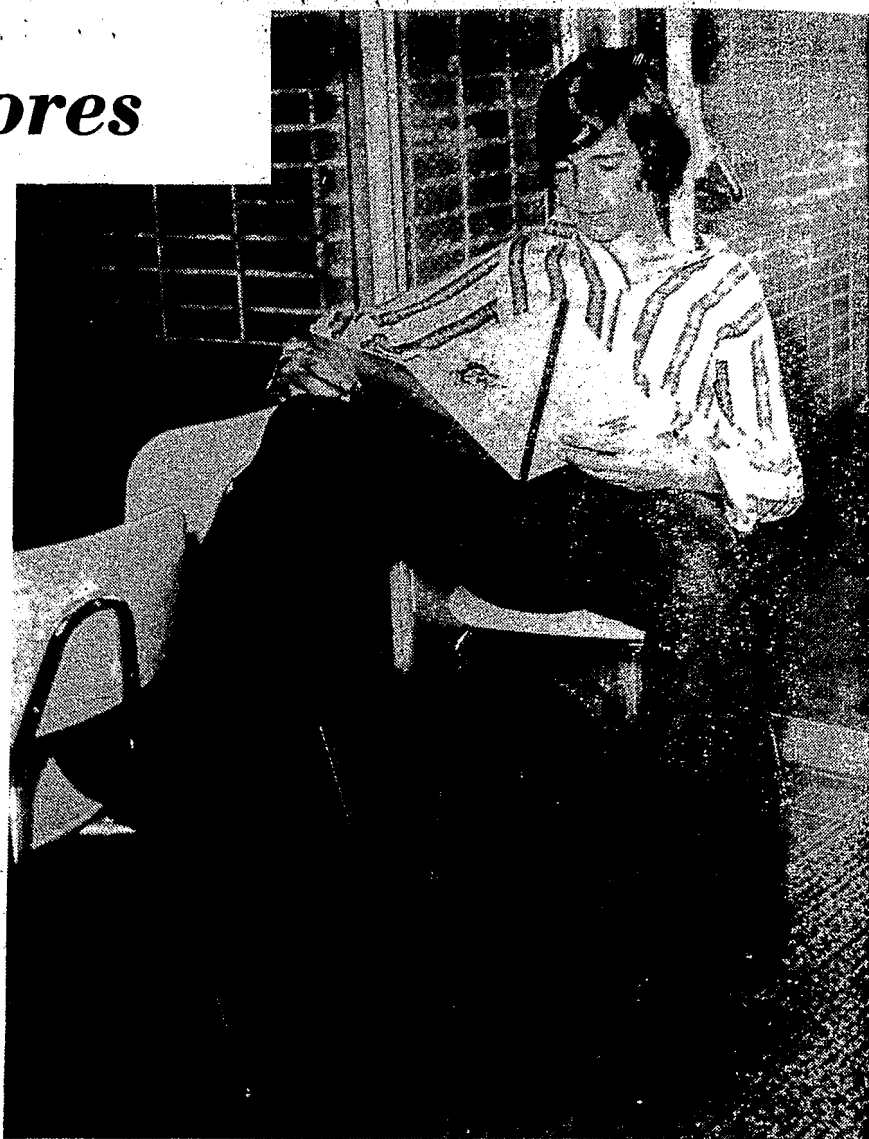
PARCEL #08-32-226-015
#08-33-302-001
#08-33-302-002
#08-33-302-004
#08-33-302-008
#08-33-302-009
#08-33-302-010
#08-33-302-012
#08-33-351-003

Mel Leroy Vaara, Chairman
Ind. Twp. Planning Commission

The faces of sophomores



Welcoming students, Assistant Principal Jan Gabier stops to chat with Ed Ball.



Steve Hutchins finds a minute to open his orientation folder. The bright yellow and navy folders were carried around like talismen during sophomore orientation.



Tammy Grammer



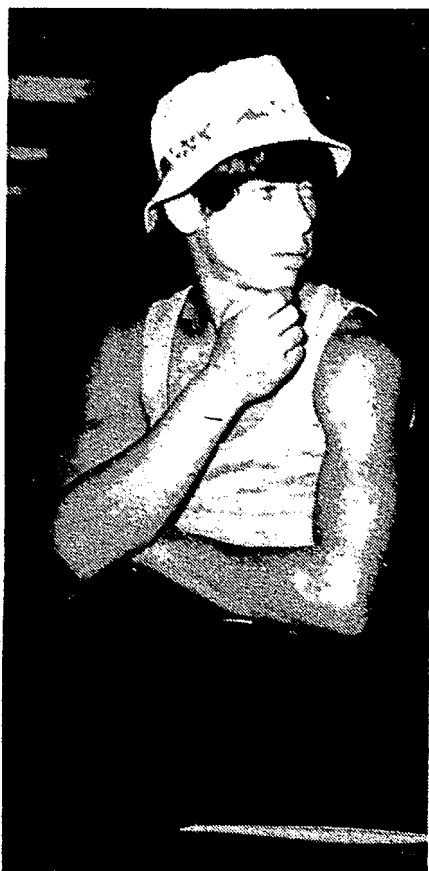
Kevin Bouchard



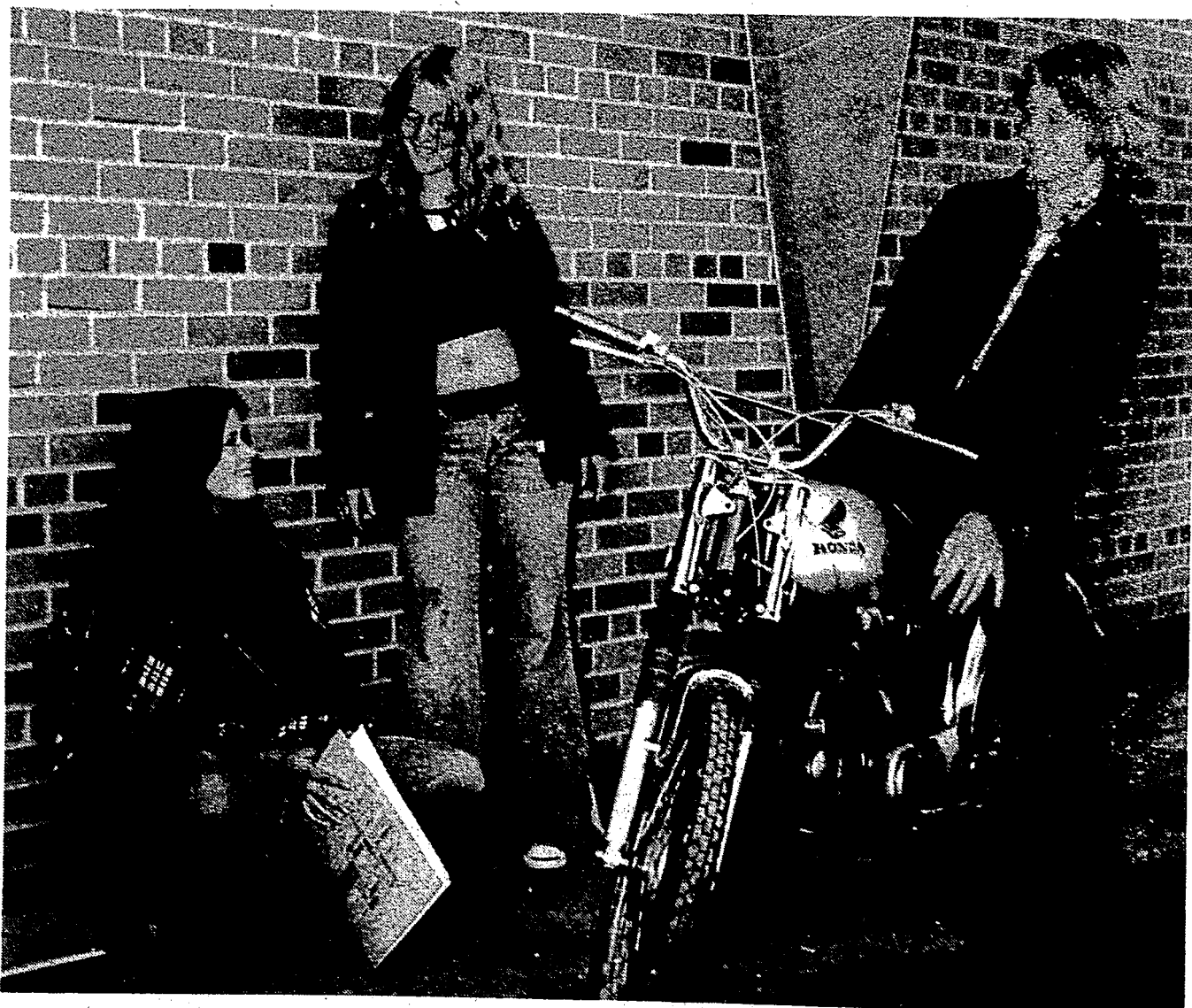
Robin Rowland



Corinne Garnett



Mike Scott



Taking a breather following the hectic events of the sophomore orientation program at Clarkston High School are Cindy Bogner [left], Terri Morse and Stan Drozdowski.

Village of Clarkston
ZONING ORDINANCE
Oakland County, Michigan

Effective Date:
September 27, 1973

ZONING ORDINANCE

Village of Clarkston

Oakland County, Michigan

ZONING ORDINANCE NO. 72

ENACTING CLAUSE

VILLAGE OF CLARKSTON ORDAINS:

ARTICLE I - SHORT TITLE

SECTION 1.00 This Ordinance shall be known and may be cited as "The Village of Clarkston Zoning Ordinance." Within the following text it may be referred to as the "Ordinance."

ARTICLE II - DEFINITIONS

SECTION 2.00 For the purpose of this Ordinance certain terms, words and phrases shall, whenever used in this Ordinance, have the meaning herewith defined as follows:

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, public or private, as well as the individual; the present tense includes the future tense, the singular number includes the plural and plural number includes the singular; the word "shall" is mandatory, and the word "may" is permissive; the words "used" or "occupied" include the words "intended", "designed", or "arranged to be used or occupied"; the word "building" includes the word "structure" and the word "dwelling" includes the word "residence"; the word "lot" includes the words "plot" and "parcel."

Terms not herein defined shall have the meaning customarily assigned to them.

1. **ACT:** The term "Act" or "doing of an Act" includes "omission to Act".
2. **AGRICULTURE:** The art or science of cultivating the ground, the production of crops or livestock on a farm; but excluding agricultural business or industry such as commercial greenhouses, the sale of nursery stock, riding or boarding stables, fur farms, piggeries, farms used for disposal of garbage, sewage, rubbish or offal, and slaughtering of animals except animals raised on the premises for the use and consumption of persons residing on the premises.
3. **ALLEY:** A public or legally established private thoroughfare, other than a street, affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.
4. **ALTERATIONS:** Any change, addition or modification in construction or type of occupancy; any change in the structural members of a building, such as walls or partitions, columns, beams or girders; or any change which may be referred to herein as "altered" or "reconstructed".
5. **APARTMENT:** A dwelling unit in a multiple dwelling as defined herein.
6. **AUTOMOBILE REPAIR GARAGE:** A building or premises where the following services may be carried out in a completely enclosed building: general repairs, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service such as body, frame, or fender straightening and repair; painting and under-coating of automobiles.
7. **AUTOMOBILE SERVICE CENTER:** A building or premises used primarily for the sale and installation of major automobile accessories, such as tires, batteries, radios, air conditioners and mufflers, plus such services as brake adjustment, and wheel alignment and balancing; but excluding any major mechanical repairs, collision work, undercoating or painting. Sale of gasoline (stored only in underground tanks) shall be incidental to the above enumerated activities.
8. **BASEMENT:** That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story, and shall not be used for dwelling units, offices, retail sales or manufacturing, but may be used for storage, heating and utility facilities, etc.
9. **BILLBOARD:** Any non-accessory sign, device, design, words, letters, numbers or trademark which makes anything known to the general public and is the principal use of the lot or parcel on which it is located.
10. **BEDROOM:** A room designed or used in whole or in part for sleeping purposes.
11. **Block:** A block shall be that property abutting on one side of a street and lying between the two nearest intersecting streets or alleys and extending back to another street or alley or to the Village Boundary.
12. **BOARDING HOUSE:** (The terms boarding house, rooming house and lodging house are used synonymously in this Ordinance.) A building, other than a hotel, where, for compensation and/or prearrangement for periods exceeding ten days, lodging and meals are provided for three or more persons, or together with one dwelling unit for occupancy by management.

BOARD OF APPEALS: The Zoning Board of Appeals of the Village of Clarkston.

14. **BUILDABLE AREA:** The space remaining on a lot after compliance with the minimum required setbacks of this Ordinance.
15. **BUILDING:** Any structure, temporary or permanent, having one or more floors and a roof and intended for the shelter or enclosure of persons, animals and property.
16. **BUILDING ACCESSORY:** A subordinate building located on the same lot with the principal building, and occupied by or devoted to an accessory use.
17. **BUILDING, MAIN OR PRINCIPAL:** A building or, where the context so indicates, a group of buildings in which is conducted the main or principal use of the lot on which said vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs, or to a point equivalent to the foregoing on any other roof. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.
18. **BUILDING LINE:** A line parallel to the front lot line at the minimum required front setback line. (Also see setback line).
19. **CEMETERY:** Land used or intended to be used for burial of the human dead and dedicated for such purpose.
20. **CERTIFICATE OF OCCUPANCY:** No building or structure or use for which a building permit has been issued shall be occupied until the Building Inspector 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.
21. **CLINIC:** A place for the care, diagnosis and treatment of sick or injured persons, and those in need of medical or minor surgical attention. A clinic may incorporate customary laboratories and pharmacies incidental or necessary to its operation or to the service of its patients, but may not include facilities for in-patient care or major surgery.
22. **CLUB:** An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics or similar activities, but in no way operated for profit.
23. **CONVALESCENT OR NURSING HOME:** A home in which a fee is charged for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Said home shall conform and qualify for license under State law and such home shall comply with the requirements of this Ordinance.
24. **COURT:** A yard, other than a required open space, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.
25. **DISTRICT:** This term is synonymous with the term "Zone" or "zoning district"; a portion of the Village of Clarkston within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of this Ordinance.
26. **DRIVE-IN ESTABLISHMENT:** A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve motor vehicles or serve patrons while in the motor vehicle (e.g., carwash, gasoline service stations, restaurants, cleaners, banks, theaters, etc.).
27. **DWELLING UNIT:** One or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one family for living, cooking and sleeping purposes.
28. **DWELLING, MULTIPLE-FAMILY:** A building or portion thereof containing three or more dwelling units.
29. **DWELLING, ONE-FAMILY:** A detached building containing one dwelling unit.
30. **DWELLING, TWO-FAMILY:** A detached building containing two dwelling units.
31. **EFFICIENCY APARTMENT:** A dwelling unit with a bathroom and principal kitchen facilities designed as a self-contained unit for occupancy for living, cooking and sleeping purposes and having no separate designated bedroom.
32. **ENTRANCE RAMP:** A roadway used for access from a building to a public highway or from a public highway to a building, which is constructed, altered, reconstructed, moved upon, or any physical operations

on the premises which are required for construction. Excavation, fill, drainage, and the like shall be considered a part of erection.

34. **ESSENTIAL SERVICES:** Those services as outlined below, which are designed and constructed to directly serve local users within the geographic boundaries of the Village of Clarkston. Such essential services include the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communications, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar equipment. The Village shall be notified in writing of any proposed construction and said utility shall receive a permit after approval by the Village Council.
35. **EXCAVATION:** Any breaking of ground, except common household gardening, general farming and ground care.
36. **EXCEPTION (SPECIAL EXCEPTION):** A use specified in this Ordinance as permissible in a use district only if special conditions are met.
37. **EXIT RAMP:** A roadway used for access from a limited access highway to a feeder road.
38. **FAMILY:** An individual or a group of two or more persons related by blood, marriage or adoption (and including the domestic employees thereof), together with not more than two additional persons, living together as a single housekeeping unit in a dwelling unit. Where, in an RM district, none of the persons residing in a dwelling unit is related by blood, marriage or adoption, four persons or less so living in a dwelling unit shall constitute a family for the purposes of this Ordinance.
39. **FARM:** A tract of land of not less than 10.1 acres in single ownership or single operation on which agriculture is the principal use.
40. **FENCE:** A partly obscuring structure serving as a physical barrier, marker or enclosure but excluding a masonry wall.
41. **FILLING:** The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.
42. **FLOOR AREA:** Area measured to the exterior face of exterior walls and to the center line of interior partitions.
43. **FLOOR AREA, USABLE RESIDENTIAL:** The sum of the horizontal area of the first story measured to the exterior face of exterior walls; plus, similarly measured, that area of all other stories having more than eighty-four (84) inches of head room which may be made usable for human habitation; but excluding the floor area of basements, attics, attached or unattached garages, breezeways, unenclosed porches, and accessory buildings. (Also see Story and Story, Half and Basement.)
44. **FLOOR AREA, USABLE NON RESIDENTIAL:** The sum of the horizontal area of the first story measured to the exterior face of exterior walls, plus, similarly measured, that area of all other stories, including mezzanines which may be made fit for occupancy, including the floor area of all accessory buildings measured similarly and the floor area of basements used for activities related to the principal use, such as storage, but excluding furnace and utility rooms. Parking space located within a building shall not be considered usable floor area.
45. **FLOOR, GROUND:** That portion of a building which is partly below grade but so located that the vertical distance from the average grade to the ceiling is greater than the vertical distance from the average grade to the floor. A ground floor shall be counted as a story.
46. **GASOLINE SERVICE STATION:** See Automobile Service Center.
47. **GARAGE, REPAIR:** See Automobile Repair Garage.
48. **GARAGE, PRIVATE RESIDENTIAL:** An accessory building occupying not more than seven per cent of the total lot area, to be used for the storage of non-commercial motor vehicles and not more than one commercial vehicle of a rated capacity not exceeding three-fourths (3/4) ton, with no public shop or service facilities in connection therewith.
49. **GARAGE COMMUNITY:** An accessory building for the storage of non-commercial vehicles, with no public shop or service facilities in connection therewith.
50. **GARAGE, PUBLIC PARKING:** A structure available to the public for the parking and storage of motor vehicles, including such accessory uses as the sale at retail of gasoline (stored only in underground tanks) or motor oil and the washing, polishing and lubrication of motor vehicles, all within the structure.
51. **GRADE:** The ground elevation established for the purpose of regulating the number of stories and the height of the building. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.
52. **GREENBELT:** A strip of land of specified width and location reserved for the planting of shrubs and/or trees to serve as an obscuring screen or buffer strip.

are hereby declared to be as non-conforming and shall be subject to the provisions of this Ordinance. Any new home occupations may be established within the Village provided approval of such activity is obtained from the Zoning Board of Appeals. Whether existing and/or proposed, the home occupation use shall possess the following characteristics:

- a. That such occupation is incidental to the residential use to the extent that not more than twenty percent (20%) of the usable floor area of the principle building or fifty percent (50%) of the accessory building shall be occupied by such occupation.
- b. That no article or service is sold or offered for sale on the premises except such as is produced by such occupation.
- c. That such occupation shall not require internal or external alterations or construction features or equipment or machinery not customary in residential areas.
- d. That there be no sign of any nature advertising said occupation.
54. **HOSPITAL:** An institution providing health services, primarily for in-patients, plus medical and surgical care for the sick or injured, including such related facilities as laboratories, out-patient departments, central service facilities and staff offices.
55. **HOTEL:** (Including Motel) A building or buildings containing primarily rooming units with the number of dwelling units being not greater than ten per cent (10%) of the total number of rooming units, and, with the exception of the units occupied by the management staff, used only for the accommodation of transients.
56. **JUNK:** For the purpose of this Ordinance, "junk" in addition to including garbage and rubbish shall mean any motor vehicles, machinery, appliances, product, merchandise with parts missing, or scrap metals or other scrap materials that are damaged, deteriorated or are in a condition which renders them incapable of performing the function for which they were intended.
57. **JUNK YARD:** An open area of more than two hundred (200) square feet, including an automobile wrecking yard, used for the purchase, sale, exchange, disassembly, storage, processing, baling or packaging of junk, including but not limited to scrap metals, unusable machinery or motor vehicles, tires, bottles and paper, and not including uses established entirely within enclosed buildings.
58. **KENNEL, COMMERCIAL:** An establishment wherein or whereupon three or more dogs or cats are confined or kept for sale, boarding, breeding, or training purposes for remuneration.
59. **LODGING HOUSE:** See Boarding House.
60. **LABORATORY:** An establishment devoted to scientific, industrial or business research and experimental studies including testing and analyzing, but not including manufacturing of any nature.
61. **LOADING SPACE:** An off-street facility or space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.
62. **LOT, ZONING:** A tract or parcel of land which is designated by its owner or developer as a tract to be used, developed or built on as a unit, under single ownership or control. A Zoning Lot may or may not coincide with a Lot of Record.
63. **LOT AREA:** The total horizontal area within the lot lines of a lot. For lots fronting or adjacent to private streets, lot area shall mean that area within lot lines and not including any portion of said private street.
64. **LOT, CORNER:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.
65. **LOT COVERAGE:** That part or per cent of the lot occupied by principal buildings.
66. **LOT DEPTH:** The horizontal distance between the front and rear lot lines measured along the median between the side lot lines.
67. **LOT, INTERIOR:** Any lot other than a corner lot or through lot.
68. **LOT LINES:** The lines bounding a lot as defined herein:
- a. **Front Lot Line:** In the case of an interior lot, that line separating the lot from the street. In the case of a through lot, the line separating the lot from that street which is designated in an application for a Building Permit or in any other manner as the front street. In the case of a corner lot, the lines separating the lot both from that street which is designated as the front street in an application for Building Permit and from the side street are front lot lines.
- b. **Rear Lot Line:** That line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line, and wholly within the lot.
- c. **Side Lot Line:** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line. A lot line separating a lot from a side street is a front lot line.

53. **Home Occupation:** An occupation, activity or hobby that is traditionally or customarily carried on within the walls of a dwelling unit. All existing home occupations shall be subject to the provisions of this Ordinance.

69. **LOT OF RECORD:** A parcel of land, the dimensions of which are shown on a recorded plat on file with the County Register of Deeds, or any parcel which has been separated therefrom in accordance with the provisions of the Subdivision Control Act and which exists as described. A lot of record must front a public street which is dedicated for access as a public street.
70. **LOT, THROUGH:** A double frontage lot, not a corner lot, having a street for both front and rear lot lines.
71. **LOT WIDTH:** The length of a straight line measured between the two points where the building line or setback line intersects the side lot lines.
72. **MAJOR THOROUGHFARE:** An arterial street which is designated as a major thoroughfare on the Thoroughfare Plan for the Village.
73. **MARGINAL ACCESS ROAD:** A service roadway parallel to a feeder road, which provides access to abutting properties and protection from through traffic.
74. **MASTER PLAN (COMPREHENSIVE PLAN):** The official comprehensive plan for the development of Clarkston including but not limited to graphic and written proposals for thoroughfares, parks, schools, public buildings, land use and the general physical development of the Village.
75. **MARQUEE:** A roof-like structure of a permanent nature projecting from the wall of a building.
76. **MEZZANINE:** An intermediate or fractional story between the floor and ceiling of a main story occupying not more than one-third (1/3) of the floor area of such main story.
77. **MOBILE HOME:** A detached, portable, single-family dwelling unit, prefabricated on its own chassis, to be transported after fabrication to a location where it will be connected to existing utilities and utilized for long-term occupancy as a complete dwelling. This definition does not include a Trailer Coach.
78. **MOTEL:** See Hotel.
79. **NONCONFORMING BUILDING:** (Nonconforming structure) A building or structure (or portion thereof) lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto, that does not conform to the provisions of this Ordinance relative to height, bulk, area, placement or yards for the zoning district in which it is located.
80. **NONCONFORMING USE:** A use of a building or structure or of a parcel or tract of land, lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto, that does not conform to the use of regulations of this Ordinance for the zoning district in which it is situated.
81. **NONCONFORMING USE AND BUILDING:** A use and a building lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto which do not conform to the use and height, bulk, placement or yard provisions for the zoning district in which situated.
82. **NURSERY, PLANT MATERIAL:** A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.
83. **NURSERY SCHOOL:** (Day Care Center) A public or private school, kindergarten or child care facility wherein day care or day care and education is provided for five (5) or more minors.
84. **NURSING HOME:** (Convalescent or Rest Home) A home for the care of the aged, infirm or those suffering from bodily disorders, wherein two or more persons are housed or lodged and furnished with nursing care.
85. **OCCUPIED:** Used in any way at the time in question.
86. **OFF-STREET PARKING LOT:** A facility other than for single or two-family dwellings providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three (3) vehicles.
87. **OPEN-FRONT STORE:** A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "open front store" shall not include automobile service stations or used car lots.
88. **OFF-STREET LOADING SPACE:** A facility or space which permits the standing, loading or unloading of trucks and other vehicles other than on or directly from a public right-of-way.
89. **PARKING SPACE:** A permanently surfaced area of land adequate to carry out the off-street parking regulations of this Ordinance, and an area for each motor vehicle of not less than ten (10) feet wide by twenty (20) feet long exclusive of drives, aisles and entrances giving access thereto, and fully accessible for the storage or parking of permitted vehicles.
90. **PLANNING COMMISSION:** The Village Planning Commission of Clarkston created by Ordinance, being the agency designated to prepare a Zoning Ordinance and to recommend amendments to same Ordinance, in accordance with authority of Section 5, Act 1207, Public Act 1921 as amended, shall throughout this Ordinance be known as the Planning Commission.

91. **PROPERTY LINES:** The lines bounding a lot, the lot lines.
92. **PUBLIC UTILITY:** Any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under Federal, State, or Municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.
93. **RECREATION LAND:** Any public or private owned lot or parcel that is utilized for recreation activities such as, but not limited to camping, swimming, picnicking, hiking, nature study, hunting, boating, and fishing.
94. **ROADSIDE STAND:** A temporary or existing permanent structure containing not more than two hundred (200) square feet of enclosed floor area and operated for the purpose of selling agricultural, dairy or poultry products raised or produced only by the proprietor of the stand or by his family.
95. **ROOMING HOUSE:** See Boarding House.
96. **ROOMING UNIT:** A room or group of rooms, forming a single habitable unit used for living and sleeping, but not containing kitchen or eating facilities.
97. **SETBACK LINE, REQUIRED:** A line, marking the setback distance from the street or lot lines, which establishes the minimum required front, side or rear open space of a lot.
98. **SIGN:** The use of any words, numerals, figures, devices, designs or trademarks by which anything is made known to the general public and is visible off the lot, and as further defined in the Sign Ordinance for the Village of Clarkston.
99. **SITE PLAN:** A plan showing all salient features of a proposed development, so that it may be evaluated in order to determine whether it meets the provisions of this Ordinance.
100. **SPECIAL EXCEPTION:** (See Exception).
101. **STORY:** That part of a building, except a mezzanine or basement, as defined herein, included between the surface of one floor and the surface of the next floor above it, or any portion of a building between the topmost floor and the roof having a usable floor area equal to at least fifty per cent of the usable floor area of the floor immediately below it.
102. **STORY, HALF, UPPER:** Any portion of a building between the topmost floor and the roof having a usable floor area of less than fifty per cent of the usable floor area of the floor immediately below it.
103. **STREET:** A public thoroughfare which affords the principal means of access to abutting property.
104. **STRUCTURE:** Any constructed or erected material, the use of which requires location on the ground or attachment to something having location on the ground, including but not limited to buildings, towers, sheds, fences and signs, but excepting walks, drives, pavements and similar access or circulation facilities.
105. **STREET LINE:** (Right-of-Way Line) The dividing line between the street and a lot.
106. **TEMPORARY USE: TEMPORARY BUILDING:** A use or building permitted to exist during periods of construction of a main building or use, or for special events.
107. **TRAILER COACH:** A vehicle, self-propelled or non-self propelled, so designed and constructed as to permit its being used as a conveyance on the public streets and duly licensable as such, and of a nature that will permit non-permanent occupancy as a dwelling unit or rooming unit by one or more persons.
108. **TRUCK STORAGE:** An area used for the temporary storage of private trucks or trucks for hire.
109. **TRUCK TERMINAL:** A structure to which goods, except raw or unprocessed agricultural products, natural minerals, or other resources, are delivered for immediate distribution to other parts of the village or to be amalgamated for delivery in larger units to other points in the metropolitan area; or for distribution or amalgamation involving transfer to other modes of transportation.
110. **USE, ACCESSORY:** A subordinate use which is customarily incidental to the principal use on the same lot or parcel.
111. **USE, PRINCIPAL:** The primary and chief purpose for which a lot or parcel is used.
112. **VARIANCE:** A modification of the literal provisions of this Ordinance granted by the Zoning Board of Appeals in situations or under circumstances where permitted by law.
113. **WALL:** An obscuring structure of definite height and location, constructed of masonry, concrete or similar material.
114. **YARD:** The open spaces on the same lot with a main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein:
a. **Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the front setback line.
b. **Front Yard, Double:** An open space on corner lots (as defined in this Ordinance) extending the full width of the lot which sides to the intersecting street, such open spaces shall be considered front yards and setbacks as to signs required in such yards shall be as to signs required in such yards.

c. Side Yard: An open space, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the side setback line.

115. Zoning District: See District

116. ZONING LOT: See Lot, Zoning

Article III - ZONING DISTRICTS AND MAP: CONFORMITY TO ORDINANCE REGULATIONS

SECTION 3.00 - Zoning Districts Established:

For the purposes of this Ordinance, the Village of Clarkston is hereby divided into the following Zoning Districts:

- RC - Recreational District
- R-1 and R-2 - One Family Residential Districts
- RM - Multiple Family District
- P-1 - Vehicular Parking District
- B-1 - Local Business District
- M-1 - Light Industrial District

In addition, sections of the above Zoning Districts may be located in Flood Plain and other water areas.

SECTION 3.01 - Zoning District Boundaries: The boundaries of the Zoning Districts enumerated in Section 3.00 are hereby established as shown on the Zoning Map, Village of Clarkston, which this text, and which map with all notations, references, and other information shown thereon shall be as much a part of this ordinance as if fully described herein.

If, in accordance with the provisions of this Ordinance and Act 207, of the Public Acts of the State of Michigan, 1921, as amended, changes are made in district boundaries or other matter portrayed on the Zoning Map, such changes shall be entered on the Zoning Map promptly after the amendment has been approved by the Village Council and has been published in a newspaper of general circulation in the Village. The changes in the district boundaries or other matters affecting the Zoning Map shall be clearly portrayed on the Zoning Map and reference made to the ordinance number and date of publication effecting the change shall be written on such portrayal, signed by the Village President and attested by the Village Clerk.

No changes of any nature shall be made in the 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 for in this ordinance.

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

SECTION 3.02 - Interpretation of Zoning District Boundaries: Where, due to the scale, lack of details, or illegibility of the Zoning Map, there is any uncertainty, contradiction, or conflict as to the intended location of any zoning district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined upon written application, to the Zoning Board of Appeals. The Board in arriving at a decision on such matters shall apply the following standards:

- a. The boundaries of zoning districts are intended to follow centerlines of alleys, streets, or other rights-of-way, water courses, or lot lines, or be parallel or perpendicular thereto, unless such district boundary lines are otherwise clearly indicated on the Zoning Map.
- b. Where district boundaries are so indicated that they approximately follow lot of record lines such lines shall be construed to be boundaries.
- c. In unsubdivided property, or where a district boundary divides a lot of record, the location of such boundary, unless shown by dimensions of the Zoning map, shall be determined by use of the map scale shown thereon.

SECTION 3.03 - Conformity to Ordinance Regulations:

1. No structure or land shall hereafter be used or occupied and no structure or part thereof shall be erected, constructed, moved or altered, except in conformity with the regulations, specified in this Ordinance.
2. Except as otherwise provided herein regulations governing land and building use, minimum lot size, lot area per dwelling unit, building height, building placement, required yards, and other pertinent factors are hereby established as stated in the detailed provisions for each of the Zoning Districts. In each Zoning District a permitted use of land or buildings subject only to the minimum requirements specified for such use in the Zoning District in which such use is located plus applicable requirements found elsewhere in this Ordinance. A use permitted subject to special conditions shall be a use of land or buildings requiring some measure of individual consideration, and therefore subject not only to the minimum requirements specified for such use in the Zoning District in which such use is located plus applicable requirements found elsewhere in this Ordinance, but also to any special conditions imposed in this Ordinance, plus permission of the Zoning Board of Appeals. In evaluating and deciding each application for such permission the Board shall apply the standards contained in Section 4.02-2 of this Ordinance and any special conditions imposed in 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 therein. 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 for not more than two (2) years from the date of annexation by which time the Planning Commission shall recommend zoning of territory.

6. Essential services shall be permitted as authorized and regulated by law and the ordinances of the municipality.

SECTION 3.04 - Conflicting Regulations: Wherever any provision of the Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed, or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern.

ARTICLE IV - RC - RECREATIONAL DISTRICT

SECTION 4.00 - Intent: The RC Recreational District is intended to provide for those uses of land that are found in the Village's recreational and open space inventory.

SECTION 4.01 - Principal Uses Permitted:

1. State, County, and/or municipally owned parks or buildings

SECTION 4.02 - Principal Uses Permitted Subject to Special Conditions: The following uses shall be permitted subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Zoning Board of Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Private noncommercial recreational areas; institutional or community recreation centers; nonprofit swimming pools, all subject to the following conditions:
 - a. Any use permitted herein shall not be permitted on a lot, or group of lots of record, except in those instances wherein one hundred (100) percent of the owners of property immediately abutting and sixty-five (65) percent of the owners of property within three hundred (300) feet of any property line of the site herein proposed for development shall sign a petition indicating concurrence with said site.
 - b. The site for any of the uses permitted herein which would attract persons from beyond the immediate neighborhood shall be so located as to provide ingress or egress directly to or from a major or secondary thoroughfare having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Major Thoroughfare Plan.
 - c. Front, side, and rear yards shall be at least fifty (50) feet wide; and shall be landscaped in trees, shrubs, and grass.
 - d. Buildings erected on the premises shall not exceed one (1) story in height.
 - e. Whenever a swimming pool is constructed, said pool area shall be surrounded with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate.

2. Signs, as provided in Section 10.07.

SECTION 4.03 - Accessory Uses Permitted: Accessory buildings and uses; including private garages, garden houses, tool houses, play houses, non-commercial greenhouses, non-commercial swimming pools of not more than thirty-five (35) feet in length, private stables on lots or parcels containing at least two acres of land area per horse, home occupations, off-street parking, storage of a single boat or small utility trailer owned by the occupant of the dwelling; and any other use customarily incidental to the principal uses enumerated in Sections 4.01 and 4.02 are permitted.

SECTION 4.04 - Area and Bulk Requirements: Refer to Article XX for the Schedule of Regulations, limiting the height and bulk of buildings, the minimum size lot or parcel permitted by land use, the maximum density permitted, and providing the minimum yard setback requirements.

ARTICLE V - R-1 AND R-2 - ONE FAMILY RESIDENTIAL DISTRICTS

SECTION 5.00 - Intent: The R-1 and R-2 One-Family Residential Districts are intended to provide an environment suitable for families who typically will have children. To achieve this goal, uses are basically limited to low-density one-family dwelling units, together with certain residentially-related facilities which will help provide a satisfactory neighborhood environment. Commercial and other uses which tend to be incompatible with this intent are prohibited.

SECTION 5.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

1. One-family detached dwellings.
2. Publicly owned and operated libraries, museums, parks, parkways and recreational facilities.
3. Churches, subject to the following:
 - a. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.

4. Signs, as provided in Section 10.07.
5. Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards, but excluding storage yards.

6. Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the following conditions:

- a. No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.

SECTION 5.02 - Principal Uses Permitted Subject to Special Conditions:

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Zoning Board of Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Two and Three Family Residential housing units may be permitted subject to the following:

- a. The minimum lot area, dwelling unit size, lot coverage, and yard setbacks shall be maintained for each dwelling unit within the structures as required by the single family residential zoning district which applies to the land in question.
- b. Off-street parking shall meet the minimum requirements for dwellings permitted in the RM-Multiple Family Residential District.

SECTION 5.03 - Accessory Uses Permitted: Accessory buildings and uses, including private garage, garden houses, non-commercial gardening, tool houses, play houses, non-commercial greenhouses, non-commercial swimming pools, home occupations, off-street parking, storage of a single boat of not more than 16 feet or parking of a small utility trailer, travel trailer, tent trailer, or motor home, owned by the occupant of the dwelling located in the rear one-third of the lot, and any other use customarily incidental to the principal uses enumerated in Section 5.01 and 5.02 are permitted.

SECTION 5.04 - Area and Bulk Requirements: Refer to Article XX for the "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size lot or parcel permitted by land use, the maximum density permitted, and providing the minimum yard setback requirements.

ARTICLE VI - RM MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 6.00 - Intent: The RM Multiple-Family Residential District is intended to provide a proper environment for families who live in low-rise multiple family dwellings. Such families normally are smaller in size than those living in single-family dwellings. The RM District, in addition to being designed to furnish sites for various types of multiple-family dwelling structures, (including town houses, row houses, and walkthroughs), also generally serves as a zone of transition between nonresidential districts and lower density one-family residential districts.

SECTION 6.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

1. Any of the principal uses permitted under the provisions of Section 5.01 in a R-1 and R-2 District, subject to all regulations of such district.
2. Multiple-family dwellings of a low-rise type, including but not limited to: row houses, terraces, town houses, apartments.
3. Rooming houses.

4. Housing for the elderly subject to the following:

- a. All housing for the elderly shall be provided as a planned development consisting of at least five (5) acres with a minimum of one thousand two hundred (1,200) square feet of lot area per occupant.
- (1) Cottage type and/or apartment type dwelling, or rooming units.
- (2) Common services containing, but not limited to, central dining rooms, recreational rooms, central lounge and workshops.

5. Signs, as provided in Section 10.07.

SECTION 6.02 - Principal Uses Permitted Subject to Special Conditions: The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Zoning Board of Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.

2. Nursery schools, subject to the following conditions:

- a. The lot upon which the nursery school is located contains at least three hundred (300) square feet of land area per pupil, and is at least fifteen thousand (15,000) square feet in area.
- b. Play space for children shall have a minimum area of five thousand (5,000) square feet, and shall be fenced and screened from any adjoining residential area with planting.
- c. No dormitory accommodations shall be provided.

3. Colleges, Universities, and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education, all subject to the following conditions:

- a. Any use permitted herein shall be developed only on sites of at least fifteen
- b. No building other than a structure for residential purposes shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
- c. The lot on which the institution is located contains a minimum area of four hundred (400) square feet per pupil.

4. Public, parochial and other private elementary, intermediate and/or high schools offering courses in general education, subject to the conditions enumerated in Section 5.01-6.

5. Private noncommercial recreational areas; institutional or community recreation centers; a non-profit swimming pool, subject to the conditions enumerated in Section 4.02-1.

6. General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious diseases; not to exceed a height of three (3) stories or forty (40) feet subject to the following conditions:

- a. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area, and providing a minimum of two thousand five hundred (2,500) square feet of lot area per bed.
- b. All ingress to and egress from the site shall be directly onto a major thoroughfare, having an existing or planned right-of-way width of at least one hundred and twenty (120) feet as indicated on the Major Thoroughfare Plan.
- c. Ambulance delivery and service areas when visible from adjacent land zoned for residential purposes shall be obscured from view by a wall at least six (6) feet in height.
- d. The minimum distance between any structure and a property line shall be seventy-five (75) feet.

7. Nursing or convalescent homes, subject to the following conditions:

- a. All such nursing or convalescent homes shall be developed only on sites consisting of at least five acres in area, and providing a minimum of two thousand (2,000) square feet of lot area per bed.
- b. All ingress to and egress from the site shall be directly onto a major or secondary thoroughfare, having an existing or planned right-of-way width of at least eighty-six (86) feet as indicated on the Major Thoroughfare Plan.
- c. The minimum distance between any structure and a property line shall be forty (40) feet.

8. Out-patient, or treatment centers for the rehabilitation of persons having drug and/or drug related problems.

SECTION 6.03 - Accessory Uses Permitted: Accessory buildings and uses, including community garages, tool houses, community buildings and swimming pools not in excess of sixty (60) feet in length which are part of a multiple-family project, home occupations, off-street parking, and any other use customarily incidental to the principal permitted uses enumerated in Sections 6.01 and 6.02 are permitted.

SECTION 6.04 - Area and Bulk Requirements: Refer to Article XX for the "Schedule of Regulations" limiting the height and bulk of buildings, the minimum density permitted, and providing the minimum yard setback requirements.

ARTICLE VII - P-1 VEHICULAR PARKING DISTRICT

SECTION 7.00 - Intent: The P-1 Vehicular Parking District is intended to provide locations for publicly or privately provided off-street parking for passenger vehicles in areas where the public interest justifies the siting of such parking. Usually this district will be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities. It also may serve as a transitional use buffer between residential and nonresidential uses.

SECTION 7.01 - PRINCIPAL USES PERMITTED: The following uses shall be permitted, subject to any limitations described herein:

1. Public off-street parking lots and garages, subject to regulations imposed by the Village of Clarkston.

2. Private off-street parking facilities, including parking lots and community garages, subject to the following:

- a. The parking areas shall be accessory to and for use in connection with one or more business, research or industrial establishments located in adjoining business or industrial districts, or in connection with one or more existing professional or institutional office buildings or institutions.
- b. Parking areas shall be used solely for parking of motor vehicles, for periods of less than one (1) day.
- c. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking areas.
- d. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking areas.
- e. No buildings other than community garages shall be erected upon such premises and they shall not exceed twenty-five (25) feet in height.
- f. Such parking lots shall be contiguous to an RM, B-1, or M-1 District, or separated only by a public street or private driveway from the aforementioned districts.

SECTION 7.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS: The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Board of Zoning Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Parking garages subject to the following:

- a. Entrances and exits to the garage shall be from surface parking or drive areas and not enter or exit directly onto a public thoroughfare.
- b. Parking decks shall be properly screened so as to obscure the view of automobiles and provide safety barriers at outside walls.
- c. No maintenance, service or repairs shall be permitted or conducted in the building.
- d. Parking garages shall be further subject to Article XX area and bulk requirements.

SECTION 7.03 - Accessory Uses Permitted: Accessory buildings and uses shall be limited to shelter buildings for attendants (including fare collection booths in public parking facilities) not to exceed fifteen (15) feet in height.

Section 7.04 - Area and Bulk Requirements: Refer to Article XX for the "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size lot or parcel permitted by land use, the maximum density permitted, and providing the minimum yard setback requirements.

ARTICLE VIII - B-1 LOCAL BUSINESS DISTRICT

SECTION 8.00 - INTENT: The B-1 Local Business District is designated to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas. Protection of nearby residential districts is considered of importance, thus businesses which might tend to be a nuisance to immediately surrounding residential areas are excluded, even though the goods sold or services offered might fall within the convenience classification.

SECTION 8.01 - PRINCIPAL USES PERMITTED: The following uses shall be permitted, provided that all business, servicing or processing (except for off-street parking or loading) shall be conducted within a completely enclosed building; that all businesses shall be of a retail and service nature dealing directly with consumers; and that all goods produced on the premises shall be sold at retail on the same premises:

1. Retail businesses, including but not limited to such uses as markets selling groceries, meats, fruit, produce, dairy products and baked goods; stores selling drugs, dry goods, notions, shoes, clothing, hardware, books, jewelry, radios, TV sets and related items; limited-price variety stores; and florist shops.
2. Personal service shops providing that each occupies a total usable floor area of not more than 4,000 square feet, including but not limited to such uses as: repair shops (watches, radio, television, shoe, etc.), tailor and dressmaking shops, beauty parlors, barber shops, photographic studios, self-service laundromats and dry cleaning pick-up stations.
3. Offices and establishments which perform financial and personal business services, including banks, savings and loan companies, insurance and real estate offices, small loan companies and similar agencies.
4. Medical and dental offices and clinics, and offices of other professionals offering personal services.
5. Restaurants (except drive-ins) serving food, beverages, or both.
6. Clubs.
7. Publicly owned and operated libraries and museums.
8. Community centers.
9. Churches.
10. Signs, as provided in Section 10.07.

Uses similar to the above and demonstrated as necessary to provide normal day-to-day needs of the population of the surrounding neighborhood.

SECTION 8.02 - Principal Uses Permitted Subject to Special Conditions: The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Zoning Board of Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Automobile service stations subject to the following:
 - a. The lot for the automobile service station shall have one hundred sixty (160) feet of frontage on the principal street serving the station.
 - b. The lot shall contain an area of not less than twenty-four thousand (24,000) square feet.
 - c. All buildings shall be set back not less than fifty (50) feet from all street right-of-way lines.
 - d. Curbs, curb cuts, driveway widths, acceleration or deceleration lanes shall meet the requirements of the agencies having jurisdiction thereof.
 - e. No structure shall be located closer than 100 feet to any residentially zoned land.
 - f. Gasoline storage tanks shall be located no closer than 100' to any property line.
 - g. Pump islands shall be located no closer than 50' to any property line.
 - h. All trash, waste, and/or discarded material shall be screened from view and confined so as to be completely contained within an enclosure.
2. Veterinary offices, clinics and kennels providing medical, surgical, grooming and boarding facilities for small non-farm animals, subject to the following:
 - a. No such use shall be located within one hundred and fifty (150) feet of any residential zone.
 - b. All facilities shall be completely enclosed in a building in such a manner as to produce no offensive odor or audible sound at the lot line.
 - c. An adequate enclosed method of refuse storage and removal shall be maintained so that no public nuisance shall be created at any time.

3. Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.
4. Mortuaries.
5. Hotels and Motels.

SECTION 8.03 - Accessory Uses Permitted: Accessory buildings and uses customarily incidental to the principal permitted uses enumerated in 8.01 and 8.02 are permitted.

SECTION 8.04 - Area and Bulk Requirements: Refer to Article XX for the "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size lot or parcel permitted by land use, the maximum density permitted, and providing the minimum yard setback requirements.

ARTICLE IX - M-1 LIGHT INDUSTRIAL DISTRICT

SECTION 9.00 - INTENT: The M-1 Light Industrial District is intended to accommodate certain industrial activities whose external effects are minimal and in no way detrimental to surrounding districts, plus certain wholesale, warehousing and intensive service activities of a nature such as not to justify their inclusion in any commercial use district, but whose external effects also are non-detrimental. All uses in the district are intended to be compatible with one another.

Uses in this district shall emit a minimum of smoke, dust, dirt, odor or gases, subject to the pollution standards of the State of Michigan, County of Oakland, and Village of Clarkston. All uses located within this district shall be so designed and operated as to produce no sound or vibration discernible at the property lines in excess of the normal intensity of street or traffic noises or vibration noticeable at such points, nor any production of heat or glare noticeable at such points. Manufacturing uses in the district normally involve the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form for use in an industrial operation at another location shall not be permitted.

SECTION 9.01 - Principal Uses Permitted: The following uses shall be permitted, each of which shall meet the performance standards described in Section 9.00, and subject to any limitations described herein. All manufacturing shall be enclosed within a building.

1. The manufacture, compounding, processing, packaging, or treatment of the following products:
 - a. Baked goods, candy and other food products, but excluding slaughter houses or abattoirs.
 - b. Cosmetics, pharmaceutical, biological and chemical products and toiletries.
 - c. Hardware and cutlery.
 - d. Tools, dies, machine products, metalworking machinery and equipment, general industrial and service machinery and equipment.
2. The manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
3. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
4. Manufacture of musical instruments, toys, novelties, sporting and athletic goods, and metal or rubber stamps, or other small moulded rubber products.
5. Industrial, scientific and business research, development and testing laboratories.
6. The manufacture or assembly of electrical and electronic machinery, components and supplies, radios, phonographs and television sets, electrical appliances, office, computing and accounting machines.
7. The manufacture or assembly of professional and scientific instruments, photographic and optical goods.
8. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
9. Printing, publishing, or allied industries.
10. Warehouse and wholesale establishments and truck terminal facilities necessary to serve such use.
11. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.
12. All public utilities, including buildings, necessary structures, storage yards and other related uses.
13. Water supply and sewage disposal plants, water and gas tank holders and railroad transfer and storage tracks when accessory to a principal permitted use.
14. Building and construction material wholesalers and contractors.
15. Trade or industrial schools.
16. Other light manufacturing plants and uses similar to the above having performance characteristics which are consistent with those described in Section 9.00.
17. Signs, as provided in Section 10.07.

SECTION 9.02 - Principal Uses Permitted Subject to Special Conditions: The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission

of the Zoning Board of Appeals in accord with the provisions of Section 13.02-2 of this Ordinance following review and recommendation by the Village Planning Commission.

1. Storage facilities for building materials, sand, gravel, lumber, and construction contractors' equipment, subject to the following:
 - a. Such site shall (except for frontage of a public street) abut only land within an M-1 District, and all such storage shall be enclosed within a building or, on those sides abutting any public thoroughfare, shall be surrounded by an obscuring wall or fence of at least six (6) feet in height.
2. Automobile repair garages, painting and varnishing shops, lumber and planing mills, subject to the following:
 - a. The site for any such use shall (except for frontage on a public street) abut only land with an M-1 District.
 - b. Devices and controls adequate to meet the standards enumerated in Section 9.00 relative to sound, vibration, smoke, odor or gases shall be installed.
 - c. Adequate means of sanitary disposal of any waste material shall be provided.
3. New car sales establishments; subject to the following:
 - a. Devices and controls adequate to meet the standards enumerated in Section 9.00 relative to sound, vibration, smoke, odor or gases shall be installed.
 - b. Adequate means of sanitary disposal of any waste material shall be provided.

SECTION 9.03 - Accessory Uses Permitted: Accessory buildings and uses, including special plants to treat industrial wastes, and including those uses customarily incidental to the principal permitted uses enumerated in Sections 9.01 and 9.02 are permitted.

SECTION 9.04 - Area and Bulk Requirements: Refer to Article XX for the "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size lot or parcel permitted by land use, the maximum density permitted and providing the minimum yard setback requirements.

ARTICLE X - GENERAL PROVISIONS

SECTION 10.00 - Nonconforming Uses of Land, Non-Conforming Structures, and Non-Conforming Uses of Structures and Premises:

1. Intent

It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed but not to encourage their survival.

It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. 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. A nonconforming use of a structure, a nonconforming use of land or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited in the district 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 diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner.

2. Nonconforming Uses of Land

Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- a. No such nonconforming use shall be enlarged or increased or 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 other portion of the lot occupied by such use at the effective date of adoption or amendment of this Ordinance.
- c. If such nonconforming use of land ceases for any reason for a period of more than 180 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.

3. 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, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such structure may be enlarged or altered in a way which increases its nonconformity.

- b. Should such structure be destroyed by any means to an extent of more than 75 percent of its assessed value 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.

4. Nonconforming Uses of Structures and Land

If a lawful use of a structure, or of structure and land 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, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No existing structure devoted in whole or in part to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, 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, and which existed 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 be changed to another nonconforming use provided that the Board of Appeals, by making findings in the specific case, shall find that the proposed use is more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent 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 in which such structure is located, 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 ceases to exist for 6 consecutive months or for 12 months during any three-year period, or otherwise sooner abandoned, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision.
- 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.

5. Repairs and Maintenance

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased. Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

6. Uses Under Exception Provisions Not Nonconforming Uses

Any use which is listed as a Principal Use Permitted Subject to Special Conditions in this Ordinance shall be deemed a conforming use.

7. Change of Tenancy or Ownership

There may be a change of tenancy, ownership or management of any existing nonconforming uses of land, structures and premises provided there is no change in the nature or character of such nonconforming uses.

8. The Village of Clarkston may acquire by purchase, condemnation, or otherwise, private property for the removal of non-conforming uses and/or structures provided that said property shall not be used for public housing. Pursuant thereto, the Village Council may, in its discretion, provide that the cost and expense of acquiring such private property be paid from General Funds, or the cost and expense or any portion thereof be assessed to a special district.

SECTION 10.01 - Parking Requirements: There shall be provided in all districts at the time of erection or enlargement of any main building or structure, or the establishment of any use, automobile off-street parking space with adequate access to all spaces, in conjunction with all land or building uses (including the principal use and all auxiliary uses) shall be provided, prior to issuance of a certificate of occupancy, as hereinafter prescribed in this Section.

1. Off-street parking for other than 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. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant when an application for a building permit or a certificate of occupancy is filed.
2. Residential off-street parking spaces shall consist

of a parking strip, parking bay, driveway, garage, parking lot, or combination thereof. Such spaces shall be located on the premises they are intended to serve and in appropriate cases also shall be subject to the provisions of Section 11.08, Accessory Buildings, of this Ordinance. Single and two-family residential off-street parking is exempt from regulations of this Article governing a parking lot.

3. Any area once designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided in a location which meets all requirements of this Ordinance.

4. 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 hereinafter required for a similar new building or new use.

5. 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.

6. Where the owners of two buildings, or uses, whose operating hours do not overlap desire to utilize common off-street parking facilities, application shall be made to the Zoning Board of Appeals. The Board may grant approval of such dual function off-street parking facilities, subject to a finding that the following conditions have been met:

- The office hours of the two buildings, or uses, in no way overlap, except for custodial personnel.
- The common parking lot meets the off-street parking requirements of the larger building or use plus fifteen (15) percent.
- The common parking lot meets all location requirements of this Ordinance with respect to each building or use.

7. Required off-street parking space shall be for the use of occupants, employees, visitors, customers, clients and patrons. Under no circumstances shall it be rented, used for other than parking purposes, or allowed to become unusable (except for temporary repairs). The storage of vehicles or merchandise, sale of motor vehicles, or the repair of vehicles on any off-street parking space is prohibited.

8. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be interpreted by the Building Inspector from requirements for uses similar in type.

9. For the purpose of computing the number of parking spaces required in commercial and industrial uses, the definition of Floor Area, Usable, in ARTICLE II, DEFINITIONS, shall govern.

10. All existing structures and/or uses located within the B-1 Local Business District are not required to provide any off-street parking. Any new structure and/or use proposed in the B-1 Local Business District shall provide the minimum number of off-street parking spaces required by this Ordinance. Any new structure and/or use proposed for any other zoning district shall provide the minimum number of off-street parking spaces by type of use and the amount of such parking shall be determined in accordance with the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
a. RESIDENTIAL	
(1) Residential One-Family and Two-Family.....	Two (2) for each dwelling unit.
(2) Residential, Multiple Family.....	Two (2) for each dwelling unit containing two bedrooms or less; two and one-half (2½) for each unit containing in excess of two bedrooms.
b. INSTITUTIONAL	
(3) Housing for the Elderly.....	One for every two (2) dwelling units; however should units revert to general occupancy, then two (2) spaces per unit shall be provided.
(1) Churches or temples.....	One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.
(2) Hospitals.....	One and one-half (1½) for each one (1) bed plus one (1) for each employee on peak employment shift.
(3) Homes for the aged and convalescent homes.....	One (1) for each two (2) beds plus one (1) for each employee on peak employment shift.
(4) Elementary and Junior high schools.....	One (1) for each one (1) teacher, employee and administrator plus one for each classroom, plus required space for auditorium.
(5) Fraternity or sorority.....	One (1) for each five (5) permitted active members or one (1) for each bed or one (1) for each room, whichever is greater.

(6) Senior high school and/or college..... One (1) for each one (1) teacher, employee, or administrator, and one (1) for each classroom, and one (1) for each ten students.

c. COMMERCIAL

(1) Auto Service stations..... Two (2) for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.

(2) Laundromats and coin-operated dry cleaners..... One (1) for each two (2) machines.

USE

NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE 3

(4) Mortuary establishments..... One (1) for each twenty-five (25) square feet of assembly room, parlors and slumber rooms floor space.

(5) Motel or hotel..... One and one-half (1½) spaces for each rental unit, plus one (1) additional space for each employee.

(6) Motor vehicle sales and service establishments..... One (1) for each two hundred (200) square feet of floor area of sales room, one (1) for each auto service stall in the service room plus one (1) for each employee.

(7) Retail stores except as otherwise specified herein..... One (1) for each four hundred (400) square feet of usable floor area.

(8) Swimming pools..... One (1) for each thirty (30) square feet of pool area, plus one (1) for each employee.

d. OFFICES

(1) Banks..... One (1) for each four hundred (400) square feet of usable floor area and (4) four waiting spaces for each drive-in window.

(2) Business offices or professional offices, except as indicated in the following item (3)..... One (1) for each one hundred (100) square feet of usable floor area.

(3) Professional offices of doctors, dentists or similar professions..... One (1) for each one hundred (100) square feet of usable floor area in waiting rooms, plus one for each examining room or dental chair, plus one for each doctor, dentist or practitioner and employee.

USE

NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE

e. INDUSTRIAL

(1) Industrial or research establishments..... Five, plus one (1) space on site for every two (2) employees in the largest working shift, or one (1) space for every five hundred (500) and fifty (550) square feet of usable floor space, or whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction.

(2) Wholesale or warehouse establishments..... One (1) for every one (1) employee in the largest working shift, or one (1) for every seven hundred (700) square feet of usable floor space or whichever is greater.

SECTION 10.02 - Off-Street Parking Space Layout, Standards, Construction and Maintenance: Wherever the off-street parking requirements in Section 10.01 above require the provision of an off-street parking facility, off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

1. No parking lot shall be constructed unless and until a permit therefore is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Inspector in such form and number as he may determine.

2. Plans for the layout of off-street parking lots shall show a parking space width of ten feet, and a total dimension across two tiers of parking spaces plus a maneuvering lane of at least the following for the several patterns described:

a. A 90 Degree Pattern - Total dimension of sixty-two (62) feet, with two tiers of parking space plus one maneuvering lane of at least eighteen (18) feet in width. Such maneuvering lane shall permit one-way traffic.

b. A 60 Degree Pattern (without overlap) - Total dimension of fifty-eight (58) feet, with two tiers of parking space plus one maneuvering lane of at least eighteen (18) feet in width. Such maneuvering lane shall permit one-way traffic.

c. A 45 Degree Pattern (without overlap) - Total dimension of fifty-six (56) feet, with two tiers of parking space plus one maneuvering lane of at least twenty (20) feet in width. Such maneuvering lane shall permit one-way traffic.

All spaces shall be provided with direct access by means of maneuvering lanes. Backing directly onto a street shall be prohibited. General engineering specifications for off-street parking lots shall be those of the Oakland County Road Commission.

3. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than one-family residential use shall not under any circumstances be across land zoned for one-family residential use.

4. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than one-family residential use shall be at least twenty (20) feet distant from any adjacent property located in any one-family residential district.

5. Off-street parking areas for all uses except one-family and two-family dwelling units, shall be provided with a continuous and obscuring wall separating it from abutting residential development, not less than six (6) feet in height measured from the surface of the parking area.

When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be adequately landscaped with shrubs, evergreen material and ornamental trees.

6. The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphaltic or concrete surfacing in accordance with specifications of the Oakland County Road Commission. The parking area shall be surfaced prior to issuance of a certificate of occupancy for the building or buildings which it serves, or a bond or deposit in an amount of the estimated cost of the work given to the Village of Clarkston. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

7. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed on the parking area only.

SECTION 10.03 - Off-Street Loading and Unloading: On the same premises with every building, structure or part thereof, erected and occupied for commercial, office, manufacturing, storage, warehousing, retail or wholesale sales, dry cleaning, laundry or other service purpose or as a hotel, motel, restaurant, hospital, mortuary or any other use involving the receipt or distribution of merchandise materials, foodstuffs or equipment, there shall be provided and maintained on the lot adequate space for loading, unloading or standing in order to avoid interference with public use of the streets or alleys. Such space shall be provided as follows:

1. "For existing commercial structures and uses within the B-1 Local Business District, no off-street loading spaces are required. For all new commercial and related uses. All off-street loading spaces shall be laid out with minimum dimensions of ten by forty (10x40) feet or four hundred (400) square feet with a minimum height clearance of fourteen (14) feet." Such spaces shall be provided as specified in the following table.

2. For industrial and related uses authorized in the M-1 District, spaces shall be laid out with minimum dimensions of ten by fifty (10x50) feet, or five hundred (500) square feet in area, with a minimum height clearance of fourteen (14) feet. Such spaces shall be provided as specified in the following table:

USABLE FLOOR AREA (IN SQUARE FEET)	LOADING AND UNLOADING SPACE REQUIRED
0 - 1,400	None
1,401 - 20,000	One (1) space.
20,001 - 100,000	One (1) space plus (1) space for each 20,000 square feet in excess of 20,001 square feet.
100,000 and over	Five (5) spaces.

The loading, unloading and standing area in all zones shall be surfaced, drained, and otherwise developed in accordance with the provisions applicable to off-street parking areas, described in Section 10.0 - 6.

SECTION 10.04 - Greenbelt: Whenever in this Ordinance a greenbelt or planting strip is required, unless specific time requirements are stated it shall be planted within six (6) months from the date of issuance of a certificate of occupancy, and thereafter be properly maintained. Such greenbelt is intended to provide a screen to abutting properties. Suitable materials equal in characteristics to the plant materials listed with the spacing as required shall be provided.

1. Plant Material Spacing.

a. Plant materials shall not be placed closer than four (4) feet from the fence line or property line.

b. Where plant materials are planted in two or more rows, plantings shall be staggered in rows.

c. Evergreen trees shall be planted not more than thirty (30) feet on centers.

d. Narrow evergreens shall be planted not more than three (3) feet on centers.

e. Deciduous trees shall be planted not more than thirty (30) feet on centers.

f. Tree-like shrubs shall be planted not more than ten (10) feet on centers. Shrubs shall be planted not more than six (6) feet on centers. Shrubs shall be planted not more than three (3) feet on centers.

g. Large deciduous shrubs shall be planted not more than four (4) feet on centers.

2. Suggested plant materials.

a. Evergreen Trees-Minimum Size Five (5) feet in height.

- (1) Juniper
- (2) Hemlock
- (3) Fir
- (4) Pine
- (5) Spruce
- (6) Douglas-Fir

b. Narrow Evergreens-Minimum Size Three (3) feet in height.

- (1) Column Hinoki
- (2) Blue Columnar Chinese Juniper
- (3) Pyramidal Red-Cedar
- (4) Swiss Stone Pine
- (5) Pyramidal White Pine
- (6) Irish Yew
- (7) Douglas Arbor-Vitae
- (8) Columnar Giant Arbor-Vitae

c. Tree-like Shrubs-Minimum Size Four (4) feet in height.

- (1) Flowering Crabs
- (2) Russian Olives
- (3) Mountain Ash
- (4) Dogwood
- (5) Redbud
- (6) Rose of Sharon
- (7) Hornbeam
- (8) Hawthorn
- (9) Magnolia

d. Large Deciduous Shrubs-Minimum Size Six (6) feet in height.

- (1) Honeysuckle
- (2) Viburnum
- (3) Mock-Orange
- (4) Forsythia
- (5) Lilac
- (6) Ninebark
- (7) Cotoneaster
- (8) Hazelnuts
- (9) Euonymus
- (10) Privet
- (11) Buckthorn
- (12) Sumac

e. Large Deciduous Trees-Minimum Size Eight (8) feet in height.

- (1) Oaks
- (2) Hard Maples
- (3) Hackberry
- (4) Planetree (Sycamore)
- (5) Birch
- (6) Beech
- (7) Ginkgo
- (8) Honeylocust
- (9) Sweet-Gum
- (10) Hop Hornbeam
- (11) Linden

3. Trees not permitted to be planted in-greenbelt:

a. Box Elder

- b. Soft Maples (Red-Silver)
- c. Elms
- d. Poplars
- e. Willows
- f. Horse Chestnut (nut bearing)
- g. Tree of Heaven
- h. Catalpa

SECTION 10.05 - Signs:

1. Definitions: The following definitions shall apply to all signs regulated by this Ordinance:

a. Accessory Sign: A sign which is accessory to the principal use of the premises.

b. Non-accessory Sign: A sign which is not accessory to the principal use of the premises.

c. Ground Sign: A freestanding sign supported by one or more uprights, braces, or pylons located in or upon the ground or to something requiring location on the ground including "billboards" or "poster panels" so called.

d. Projecting Sign: A sign which is affixed to any building or part thereof, or structure, which extends beyond the building wall or parts thereof, or structure, by more than eighteen (18) inches. A projecting sign shall not include a ground sign as herein defined.

e. Wall Sign: a sign attached to or placed flat against the exterior wall or surface of any building, no portion of which projects more than twelve (12) inches from the wall, but which may or may not project above the roof or parapet.

f. Roof Sign: A sign which is erected, constructed or maintained upon, and projects above or beyond the roof or parapet.

2. The following conditions shall apply to all signs erected or located in any use district:

a. All signs shall conform to all ordinances of the Village and an appropriate permit issued by the Building Inspector.

b. No sign, except those established and maintained by the City, County, State or Federal governments, shall be located in, project into, or overhang a public right-of-way and dedicated public easement.

c. No sign otherwise permitted shall project above or beyond the maximum height limitation of the use district in which located.

Signs shall be maintained in good condition and shall not be defaced, altered, or removed. Signs shall be removed or altered if they become a hazard to traffic or if they are found to be in violation of this Ordinance. Signs shall be removed or altered if they are found to be in violation of this Ordinance.

the Zoning Board of Appeals may modify the height limitation.

- d. All directional signs required for the purpose of orientation, when established by the City, County, State, or Federal governments, shall be permitted in all use districts.
 - e. Signs shall be subject to the provisions of Section 10.08, Corner Clearance.
 - f. Accessory signs shall be permitted in any use district.
 - g. Signs used for advertising land or buildings for rent, lease, and/or for sale shall be permitted when located on the land or building intended to be rented, leased, and/or sold and shall not exceed six square feet in area for a period of not more than one year. A permit is not required for the installation of such a sign.
 - h. Accessory ground signs may be located in the required front yard except as otherwise provided herein.
3. Projecting signs and roof signs are not permitted in any use district.
4. No intermittently flashing illumination of any nature shall be permitted in or on any sign.
5. In addition to 1 above, the following requirements shall apply to signs in the various use districts as follows:

USE DISTRICT

SIGNS PERMITTED AND REQUIREMENTS

R-1 District..... a. "For each dwelling unit, one (1) name plate or house number not to exceed one (1) square foot in area. Such signs shall not be illuminated.

R-2 District

RC District

USE DISTRICT

SIGNS PERMITTED AND REQUIREMENTS

b. For structure other than dwellings units, one (1) identification sign not to exceed ten (10) square feet in area, except a church bulletin board not to exceed twenty (20) square feet in area.

RM District..... For rental and/or management offices in a multiple housing development, one (1) identification sign not exceeding nine (9) square feet shall be permitted and such signs shall not be illuminated. "RM" District, ground or wall signs indicating the name of multiple housing projects shall be permitted provided that no such sign shall be located closer than two hundred (200) feet to any property line in any adjacent one-family district.

B-1 District..... For each office unit occupying a building, one (1) wall sign not to exceed ten (10) square feet of sign area, not to exceed one hundred (100) square feet of total sign area per building.

P-District

For each office building, one (1) wall sign and/or one (1) ground sign indicating the name of the building not to exceed twenty (20) square feet of sign area.

Ground signs, where permitted, shall not be located closer than one hundred (100) feet to any property of any adjacent residential district.

USE DISTRICT

SIGNS PERMITTED AND REQUIREMENTS

The maximum amount of sign area permitted shall be 100 square feet of total sign area for each establishment within the district, except in the case of a free standing ground sign which may not exceed 100 square feet in total sign area for each establishment.

M-1 District..... Ground signs shall not be located closer than two hundred (200) feet to any property line of any residential district.

One wall or ground sign shall be permitted for each establishment within the district, which sign shall not exceed 100 square feet in area.

SECTION 10.06 - Exterior Lighting: All lighting for off-street parking areas, outdoor recreation areas, playgrounds, swimming pools, used car lots, drive-ins, automobile service stations, golf driving ranges, hospitals, nursing and convalescent homes and similar uses, for the external illumination of buildings or grounds or for the illumination of signs shall be directed and carefully shielded in such a manner as not to cause glare in adjacent residential districts and not to adversely affect driver visibility on adjacent thoroughfares. No light shall exceed in height the maximum permitted height of buildings in any district.

SECTION 10.07 - Residential Entranceway: In "R" (Residential) Districts, so called entranceway structures, including but not limited to walls, columns, and gates, marking entrances to single family subdivisions or multiple housing projects may be permitted and may be located in a required yard except as provided in Section 10.08, Corner Clearance, provided that such entranceway structures shall comply with all codes and ordinances of the Village, and shall be approved by the Zoning Board of Appeals.

SECTION 10.08 - Corner Clearance: No fence, wall, shrubbery, sign, or other obstruction to vision above a height of thirty (30) inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

SECTION 10.09 - Walls:

1. In addition to walls specifically required by other sections of this Ordinance, between the protected use district and uses and districts listed below there shall be provided and maintained a masonry wall of not less than six feet in height.

USE OR DISTRICT TO PROVIDE WALL

PROTECTED USE OR DISTRICT

All vehicular parking and other off-street facility
B-1, and P Districts
M-1 District
RM District
Utility buildings, stations and substations, except in cases where all equipment is contained within a building or structure constructed so as to be similar in appearance to the residential building in the surrounding area.

All residential districts
All residential districts
All residential districts
R-1 and R-2 Districts
All residential areas

2. Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Required walls may, upon approval of the Zoning Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.

3. Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Building Inspector for the purposes of public safety. All walls herein required shall be constructed of such masonry.

4. The Zoning Board of Appeals may modify or waive wall requirements under circumstances where strict enforcement of such requirements would be unreasonable or serve no good purpose. In such cases as the Zoning Board determines the residential district to be a future nonresidential area, the Board may temporarily waive wall requirements for an initial period not to exceed twelve (12) months. Granting of subsequent waivers shall be permitted, provided that the Zoning Board shall make a determination as hereinbefore described for each subsequent waiver prior to the granting of such waiver by the Board. Such waivers shall be in the form of written agreements, and filed with the Oakland County Register of Deeds.

5. In lieu of a masonry wall, the Zoning Board of Appeals may permit the use of a greenbelt or other fencing material.

ARTICLE XI - GENERAL REGULATIONS APPLICABLE TO AREA, HEIGHT, PLACEMENT USE AND NOISE

SECTION 11.00 - Regulations of this Ordinance governing area, height, placement and use of land and buildings shall be subject to the provisions, interpretations and exceptions contained in this Article.

SECTION 11.01 - Encumbering of Land Required to Satisfy Regulations: No portions of a lot or parcel used in connection with an existing or proposed building, structure or use and necessary for compliance with the area, height, bulk, density, placement and related provisions of this Ordinance shall through sale or otherwise be used again as part of the lot or parcel required in connection with any other building, structure or use existing or intended to exist at the same time.

SECTION 11.02 - Essential services shall be permitted as authorized and regulated by law and the ordinances of the Village of Clarkston.

SECTION 11.03 - Voting Place: The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

SECTION 11.04 - Exception to Height Limits: The height limitations of this ordinance may be modified by the Zoning Board of Appeals in their application to church spires, chimneys, flagpoles, belfries, cupolas, domes, penthouses, water towers,

masts and arials, smokestacks, ventilators, derricks, cooling towers and other similar and necessary mechanical appurtenances pertaining to and necessary to the permitted uses of the Zoning Districts in which they are located.

SECTION 11.05 - Nonconforming Lots of Record: When the owner of a nonconforming lot of record does not own and cannot reasonably acquire sufficient abutting land to enable him to conform to the requirements of this Ordinance relating to minimum lot area, minimum lot width, or both, such lots of record may be used by such owner as building site provided that all other requirements of this Ordinance are met and provided that not more than one dwelling unit shall occupy any lot except in conformity with the provisions of this Ordinance for required lot area for each dwelling unit.

SECTION 11.06 - Permitted Projections Into Required Open Space:

1. Certain architectural features, such as cornices, eaves and gutters, may project three (3) feet into the required front yard or open space, five (5) feet into the required rear yard or open space and two (2) feet into the required side yard or open space provided that such projection is a minimum of eight (8) feet above the grade level of the lot.
2. An unenclosed, uncovered balcony or porch, terrace, fire escape, or a metal awning may project into the required front yard or open space or into the required rear yard or open space or for a distance not to exceed ten (10) feet, or into the required side yard or open space for a distance not to exceed three (3) feet; however, a glass-enclosed porch may not so project. An enclosed vestibule containing not more than forty (40) square feet may project into the required front yard or open space for a distance not to exceed four (4) feet.

SECTION 11.07 - Fences: Fences or walls in residential districts may be constructed within a required rear or side yard along a bounding property line not to exceed six (6) feet in height.

SECTION 11.08 - Accessory Buildings: Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, except as provided in Section 11.06, it shall be subject to, and must conform to all regulations of this Ordinance applicable to main buildings.
2. Detached accessory buildings shall not be erected in any required yard except a rear yard.
3. Accessory buildings may occupy not more than twenty-five (25) per cent of a required rear yard, plus twenty (20) percent of any non-required rear yard.
4. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement.
5. No detached accessory building shall exceed fifteen (15) feet in height in any residential or commercial zone.
- 6.

An accessory building shall not be used prior to the principal building or use, except as a temporary construction facility for such principal building.

SECTION 11.09 - Averaging Existing Front Setback Lines: For any lot in a residential district where the average of the front setback for all adjacent lots which are located within one hundred (100) feet on either side of said lot, and on which there are existing buildings, is greater than the required setback specified in this Ordinance, a required setback shall be provided on the lot equal to this greater average depth. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified in the Zoning District.

SECTION 11.10 - Noise: Objectionable sounds, including those of an intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses. The permitted noise in the B-1, M-1 and P Districts shall not exceed seventy-five (75) decibels between the hours of 6:00 a.m. and 10:00 p.m. nor more than seventy (70) decibels between the hours of 10:00 p.m. and 6:00 a.m. All measurements shall be made at the property line. The Zoning Board of Appeals may grant a temporary waiver of this requirement.

ARTICLE XII - ADMINISTRATION AND ENFORCEMENT

SECTION 12.00 - Enforcement: The provisions of this ordinance shall be administered and enforced by the Building Inspector or any other employees, inspectors, and officials as the Building Inspector may delegate to enforce the provisions of this ordinance.

SECTION 12.01 - Duties of the Building Inspector: The Building Inspector shall have the power to issue permits and to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Inspector to approve any plans or any permits for any excavation or construction until he has inspected such plans in detail and found them in conformity with this Ordinance. To this end, the Building Inspector shall require that every application for a permit for excavation, construction, moving or alteration or change in type of use or the type of occupancy be accompanied by written statement and plans or plats drawn to scale, in triplicate, and showing the following in sufficient detail drawn to scale, to enable the Building Inspector to ascertain whether the proposed work or use is in conformance with this Ordinance:

- a. The actual shape, location, and dimensions of the lot.
- b. The shape, size and location of all buildings or other structures to be erected, altered, or moved, and of any buildings or other structures already on the lot.
- c. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.
- d. The signature of the fee holder owner of the premises concerned.
- e. Such other information concerning the lot or adjoining lots 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 are in conformity with the provisions of this Ordinance, the Building Inspector shall issue a permit. If any application for such permit is not approved, the Building Inspector shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as waiving any provision of this Ordinance.

The Building Inspector is under no circumstances permitted to grant exceptions to the actual meaning of any clause, order, or regulation contained in this Ordinance, to any person making application to excavate, construct, remove, alter, or use either buildings, structures or land within the Village.

The Building Inspector is under no circumstance permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building Inspector.

The Building Inspector shall not refuse to issue a permit when the conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may result upon the granting of said permit.

The Building Inspector shall record all non-conforming uses existing at the effective date of this Ordinance.

SECTION 12.02 - Permits: The following shall apply in the issuance of any permit.

a. **Permits required:** It shall be unlawful for any person to commence excavation for or construction of any building or structure, structural changes, or repairs in any existing building or structure, or moving of an existing building, without first obtaining a permit from the Building Inspector. No permit shall be issued for construction, alteration, or remodeling of any building or structure until an application has been submitted in accordance with the provisions of this Ordinance showing that the construction proposed is in compliance with the provisions of this Ordinance and with the Building Code.

No plumbing, electrical, drainage or other permit shall be issued until the Building Inspector has determined that the plans and designated use indicate that the structure and premises, if constructed as planned and proposed, will conform to the provisions of this Ordinance.

"Alteration" or "repair" of an existing building or structure shall not include any changes in structural members, stairways, basic construction type, kind or class of occupancy, light or ventilation, means of egress and ingress, or any other changes not involving any of the aforesaid provisions.

b. **Permits for New Use of Land:** A permit shall also be obtained for the new use of land, whether presently vacant or a change in land use is proposed.

c. **Permits for New Use of Buildings or Structures:** A permit shall also be obtained for any change in use of an existing building or structure to a different class or type.

SECTION 12.03 - Certificates of Occupancy: It shall be unlawful to use or permit the use of any land, building, or structure for which a permit is required, and to use or permit to be used any building or structure hereafter altered, extended, erected, repaired, or moved, until the Building Inspector shall have issued a Certificate of Occupancy stating that the provisions of this Ordinance have been complied with.

a. **Certificate Validity.** The Certificate of Occupancy, as required for new construction of, or renovations to existing buildings and structures, in the Building Code, shall also constitute Certificates of Occupancy as required by this Ordinance.

b. **Certificates for Existing Buildings.** Certificates of Occupancy shall be issued for existing buildings, structures or parts thereof, or existing uses of land if after inspection it is found that such buildings, structures or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.

c. **Temporary Certificates.** Certificates of Temporary Occupancy may be issued for a part of a building or structure prior to the occupancy of the entire building or structure, provided that such Certificate of Temporary Occupancy shall not remain in force more than thirty (30) days, nor more than five (5) days after the building or structure is fully completed and ready for occupancy; and provided further, that such portions of the building or structure are in conformity with the provisions of this Ordinance.

d. **Records of Certificates.** A record of all Certificates of Occupancy shall be kept in the office of the Building Inspector, and copies of such Certificates of Occupancy shall be furnished upon request to a person or persons having a proprietary or tenancy interest in the property involved.

e. **Certificates for Accessory Buildings to Dwellings.** Accessory buildings or structures to dwellings shall not require a separate Certificate of Occupancy but rather, may be included in the Certificate of Occupancy for the principal dwelling, building or structure on the same lot when such accessory buildings or structures are completed at the same time as the principal use.

f. **Application for Certificates.** Certificates of Occupancy shall be applied for in writing to the Building Inspector co-incidentally with application for building permits and shall be issued within five (5) days after notification of completion of the building, if it is found that the building or structure, or part thereof, or the use of the land is in accordance with the provisions of this Ordinance. If such Certificate is refused for cause, the applicant shall be notified of such refusal and the cause thereof within the aforesaid five (5) day period.

SECTION 12.04 - Final Inspection: The recipient of any building permit for the erection, construction, alteration, repair or moving of any building, structure or part thereof, shall notify the Building Inspector immediately upon the completion of the work authorized by such permit, for a final inspection.

SECTION 12.05 - Fees: Fees for inspections and the issuance of permits or certificates or copies thereof, required or issued under the provisions of this Ordinance shall be collected by the Village Treasurer in advance of the issuance of such permits or certificates.

SECTION 12.06 - Planning Commission: The Clarkston Village Planning Commission as established under Act 285 of the Michigan Public Acts of 1931, as amended, shall perform all of the duties of such commission in accordance with the law in such cases made and provided, relating to amendments of this Ordinance, and such other duties as are established in this Ordinance.

In cases where the Planning Commission is required to recommend certain use of premises under the provisions of this Ordinance, the applicant shall furnish such surveys, plans or other information as may be required by said Commission for the proper consideration of the matter.

The Planning Commission shall investigate the circumstances of each such case and shall notify such parties, who may in its opinion be affected thereby, of the time and place of any hearing which may be held relative thereto as required under its rules of procedure.

The Planning Commission may impose such conditions or limitations in recommending approval as may, in its judgement, be necessary to fulfill the spirit and purpose of this Ordinance.

When site plan review is required by the Planning Commission under the terms of the ordinance, a site plan fee may be required to cover the cost of such reviews including plans, engineers and other such professional services in accordance with a schedule of fees adopted by the Village Council.

SECTION 12.07 - Building Permit Approval Required: It shall be unlawful to commence the excavation for, construction of, or moving of any building or other structure until the Building Inspector or the Village Council certifies that specifications and intended use of such structure do in all respects conform to the provisions of this Ordinance.

Building Permit approval for construction, moving, or destruction of a single-family dwelling, accessory building, or alteration or repair of any structure including accessory building, costing up to two hundred dollars (\$200.00) or not exceeding one hundred (100) square feet in floor area shall be obtained from the Building Inspector before issuance of a building permit. All other development, construction, or alteration shall require site plan review by the Planning Commission and approval by the Village Council before issuance of a building permit. Plans submitted for review shall comply with the "Requirements and Procedures for Site Plan Review" adopted by the Planning Commission.

ARTICLE XIII - BOARD OF ZONING APPEALS

SECTION 13.00 - Creation: A Board of Zoning Appeals is hereby established, and shall consist of not less than five members to be appointed by the legislative body, in accordance with Act 207, P.A. 1921 as amended. Vacancies shall be filled by resolution of the legislative body for any expired term of the vacant term. One member of the Board shall be a member of the legislative body, and one member shall be a member of the Planning Commission.

SECTION 13.01 - Meetings of Zoning Board of Appeals: All meetings of the Board shall be held at the call of the Chairman and at such times as such Board may determine. All hearings conducted by said Board shall be open to the public. The Board 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 also keep records of its hearings and other official action. The Board shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony and the production of books, papers, files and other evidence pertinent to the matters before it.

SECTION 13.02 - Powers of Board of Zoning Appeals: The Board of Zoning Appeals shall have all powers and duties granted by State law and by this Ordinance to such boards, including the following specific powers:

1. **Administrative Review:** To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, or refusal made by the Building Inspector in enforcing any provision of this Ordinance.
2. **Special Exceptions:** Special Exceptions, as used herein, shall refer to such Principal Uses Permitted Subject to Special Conditions enumerated in the several Zoning Districts requiring permission by the Zoning Board of Appeals. On application, supplementing an application for a Building Permit, the Board may grant a permit for such uses as are specified in the several Zoning Districts as requiring Board permission. In granting such permit, the Board in addition to requiring compliance with the general minimum requirements specified for such use in the Zoning District in which the use is located and those found elsewhere in this Ordinance, plus special conditions expressly imposed for such use, may specify such appropriate additional requirements as it shall deem necessary to meet the standards of this section and the intent of this Ordinance. The Board, in arriving at its decision relative to any application for a Special Exception, shall apply the following standards:

- a. The proposed use or uses shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the Zoning District in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
- b. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its

relation to streets giving access to it, shall be such that, traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard the Board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to streets and road intersections; and the general character and intensity of the existing and potential development of the neighborhood. The Board shall determine that the proposed use will not have a detrimental effect.

- c. Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this Ordinance in the Zoning District in which the proposed use is to be located. After granting a Special Exception, the Board shall also have the power to grant variance as provided by this Ordinance.

- d. The Board shall find that the foregoing standards are substantially met by the applicant and shall so set forth in its official record of the proceedings.

3. **Variances.** To authorize, upon an appeal, a variance from the strict application of the provisions of this Ordinance where existing conditions or factors would result, by the strict application of the provisions of this Ordinance, in peculiar or exceptional practical difficulties to, or exceptional or undue hardship upon, the owner of such property provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem reasonable.

4. The Zoning Board of Appeals shall have 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 permitted district to a greater height or larger area than the district requirements herein established, and 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, and if an applicant under this subsection shall demonstrate to the satisfaction of the Board that no reasonable alternative exists which, if employed would allow full compliance with this Ordinance. In the exercise of its power granted under this subsection, the Board shall attach such conditions and requirements as shall reduce to a minimum any detrimental effects.

5. Permit such modification of the height and area regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape, or so located with relation to surrounding development or physical characteristics, that it cannot otherwise be appropriately improved without such modification.

6. Permit the modification of the automobile parking space or loading space requirement where, in the particular instance, such modification will not be inconsistent with the purpose and intent of such requirements.

7. Permit temporary buildings and temporary uses in connection with the development of land for periods not to exceed one year.

SECTION 13.03 - Application of the Variance Power

1. A variance may be allowed by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when the evidence in the official record of the appeal from a decision or order of the Building Inspector supports all the following affirmative findings:

- a. That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and results from conditions which do not exist generally throughout the Village.
- b. That the alleged hardships and practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
- c. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

2. The above findings of fact shall be made by the Board which is not empowered to grant a variance without an affirmative finding of fact on each item above.

SECTION 13.04 - Limitations on the Powers of the Board of Zoning Appeals:

1. The concurring vote of two-thirds of the members of Zoning Appeals shall be necessary:
 - a. To reverse any order, requirement, decision, or determination of any administrative official.
 - b. To decide in favor of the applicant on any matter upon which the Board is required to pass under this Ordinance, or
 - c. To effect any variance in this Ordinance.
2. Every decision of the Board shall be based upon a finding of fact and each and every such finding shall be supported in the record of the proceedings of the Board.

3. Nothing contained herein shall be construed to empower the Board to change the terms of this Ordinance, to effect changes in the Zoning Map, or to add to the uses permitted in any Zoning District, except when specifically empowered to do so.

SECTION 13.05 - Procedure For Appeals to the Board:

1. Appeals of any nature in which Board Action is sought shall be commenced by a person filing a notice of appeal with the Building Inspector and with the Board accompanied by such appeal fee as may be specified by Village Council. The notice of appeal shall specify the specific grounds upon which the appeal is based and shall be signed. It shall also specify the requirements from which a variance is sought and the nature and extent of such variance.
2. Hearings. The Board of Zoning Appeals shall fix a reasonable time for a hearing, not to exceed 30 days from the filing of the notice of appeal, and give due written notice of the hearing, to be personally delivered or mailed, at least 15 days thereof to the appellant and all owners of any real property within 300 feet of the premises in question according to the last assessment role. At the hearing, any party may appear in person or by agent or attorney.
3. The Board of Appeals shall prepare an official record for each appeal and shall base its decision on this record. The official record shall include:
 - a. The relevant administrative records and the administrative orders issued thereon relating to the appeal.
 - b. The notice of appeal.
 - c. Such documents, exhibits, photographs, or written reports as may be submitted to the Board for its consideration.
4. The requisite written findings of fact, the conditions attached and the decisions and orders by the Board of Appeals in disposing of the appeal shall be entered into the official record after they have been signed by the chairman of the Board and after written notice of the disposition of the appeal has been served, either in person or by mail, upon the parties to the appeal and the Building Inspector. The Chairman shall within ten (10) days after the date the Board has reached its final decision on an appeal, sign the necessary orders to effectuate the decision of the Board.
5. A copy of the official record of an appeal shall be made available for the parties to the appeal upon request and after the payment of such fee therefore as may be provided by the Village Council.

ARTICLE XIV - CHANGES & AMENDMENTS

SECTION 14.00 - Statement of Intent: For the purpose of establishing and maintaining sound, stable and desirable development within the territorial limits of the municipality, this Ordinance shall not be amended except to correct an error in the Ordinance or, because of changed or changing conditions in a particular area or in the municipality generally to rezone an area, extend the boundary of an existing District or to change the regulations and restrictions thereof. Such amendment to this Ordinance may be initiated by legislative body on its own motion, may be initiated by any person, firm, or corporation filing an application therefore with legislative body, or by the Planning Commission, at its discretion who may also initiate amendments to this Ordinance and recommend the same to legislative body for adoption.

SECTION 14.01 - Amendment Procedure: Filing of Applications: All petitions for amendments to this Ordinance shall be in writing, signed, and filed in triplicate with the Clerk for presentation to legislative body.

1. All petitions for amendments to this Ordinance, without limiting the right to file additional material, shall contain the following:
 - a. The petitioner's name, address and interest in the petition as well as the name, address and interest of every person, firm or corporation having a legal or equitable interest in the land.
 - b. The nature and effect of the proposed amendment;
 - c. If the proposed amendment would require a change in the Zoning Map, a fully dimensioned Site Plan showing the land which would be affected by the proposed amendment, a complete legal description of the land, the present zoning classification of the land, the zoning classification of all abutting districts, all public and private rights-of-way and easements bounding and intersecting the land under consideration.
 - d. If the proposed amendment would require a change in the Zoning Map, the names and addresses of the owners of all land and their legal descriptions within the area to be changed by the proposed amendment;
 - e. The alleged error in this Ordinance which would be corrected by the proposed amendment, with a detailed explanation of such alleged error and detailed reasons the proposed amendment will correct the same;
 - f. The changed or changing conditions in the area or in the municipality that make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare;
 - g. All other circumstances, factors and reasons which applicant offers in support of the proposed amendment.
2. The legislative body upon receipt of the petition to amend, after having been examined and approved as to form by the Clerk, shall refer the same to the Planning Commission for study and report. The legislative body may not enact the proposed amendment until thirty (30) days after such referral to the Planning Commission or until the Planning Commission makes its report to the legislative body, whichever first occurs.

3. The Planning Commission shall cause a complete study of the petition to be made and shall recommend to legislative body such action as it deems proper. A public hearing shall be held by legislative body before adoption of any proposed amendment to this Ordinance. Notice of the public hearing shall be given by publishing said notice at least once in a newspaper of general circulation in the municipality stating the time and place of such hearing and the substance of the proposed amendment. This notice shall appear in said newspaper at least fifteen (15) days prior to the date set for the public hearing.

4. In case a protest against any proposed amendment to this Ordinance is presented in writing to the Clerk prior to the public hearing thereon, duly signed by the owners of twenty (20) percent or more of the frontage proposed to be altered, or by the owner of twenty (20) percent or more of the frontage immediately to the rear thereof, or by the owners of twenty (20) percent or more of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by a vote of three-fourths of its members.

SECTION 14.02 - Comprehensive Review of Ordinance:

The Planning Commission shall, from time to time at intervals of not more than three (3) years, 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.

ARTICLE XV - REPEAL OF EXISTING ZONING ORDINANCE

SECTION 15.00 - Repeal: The existing zoning regulations of the Village of Clarkston being the Village of Clarkston Zoning Ordinance Number 34, as amended, are hereby repealed. The adoption of this Ordinance, however, shall not affect or prevent any pending or future prosecution of, or action to abate, any existing violation of the aforementioned Ordinance dated April 3, 1944, as amended, if the use so in violation is in violation of the provisions of this Ordinance.

ARTICLE XVI - INTERPRETATION AND VESTED RIGHT

SECTION 16.00 - Interpretation and Conflict: In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comforts, morals, prosperity and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or required larger open spaces or larger lot areas than are imposed or required by such other ordinance or agreements, the provisions of this Ordinance shall control.

SECTION 16.01 - Vested Right: It is hereby expressly declared that nothing in this Ordinance be held or construed to give or grant to any person, firm or corporation any vested right, license, privilege or permit.

ARTICLE XVII - ENFORCEMENT AND PENALTIES

SECTION 17.00 - Violations and Penalties:

1. Wherever by the provisions of this Ordinance the performance of any act is prohibited, or omission to act, or wherever any regulation, dimension or limitation is imposed on the use of, or upon any land, or on the erection or alteration or the use of change of occupancy of structure or the uses within such structure, a failure to comply with such provisions of this Ordinance shall constitute a violation of this Ordinance. Every day on which a violation exists shall constitute a separate violation and a separate offense.
2. Any person, or any other acting in behalf of said person, violating any of the provisions of this Ordinance shall upon conviction thereof be subject to a fine of not more than one hundred dollars (100) and the costs of prosecution, or by imprisonment for not more than ninety (90) days, or by both such fine and imprisonment at the discretion of the Court. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.
3. Civil Rights or Remedies not Affected - The provisions of this Ordinance are not to be deemed to effect any civil rights or remedies existing at the time when this Ordinance takes effect, by virtue of the common law or of any provisions of statute.
4. Civil Remedies Preserved - The omission to specify or affirm in this Ordinance any liability to damages, penalty, forfeiture or other remedy, imposed by law, and allowed to be recovered or enforced in any civil action or proceeding, for any act or omission declared punishable herein does not affect any right to recover or enforce the same.

SECTION 17.01 - Public Nuisance: Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changes subsequent to the time of passage of this Ordinance and in violation of any of the provisions thereof is hereby declared to be a public nuisance per se and shall be abated by order of a court by competent jurisdiction.

ARTICLE XVIII-SEVERANCE CLAUSE

SECTION 18.00 - Severance Clause: Sections of this Ordinance shall be deemed to be severable, and should any section, paragraph, or provision thereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 18.01 - Rule of Construction - The rule that a penalty statute is to be strictly construed shall not apply to this Ordinance or any of the provisions thereof. All provisions of this Ordinance shall be construed according to the fair import of their terms, to promote justice and to effect the objects of this Ordinance.

ARTICLE XIX- EFFECTIVE DATE

Public Hearing having been held herein, the provisions of this Ordinance are hereby effective, pursuant to the provisions of Section 4, of Act 207, of the Public Acts of 1921, as amended.

Made and passed by the Village Council of the Village of Clarkston, Oakland County, Michigan on this 27th day of AUGUST AD, 1973.

1. Date of Public Hearing AUG. 13, 1973
2. Date of Adoption AUG. 27, 1973
3. Date of Publication AUG. 30, 1973
4. Date and Time Ordinance Shall Take Effect: 30 days from publication.

RICHARD C. JOHNSTON
Village President
BRUCE E. ROGERS
Village Clerk

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VILLAGE OF CLARKSTON
Oakland County, Michigan

ARTICLE XX- SCHEDULE OF REGULATIONS

SEC 20.00 LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

USE DISTRICTS	MINIMUM SIZE LOT PER UNIT		MAXIMUM HEIGHT OF STRUCTURES		MINIMUM YARD SETBACK (PER LOT IN FEET)				MINIMUM FLOOR AREA PER UNIT (IN SQUARE FEET)	MAXIMUM PERCENTAGE OF LOT AREA COVERED BY ALL BUILDINGS
	AREA IN SQUARE FEET	WIDTH IN FEET	IN STORIES	IN FEET	FRONT	LEAST ONE	TOTAL OF TWO	REAR		
R-C Recreational	-	-	2 1/2	35'	25'	10'	25'	35'	-	-
R-1 One-Family Residential	12,000 "B"	65'	2 1/2	35'	25'	10'	20'	35'	1,600	25%
R-2 One Family Residential	16,000 "B"	80'	2 1/2	35'	35'	15'	25'	35'	2,000	25%
RM Multiple Residential	See Notes "A" & "F"	See Note "A"	2 1/2	35'	25'	20'	30'	30' "E"	See Notes "A"	30%
P-1 Parking	-	-	2 1/2	35'	25' "G"	10'	20'	20' "E"	-	-
B-1 Local Business	-	-	2	25'	25' "C"	20' "D"	40'	20' "E"	-	-
M-1 Light Industrial	-	-	3	40'	50' "C"	30' "D"	50'	50' "E"	-	-
* Refer to Notes for this Schedule which follow:										

NOTES TO SCHEDULE OF REGULATIONS:

A. Minimum Lot Area per Unit for RM District is as follows:

NUMBER OF BEDROOMS	MINIMUM LOT AREA SQ. FOOTAGE	MINIMUM FLOOR AREA PER UNIT	MINIMUM LOT WIDTH
Efficiency Unit	6,000	600	Dependant upon site plan arrangement, however development of one lot shall meet requirements set forth above.
1-Bedroom Unit	6,000	600	
2-Bedroom Unit	8,000	750	
3-Bedroom	10,000	900	

Allocate 15,000 sq. ft. in density count for first unit in multiple district.

PLANNING COMMISSION REPORT
The Planning Commission has reviewed the proposed regulations and finds them to be in the best interests of the Village of Clarkston. It is recommended that the Village Council approve the regulations.

B. In the event public utilities are available from a public sewer and water system, lot sizes may be reduced by 20% of the area provided connection is made to public sanitary sewer and public water systems.

C. Front yard setbacks are measured from the edge of the existing and/or planned right-of-way, said planned right-of-way as shown on the officially adopted Thoroughfare Plan of the Village of Clarkston. Where a parcel or lot is at an intersection, the setback shall be measured the maximum requirement for the district considering each side as a front yard area. Front yard setback areas may be used for off-street parking based upon the following schedule:

DISTRICT	GREENBELT* Area	Area of Setback Available For Parking
R-C	25'	25'
R-1, R-2	25'	25'
RM	25'	25'
B-1, B-2, P	25'	25'
M-1	25'	50'

*Driveways may project through this Greenbelt Area.

D. No side yards are required along interior lot lines, except as required by the Building Code, provided that walls so located shall be solid and shall not contain any windows, doors, or any other openings. On exterior lot lines the minimum setbacks shall be maintained.

E. When said district abuts any one-family residential district, the rear yard setback shall be measured as the minimum front yard setback as indicated by district.

F. Spacing of multiple dwellings shall be controlled by the following schedule:

Building Relationship	Over-All Distance Between Buildings (exclusive of Parking Area)
Front to Front	50 Feet*
Front to Rear	60 Feet*
Rear to Rear	60 Feet*
Rear to Side	45 Feet
Side to Side	20 Feet
Corner to Corner	15 Feet

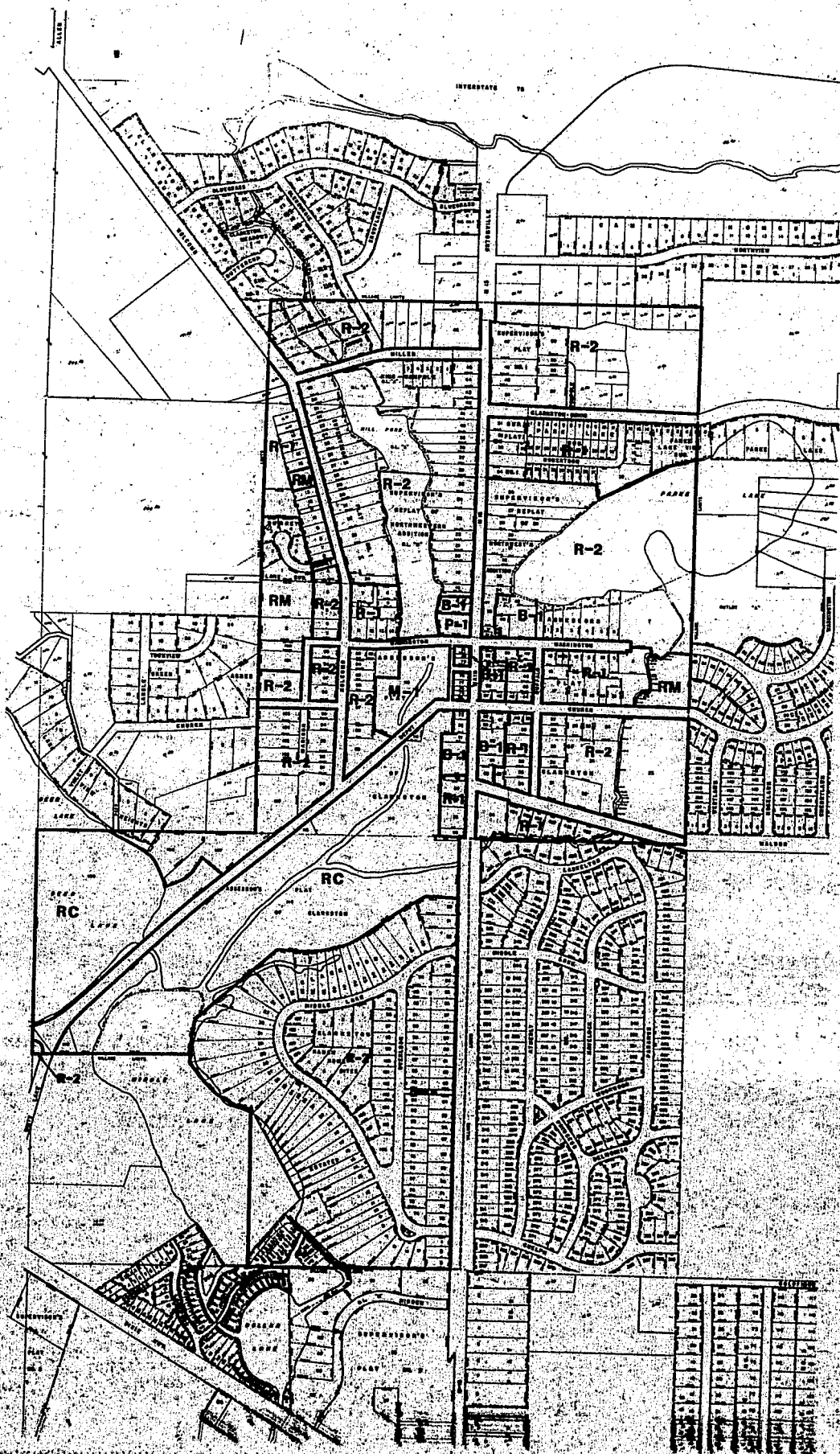
* Parking may be permitted in up to 50% of the required yard provided that there shall be at least 20 feet of yard space between said parking area and the multiple family building.

G. Side and Rear Yards-Where the P-1 District is contiguous to the side and/or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line, subject to the requirements of Section 11.02.

Front Yards-Where the P-1 District is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of thirty-five (35) feet, or which ever is the greater. Such area shall be landscaped and properly maintained.

Parking Space Layout, Standards, Construction and Maintenance: P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the Parking Requirements of Section 11.02.

No parking structure shall be erected closer than seventy-five (75) feet to any residentially zoned district.



ZONING DISTRICTS

RC RECREATION

R-1 SINGLE FAMILY

R-2 SINGLE FAMILY

RM MULTIPLE FAMILY

P-1 VEHICULAR PARKING

B-1 LOCAL BUSINESS

M-1 LIGHT INDUSTRIAL

PROPOSED ZONING MAP

VILLAGE OF CLARKSTON
OAKLAND COUNTY, MICHIGAN

