

Strike stops sewer work

A strike by underground operating engineers has halted work on the Clarkston and Independence sewer lines.

"We're stuck with it," said Jim Lueders, project engineer from the Oakland County Department of Public Works. "All pipe laying has stopped.

Operating Engineers Local 324, covering the Lower Peninsula of the state, began its strike against the Associated Underground Contractors Sept. 4.

Members of the International Laborers and Teamsters unions, who also were negotiating with the contractors while working under expired contracts, have honored the engineer's picket lines.

No one involved was willing to estimate how long the strike would continue.

"Contractors will receive some extensions on their completion deadlines for the Clarkston-Independence lines, Lueders said.

Meanwhile, they're being urged to pursue "active and vigorous" clean-up work, he said.

Clean-up work can be done until the end of the growing season late in the fall, Lueders noted.

"Underground work can be done all year around," he said.

About 10 or 12 per cent of sewer line construction, which originally had a July 1 deadline, has been completed.

Building permits up

Independence Township issued building permits totaling an estimated \$98,096 in new construction during the month of August. The figure is up \$78,000 from the same period last year.

Permits were issued for nine houses valued at \$238,356; two Andersonville Road apartment buildings valued at \$280,000, plus several additions and remodeling.

In the village of Clarkston, permits totaled an estimated \$81,200 worth of construction including an \$80,000 antique shop and living quarters to be located on Main Street just north of Washington.

The Clarkston News

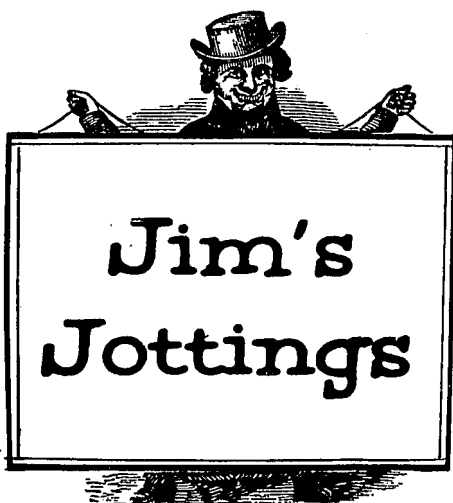
Vol. 50 — No. 3 Thurs., Sept. 13, 1973

Clarkston, Mich. 48016

15c



There's plenty of farm land evident in this aerial view of Walters Lake, taken from the east. At the right is a portion of Dennis Lake.



Jim's Jottings

by Jim Sherman

If I had my way all sports commentators and columnists who (the day after Billy Martin was fired) said, "it had to be... Martin had to go... it's no surprise" would be removed from their positions and put in foundry work immediately.

If these experts were so sure Billy Martin was going to lose his job, why didn't they predict it? In Free

Press Joe Falls' case, he's probably still in shock after predicting Colts 286 - Mets 0.

I go on record right now predicting the next Tiger manager, and the next managers of the Pistons, Red Wings and Lions will be fired. Like the ol' manager said, "There are only 2 kinds of managers. Them that's been fired and them that's going to be."

If I had my way high school coaches would never be allowed to swear at or within hearing distance of their charges. High school coaches are paid several hundred dollars above their teaching salary, and should be capable of communicating without use of foul language.

I was thinking of comparing coaches with science teachers (of course, sometimes they're the same person), but I don't spend as much time watching science students practice as I do football players, and maybe science teachers are swearing

at their charges these days as much as some coaches.

If I had my way 90 degree days would be limited to 3 in a row. The same for humidity. That stretch at the end of August and early in September brought the same response as the Atom bomb on Hiroshima... surrender.

If I had my way property tax would be eliminated as a means of supporting schools and governments. Even the 15 mill levy would go. This paying taxes to support governments who create more jobs that require additional taxes is getting ridiculous.

The biggest increase in jobs is in various governmental units. By the year 2250 everyone will be on the government payroll if the present rate of government hiring is continued.

Now we only work for the government up to about the middle of April, but most of us have checks

signed by someone other than Uncle Sam.

We should eliminate property taxes, all take a 50 percent cut in income for six months and let the governments try to get by on a legitimate austerity program.

If I had my way the next Secretary of what-ever who created a shortage of American goods by selling to Russia would be put on a ridge in Oscoda County Nov. 15 carrying a mounted deer head on his shoulders.

If I had my way golf courses would be required to reverse their layouts. That is, the fairways would be allowed to grow 3 or 4 inches high and the roughs would be mowed and watered.

Gaping sand traps would be outlawed, and greens would be made larger with the golfer given a choice of holes to putt to.

It's probably a good thing I don't have my way.

It's still Supervisor Trim

By Betty Hecker

Supervisor Claude Trim has recalled his resignation as Springfield Township supervisor, submitted at the August board meeting. The announcement was made during the September 5 board meeting. Trim stated, "Due to recent events and the hiring of Ken Gottschall as the assessor's aid, I've recalled the resignation. We'll work it out."

Kenneth Gottschall, 8939 Dixie Highway, was present at the meeting. When Trim introduced Gottschall, he instructed those in attendance to "smile at Gottschall, both now and when he comes to your door." Trim reported that he is very pleased with the work Gottschall has done, preparing field cards, pictures, and sketches of property. Gottschall is attending classes two nights a week in preparation for the assessing work.

Trim explained that when the new Michigan constitution was written and initiated, it stated that property taxes should not exceed 50%. Trim said, "It does not say that (property) taxes have to be assessed at 50%."

He asked everyone to "write your representative, Loren Anderson. Tell him that it's ridiculous to assess at 49% - 50%. We increased the taxes only two

years ago, and now we have to increase all property taxes again."

"The minimum increase is 15% and most all tax descriptions will show a 20% increase," he reported.

The Springfield Township Board adopted the final draft of the new zoning ordinance, prepared by the township planning commission and the township planning consultants.

Trim explained, "A lot of things basically haven't changed. We (the township) just have better control."

One change is that the classification of agriculture has been dropped. Agricultural property will now be classes in R 1 (residential). R 1 classification means a minimum lot size of 57,600 square feet (approximately 1 1/2 acres) with 120 foot road frontage and 1,500 square foot house size living area.

R 2 means 40,000 square feet, just short of an acre, and R 3 is 20,000 square feet. R 4 is 15,000 square feet and includes mainly cottages built several years ago. Residential classification generally means low density areas with one family homes.

Trim said, "No zoning ordinance is perfect. Some people think this one is too restrictive; others don't think it's

restrictive enough."

"It's a tool for us (the township) to use and to go by to protect your (the residents') health and welfare."

Lester Smith, chairman of the Springfield Township Parks Commission requested that the additional \$5500 of the \$7500 funds allocated for their department at the annual meeting be put into their account. \$2000 had previously been issued to them.

Smith reported on existing recreation facilities and the projected need for parks as enumerated in the Township's master plan.

He reported that estimates had been accepted for the 9-hole golf course to expand the existing 9 holes at Springfield Oaks.

"Estimates of \$150,000 are out of sight, meaning it'll be put off another two years," he said.

"Our problem at hand, we don't have the park. Ball is the best asset we have in the community. We purchase backstops (for \$1000) for the Dilley Road Park, but due to a misunderstanding with the Little League, the fields weren't cleaned up or used this year.

"The indications are the parks and recreation commission haven't done

anything, but that's gone."

The Park Commission has set up regular meetings, the third Monday of each month at the Township Hall.

The Board approved the request for the funds, stipulating that the township's share of the lifeguard's salary be paid from this money. The lifeguard was to be paid half salary from Oakland County and half from township.

The board approved tentative preliminary plat plans submitted by Edwin Masters for 10 lots on the north side of Rattlalee Lake Road between Bridge Lake and Ellis Roads. The plan are called Valley O'Pines Subdivision.

Tentative preliminary plat plans for 41 lots of the Englewood Subdivision off Big Lake Road near the I-75 interchange at Dixie Highway were approved by the township board. This 25-acre subdivision plan calls for paved streets, street lights, and sewer system.

Michigan farmers produced 47.3 million pounds of fresh market tomatoes last year, valued at \$5,156,000. Besides this figure, another 65,050 tons of tomatoes for processing were grown in the state with a \$2,426,000 value.



SPECIAL SEPTEMBER SALE ON ALL THESE USED CARS... FOR THE COLLEGE BOUND OR SECOND FAMILY CAR!

- 1969 SAAB \$595.
- 1966 CATALINA 4-door \$295.
- 1968 CATALINA WAGON 9-passenger \$595.
- 1973 BONNEVILLE 4-door \$3495.
- 1970 CATALINA 2-door hardtop a-c \$1295.
- 1969 EXECUTIVE 4-door hardtop a-c \$1095.
- 1971 GRAND SAFARI \$2495.
- 1964 BUICK 2-door \$195.
- 1971 FORD L.T.D. a-c \$1695.
- 1972 FORD GALAXIE a-c \$2195.
- 1968 TEMPEST 4-door Automatic \$695.
- 1970 FIAT SPIDER Convertible \$995.
- 1965 RAMBLER a-c \$395.

GREAT SPECIAL!

1972 CATALINA 4 door **\$1995.**

1972 CATALINA
4 door air conditioned **\$2495.**

Special NEW... CATALINA

2 door hardtop V-8 automatic body side moldings
power steering and brakes, turbo hyd. Stock no. 3656
white walls deluxe wheel covers am radio **\$3099.**

Jack W. HAUPT

PONTIAC SALES & SERVICE

715 North Main Street

625-5500

Clarkston

Hallman named to council

Clarkston Village Council has confirmed Richard Johnston's appointment of businessman Keith Hallman to fill the unexpired term of Trustee Lucia Wilford, who resigned last month.

Hallman is expected to take office at the September 24 meeting. Voting in favor of his appointment were Trustees Mike Thayer, Richard Weiss and Neil Granlund. Mrs. Ruth Basinger abstained.

Name the "beasties"

Harvey Pine of 5350 Clarkston Road would like to know the name of the "beasties" which are attacking his Norway maples. The rippled, rubbery tan-colored predators are new this year, Pine said, and he wonders if they're any relation to the gypsy moth. Anybody got any information?



Elementary enrollment down; secondary students increase

Assistant Superintendent Mel Vaara has termed as "shocking" the 110 reduction in elementary school enrollment this year.

He told the Board of Education Monday night that kindergarten enrollment is down 22 from last year, but that secondary enrollment has picked up and the district is 145 students over the total all-school number enrolled last year.

Vaara stressed the figures are tentative and no real attendance count will be available until September 28.

Andersonville is down 43 students from last year, some 60 sixth graders having been sent to Clarkston Junior High, he said. Bailey Lake is the elementary school with the most students having picked up an additional 44 from last year, bringing the total to 794.

South Sashabaw has 16 more students for a total of 544, and Pine Knob is down 41 students to 699, having lost 26 kindergarten students from the number enrolled last year.

Clarkston Elementary is down 7 from last year for a total of 689 students.

At Sashabaw Junior High School, the 83 sixth graders enrolled last year have been removed but the total is still 981, up 39 from last year.

At Clarkston Junior High the total includes 910 junior high students and 60 sixth graders for a gain of 27 students.

Clarkston Senior High has enrolled 1,650 students as compared to 1,484 last year, Vaara reported.

Superintendent Dr. Leslie F. Greene noted the total at present is two off of from the projection made last year. He said he believed a declining birth rate is

having its effect, and noted also, "People don't move out here into \$40,000 houses, pay 10 percent interest and have babies."

Trustee Robert Walters said it appeared the senior high school will be badly overcrowded shortly, and Mrs. Carolyn Place noted the plans for 2,000 rental units due to be constructed along Maybee Road fairly soon.

Greene noted that the high

enrollment at Bailey Lake may result in some shifts. "I don't know what they are yet, but we've got to be very careful not to get caught in the bind for something we won't need down the road."

"We may have to endure some pressure for a few years, but building new schools requires a long hard look," he said. "It takes about three years to plan and build a new structure."

Middle Lake Road traffic under study

A committee to study traffic problems around Clarkston High School—particularly on Middle Lake Road—has been initiated by the Independence Township Board.

Township board members hope to add representatives of the other two governmental agencies involved to the trio they appointed last week.

"This will take the cooperation of the school board, township board and the county road commission, plus input from residents," said Supervisor Robert Vandermark.

Named to the committee initially were Jan Weber, 6360 Lakeview; Cliff Irwin, 6665 Laurelton; and Township Trustee Jerry Powell.

Board ratifies teacher contract

A contract which keeps most Clarkston teachers apace with the cost of living has been approved by the board of education.

The package, including a salary schedule that will cost the district about 8.5 per cent more than last year's, was accepted by a 6-0 vote of board members.

School Board President David K. Leak did not vote on the matter.

Salaries won by the Clarkston Education Association for its 275 members will account for an estimated \$3.4 million of the district's budget, compared to \$3,125,000 last year.

Teachers hired to fill newly created

positions will add about \$100,000 to the cost of salaries.

Raises for teachers in the school system range from 5 to 13 per cent, including a regular increment of 4.5 to 5 per cent for returning teachers through the first of 10 years of their employment in the district.

Salary hikes for teachers with bachelor's degrees run "roughly 10 per cent up to the 10th year," according to George White, chief negotiator for the CEA.

Longevity steps at 16 and 21 years of continuous employment are still a part of the salary schedule.

"Everyone except those on the top of the schedule would have kept pace with the cost of living," White said. "It appears those people at the top did not keep up with the cost of living, if that factor exceeds 5 per cent."

The biggest wage hikes, he said, went to teachers near the top of the master's schedule.

There are some 70 teachers with master's degrees in the system.

For those with bachelor's degrees, the salary schedule ranges from \$8,400 for a first-year teacher to \$14,350 at the 11th step. The spread last year was \$8,175 to \$13,665.

Salaries for holders of master's degrees begin at \$9,200 and go to \$16,200 in the 11th year, with comparable figures last year being \$8,800 and \$15,200 respectively.

Long-term disability benefits and extended health care coverage head the list of fringe benefits won by the CEA.

Teachers, who previously were allowed to accumulate sick days at the rate of 10 a year, now can continue to collect 60 per cent of their last salary in case of long-term disability.

The benefit, which begins after a 90-day waiting period, can be received until age 65.

Assistant School Supt. Milford Mason estimated the insurance to cover this benefit will run the district \$1,500 a month—and that all fringes won by the CEA will cost a total of about \$35,000.

Added to the 10 paid leave days allowed teachers each year are one personal business day and one emergency day.

More complete Blue Cross-Blue Shield coverage puts the Clarkston system in a favorable position among area districts.

Spokesmen for the CEA noted that among the 18 Blue Cross-Blue Shield packages available in districts in Oakland and Genesee counties, Clarkston previously had ranked fourth from the bottom and now has moved up to 17th.

Increased health insurance premium payments from the district run about \$10 a month for a full family.

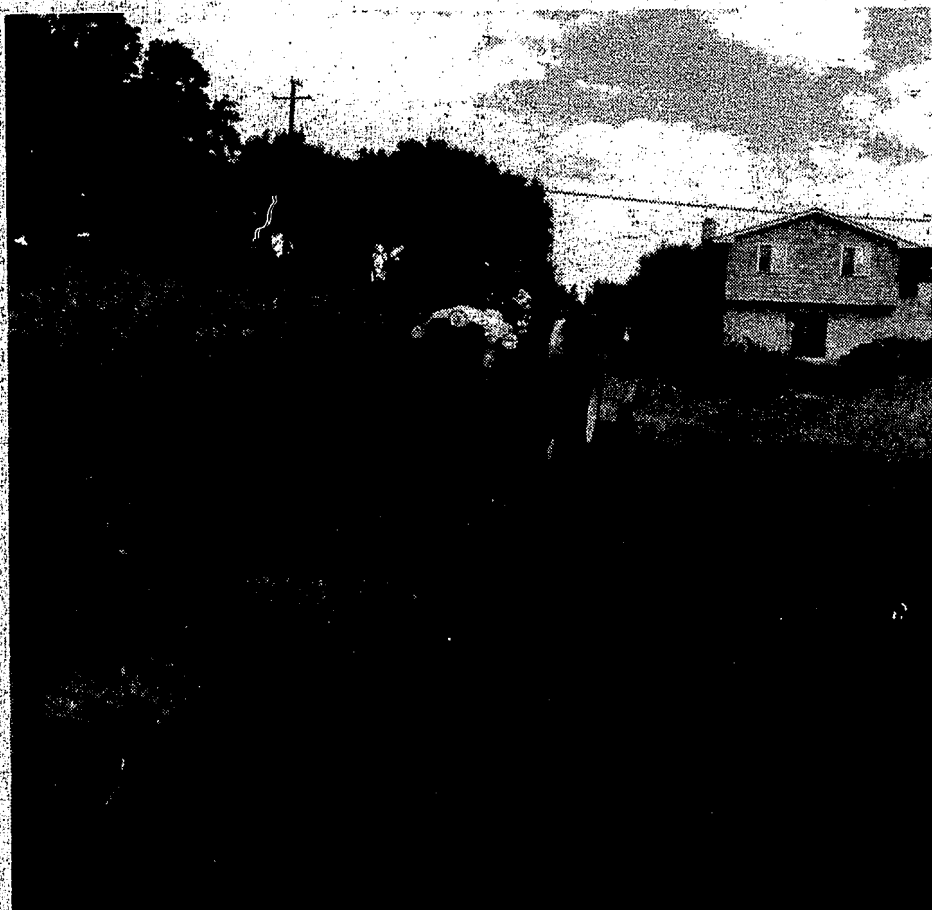
The group life insurance policy was boosted from \$10,000 to \$15,000. Mileage compensation for private car use went up from 10 to 12 cents a mile.

Among improvements in working conditions cited by White is a provision that teachers can file a grievance which goes up to the level of superintendent if their class size exceeds the maximum desirable goal (28 kindergarten through third grade classes and 30 in fourth through 12th).

During their lunch periods, teachers not are permitted to leave the restricted areas where they previously were required to stay for patrol. However, they are on call.

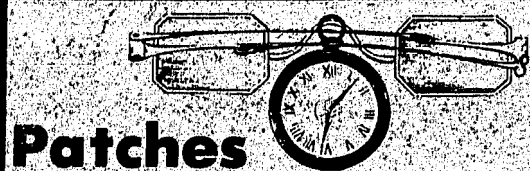
The reason for unpaid leave have been expanded to include adoption or child care for both men and women.

In another effort to expunge sexism from the contract, negotiators changed the maternity leave clause to one covering "predictable disabilities," spelling these out in more detail.



Weeds still falling

Cutting of weeds in Independence Township continues as the township's noxious weed ordinance is enforced. Here a worker mows a field in Spring Lake Subdivision.



Solo days

by Pat Braunagel

Oh, sure—you can talk about your fresh-faced youngsters going back to school, eager and alert in their spiffy new duds.

But what about the lonely ones left behind, the kids wandering around like little, lost souls with their wide eyes betraying their bafflement.

These are the under-fivers, still wearing their summer shorts and still wanting to play their summer games. But they've been deserted by their playmates and older brothers and sisters who have spent a summer telling them how things are done.

Jeffrey is one of these kids. I spotted him the other morning as I backed down the driveway.

Minutes earlier, I had heard young voices outside, chattering gaily at the beginning of another purposeful day. They were accompanied by a few mothers, whose voices also had that enthusiastic tone they adopt when their kids get back to school after the late August doldrums.

I, too, felt gay when I left the house. The neighborhood was quiet.

Then I heard the soft jingle of a solitary tricycle bell, looked up and saw Jeffrey.

He was peddling along slowly, looking tentatively up driveways and then down at his sneakers.

"The party's over, kid," I thought, fighting an impulse to stop

the car, forget going to work and spend an hour or so playing with Jeffrey.

It won't be long, I told myself, before he discovers that there still are other kids left in the neighborhood during the day.

His mom will have more time to spend with him now that his older brother's in school.

It'll work out, and Jeffrey will have learned a little lesson about being a loner in life.

I drove on, and I thought of long to get to be a school boy."

another youngster I know who just started kindergarten this fall.

He also had faced these lonely periods of feeling rejected, concocting fantasies about the school bus which would pull around the corner any minute to pick him up.

"I'm going to be a school boy tomorrow," he told his older sister the other night.

He paused.

"You know, when you stop to think about it, it didn't take me very



BY THE THIRD EYE

It turns out my predictions about Pontiac getting the Lions football stadium have every chance of becoming true. The bonds have been sold and earth have been turned for its construction in Pontiac Township.

If Billie Jean King is up to snuff, she's going to give Bobby Riggs a good run for his tennis money this weekend, but sorry to say, it looks from here like Bobby is going to be the winner.

Hunters this fall will get quite a few pheasants, but this year there are going to be a lot more hunters than ever

before. Those who have never hunted before are going to be scared out into the field by the high cost of meat.

They'll be fooled though, because hunting is just as expensive as going to the butcher shop.

I also envision a lot more deer swiping this year. Hunters are going to have to protect their kill, otherwise they'll find there'll be a lot missing.

In reviewing past columns I find I have successfully predicted problems with Sky Lab and that there would be no teachers' strike in Clarkston this year. I also foresaw the measles epidemic which various papers have been highlighting. I also said the Oakland County Hospital would not be cleared and it wasn't.

I blew a few too. Barb Bently was predicted as doing well in the state lottery drawing and she did get \$1,000 but I expected she'd get more. She will yet. Most of the other predictions are still "wait and see."

THE CLARKSTON NEWS

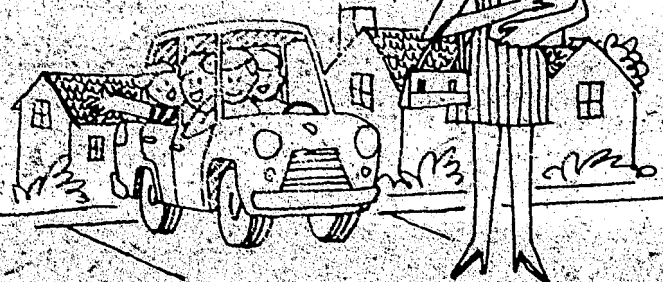
Published every Thursday at
5 S. Main, Clarkston, Mich.
James A. Sherman, Publisher
Jean Saile, Editor
Pat Braunagel, Assistant Editor
Fred Korte, Advertising Director
Pat Sherwood, Advertising Manager
Donna Fahrner, Business Manager
Subscription price \$5.00
per year, in advance
Phone: 625-3370

Entered as second class matter, September 4, 1931, at the Post Office at Clarkston, Michigan 48016.

10-SPEED
BIKES
SMALL
TRACTOR

SPECIALIZING IN
SMALL REPAIR
GELOW'S
COR. WHITE LK.
& ANDERSONVILLE 623-1300

**Maxi-Coverage
at Mini-Rates,
just for
Housewives**



Auto insurance at special savings

If you use your car only for shopping and for taking the kids to and from school, you may qualify for special low rates on your auto insurance from Farmers Insurance Group. Get more protection at the savings you deserve. Get Farmers auto insurance.

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



NEW From the Quality Water People

REYNOLDS SLIM CABINET

Automatic Water Conditioner

Designed to be beautiful and to fit almost any place
— only 12 inches wide.

Same extraordinary quality you expect from Reynolds
— with high capacities up to 35,000 grains.

... and, if you have really rusty water, the new, exclusive Reynolds Rust-Purge System is for you. The Rust-Purge System eliminates the problems most water conditioners have with iron content in water.

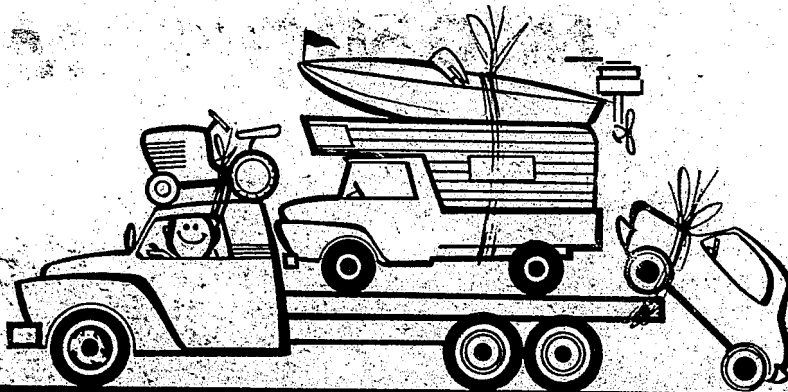
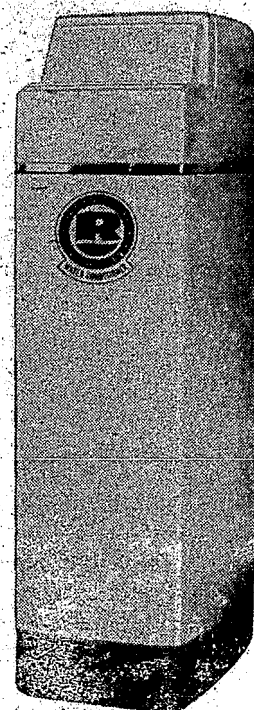
Yes...you may rent them, too! Rental fees applied toward purchase.

REYNOLDS... Michigan's oldest water conditioning company. Since 1931. A name you can trust.

Clip this ad and call today or tomorrow for a free water analysis from a factory representative. no obligation.

CALL 363-6663 Or Toll Free 1-800-552-7717

REYNOLDS WATER CONDITIONING CO.



**WE FINANCE
ALL FORMS OF
Transportation**

Just about any form of transportation, big or small, can be financed at our bank, and we'll do it at the lowest rates possible. Just call and compare our rates, then decide for yourself.

Keatington State Bank
Member FDIC
391-0333

Corner Waldon & Baldwin Roads

It was April 11, 1834 when Margaret Wykoff Perry clambered up into the canvas covered wagon beside her husband to start the journey to a whole new life. Their destination - Michigan.

Just two days before all their friends had gathered at their wedding. It was no easy task to say good-bye to all of them today. Unless some of them migrated west, she knew with a certainty that she wouldn't see them again.

The year before, young Jacob Perry had spent six weeks in that western territory looking for good land. Satisfied that he would be able to carve a farm out of that wilderness, he had returned to New Jersey to gather together tools and equipment needed for the move. He hadn't been able to take time for the wedding until shortly before the day of departure.

Nor was this going to be an idyllic honeymoon trip. They were being joined by Margaret's father-in-law, and two wagon loads of his sons, farm equipment and supplies. In addition, an uncle of Jacob's had been swept with Michigan fever and he was coming along with three more wagons for his family.

Rarely did a single wagon make the trip. No matter what route was chosen, the way had many difficulties and dangers. The Perry party had decided to go overland. This way avoided the heavy freight charges on the canal barges and the slow circuitous route of the lake steamers. What they couldn't avoid were the bone shaking wagon trails that made riding so painful that it was easier to walk... walk, even though this was a constant battle with foot snagging high grass and bushes that tore at their clothes.

The first part of the trip took them through Pennsylvania, where they had to ford the Delaware and later the Susquehanna rivers. When they arrived at Lower Sandusky and attempted to cross the Mayme Swamp, the wagon train ran into real trouble.

This section of the country had a grim reputation, a reputation that got worse when the rains were heavy. It was whispered there were stretches of bog where wagons had sunk out of sight. The Perry men felt, however, that this way saved time and if they all watched carefully for the scattered trail signs, they would be safe. There was a stopping place, fairly high and dry, that every train tried to reach by the first night fall but the Perrys weren't that lucky. Darkness found them deeply mired. Horses had to be fed off the back of the wagons, while the wearied humans spent the night slapping at insects and watching for daylight.

It was somewhere in here that they met up with the Joseph Tyndal train, belonging to a family that also settled in what later became Independence. Together they wallowed along the Maumee River the Perrysburgh where they crossed to continue to Detroit.

It was a grubby village of scattered log buildings and a poor looking frame market house which they found in Detroit. They turned up the Saginaw Trail and found - more mud. Exhausted, they reached Royal Oak and Mother Handsome's tavern. This great hearted woman made room for all of them, even though it meant being crammed elbow to elbow on the floor of her kitchen for a night's sleep.

There was still so much government land that Jacob had difficulty making up his mind where he wanted to settle.

He finally decided on the north east part of section one in Independence, a spot that remained his home for the rest of his life. Soon he was slogging back to Detroit to buy a breaking-up plow and

three of four yokes of oxen to clear the oak openings.

By the sixteenth of June, Jacob started work on his own land. He had left home with a week's provisions and a young boy as a helper, the only person available for hire. In 20 days, they cleared 16 acres. It was back breaking, relentless work.

Since he hadn't the time to build his own cabin, Jacob had to find a place for Margaret to live. There was no such thing as a surplus of houses. He did, however, find a family who had moved from their first shanty into a larger cabin. Before they had time to turn it into a barn, as they often did, he rented it. It was into this tiny house that Margaret moved, far from the ordered neatness of New Jersey - and a long way from the companionship of old friends. Her job - baking the bread and making butter for the entire family.



Crude and heavy implements such as this pleating iron, butter paddle and scissors aided the pioneers' struggle to set up housekeeping.

PART 2 FOLLOWS NEXT WEEK...

10-SPEED BIKES-SMALL TRACTOR

GELOWS

CORNER ANDERSONVILLE & WHITE LK. RD.
SALES & PARTS SMALL REPAIRS

OXFORD MINING CO.

WASHED

SAND & GRAVEL

FILL DIRT STONE
FILL SAND ROAD GRAVEL
MASON SAND CRUSHED STONE
TOUR DO PEAS PEBBLE
WHITE LIMESTONE
CUT FIELD STONE
MASONRY SUPPLIES

625-2331

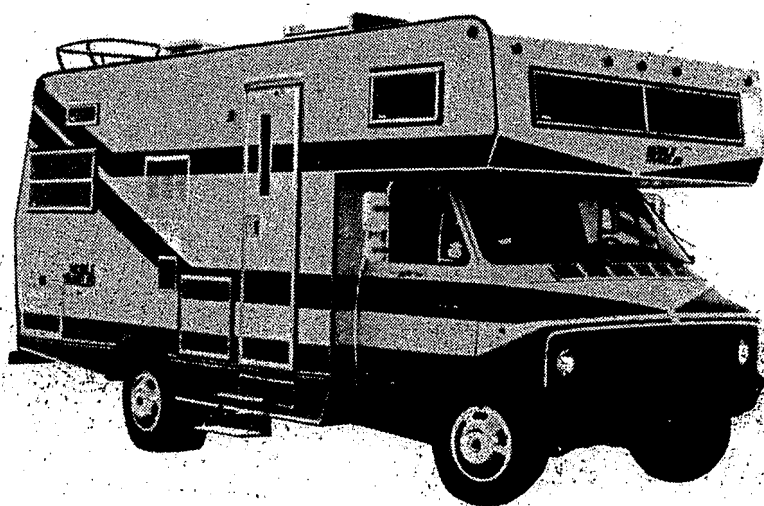
DELIVERY SERVICE

820 ANDERSONVILLE RD., CLARKSTON



A. L. VALENTINI
Owner

MIDNIGHT MOTOR HOME SALE

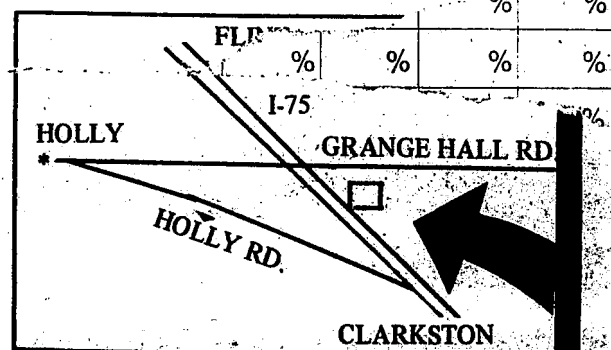


Mini Motor

AS
LOW
AS

\$7,495⁰⁰

The Doors never Close
Friday, Sept. 14, 1973. Open all night.
Free TV with every Rolls sold.
Win a Canoe! - - - Win a Canoe!
Free Artic Cat with every full
Size Motor Home sold Fri. & Sat.



Vern Abbey's Recreational World

7072 Grange Hall Rd.

Phone: 634-4491

Hours:

Mon. - Fri. 9:30 a.m. to 8:30 p.m.

Sat. 9:00 a.m. to 6:00 p.m.

Closed Sunday

Sept 14, 15



EDITORIAL

Constitution Week

General Richardson Chapter DAR points out that the week of September 17-23 has been designated as Constitution Week.

Mrs. Grant E. Beardslee sends along some points to consider. Let's stop for just a moment and review just what our Constitution does for us as an individual citizen:

- It establishes for you a stable and responsible government.
- It makes you a citizen of the United States, if native born.
- It gives you citizenship, if foreign born, on complying with liberal naturalization laws.
- It allows you a voice in the government through the officials who you help to elect.
- It guarantees you life, liberty and the pursuit of happiness.
- It defends your rights even against the government.
- It makes you equal with all men before the law.
- It confirms your religious freedom, and liberty of conscience.
- It accords you free, lawful speech.
- It guarantees you together with all people the right to peaceable assembly.
- It permits you to petition the government to right your wrongs.
- It guards your property rights.
- It prohibits the government from taking your property without due process of law.
- It lets you hold any office in the gift of the nation for which you are qualified.
- It enables you to become a citizen of any state.
- It prevents you from being held to answer to a complaint unless you have been lawfully accused.
- It insures your right to trial by jury of your fellow men.
- It grants you the right to habeas corpus, that is, the right to know why you are held a prisoner.
- It assures you a speedy trial.
- It permits your having council for defense.
- It prevents your being tried again of once acquitted.
- It permits you to have a trial in the state district in which you may be charged with an offense against the laws.
- It lends you the power of government to compel witnesses to appear in your behalf.
- It relieves you from compulsion to testify against yourself.
- It forbids excessive bail.
- It forbids excessive fines or cruel punishment.
- It protects you from slavery in any form.
- It keeps any state from depriving you of your constitutional rights.
- It sanctions your bearing arms for the protection of your life and home.
- It secures your home from search except by lawful warrant.
- It guarantees you that the legal obligation of contracts shall not be impaired.

What is more important to every citizen of this Republic than the perpetuity of the institutions which protect his life, his liberty and his property; what is of more priceless value than the national ideals and traditions which have given this nation its proud place in history?

"If It Fitz . . ."

He forgot to wet his whistle



By Jim Fitzgerald

me, life began at the age of 5 as I was walking home from Jefferson School with some other kid's galosh on one foot.

That is my earliest memory. All which occurred before that day is a blank. And there are countless gaps in the years since then — I can't remember what happened last Saturday night — but I've never forgotten the reckless abandon with which I got mud on that strange galosh. I hopped through every puddle.

This memory was revived last week by a sad picture in the Port Huron Times Herald. It portrayed the dying gasp of Jefferson School. They have torn it down. Zounds. I must quit reading that paper before I run out of nostalgia. That town, as I remember it, is crumbling in the

face of dratted progress.

Gone is the marvelous pavilion in Pine Grove Park where a kid could find a zillion hiding places . . . and prance grandly while the Kiwanis band played Sousa spine-tinglers.

I delivered mail in Port Huron and, so help me, they have leveled my entire route. The same fate flattened most of my newspaper route. Urban Renewal, that gigantic bruiser of boyhood memories, has replaced dozens of worn but warm homes with a few cold office buildings. I wonder where all the people went, and if they are getting their mail and papers all right.

Now they've done away with Jefferson, my first school, and I will soon run out of places to drive by, and point at and bore my kids talking about.

I attended Jefferson for only



The underprivileged

by Jean Saile

Poverty has struck at the Saile domicile, all in the name of higher education.

Gone are the gay, mad dreams of ever finishing the living room, gone are visions of a new second car, and Friday night hamburgers at McDonald's.

We joined the ranks of the underprivileged, even as Patricia enrolled for her third year at Michigan State University and Mike began studies this fall at the University of Michigan.

The rivalry of separate schools—the split personality which my husband is sure to develop once football gets underway—that's another story.

This story is about having to dig deep to get Pete a dollar, forty-nine pair of gym shorts so he could look all the other boys—and the teacher—in the eye at junior high school.

For some reason, gym shorts have never made my "have to buy" list preceding the opening of school. School organizers, pencils, loose leaf notebook paper, paste, scissors, even small boxes of Kleenex do, but not gym shorts or shop fees.

When school opens that first morning and everybody finds clothes to wear and the supplies they've purchased to take, I heave a big sigh, and my flat wallet doesn't hurt in the least.

What hurts is when they come home that night and say, "I've got to have \$3 for shop and the gym teacher says we've got to have shorts."

It also hurts when Michael at Ann Arbor, all of two days, calls home—collect—and says he's forgotten to transfer his money into a checking account and he needs \$50 for books right away.

Pat doesn't leave till the end of this week, so we have yet to get her first emergency call this year.

The kids work and they and we, too, plan for programmed costs, such as tuition and food and rent. What isn't planned is football tickets, two separate bills falling due at the same time, a chance to buy a bargain refrigerator, or a big event.

The only thing Jim and I did right, I guess, was to schedule our six children two years apart. At that rate we should never have more than two in college at the same time. They're on their own if the higher-yet education bug strikes.

Community calendar

THURSDAY SEPT. 13

Story Hour
Clarkston Eagles #3373 8 p.m.
Clarkston Eagles Aux. #3373 9 p.m.
Independence Township Firefighters 8 p.m.

50+ Club 11 a.m. to 4 p.m.

FRIDAY SEPT. 14

50+ Club 11 a.m. to 4 p.m.

Football at Oxford 8 p.m.

SATURDAY SEPT. 15

J.V. Football, Home 2 p.m.

MONDAY SEPT. 17

St. Daniels Guild 8 p.m.

Joseph C. Bird #294 OES 8 p.m.

Rotary 6:30 p.m.

North Oakland Civitan 7 p.m.

50+ Club 11 a.m. to 4 p.m.

TUESDAY SEPT. 18

Township Board 7:30 p.m.

50+ Club 11 a.m. to 4 p.m.

WEDNESDAY SEPT. 19

C.A.P. 7 p.m.

General WSCS

Clarkston Jaycees

DeMolay 7 p.m.

1 year, kindergarten. 2 things, besides the wrong galosh, I remember most. One is what I had to wear. Short pants and long, lumpy stockings held up by a garter belt. Remember? I can close my eyes and see again my long underwear bulking out between the tops of my stockings and the bottom of my pants.

The other thing I can remember most is our kindergarten band. I played the water whistle in it. Is there such a thing as a water whistle today? I don't think so. My whistle was shaped like a bird and you filled it with water and then blew through the tail and a shrill, gurgly noise came out the beak. I have always thought that Lawrence Welk must have played a water whistle in school.

Our band had a recital for

parents, of course. My dad attended and complained for years after. He swore that I blew and blew but no noise came out. He was right. I was nervous that day and I forgot to put water in the whistle. When you are 5 years old, this is a terrible thing. But it makes a lovely memory.

When you write a column like this you can write about yesterday, today or tomorrow. When I write about today I am usually angry about something. For tomorrow I am hopeful, but leery.

Yesterdays are the best. The memories make me smile, and sometimes hoot, and sometimes my eyes get damp. And almost always I go back to that first day, hopping through the puddles, and I wish I could remember if that other kid ever got his galosh back.



Letters to the Editor

Bottles report

Dear Jean,

In lieu of mailing a newsletter or thank-you note to all residents of Independence Township on behalf of Bottles for Building, I'm asking to use this method realizing it is by far a more effective method.

In the 1st month of using the new collection center at M-15 & Dixie Highway we collected over 22 tons of glass. This is a tremendous increase over the past 9 or 10 months and is equal to monthly collections when we still had curb side pick-up.

Because the volume of newspapers has so increased we now have our own storage van from Pioneer Paper Company of Detroit in the area. We had been transporting paper to the Oakland County Recycling Center—now this money can be used to pay our help.

We hire one person a week to check the site daily so the center is always as orderly as possible. Most people take the time to read the directions posted and leave materials as directed.

We owe thanks to the Clarkston Farm and Garden Club for the flowers that add a nice touch in containers "recycled" from steel barrels.

We all owe a very special thanks to Deputy Ed Kynzowski and his men from the Oakland County Trustee Camp who since Jan. 1973 have been hauling our glass weekly to the Oakland County Recycling Center at no cost to us.

Also thanks to Powell Disposal who for over 2½ years has faithfully volunteered to pick up any "left overs".

Continued citizen cooperation now that the project is 2 years, 9 months old is the true test of a community's commitment to the ideas that this project was predicated on—
—to clean up our immediate environment of trash glass.
—to educate our citizens to the need to

reuse our resources

—to use money earned to build a Community Activities Building

We will someday accomplish this last goal, while we continue on with the first two. We have almost \$6,000 in trust at Pontiac State Bank and now that our volume of glass is increasing and the newspapers will provide additional profit—our fund should grow more rapidly again.

If everyone who reads this and is a saver could convince just ONE more person to join in the fight to save our earth, it boggles the imagination to think of what we could do.

Do you realize we have recycled over 809 tons of glass since Jan. '71. That amounts to over 1,618,000 pounds or 24,270,000 bottles and jars.

We all must share a feeling of pride in that accomplishment.

I personally invite you to join our group—no meetings to attend, no projects, no dues, the only requirement is that you care —CARE ENOUGH TO SAVE A LOT of glass, newspapers, aluminum.

Sincerely,
Carolyn Place

For biking safety

To the Editor:

The time has come for all bicyclists to exert pressure on the State Highway Department to make the roads safe for bicycles.

If all U.S. and state highways in Michigan had continuous, maintained, blacktopped shoulders, safe bicycling on the roads could become reality.

Money to initiate such a project is available through \$120 million in Federal Matching Highway Trust Funds the U.S. Congress has authorized the states to spend on

bicycle facilities. This amounts to about \$2.5 million per state.

However, none of this money will be spent in Michigan unless requested.

Write the State Highway Department, P.O. Drawer K., Lansing, Michigan 48900 and ask that they "think bicycles" and request the funds. Local matching funds are available from the two-cent gas tax increase.

Yours for safer bicycling
Jean Morgan, President
Waterford Wheelers Bicycle Club

PEEKIN' into the PAST

John Paul Jones, son of Mr. and Mrs. Robert L. Jones celebrated his first birthday last Friday.

Mrs. H.W. Huttenlocher entertained the elementary school library board and the librarians at a tea at her home last Thursday.

10 YEARS AGO IN THE CLARKSTON NEWS

Sept. 12, 1963

Dr. Charles R. Hermes announces the opening of his new office at the Clarkston Medical Center.

Mr. and Mrs. Brooke Bennett of Cramlane Dr. are celebrating their 10th wedding anniversary today, Sept. 12.

Public invited

Dear Friends and Members of Independence Center,

On September 11th it will be one year since Independence Center opened its big red doors to the citizens of our area. In the 12 months that we have been in business we have developed a stable base of operation consistent with our philosophy of "people helping people help themselves".

Since last September we have given (and received) support from hundreds of people and contributed significantly, we believe, to the human needs of our community.

There is much more to be accomplished, however, and so we continue to seek your interest and cooperation in our efforts.

In order to bring you up to date on our current activities and to present some interesting plans for the future, we invite you to attend our September 12 General Membership Meeting at Independence Center.

Our meeting will state at 7:30 p.m. and after our presentations you will have a chance to look our center over, talk with volunteers and board members and enjoy some refreshments.

We hope you will plan to be with us on the 12th and to invite a friend or neighbor to join you.

Sincerely yours,

Donald A. Place, Chairman,
Board of Directors

(RETAIN THIS WORKSHEET)

DEPARTMENT OF THE TREASURY
OFFICE OF REVENUE SHARING
1900 PENNSYLVANIA AVE. N.W.
WASHINGTON, D.C. 20226

THE GOVERNMENT OF
INDEPENDENCE TOWNSHIP
HAS USED ITS REVENUE SHARING PAYMENT
FOR THE PERIOD BEGINNING
JAN. 1, 1973 ENDING JUN. 30, 1973
IN THE FOLLOWING MANNER BASED UPON A
TOTAL PAYMENT OF \$73,353
ACCOUNT NO. 25-0 003 010 410001
INDEPENDENCE TOWNSHIP
TOWNSHIP TREASURER
OAKLAND COUNTY
90 N. MAIN ST. 48016
CLARKSTON MICH

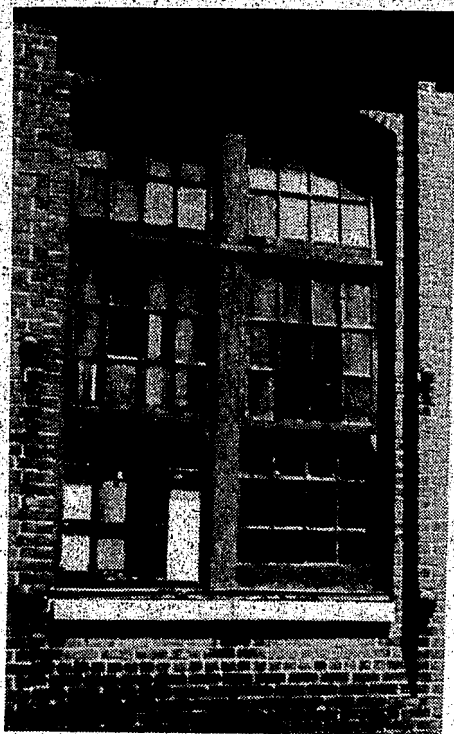
(L) DEBT How has the availability of revenue sharing funds affected the borrowing requirements of your jurisdiction?

☐ AVOIDED DEBT INCREASE ☒ NO EFFECT
☐ LESSENER DEBT INCREASE ☐ TOO SOON TO PREDICT EFFECT

(M) TAXES In which of the following manners did the availability of Revenue Sharing Funds affect the tax levels of your jurisdiction? Check as many as apply.

☐ ENABLED REDUCING THE RATE OF A MAJOR TAX ☐ REDUCED AMOUNT OF RATE INCREASE OF A MAJOR TAX
☐ PREVENTED INCREASE IN RATE OF A MAJOR TAX ☒ NO EFFECT ON TAX LEVELS
☐ PREVENTED ENACTING A NEW MAJOR TAX ☐ TOO SOON TO PREDICT EFFECT

OPERATING/MAINTENANCE EXPENDITURES				CAPITAL EXPENDITURES			
PRIORITY EXPENDITURE CATEGORIES (A)	ACTUAL EXPENDITURES (B)	PERCENT USED FOR MAINTENANCE OF EXISTING SERVICES (C)	PERCENT USED FOR NEW OR EXPANDED SERVICES (D)	PURPOSE (E)	ACTUAL EXPENDITURES (F)	EQUIPMENT (G)	PERCENT USED FOR: CONSTRUCTION (H), LAND ACQUISITION (I), DEBT RETIREMENT (J)
1 PUBLIC SAFETY	\$	%	%	10 MULTI-PURPOSE AND GENERAL GOVT	\$ 2102	100%	% % %
2 ENVIRONMENTAL PROTECTION	\$	%	%	11 EDUCATION	\$	%	% % %
3 PUBLIC TRANSPORTATION	\$	%	%	12 HEALTH	\$	%	% % %
4 HEALTH	\$	%	%	13 TRANSPORTATION	\$	%	% % %
5 RECREATION	\$	%	%	14 SOCIAL DEVELOPMENT	\$	%	% % %
6 LIBRARIES	\$	%	%	15 HOUSING & COMMUNITY DEVELOPMENT	\$	%	% % %
7 SOCIAL SERVICES FOR AGED & POOR	\$	%	%	16 ECONOMIC DEVELOPMENT	\$	%	% % %
8 FINANCIAL ADMINISTRATION	\$	%	%	17 ENVIRONMENTAL CONSERVATION	\$	%	% % %
9 TOTAL ACTUAL OPERATING/MAINTENANCE EXPENDITURES	\$			18 PUBLIC SAFETY	\$	%	% % %
(N) CERTIFICATION (Please Read Instruction F)				19 RECREATION CULTURE	\$	%	% % %
The news media have been advised that a complete copy of this report has been published in a local newspaper of general circulation. I have records documenting the contents of this report and they are open for public and news media scrutiny.				20 OTHER (Specify)	\$	%	% % %
Additionally, I certify that I am the chief executive officer and, with respect to the entitlement funds reported herein, I certify that they have not been used in violation of either the priority expenditure requirement (Section 103) or the matching funds prohibition (Section 104) of the Act.				21 OTHER (Specify)	\$	%	% % %
(O) TRUST FUND REPORT				22 OTHER (Specify)	\$	%	% % %
Revenue Sharing Funds Received THRU June 30, 1973 \$ 73,353				23 TOTAL ACTUAL CAPITAL EXPENDITURES	\$		
Interest Earned \$ - 0 -				SIGNATURE OF CHIEF EXECUTIVE OFFICER			
Total Funds Available \$ 73,353				Robert O. Vandermark Township Supervisor			
Amount Expended \$ 11,956.00				NAME & TITLE - PLEASE PRINT			
Balance \$ 61,397				Clarkston News			
				NAME OF NEWSPAPER			
				DATE PUBLISHED			



Deserted piano factory now h



HOP ABOARD THE HOLLY EXPRESS

LET'S GO SHOPPING IN

HOLLY

To Mother
or Grandmother
A Special Gift
That's Hers Alone



H 4800
3 STONE



H 4800
5 STONE



H 4800
7 STONE

Fashioned in 10 Karat Gold, this exquisite Cocktail Style Ring is set with the Birthstone of each child—or grandchild—in the family, and will be lastingly and lovingly remembered by the most loved of all.

Available in Yellow or White Gold with one to nine 3 1/2 mm Synthetic Birthstones.

"EVERYDAY IS MOTHER'S DAY"
Holly Jewelers

112 S. Saginaw
Holly, Mich.

634-8601

FENTON CAB COMPANY
RADIO DISPATCHED
24 HOUR SERVICE
PERSONAL SERVICE
PACKAGE DELIVERY



127 S. Saginaw
Holly 629-1711



**Holly View
Mobile Home
Sales**

the new *ADMIRATION* custom made home, plus *BAYVIEW* and *ELCONA*.

**Holly View
Mobile Home
Village**

Park Space Available
Same Ownership

- *Deluxe accommodations
- *Park-like setting on the lake.
- *Year 'round sports
- *Extra large lots assure complete privacy.
- *Near shopping plaza just minutes from I-75.



4041 Grange Hall Rd.
corner of Holly Rd.

Holly 2-811 634-3181



ROYER

338-4114

628-2548

\$13,600.00 Clarkston area, 3 acre secluded home sites.

\$34,500.00 Very attractive 3 bedroom ranch on one acre with lake privileges on Shinaguag Lake. Fireplace in both living room and finished basement. Also has 12x20 sun deck off of dining room. Nice setting in Goodrich area.

\$24,000.00 Handy Man's Special on 2 acres. Three bedroom, Two story with 1 1/2 car garage.

MAKE OFFER Four bedroom ranch with family room, recreation room and 2 car garage.

SECLUSION 2 nine acre, beautiful, wooded homesites.

PRICED RIGHT Roomy, tri-level on nicely treed lot with spacious family room finished in authentic barn wood complete with fireplace.

\$UPER \$AVINGS

Giant Tire Close-Out
Summer Tires - Any Size Listed

F 78-14 W/W
G 78-14 W/W
H 78-14 W/W

F 78-15 W/W
G 78-15 W/W
H 78-15 W/W

4 FOR
\$100.00
+Fed. Tax

Pre-Season Snow Tire Sale

F-78-14 W/W
G-78-14 W/W
H-78-14 W/W

F 78-15 W/W
G 78-15 W/W
H 78-15 W/W

1st LINE
4-PLY
\$30 each
+Fed. Tax

COLEMAN & SONS GARAGE
101 N. Saginaw, Holly 634-8661

as textures for the eye rather than tunes for the ear

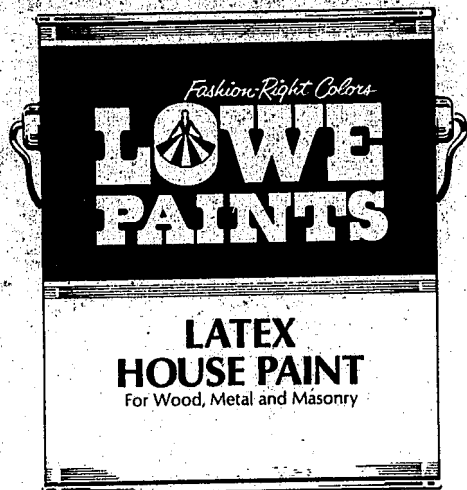


DOWNTOWN HOLLY TURN-OF-CENTURY

Small Stores Available
All In One Building

- *Ideal for Boutique, Art,
Gifts, Antiques, etc.
- *All utilities included

Call Dr. Raskin
634-3315



THE EASY-DOES-IT HOUSE PAINT

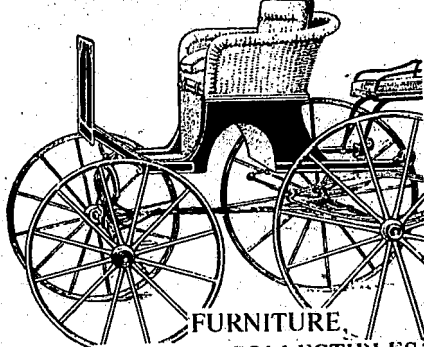
- Goes on smooth and easy
- Easy painting. One paint
for wood, metal or masonry
- Easy cleanup of tools

GUDITH HARDWARE

101 S. Saginaw
Holly
634-8631

MEMORY LANE antiques

RESALE HOLLY



FURNITURE
ANTIQUES COLLECTIBLES
OLD THEATRE BUILDING
104 S. SAGINAW, DOWNTOWN HOLLY

SUMMER HOURS: 12NOON TO 6PM
OPEN SUN. 1-5PM CLOSED WFJ.

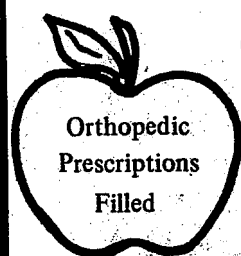


SUPPLIES FOR ALL
ANIMALS

Battle Alley Pet Supplies

IAMS 999 DOG FOOD
& OTHER DOG FOODS

201 S. Saginaw
Holly 634-3314



Converse Tennis Shoes

Tony's Shoe Service

Downtown Holly 634-8856

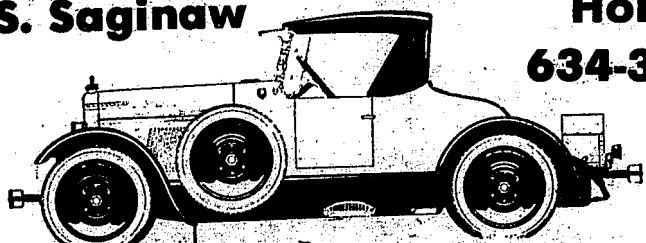
** Expert Shoe Repair **

WEISHAUP'T'S AUTO SUPPLY

125 S. Saginaw

Holly

634-3501



Everyday Discount Prices

CLEARANCE SALE

Jean Jackets - English Riding Jackets -
Men's Dress Pants, Slacks, Winter
Jackets, Short Sleeved Shirts - Boots -
Women's Blouses

PICK UP YOUR FREE TEX TAN SADDLELOG

FRONTIER WESTERN STORE

(Formerly Tony's Western Store)

- ★ WESTERN LOOK IN CLOTHING
- ★ COMPLETE HORSEMAN SUPPLIES
FROM SADDLES TO OINTMENTS
- ★ COMPLETE LINE OF RIDING BOOTS



STORE HOURS
Mon. - Fri. 10-7
Sat. 9-6
Closed Sunday

3040 GRANGE HALL RD

634-4321

At The Helen Shoppe

in Downtown Holly

You're sure to find what
you are looking for-
and at prices you can afford!



JUNIORS MISSES HALF-SIZES

- COATS • ACCESSORIES
- DRESSES • SPORTSWEAR
- MATERNITY WEAR

634-7231

Reservations now being taken for Wedding, Showers,
Birthdays, and Special Parties, Business Meetings and
Conferences.

Luncheons & Dinners Catered

Carry Nation Hall

opening Sept. 15th

108 Martha St.
(soon to be Battle Alley)

Holly 634-8751
629-1115

Mrs. Hilty, Owner



FREE
CAKE FOR
FIRST 125
PEOPLE IN
YOUR PARTY

McKAY'S HARDWARE

IN HOLLY

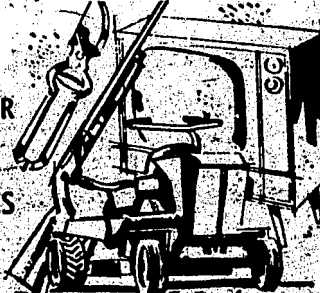
Everything From A to Z at McKay's Hdwe.



Your Link To Value
The Friendly Hardware Store

- SPORTING GOODS
- PAINTS - WALLPAPER
- GIFTS - TOYS
- SMALL APPLIANCES

Call
634-9151

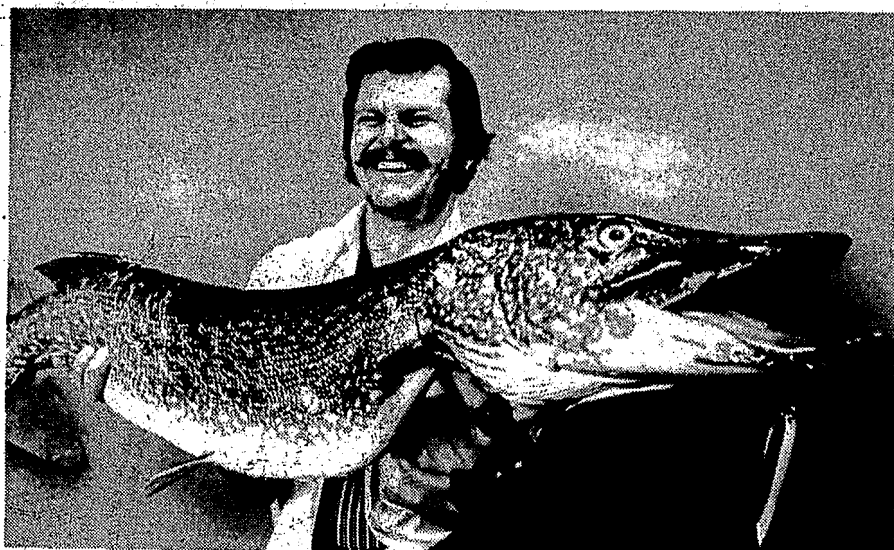


118 S. Saginaw - Downtown Holly

Young sailors cop Labor Day honors

Kids managed to show their elders a thing or two in the Labor Day sailboat races on Deer Lake, taking first, second and third prizes among the 28 entries. The only adult to place was Bud Volberding, who shared a first-place tie

with young Brian Johnson. Jim Falardeau came in second, and Brad and Kim Viergiver placed third. The Deer Lake Property Owners Association awarded prized to the junior winners.



Thomas L. Kretz Sr. and prize.

Daddy went a-fishing

What a feast they had at the Thomas L. Kretz Sr. house last week after Dad came home from a fishing trip!

His biggest catch on his Upper Peninsula trip was a 42-inch northern pike which weighed 18.3 pounds. Kretz nabbed the big one with a red and white spoon and believes it took about 10 minutes to bring him boatside.

Mr. and Mrs. Kretz and their four children, 7079 Felix Drive, had a real budget-stretching fish filet meal, despite the fact that it took one-and-a-half pounds of butter to prepare.

Along with the 42-incher, Kretz also caught two other northers, one 32 inches weighing eight pounds and on 29 inches weighing seven pounds.

The biggest one "didn't put up as much fight as the eight-pounder," Kretz said.

Kretz and his father were visiting the Jake Smith family in Waterford on Stonington Peninsula. Their party of four brought the six pike in the six to eight pound range during three outings on Martin's Bay.

Ford wins Hale Open

Once again a group of Clarkston golf aficionados have brought the Hale Open trophy home -- this time in the hands of Harold Ford.

Players report that Terry Thomas, the defending champion, encountered difficulties in Lansing when his hand which had been seriously injured one week prior to the tournament, began to bleed after shaking hands with spectators on the first tee.

Hal Ford credited his professional golf instructor, Lou Lessard, for his surge on the back nine. Lou had reportedly noticed Hal was overextending himself on the tee shots in an effort to match the booming tee shots of Jake Leonard and Al Hamilton. Lou told Hal to shorten his backswing and play for 250 yards down the middle. Hal followed the instructions to a sizzling 31 score, giving him a total of 66.

Jake reportedly stunned the crowd with his 310-yard tee shot on the 8th hole, since the 8th was a 165-yard par three. He used a three iron for the return shot, it is relayed.

Gerry Anderson set an all-time

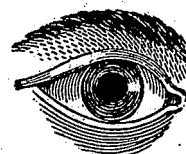
record averaging 5.1 seconds per ball washer on the 18th hole, having already won 55 cookies from Jake and Terry for the shot closest to the tee, on the 11th hole. Al Hamilton won the gold cart award, having gotten 4.5 miles per gallon for the 18 holes.

Terry reportedly electrified the crowd when, with blood running down his arm, and the crowd shouting "don't play anymore," he shot an eagle on the tough par five 568-yard ninth hole.

Charley Hadden with a 74 was the winner of the Pro-Am Division followed closely by Chuck Ross and Lou Lessard, with 75s, tied for second.

Scores were: Hal Ford, 66; Gerald Anderson, 68; Al Hamilton, 70; Terry Thomas, 71; and Jake Leonard, 72.

Clarkston News ads



are eye catchers!

AUTOBAHN MOTORS

"Our Concern Is YOU"

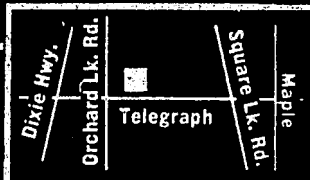
- GAS SAVINGS
- TRADE-IN VALUE
- SERVICE EFFICIENCY
- WARRANTY

YOUR  CENTER

AUTOBAHN MOTORS INC.

In the Greater Bloomfield/Pontiac Area
1765 S. TELEGRAPH ... PONTIAC
Just North of Square Lake Road

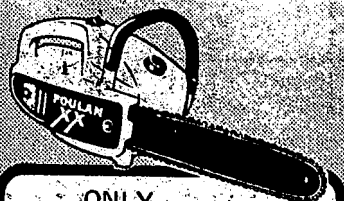
338-4531



ALL NEW!
POULAN
XX

The first gas chain saw with all these features for under \$100

- Automatic chain oiling standard
- Under 8 pounds — all magnesium housing, not plastic!
- 12" Bar hard-tipped bar standard, not 10"
- Tillotson all position carburetor standard — cuts upside down.
- 100% Needle bearing construction



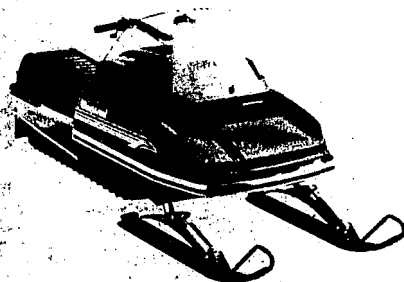
ONLY
\$99⁸⁸

...with automatic chain oiling!

GELOW'S

Cor. White Lk. Rd. and Andersonville Rd.

623-1300



SPECIAL SAVINGS SPREE
FOR
'73



BUY ... THE '73 SNOWMOBILE

AND GET FREE ... A 10 SPEED CHAPARRAL BICYCLE A \$159⁹⁵ VALUE!

ONLY AT:

CLARKSTON POWER CENTER

6451 DIXIE HWY.

625-3045

CLARKSTON



First customer for the Independence Township Unit of the Suburban Midget Football Conference is Detroit Lion Star Errol Mann. Selling the first boxes to Errol are [left to right] Steve Cook 7, Billy Ross 68, Dennis Hughes 3 and Jack Spung 21. All are players for the Independence Township Chiefs. The candy sale is slated to begin September 12.

Midget gridders plan candy sale

More than 1000 midget gridders and 250 cheerleaders in six suburban communities of Troy, Clawson, Lakeland, Walled Lake, Madison Heights

and Independence Township are planning to kick off the fall season with a massive door-to-door candy sale.

Purpose of the giant sale is to raise funds to purchase equipment and pay costs of the Suburban Midget Football Conference. Boys nine through twelve participate in this program, a football equivalent to baseball's Little League.

Arrangements have been made with the Morley Candy Company of East Detroit, Michigan, to sell 80,000 one-dollar boxes of Variety Chocolates in a five-week campaign beginning September 12.

A successful campaign will assure participation of every boy in all the units of the Suburban Midget Football Conference. There are three teams of 40 boys each to a unit.

When you think of hardware, think of

Gossip is letting the cat out of the bag, a claw at a time.

5880 Dixie Hwy. 623-0521

spring lake COUNTRY CLUB of CLARKSTON

JOIN US FOR DINING AND DANCING EVERY
FRIDAY AND SATURDAY EVENING

Featuring Our
Spring Lake Band

PUBLIC INVITED

COCKTAILS 5:30 to 7:30 - 75c

Applications for employment are now being accepted.

6060 MAYBEE ROAD

625-3731

New camper business opens

Two design engineers have opened Becker's Campers Inc., 16745 Dixie Highway, five miles north of I-75.

Ron Becker and his wife Connie, who live at 7122 Buttercup, Clarkston, and Charles Gates, sales manager and part owner of the rental division of the business plan to greet neighbors and friends at an open house next week beginning September 30.

Coffee and donuts will be served from 10 a.m. to 9 p.m. Monday and Thursday and from 10 a.m. to 6 p.m. the rest of the week. The open house kicks off from noon to 4 p.m. Sunday.

There will be a free drawing for a week's free rental on a motor home and smaller prizes will also be given away, Becker said.

The business is operating out of a new 1,200 square foot building tall enough to accommodate drive-in motor home service. The owners, besides offering service and rental units, sell Liberator motor homes, Mayfair fifth wheels and Bonanza travel trailers and a full line of parts.

Becker sold travel trailers for a year with Rademacher Chevrolet before opening his own business.

Hunting classes set

Young people now can earn the certificate necessary to obtain a Michigan hunting licenses through classes offered by the Oakland County Sheriff's Department.

The hunter safety program for persons 12 through 17 years old consists of instruction in Michigan hunting laws and the safe use of firearms.

Classes are held from 7 to 9 p.m. Tuesdays and Thursdays at the law enforcement complex at 1201 N. Telegraph Road, Pontiac. Registration fee is \$1.



MOTOR AND MINI HOMES TRAVEL CAMPERS 5th WHEELS TRUCK CAMPERS



**SUPER
SEPTEMBER
SALE**

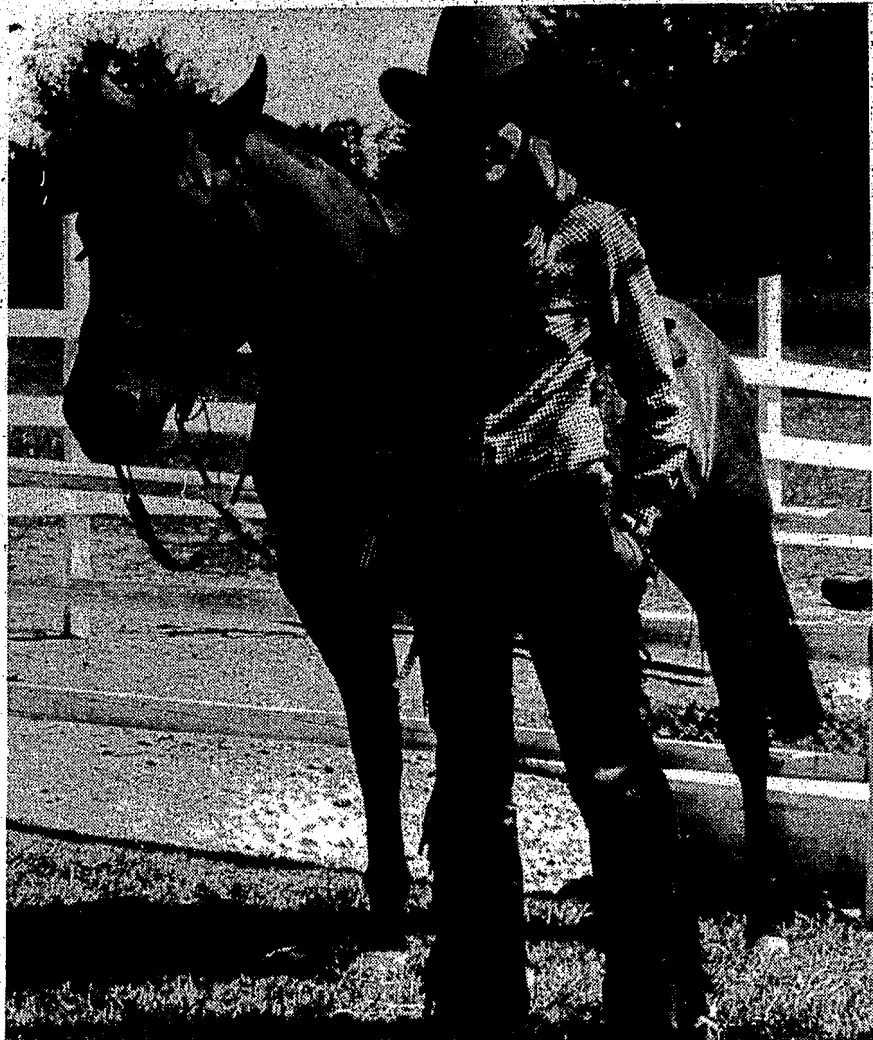


**Redford
Trailer
Sales**

MICHIGAN'S
LARGEST
PARTS STORE

625-8311

6751 Dixie Hwy.
Clarkston



Debbie Hicks and friend

Horse show is dream come true

Blue jeaned and diminutive, Debbie Hicks looks forward to the realization of a dream.

Show due Sept. 15

The Old West will live again September 15 at the Oakland All Speed Horse Show, to take place at the southeast corner of Sashabaw and Oakhill Roads.

More than 100 entries are expected to compete in events ranging from the Keyhole, Barrel Bending, Pickup, Monkey in the Tire, Goat Tie, Musical Stalls, Egg Race, Tack Race and Baton Race.

Amateurs are welcome to enter. Competition will be divided in four categories: children up to 10; juniors under 15, seniors 16 and over, and open with no age limit. Trophies and ribbons will be presented in each event through sixth place. Senior and open competition also provides a 50 percent payback of entry fee to winners.

The action starts at 10:30 a.m. General admission is \$1, children under 12 free. Further information is available by calling Debbie Hicks at 681-3950 or 673-2024.

The 18-year-old graduate of Waterford Township High School is planning her first "really big" Western riding competition September 15 is an arena at Oakhill and Sashabaw roads.

Her love affair with horses started at the age of seven, and her first horses was a Tennessee Walker, an animal that proved too big for her to handle.

By the time she was 12, she was working summers and after school at a horse farm, and the love for horses has endured. She's owned nine horses in her young life and still has four.

Last month she competed in the barrel racing contest during the longhorn Rodeo at Springfield-Oaks but she didn't win. "Their horses were too fast," she said.

Debbie looks forward to taking some animal husbandry courses which she hopes to put to use on her own dude ranch sometime in the future. She'd like to stay in Michigan, but she maintains a preference for Western style riding as opposed to English.

"I think there's more variety -- pleasure, parade, rodeo and racing."

She muses, "I always was a tom boy. I had an older brother, and everything he did, I did too."

Township motorcycle ordinance drafted

A proposed motorcycle ordinance now is in the hands of Independence Township Board members, who are expected to act on it within the next month.

The board is seeking assurance from Township Attorney Richard Campbell that all-terrain vehicles are included before adopting the ordinance.

Motorcyclists would be prohibited under the law from riding on private property without written permission from the land owner.

Conviction would carry a fine of up to \$500 and/or 90 days in jail.



Wolves win pre-season opener

By Mike Jewell

The Clarkston Varsity Football team pounded out a convincing 54-6 pre-season win over Brandon last Friday night. Coach Rob White of the Varsity Wolves was quite pleased with the team's performance. The Wolves next game is the season opener Friday night at Oxford.

Saddle club slates trail ride

Dixie Saddle Club of Clarkston will conduct its fourth annual Competitive Trail Ride September 23 over 30 miles of all type of terrain. Entry forms are available from Georgina Bethea at 395-0091.

On three previous rides, the club drew contestants from all over Michigan, Ohio, Indiana and Canada.



BUNKER HILL KENNELS

BOARDING AND TRAINING

625-2766

10490 Andersonville Road
Davisburg

DRAGON INN

Downtown Rochester

Exotic Chinese Gourmet

Chinese/American Cuisine

SUNDAY SPECIAL

DEM SUM

with

Chinese Sunday Dinner

Lunch & Dinner Menu

Complete Carry Out Service

Catering to Parties

OPEN 7 DAYS

121 S. Main Rochester

Banquet facilities Available

651-0203

OPEN HOUSE

...It's Big Blue's Birthday Party!

There couldn't be a better time to buy. To help celebrate, Big Blue's got birthday gifts for each new buyer of a 1974 Astro Jet, Astro SS, SST, Whisper Jet or Sabre Jet. Your dealer has some great buys right now so C'mon in... meet Big Blue, enjoy your favorite refreshments, and spend a few minutes talking snowmobile.

SAT. SEPT. 15
9 to 6

SUN. SEPT. 16
12 - 5

You're all invited . . . it's Big Blue's birthday and our 10th Anniversary

COME JOIN US FOR A SLICE OF THE SAVINGS!

TERRIFIC DEALS! MOVIES!

FREE REFRESHMENTS

FULL LINE OF SNOWMOBILE CLOTHING CHILDRENS & ADULTS

EXTRA SPECIAL SAVINGS

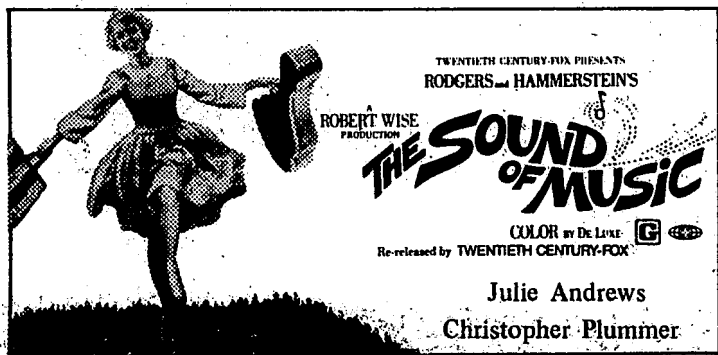
'73 Starjet 24 hp. ONLY \$749⁰⁰

EVANS TRAILER SALES

6507 DIXIE HWY. CLARKSTON

625-2516 Big Blue Headquarters 625-1711

Special engagement . . .



ADULTS: \$2.50
CHILDREN: \$1.00

Weekdays: 7:30 only
Sat. & Sun. 3, 6 and 9:00

No coupons, passes or bargain night for this engagement only.

Ladies' Nite Will Be Honored

Clarkston CINEMA
6808 DIXIE HWY.
N. of M 15 2 Miles S. of I 75
625-3133

WE'RE ALL ROOTING FOR OUR TEAM TO BE...

WINNER



CLARKSTON

vs.

OXFORD

AWAY

NATIONAL ALLIANCE FOOTBALL OFFICIALS' SIGNALS				
1 Offside or violation of the kick rule.	2 False start, illegal position or procedure, illegal forward handling.	3 Illegal Motion.	4 Illegal Shift.	5 Entrenchment, Delay of game, Crawling.
6 Personal Foul.	7 Clipping.	8 Roughing the Kicker.	9 Unsportsmanlike conduct, Delay start of half, Illegal participation.	
10 Illegal use of hand or arm.	11 Failure to wear required equipment.	12 Illegal forward pass.	13 Interference with kick catch or forward pass.	14 Uneligible receiver down field on pass.
15 Illegally kicking or batting a loose ball. Also for first touching of a kick.	16 Incomplete forward pass—penalty declined—no play or no score.	17 Pushing, helping runner or interlocked interference.	18 Ball is dead. For touch-back, wave sideways.	19 Touchdown or field goal.
20 Kick in play.	21 Clock starts.	22 Official's time-out.	23 Play down.	
24 Ball ready for play.	25 Clock starts.	26 Loss of down.	27 Grasping opponent's face protector.	

1973 — FOOTBALL — 1973 VARSITY

Sept. 14	OXFORD	Away
Sept. 21	HOLLY	Home
Sept. 28	MILFORD	Home
Oct. 5	ANDOVER	Home
Oct. 12	KETTERING	Away
Oct. 19	CLARENCEVILLE	Home
Oct. 26	WEST BLOOMFIELD	Away
Nov. 2	ROCHESTER ADAMS	Home
Nov. 9	AVONDALE	Away

Varsity Games 8 P.M.

1973 — FOOTBALL — 1973 JV's

Sept. 15	Oxford JV	Home*
Sept. 20	Holly JV	Away
Sept. 27	Rochester Adams JV	Away†
Oct. 4	Milford JV	Away
Oct. 11	Andover JV	Away
Oct. 18	Kettering JV	Home
Oct. 25	Clarenceville JV	Away
Nov. 1	West Bloomfield JV	Home
Nov. 8	Avondale JV	Home

* 2 P.M.

† 3:30 P.M.

JV Games 7 P.M.

HALLMAN APOTHECARY

4 S. Main 625-1700

STANDARD OIL AGENT

Leonard H. Smith 6536 Northview
625-3656

BOB'S HARDWARE

60 S. Main 625-5020

CLARKSTON POWER CENTER

6451 Dixie 625-3045

HOUSE OF MAPLE

6605 Dixie 625-5200

HAHN

CHRYSLER—PLYMOUTH

6673 Dixie 625-2635

HI-PERFORMANCE AUTO SUPPLY

4480 Dixie 674-0319

TALLY HO RESTAURANT

FIRESTONE

5440 Dixie Hwy., Waterford 623-6900

McANNALLY REALTY CO.

39 S. Main 625-5000

WONDER DRUGS

5789 M-15 625-5271

HOWE'S LANES

6697 Dixie 625-5011

HUTTENLOCHER, KERNS & NORVELL

1007 W. Huron, Pontiac 681-2100

JACK W. HAUPT PONTIAC

N. Main 625-5500

TOM RADEMACHER

Chevrolet

U.S. 10 & M-15 625-5071

AL'S WATERFORD HARDWARE

5880 Dixie 623-0621

CHRISTINE & ZIGGIES DELICATESSEN

5793 M-15 625-5322
2160 M-15, Ortonville 627-2233

CARTER'S REAL ESTATE

5818 Main St. 625-8440

BOB WHITE REAL ESTATE

5856 S. Main 625-5821

SAVOIE INSULATION CO.

64 S. Main 673-3619

SAYLES STUDIO

4431 Dixie Highway, Drayton 674-0413

DUANE HURSFALL REAL ESTATE

6 E. Church Street 625-5700

MORGAN'S SERVICE STATION

28 S. Main 625-4641



The independent view

by Jean Saile and Pat Braunagel

Thanks to Gary Stonerock who provided the transportation, The Clarkston News begins this week featuring aerial views of Independence and Springfield Township.

There's a heart-grabbing interloper at Roy Brothers Standard Station, Dixie and M-15. A small brown and white Brittany Spaniel puppy wandered in and took over for the weekend. If he's yours, you can claim him at the station.

Janlee Craft Shoppe, located in Pine Knob Plaza, will celebrate a year in business Saturday. Seems like only a couple of weeks ago that we took their "opening" picture. Since then, they've managed a successful business and operated classes for people interested in crafts.

Brooke Bennett, an avid member of the Deer Lake Sail Club, took an unexpected swim Thursday afternoon when his catamaran tipped over in wind gusts. When Brooke turned it upright, it sailed off and left him with only a rope in his hand. Brooke, fortunately a one-time high school swimmer, struck out down the middle of the lake headed for the sandbar and "some ground under my feet." Finally reaching the beach, he was disconcerted to learn he had just 8 cents in his pocket, not enough for a phone call. The boat would up on Gould's breakwater.

Brooke said he wasn't scared, just plain mad when he saw the boat take off after he'd righted it. "I don't believe it's ever traveled faster," he reported. P.S. He's planning on wearing a life jacket from now on whenever he takes the boat out and the wind is blowing.

Brooke has kind words for the Independence Township Fire Department which responded immediately to an anonymous call. Their help wasn't needed fortunately.

We now have \$5.67 in pennies, the sum having been enriched by the 8 cents Brooke Bennett found in his pocket after swimming for his life to the safety of Deer Lake beach. It wasn't enough to let him make the phone call for help which would have enabled him to recapture his errant sail boat. It is enough to help with the window purchase for the Salvation Army.

People who didn't take advantage of August's hot summer weather to have furnace repairs made have been freezing the September morning cool. The Sailes had two fires in the fireplace last week.

Keith Leak brought in a copy of the May 21, 1937, Clarkston News in which Rudy Schwarze was advertising two pounds of hamburger for 29 cents, short ribs for 15 cents a pound, Libby's pork and beans -- three tall cans for 35 cents, five pounds of flour for 19 cents and two packages of Kellogg's Corn Flakes plus a free breakfast dish for 23 cents.

Notice

Russell C. Doeringer, D.M.D.
General Dentist

Announces the moving of his office to 4626 Walton Boulevard, Drayton Plains, located between Frembes & Dixie.

674-0384

Rudy's phone number at the time was 88, and there was a story about Clarkston getting a new switchboard operator in the same paper.

As Mary Sweat watches school buses rolling in the Clarkston School district again, she is waiting for the word from the Michigan Department of Civil Rights on her case against the school board.

Mrs. Sweat has not given up her claim that she was unjustly dismissed following a May 16 accident on Rattalee Lake Road, in which the bus she was driving tipped over in a swamp.

In her case before the Michigan Civil Rights Commission, she has charged to board of education with discrimination on the basis of sex.

"I believe my sex was a factor in the decision to discharge me after the accident," she said.

Mrs. Sweat also has informed the federal Equal Employment Opportunity Commission of her allegations.

"I'm not going to stop there," she said, noting she also has sent letters to congressmen, senators and Gov. William G. Milliken.

Clarkston Board of Education was unable to ratify the labor contract with the district's bus drivers Monday night. Gary Allen, attorney for the drivers, was recently married and is now on his honeymoon, it was reported. Any gains the drivers get will made retroactive to the beginning of school, however, it was indicated.

Clarkston School District's Title I remedial reading program has received kudos from the Michigan School Board Association. The association has reported that a publication of successful educational practices in Michigan is due to appear and that it will include the Clarkston program, which has been directed by Mrs. Dorothy Neff.

There were no bidders the first time around for construction of sidewalks along Waldon Road and Sashabaw Road in front of the schools, the Board of Education learned Monday. It was reported the jobs are in the process of being rebid, but costs are expected to almost double original estimates. Latest reported figure is \$18,666 for the two jobs.



Janlee Craft Shoppe

5559 Sashabaw Road, Clarkston

We're celebrating our
1st Anniversary
Special Sale Items-Saturday Only!

Thanks to everyone who helped make
our first year a success!

REGISTER NOW
FALL CLASSES

DECOUPAGE SUPPLIES
PAPIER TOLE
TRANSFER
PRINTS
ARTISTS' SUPPLIES

TINSELING
CANDLE SUPPLIES
RUB OUT
QUILLING

*Classes given in all areas of artistry.
*Children's classes on Saturdays
*Adult classes (senior citizens 10% discount).

VIRGINIA BEECKMAN and JAN DANIELSON

Open Thursday til 9 p.m.

Hours 9:30 - 4:30
625-8179

McDonald MOBILE HOMES
PRESENTS THEIR NEWEST SALES
OFFICE...

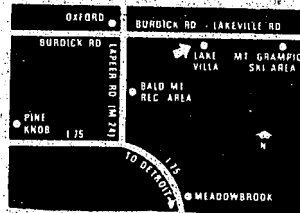
at LAKE VILLA MOBILE HOME PARK

A BEAUTIFULLY PLANNED DEVELOPMENT, LOCATED NEAR SEVERAL APPEALING RECREATIONAL AREAS. YOU'LL ALSO ENJOY YOUR OWN LAKE FOR SWIMMING, BOATING AND FISHING.

SPECIAL OFFER

YOUR CHOICE OF A FREE COLOR TV, AUTOMATIC WASHER OR SKIRTING, IF YOU BUY A MOBILE HOME FROM McDONALD THIS MONTH.

LAKE VILLA OFFICE 1700 LAKEVILLE RD. OXFORD, MICHIGAN 628-5060
MAIN OFFICE 23820 W. 8 MILE RD. JUST E. OF TELEGRAPH 356-0366



NOTICE TO TAXPAYERS

BEGINNING OCTOBER 1, 1973 AN ADDITIONAL PENALTY OF \$3.00 WILL BE ADDED TO EACH 1971 AND PRIOR YEARS DELINQUENT TAX THAT APPEARS UNPAID ON THE RECORDS OF THE COUNTY TREASURER.

THIS AMOUNT IS ADDED ACCORDING TO THE PROVISIONS OF SECTION 211.59 COMPILED LAWS OF MICHIGAN FOR 1948 TO COVER THE EXPENSE OF SALE ON THOSE TAXES AND DESCRIPTIONS SUBJECT TO SALE AT THE NEXT MAY TAX SALE.

IMMEDIATE PAYMENT WILL SAVE YOU THIS ADDITIONAL PENALTY AND KEEP YOUR PROPERTY FROM APPEARING IN THE PUBLIC LIST OF LANDS TO BE OFFERED AT TAX SALE.

C. HUGH DOHANY
OAKLAND COUNTY TREASURER
1200 N. TELEGRAPH ROAD
PONTIAC, MICHIGAN 48053

Clarkston now included in school integration case

Clarkston School District now officially has the right to be heard in court on any metropolitan Detroit area busing plan.

The Clarkston district was among 41 suburban school systems added to the Detroit school integration case Monday by U.S. District Judge Stephen J. Roth.

The move came as no surprise to local school officials.

"From the beginning it was evident that all school districts would have the right to defend themselves against something over which they had no control," said Clarkston School Supt. Dr. L.F. Greene.

Now involved in the court battle over metropolitan school integration are all districts in Wayne, Oakland and Macomb counties, with the exception of Pontiac.

The Pontiac district already is operating a busing plan to achieve school integration under a federal court order.

Roth's new order does not mean that more districts will be added to the final busing plan. It takes to 84 the number of local school systems which can be heard on the matter. Also involved are the intermediate school boards from the three counties.

In March of 1972, Roth included 43 suburban school systems that had requested to be made parties to the case so they might be represented in court during discussion of metropolitan school integration plans.

Those districts added Monday had not asked to be represented.

However, Roth was told in a U.S. Circuit Court of Appeals opinion in June that he had erred in not bringing all districts in the three counties into the case.

The appeals court said any school system that might be affected by an integration plan "must first be made a party to this litigation and afforded an opportunity to be heard."

Suburban school systems will not be able to urge about whether or not there should be a metropolitan integration plan. That decision of Roth has been

upheld by the court of appeals.

The outlying districts will, however, be allowed to discuss what kind of integration plan they want. Hearing on this matter is expected some time this fall.

The debate over whether there can be a school integration plan affecting the metropolitan area is now before the U.S. Supreme Court.

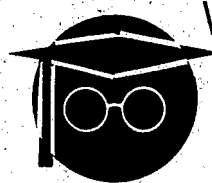
Clarkston's school system now joins those which are being represented by attorney William Saxton. Greene said district officials or attorneys probably would not appear in court.

The Clarkston Board of Education already has been supporting the suburban school efforts in the case through the associations of school boards and school administrators.



Sewage system to break ground

Robert Mitchell, plant superintendent at the Holly Sewage Disposal station, surveys the property where digging is expected to occur this month to initiate construction for a new system of sewage disposal based on a vibratory break-down of solids.



We Have The Largest Selection
at . . .

LITTLE PROFESSOR BOOK CENTER

ROCHESTER HILLS PLAZA

651-0199 1410 UNIVERSITY DRIVE ROCHESTER

For a dollar a week, you can reach 10,000 people in over 2,600 homes every week with an advertising message on this page. Call 625-3370 and place your message today!

WHO-TO-CALL

For Whatever You Need!



This Clarkston News professional directory is of service to residents of the area and particularly to those who are new among us; the directory still contains room for additional subscribers.

Western Tack

Jim Rayman Saddlery
1972 Ortonville Rd.
Ortonville 627-2090

Cement

Custom Cement Work
Free Design and Estimates
625-2313 - 673-3157
Patios, Sidewalks and Driveways

Photography

Sayles Studio
4431 Dixie Highway
Drayton Plains, 674-0413

Pharmacies

Wonder Drugs
5789 Ortonville Road
Clarkston 625-5271

Maid Service

Better Maid Ltd.
Complete Home or Apt. Cleaning
(Bonded and Insured)
363-7170

Insurance

Hospitalization Insurance
Plan of Michigan
We insure families & groups
682-7661 or 682-2210

Funeral Directors

Sharpe-Goyette
Funeral Home
155 N. Main St.
Clarkston 625-1700

Welding

Tom's Portable Welding
628-4134 Office
628-4134 Home
24-Hour Service

Beauty Shops

Patricia's Beauty Salon
14 S. Main St.
Clarkston 625-5440

Household Cleaners

Shaklee Products
Home Delivery
Non-Polluting
625-5656

Fuel Oil

Clark's Fuel Oil Service
9757 Dixie Hwy.
Clarkston 625-3400

Furniture

House of Maple
Solid Maple and Country Pine
6605 Dixie Hwy. 625-5200

Photography

Art Hagopian
627-3485
Weddings - Portraits

Carpet Cleaning

Jeanie Carpet
627-3485
Steam Cleaning

Real Estate

McAnnally Real Estate
Gale McAnnally
39 S. Main Street
Clarkston 627-2623 625-5000

Duane Hursfall Real Estate, Inc.
Complete Real Estate Service
6 E. Church Street
Clarkston 625-5700

Carter & Associates, Inc.
Dan Proctor, Manager
5818 M-15, Clarkston
625-8440

GLENWOOD REAL ESTATE CO
Glenn R. Underwood, Owner
9230 Dixie Hwy.
Clarkston 625-8122

Bob White Real Estate
5856 S. Main Street
Clarkston 625-5821

Carpenter's Real Estate
39 S. Main, Clarkston
625-5602

Clarkston Real Estate
Hal Reekwald, Realtor
2 S. Main St.
Clarkston 625-3300

Bateman Realty Co.
Bill Panchuk, Mgr.
5400 Dixie Highway
Waterford 623-9551

O'Neil Realty, Inc.
Nick Backalukas
3520 Pontiac Lake Road
Pontiac OR 4-2222

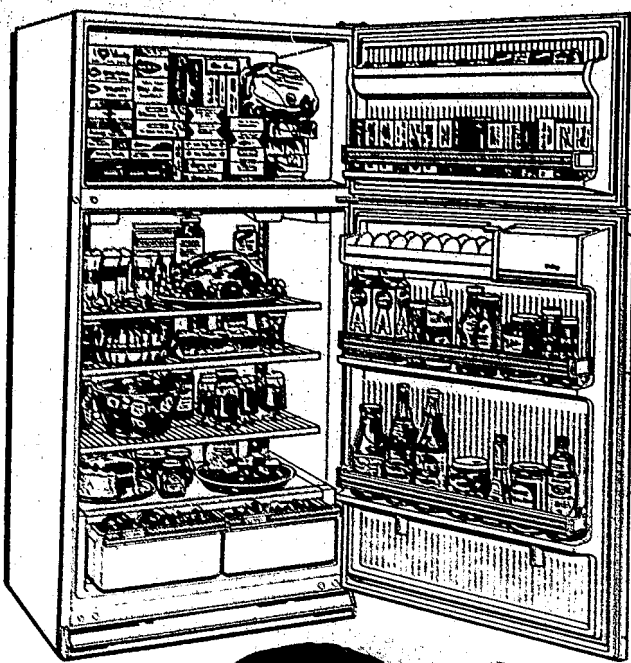
Refrigerator - Freezer Sale

16 Thurs., Sept. 13, 1973 The Clarkston (Mich.) News

Get **ALL** The Conveniences!

Kelvinator

"NO-FROST"
Refrigerator-Freezer



LARGE
FREEZER
150 2 LBS

EGG STORAGE
CHEST

ADJUSTABLE
CANTILEVERED
SHELVES

TWIN SLIDE-OUT
CRISPERS

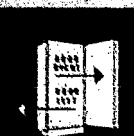
JUICE
CAN RACK

DEEP DOOR
SHELF

VARIETY
TRAY

DAIRY
CHEST

DOOR
SHELVES



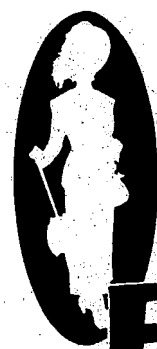
REVERSIBLE RIGHT
OR LEFT DOORS
can be changed to
either side

16 cu. ft.
Only

\$289⁹⁵

TERMS

TSK160FN



NEW! BIG! FAMILY SIZE



REFRIGERATOR-
FREEZER
2-DOOR MODEL

With All These Features:

- "No-Frost" eliminates defrosting forever
- Deep door shelves in both doors
- In-the-door egg storage and butter chest
- Reversible right or left door swing
- Optional rollers
- Your choice of colors: Classic White, Antique Copper, Avocado Green, Harvest Yellow

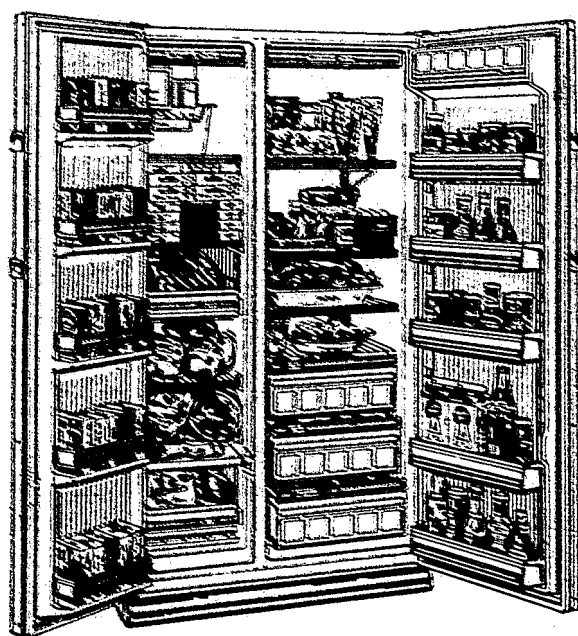
Only **\$259⁹⁵**

TERMS

Buy Now - S-A-V-E

BIG CONVENIENCE

AT A
SMALL
PRICE



Trimwall Model FC1240FN
With Automatic Ice Maker •
24 Cu. Ft. - 326.7 Lb. Freezer

Kelvinator

"NO-FROST" FOODARAMA

Side-by-Side Refrigerator-Freezer

- "No-Frost" Refrigeration • Cantilevered Shelves
- Controlled-cold Meat Keeper • Adjustable rollers
- Auto. Door Closures • Versatile Door Fronts

HIGH
VALUE

\$



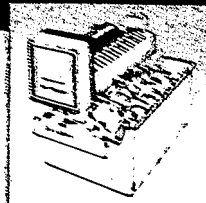
Freezer
Holds
118.9 Lbs.

14 Cu. Ft.
Capacity

\$
LOW
COST

Kelvinator

"NO-FROST"
Refrigerator-Freezer



READY FOR
AUTOMATIC
ICEMAKER

You can have automatic ice-maker. Installed anytime—new or later. Not available at slight extra cost.

Enjoy
All These
Kelvinator
Values

ONLY

\$279⁹⁵

TERMS

- Never needs defrosting.
- Efficient Trimwall insulation gives more space inside for side outside.
- Reversible right or left doors.
- Freezer and refrigerator doors have deep shelves and other storage aids.
- Adjustable rollers.

At Solley's
The Customer
is King

SOLLEY'S

4 MILES NORTH OF CLARKSTON ON M-15 3779 M-15, CLARKSTON

90 DAYS
SAME AS CASH
OPEN DAILY 9 to 9
Sat. 9 to 5 Sun. 1 to 5
625-2417

Hildegarde and the baker's dozen

BY Betty Hecker

Has the day got you down? The kids been unmanageable? Your services totally unappreciated?

Consider then the plight of Hildegarde Von Rinkle, resident bloodhound of the Charlie and Jan Weber family on Lakeview. Hildegarde five weeks ago gave birth to 13 puppies—seven females and six males.

And while breeders indicate Hildegarde has accomplished a most unusual feat, she continues to wear the harried and worried expression of a new mother.

Her wrinkled visage bears a perplexed and hang-dog (if we may be so bold) expression. Her largest offspring now tips the scales at more than 10 pounds and the "runts" each weigh more than seven pounds.

Hildegarde does her best to feed the thriving family, but what with the rising cost of groceries and the Herculean task of getting them all to lie down at the table at once, she's needed help.

Jan says a vet claims that at six weeks of age, eight of the pups will be able to finish off a 25-pound bag of dog food in a day.

The Webers began taking over part of the feeding responsibilities right after the pups' birth, and furnished bottles twice a day for the first two weeks.

They've become individually attached to their foster "grandchildren"—Jan even claiming there's one female with loads of wrinkles, a bigger head than all the rest, and huge feet who will make an excellent show dog.

Hildegarde just yawns. She's tired.



Jan Weber helps new mom with her 13-pup litter.

Clarkston News

The Clarkston (Mich.) News

Thurs., Sept. 13, 1973 17

Mother of four killed in auto accident

A 32-year-old Independence Township woman, the mother of four children, was killed in an early morning automobile accident which has left her husband in intensive care at Pontiac General Hospital.

Elaine Campbell, 9821 Norman Road, was pronounced dead on arrival at the hospital. Her husband James, 32, and brother-in-law Robert Bright, 35, of 4098 Rich, Waterford Township, are listed in fair condition.

Both men sustained internal and facial injuries. Mrs. Bright, 35, was treated for injuries she sustained in the one-car accident and released from the hospital.

Preliminary indications are that Campbell, who has not been informed of his wife's death, will remain in the hospital another five weeks.

According to Waterford Township police, Campbell was driving the car when it overturned on Maceday Lake Road. The accident, reported at 12:35 a.m., is still under investigation.

The Campbell children, aged 1, 9, 10, and 13, are staying with family friends, Mr. and Mrs. John Imbrunnone, 9645

Norman. The Imbrunnones have five children of their own.

Funeral services for Mrs. Campbell were scheduled for Wednesday in Lincoln Park.

Two hurt in bus accident

Two students struck by a school bus Monday morning at Clarkston Junior High School were treated for injuries and home again Monday afternoon.

Randy Fox, 13, 10961 Big Lake Road, sustained a broken arm and facial lacerations while Bob Bradley, 14, 6334 Snowapple, was bruised, school officials said.

The two were part of a gym class leaving the school for the play area as a bus driven by June Guye traversed the Clarkston Junior High drive on its way to pick up vocational education students.

Michigan State Police said Mrs. Guye had only seven feet visibility as the children came from the side of the school across the drive. The Fox boy was reported as running in front of the bus while Bradley ran into the side of it.

No tickets were issued.

POSTER BOARD — white and colors, felt pens, red, blue and black. Clarkston News, 5 S. Main St.

Tom Libert presents . . .



HAIR STYLING
NOW AVAILABLE
IN CLARKSTON

LIMOOR HOUSE OF
HAIR-DESIGN

625-3111 5854 S. Main Clarkston

Specializing in . . .

* Personalized Hair Cuts
* Sculptor Styling
* Razor Cuts
* Shags

* Straightening
* Hair Wigs
* Facials
* Shaves

* Long Hair — Styled or Shaped

Closed Mondays

CARPET BROKER

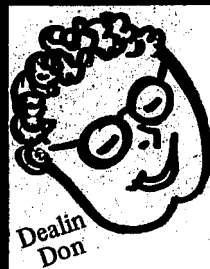
Why should you, the consumer, pay for someone's high overhead costs?

We can arrange the purchase of most name brand CARPETS at 20 to 40% below retail through major carpet wholesalers.

Carpet Installation 90c per yd.

FOR CONSUMER INFORMATION AND CARPET ESTIMATES

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



BEST BUYS
IN
MICHIGAN



Nobody Beats Our Deal!

NEW 1973 TRAVEL TRAILER

1. Tandem Axle
2. Toilet and Holding Tank
3. Range and Oven
4. Gas-Electric Refrigerator
5. 6 Sleeper
6. Reese Hitch Package
7. Taxes and Plates

ONLY \$2585⁰⁰

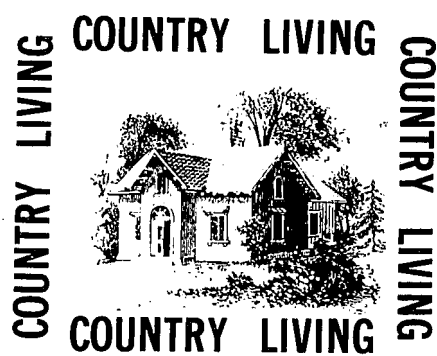
Vern Abbey's Recreational World

7072 Grange Hall Rd.

Phone: 634-4491



Secluded in the woods



By Betty Hecker

The almost new ranch house (one year last May) of Gordon and Margaret Robertson is in a wooded section of Springfield Township. It has the advantages of being secluded among trees, and yet is just yards from one of Springfield's busiest roads.

Margaret and Gordon both agree, "This house is ideal! The scenery here is so beautiful, especially in the winter time."

Margaret reports, "All our living is done in the kitchen-family room area, and it's so nice for entertaining. With the open cabinet arrangement, everyone is away from me while I'm preparing things, but we can talk and still be together."

Three rooms deep, the house provides plenty of room for entertaining. The roomy family room uses the comfort of Early American style furniture, combined in the warm earth colors of browns, greens, and rust to give that easy-at-home feeling. The light colored wood paneling accents the reclaimed brick fireplace. Beams are used to accent the textured, gold sparkling ceiling. Gold colored drapes at the triple width picture window frame a lovely view of the back lawn and the woods.

The U-shaped cabinet arrangement gives Margaret lots of sparkling white countertop work area. The dining room is carpeted the same as the living room, in a jade green color. The round walnut pedestal table showcases an attractive floral arrangement centered upon it and the four matching chairs have black upholstered seats. The glass doored china hutch displays a collection of china tea cups.

The formal living room features a white satin, quilted brocade modern sofa custom made for the Robertsons. Its rounded and curved lines match the green sweetheart chairs on either side of the front window. The drapes are of green brocade and have a scalloped swag valance.

A third chair is unusual and very attractive. Upholstered in red velvet, the chair is square, has no arms, and a straight back with wood trim. The legs are Queen Ann style.

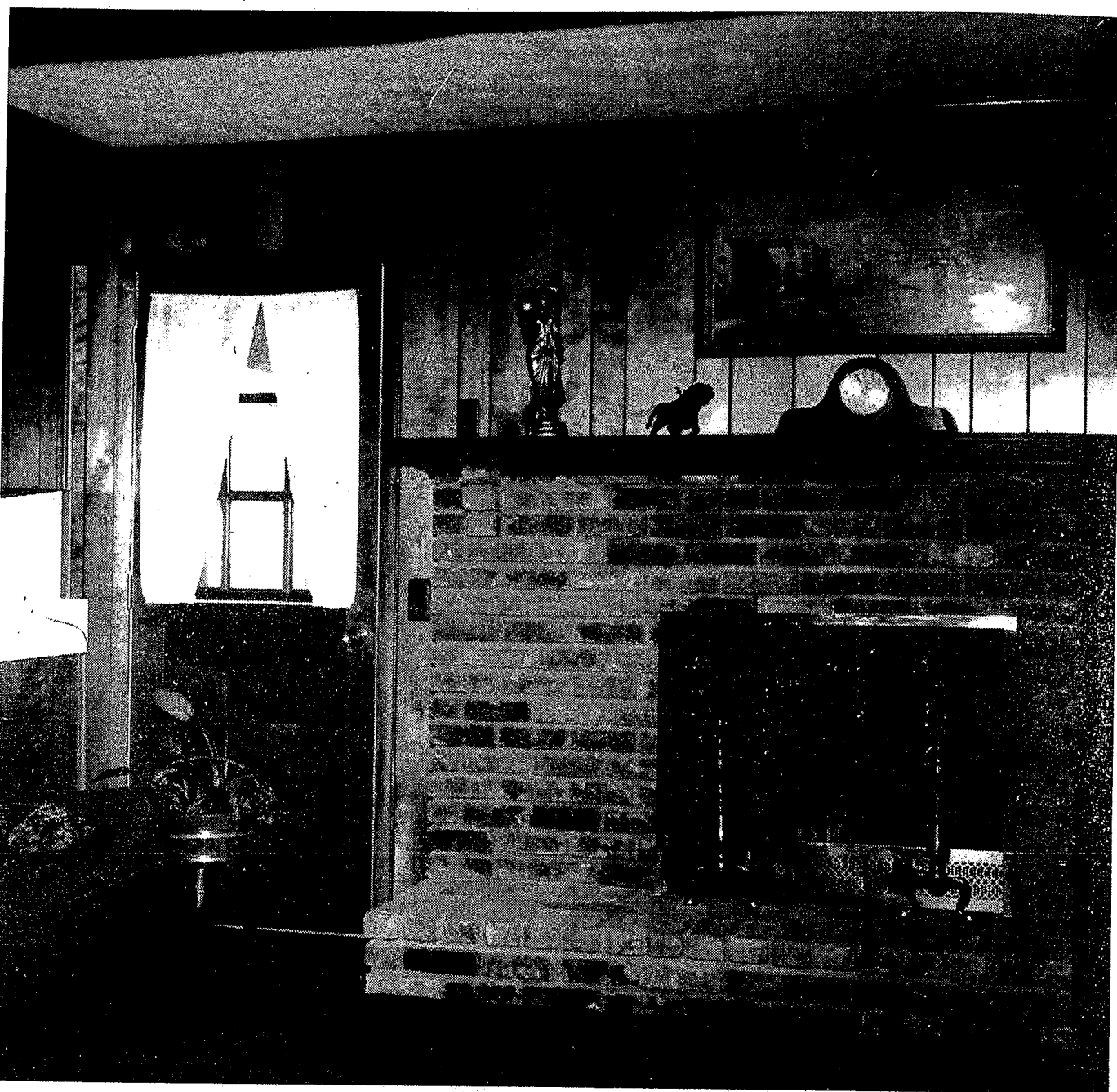
The drum lamp table and coffee table have marble tops. The coffee table serves as another lamp table, holding a beautiful glass, marble and antique brass lamp.

"The organ is Gordon's", said his wife, relating a story of how he came to buy it. "Gordon was undecided as to whether to buy the organ or a pontoon boat. My sister and her family lived on the lake. He bought the organ, and it wasn't very long before my sister moved."

There are three bedrooms. Two are brightly decorated in reds, hot pinks, and lots of white, accented with ruffled bedspreads and matching drapes.

The master bedroom is handsomely decorated in blue and white, with a king size bed attached to a modern walnut headboard. The royal blue carpeting complements the bedspread, liberally sprinkled with blue and white flowers.

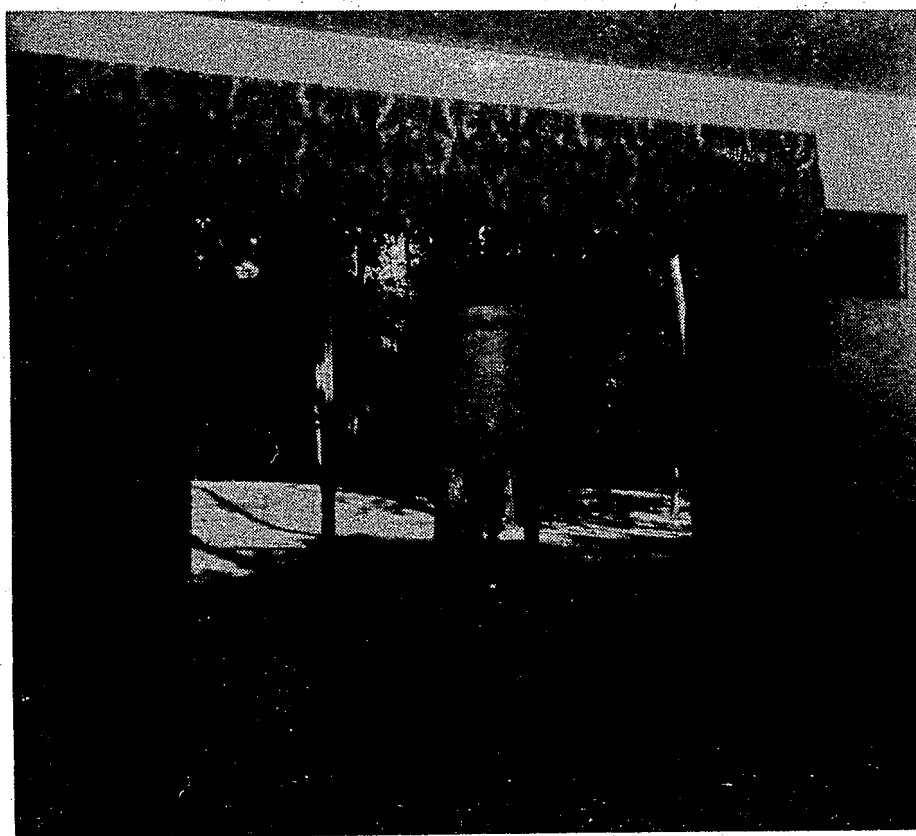
All the bedrooms have chairs with needlepoint coverings, all done by "my mother," Margaret proudly proclaims.



Warm earth colors predominate in Robertson family room.



Dining area unites family room and kitchen.



Master bedroom and formal living room show traditional influence.

It's a roomy home



Clarkston Real Estate

2 SOUTH MAIN ST. CLARKSTON

"IN BEAUTIFUL DOWNTOWN CLARKSTON"

Pete's Peeves

THEN THERE'S THE BOSS WHO'S AFRAID TO PRAISE A WORKER FOR FEAR HE WILL ASK FOR A RAISE!

I KNOW YOU'VE BEEN WITH US FOR 18 YEARS, PETE, BUT YOU STILL HAVE A LOT TO LEARN. YOUR WORK IS... ADEQUATE, STILL...



WE WANT LISTINGS!

Call Now For An Appointment
625-3300

WE WANT LISTINGS!

my neighborhood

That's the way I feel about this town. It's been my home for many years and I enjoy living here.

I also enjoy the work I do here - helping my neighbors keep the good things they've earned... protecting them with car, home, life and health insurance.

I'd enjoy the opportunity of serving you, too. If I can be of any help, please call.



DON COLTSON

5863 Dixie Hwy.
Waterford
Mich.
623-7300

*Like a good neighbor,
State Farm is there.*



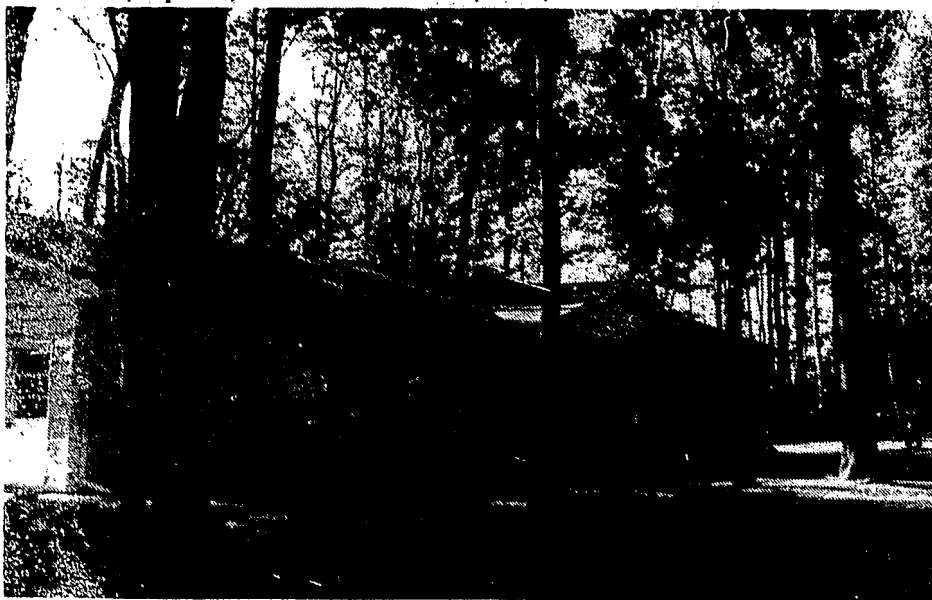
STATE FARM
Insurance Companies
Home Offices:
Bloomington, Illinois

we're having a...

GREEN TAG SALE!

on a large selection of our finest carpeting including the orientals and... inlaid linoleum.

Custom Floor Covering BY COUTURE
5930 M-15 CLARKSTON 625-2100



Secluded Robertson home site is wooded.



... provides work area but promotes family togetherness.

A Lady is a Lady . . . is a lady
TREAT YOURSELF TO A DAY OFF!



Better Maid Ltd.

COMPLETE HOME OR APARTMENT CLEANING

DUSTING VACUUMING LAUNDRY FLOOR CARE
DISHES WINDOWS ALL THE TOUGH JOBS

simply Call: 363-7170

**MAIDS TO YOUR DOOR—BONDED & INSURED—REASONABLE
PROFESSIONALLY TRAINED**

you deserve it!

**Easy-at-home
feeling**



COUNTRY LIVING



Carter & ASSOCIATES

REALTOR®

Branch Manager: DAN PROCTOR

5818 Main Street Clarkston

682-5551

625-8440



LARGE FAMILY WANTED

For this beautiful 5 bedroom Colonial on 2¹/₂ acres with lake privileges, lots of pear, apple and walnut trees, lots of room to grow your own vegetables or just let the kids roam. 3 bedrooms up, 2 bedrooms lower level, family room, dining room, 1¹/₂ baths, 1st floor laundry, oversized 2¹/₂ car heated rear-entrance garage. All aluminum sided for no maintenance. This immaculate home is priced for quick sale at only \$37,900.

JUST LISTED



CLARKSTON PLUS ACREAGE

Nearly new rustic ranch nestled in trees and resting on 10 acres, located just outside the Village of Clarkston near beautiful Pine Knob. Almost 1700 sq. ft. of living area, 3 bedrooms, 2¹/₂ baths, living room with cathedral ceiling, family room with full wall Spanish Brick fireplace and 12 foot doorwall opening to terraced yard with deck and three patio levels. A truly lovely home with many extras. Full price \$77,500.

10.003 ACRES OVERLOOKING PINE KNOB

Another newly listed property complete with a brand spanking new home with over 1600 sq. ft. of living area, 4 large bedrooms, 1¹/₂ baths, full basement plus a huge 1800 sq. ft. barn, that's built just like a house perfect for the country gentlemen interested in raising horses. Priced at only \$64,900 this superb value won't last long.

WILL TRADE

Homes Built to Last by Master-Craft Building Co.
Titles Insured by Burton Abstract & Title Co.

Pastor says "no war" - - just unhappy neighbor

The pastor of the brick and cement block Pine Knob Community Church, now under construction on Reeder Road in Independence Township's southeast section, claims "no war—just one neighbor pushing trouble."

Rev. Ken Hauser denies emphatically

Mrs. Marvin Sims' contention that he removed the iron ore base of the private road and used it for the foundation of his church.

"I had a bulldozer donated and one of the neighbors asked if he couldn't use it to grade the road. This road was filled years ago with foundry slag and

sharp metal pieces keep working themselves to the top. It's been rough on tires. I told him to go ahead," Hauser recounts.

"He pushed the excess material into a ditch in front of the church," Hauser said as he took a reporter down the road to point out sharp iron pieces which can still be picked off the surface of the roadway.

"There aren't even any church members who live on this road, yet most of the neighbors have been helping out, loaning equipment, and bringing us pop and ice cream while we work," he said.

Several of the neighbors did sign a

petition circulated by Mrs. Sims in regard to the dust construction was causing, he admitted. Then, he says, he paid \$70 to have the road oiled and Mrs. Sims complained about the smell.

He said her complaints have been numerous. "She just doesn't want the church here," he said.

Backing the pastor in his statements was Eugene Cooper, who owns the private road which extends 900 feet off Clintonville Road and serves several homes.

"The owners of the homes we have to pass to get to the church don't complain. It's just the ones who live farther down the road," Hauser said.

School priorities considered

A priority list which will include everything from possible merit raises for good teachers and expansion of curricular programs to future building plans and school-community relations was discussed Monday night by members of the Clarkston Board of Education.

Prepared lists of items they consider important were presented by Trustee Carolyn Place and Robert Walters and Board President David Leak. Other proposals were submitted by Trustees R. A. Weber, Fernando Sanchez and Albert Foster.

The lists are to be compiled by Leak for administration study and review, priorities set, and "we'll work on them as we can," Leak said. He indicated some of the items might take as long as three years to accomplish.

Walters and Mrs. Place concentrated on the need for better communication between parents, teachers and administrators and suggested such items as conferences, in-service meetings, the changing of board meetings from school to school, citizens' advisory committees, newsletters, orientation sessions, parent surveys and even a newspaper column as ways to accomplish it.

They also spoke of the need for future building plans, and teacher accountability. Curriculum changes proposed included physical education, library staff, art, environmental consultants, curriculum coordinators for the elementary school, and the start of instruction in the metric system.

Leak's ideas included many of the same proposals, but also included the teaching of proper eating habits and foods, the attempt to provide a swimming pool and instruction, increased remedial reading, music instruction, the year round use of school buildings, benefits for administrators and secretaries, and policy changes relating to financial reports and attendance at meetings outside the district.

He also proposed a full executive board meeting each quarter to "iron out problems."

Weber proposed that concentration be put on the job preparation of those students not destined for college.

Sanchez, who pointed out that many of the points raised are already being handled to a degree by the district, said he would like continuing curriculum reports.

Foster lent his support to the provision of a swimming pool.



The most common form of construction for single family houses in the United States is the wooden-frame structure. Such frames can be finished off with a single layer of brick (brick veneer), with shingles, or with clapboard. Stone or brick masonry construction is sometimes used for larger houses. Interior finish is usually wallboard or plaster. Wood paneling is sometimes a necessity even in the smallest houses.

Small house or large, BOB WHITE REAL ESTATE, 5856 S. Main St., 625-5821 invites you to call us first with your listing for the extensive exposure that brings you prompt results and profitable results. We take pride in meeting your complete real estate needs with highly personalized service and professional competence. Hours: 9-8 Mon.-Thur.; 9-6 Fri.; 10-4 Sat.; 2-5 Sun.; & by appointment.

HELPFUL HINT:

Steel frame construction is generally the rule for modern apartment buildings.

CALL THE CLARKSTON NO. 1 ACTION TEAM!

What is your house worth?

We will inspect your property and suggest the asking price, "no high pressure". Plenty of ideas to help sell it. Personalized service!

CALL NOW. 625-5000

McAnnally Realty Co.

announces their acceptance into the Multiple Listing Service. Greater exposure enables your home to sell faster at the highest possible price.

We feel you deserve this



MULTIPLE LISTING SERVICE

MLS

Unbelievably . . .



SHARP four bedroom, full basement, aluminum siding plus many outstanding features. SEEING IS BELIEVING — CALL TODAY! Terms to meet your needs.

I-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.

NOT THE OLDEST

NOT THE BIGGEST

JUST THE BEST WHEN YOU NEED HELP

McAnnally Realty Co.

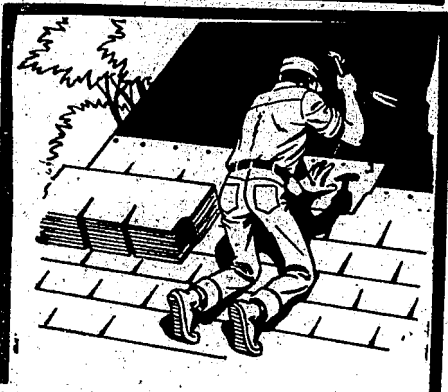
120 SOUTH MAIN STREET, CLARKSTON, MICH. 48304



Novel door hanging

Mrs. Carol Balzarini of Reese Road checks the door hanging she will display September 17-22 in the Pontiac Mall flower show. Concocted of corn, pine cones, wheat, gourds, straw flowers, grapes, yarrow and nuts, it is set on a wicker backing and makes an attractive door hanging.

Keyte's
LOCK & KEY SHOP
673-8169
Bonded Parts & Service
Burglar & Fire Alarms
4580 Sashabaw Rd. Drayton Plains



Town & Country

ROOFING & SIDING

666-1150

ROOFING

SIDING

GUTTERS

*Free Estimates *Gutters

Clifford A. Barber

8675 Highland Rd.

Pontiac

Township moves on condemnation of FHA house

Condemnation proceedings for a house owned by the Federal Housing Administration on Hillcrest Road in Woodhull Subdivision have been initiated by Independence Township.

The house at 4690 Hillcrest has been vacant for several months, according to Ordinance Enforcement Officer Timothy J. Palulian.

Other condemnation proceedings were started in August for a house on Felix Drive and another in Sunnybeach Subdivision.

Also on Palulian's monthly report for August were "two serious violations of the anti-litter ordinance... while involved an estimated 160 bags of garbage and refuse which had been allowed to accumulate on two separate pieces of property."

Weed cuttings which were started with Woodhull Subdivision had, by the end of the month, included Cranberry Lake, Spring Lake and Sunny Beach Country Club subdivision.

Although Palulian's activities for the months "included many hours in and out of court" concerning current cases, he also processed 52 alleged violations of the disabled and abandoned vehicles ordinance.

Places to go, things to do

The International Meditation Society will present a free public lecture on the technique of transcendental meditation as taught by Maharishi Mahesh Yogi at 7:30 p.m. Wednesday, September 19 at the Waterford CAI Building, 5640 Williams Lake Road.

The Detroit Chapter, American Guild of Organists, announces the first program of its 1973-74 season at 8 p.m. Monday, September 17 at Jefferson Avenue Presbyterian Church, Detroit. McNeil Robinson will perform on the Dodge Memorial Organ selections from Bach, Hindemith, Franck and DuPre.

A mixed bag of credit-free courses, generally termed liberal arts, is offered

evenings by Oakland University's Division of Continuing Education beginning the week of September 24. Among the courses available are bottle collecting and restoring, genealogy, creative writing, creative writing workshop, university community chorus, design in interiors, basic photography and advanced 35 mm photography.

St. Clair County Kennel Club will sponsor an all breed Fun Match September 16 at St. Clair County Fairgrounds, Goodells. Classes are offered for all pure bred dogs from two months to open adults. Obedience classes will also be offered. Registration begins at 9 a.m.



by Boris B. Bronson



Room dividers and space separators are a great way to make your home more intimate. They are also an important part of home decoration. Almost any type of material can be used to make room dividers. Ordinary materials, such as copper and wire, are often very effective. Do not forget the use of these on your patio too! What better way to provide privacy and a sense of intimacy!

The right furniture is an important part of home decorating too, and HOUSE OF MAPLE, 6605 Dixie Hwy., 625-5200 features Michigan's largest selection of Early American and colonial furniture for you to choose from. Be our guest for a cup of coffee while you browse through our name-brand collections. Hours: 9:30-9 Mon., Wed., Thurs., Fri.; 9:30-6 Tue., Sat.

HELPFUL HINT:

Tiles strung into a wooden fence make a great decorative way to keep yards private.

NEAR-BY SHOPS

now has large selection of

DARNETTES

Seconds of Famous Brand
Childrens Clothing

SAVE UP TO
50%

THE NEAR-BY SHOPS

12 N. Broadway

(Corner of Flint St.)

Downtown Lake Orion

693-1273

Country Set Clothes For Ladies

INCLUDING... Separate Sportswear by VIVO
COUNTRY MISS, PARADE,
SUSAN THOMAS, KARLANA,
YOUNG CONTEMPORARY AND
W.W. DUKE



the
clothes
tree

COMING IN OCTOBER
ONE OF A KIND
TENNIS DRESSES
AND SWEATERS.

5926 SOUTH MAIN CLARKSTON 625-5420



Maria, good will ambassador from Quito

Maria of the short brown hair, snapping brown eyes and easy laugh is providing a foreign fillip to classes at Clarkston Senior High this year.

A guest of the Clement Dobleske family of 10196 King Road, Springfield Township, she is Eulalia Maria Arzaga, 17, of Quito, Ecuador.

Sent here through the International Cultural Exchange program, she is attending classes with the Dobleske's daughter, Debbie, an 11th grader.

Maria, who graduated last July from a small Catholic girls' school in the mountain-ringed city of Quito, finds

the number of students a bit overwhelming as yet but she's enjoying co-ed education for the first time in her life.

The daughter of a Quito lawyer and his wife, Maria has three brothers and a sister. An older brother intends to be a lawyer and Maria plans another six years' schooling at the Catholic University of Quito so that she will be able to join him in his law firm.

Accustomed to servants at home, she yet knows her way around a pile of dirty dishes and Mrs. Dobleske is most complimentary at the way Maria has pitched in to help at the Dobleske's lake front home.

Maria, who has only seen snow once in her life—high up in the mountains around Quito, is not looking forward to the cold weather of winter. The mean temperature in her home city is about 65 degrees year round, she says.

Laughingly she points out that while Ecuadorans have no spring, summer, fall or winter, they can experience four seasons in one day. "Rain, hot sun, rain, hot sun," she grins.

A ballet student for five years, she also enjoys basketball and volleyball and played on her school's volleyball team, she reports. She's looking forward to participating here this year.

She finds the studies much the same in Clarkston as in Quito, but the school day is different, she says. In Quito, students left home at 8 a.m. and returned at 11:30 a.m. for lunch and a siesta, then went back to school from 2 to 4:30 p.m.

Much impressed with her opportunity to learn American customs and "how Americans think", she also views her visit as a chance to change an oft-heard response from fellow students—"Ecuador, never heard of it."



Debbie, Maria and Mrs. Dobleske compare climates

HS smoking area changed

Principal William Dennis of Clarkston High School reported "very favorable student reaction" to a switch in the location of smoking area for the students.

Now removed from the lavatories, the smokers congregate in the vestibule off the gymnasium, Dr. Leslie F. Green, superintendent, reported.

He said the change was made because of vandalism to the ceilings in a couple of lavatories, and the repairs there and in other lavatories are now underway.

Dennis added the new system permits clear identification of smokers and the numbers involved. He said being late to class is not now the problem it was last year.

"I really think it's an improvement," he said.

Announcing the appointment of . . .



Gladys Strom

as our Interior Decorating Consultant
Mrs. Strom is highly qualified in this field and will be happy to assist you in your home decorating needs.

Beattie Interiors

SAVE 10% ON OUR OPENING SALE
623-7000

FURNITURE CARPET WALLPAPER DRAPERIES

5806 Dixie Hwy., Waterford



Duane Hurstfall
Real Estate Inc.

6 E. CHURCH ST. CLARKSTON
625-5700

CLARKSTON
CANAL FRONT



LOVELY brick home on a canal leading to Cemetery and Dollar Lakes. Rec. room with fireplace in walkout basement which opens to a shady back yard. Splendid view can be enjoyed from the living room with its stone fireplace. 2 car garage.

WATERFORD
TRI-LEVEL



NEWLY DECORATED 3 bedroom brick home in excellent condition. This attractive home offers carpeting, paneled family room, thermopane windows and large lot.

Complete Real Estate Service



Mr. and Mrs. Elwood W. Johnson of 6555 Eastlawn have announced the engagement of their daughter, Janet Susan, to James Shannon Kennedy, son of Mr. and Mrs. John S. Kennedy of 8863 Cedar Drive. An October 27 wedding is planned by the Clarkston High School graduates. James plans to attend Lawrence Tech this fall.

Keeleans celebrate 50th

Mr. and Mrs. George Keelean, long time residents of Clarkston, celebrated their 50th wedding anniversary Sept. 10.

Helping to mark the occasion at 3 South Holcomb were six children

including Mark of Clarkston, George of Jacksonville, Fla., Bob of St. Petersburg, Fla., Frank of Highland, Mary Ronk of Clarkston and Janet Masters of Jackson.

The Keeleans have 17 grandchildren.



Mrs. Vaughan

Wed in Missouri

Mr. and Mrs. Michael D. Vaughan are making their home in Joplin, Missouri, following their August 11 wedding at St. Mary's Catholic Church there.

The bride is the former Mona Kay White, daughter of Mr. and Mrs. Otto E. White Jr., 5510 Hummingbird. Parents of the groom are Mr. and Mrs. Raymond H. Vaughan of Joplin.

The bride chose a chiffon gown trimmed in venice lace, styled with a ruffled neckline, long full sleeves and an A-line skirt. Her veil was secured by a camelot caplet, trimmed in venice lace

and pearls. She carried yellow roses, daisies and baby's breath.

Marlene Wright was maid of honor and Marsha and Michele White, sisters of the bride, served as bridesmaids. They wore floor length lemon yellow gowns and carried daisies and baby's breath.

Scott Taylor was best man and Tom Tipping and Edward Vaughan were groomsmen. Otto E. White III, Byron Tipping and Robert Medley seated guests.

A reception followed in the church hall.



"Springing up"

Gardens are paying off by Betty Hecker

625-5726

Harvest time has been with us for a while now, first the beans, then the corn, and now, tomatoes and squash.

A neighbor asked me, "Did you ever try a spaghetti squash?" After learning that I'd never even heard of it, she insisted that I take one from her garden.

Getting the meat sauce simmering, I checked to be sure we had a box of Mueller's—just to be on the safe side, 'cause whoever heard of spaghetti sauce on squash.

Well, I was amazed! That squash cooked up and separated into long strands of spaghetti! And it was delicious!

Thanks, neighbor.

Richard and Louise Jaehns of Big Lake Road entertained more than 70 friends, all fellow members of the Prince of Glory Lutheran Church of Madison Heights, at a corn roast on Sunday.

Six men, the samplers and cooks, kept the group supplied with delicious corn, as 12 dozen ears gradually vanished at the potluck meal.

After the party, Louise said, "All those people and all the children that were here, and to look around, you'd never know it. There's no mess!"

The Pine Knob Pedalers of Clarkston, LeRoy and Michael Davis and Bill VanCurler, were joined by P.K.C.'s Wayne Warren of Pontiac, and Pamela Ciliax and Carole Ward of Swartz Creek on a recent trip bicycling to Lansing where they joined 320 other bike riders in Dalmac '74. (Dalmac means Dick Allen to Mackinac City).

The first day's ride took the bikers to Ithaca, Michigan, where they enjoyed a picnic supper at the Dick Allen home. The second day's travel took them to Gladwin, where the Sugar Springs Land

developers furnished swimming, camping and dinner. The third night, the group split up, with some staying at Hartwick Pines State Park and some at Otsego State Park. The people who stayed at Hartwick rode in the National League of American Wheelmen Century (100 miles) ride on Sunday. This included the Pine Knob Pedalers, and they, too, made the ride around Lake Michigan Shore Drive.

The last night, the group stayed on the Mackinac High School grounds. Helen Milliken and Jane Hart joined the group for the first bicycle ride across the Big Mac Bridge on Labor Day.

The group then joined Governor Milliken for the annual Big Mac walk, for the third year.

Bob and Betty Keacock of Andersonville Road are very happy about the recent birth of their first child, a daughter, Lisa Rene. Lisa was born on August 24, at St. Joseph's Hospital in Pontiac and weighed 6 pounds, 6½ ounces.

Betty said, "Lisa looks like Bob, blond hair and blue eyes. You wouldn't even know that I'd been there. Everyone says she's a miniature of her daddy."

Recently, the Davisburg Joggers All American Kazoo Band played at the Davisburg First Methodist Church. Before the group entertained, they were served an old fashioned country supper, and following their performance, they were the guests of the Davisburg Rotary Club at the Long Horn Rodeo.

After the Joggers Kazoo Band played at the Michigan State Fair on Senior Citizens Day, they received a letter from Harold Arnoldi, the supervisor of entertainment, declaring that the Joggers had given a "truly outstanding performance" and that they had been

one of the "highlights of the day".

The Clarkston Rotary Club presented the Joggers Kazoo Band with a gold plaque, awarding them 3rd place for costumes in the 1973 Labor Day Parade.

Our son Tom, and his PeeWee Champion Little League team Coleman Furniture, went to a Detroit Tiger ball game. Prior to the game, the boys were taken to the players' locker room, where they had a chance to talk with catcher, Bill Freehan. He made such a hit with all the boys, next year's little team may have 10 boys trying out for the catcher's position.

During the first inning, Ernie Harwell announced on his radio broadcast, that the Clarkston team was there at the stadium. John-Hiller also won friends, as he tossed baseballs to the boys in their seats.

And gee, the Tigers even won the game that night, to make it a perfect outing for the team.

John A. Strohkirch, 5078 Waldon Road, has been honored for scholastic excellence during the summer quarter at Ferris State College.

Mr. and Mrs. Raymond Loba of Middle Lake, with daughter Susan and grandmother Mrs. Rose Loba, have recently returned from visiting their son, Cadet James Loba at West Point. A 1972 graduate of Clarkston High School, he has just finished his military training and is now started into the school year.

Michele White of 5510 Hummingbird, an employee this summer at Spring Lake Country Club and a junior at Hope College, Holland, has left with a group of Great Lakes College Association students to study Spanish

at CEUCA in Bogota, Colombia.

Two new members, Hilda Hansard and Hilda Bour, have been initiated into the auxiliary of the World War I Veterans Clinton Valley Barracks 2803.

The auxiliary also welcomed back Marge Gavitt and Marie Green, after one-and three-year absences respectively, at its Sept. 8 meeting.

The program followed a co-op dinner by the barracks and auxiliary at the Springfield Township Hall.

Amy Katherine, born September 6 at Crittenton Hospital, Rochester, is the first grandchild for Mr. and Mrs. Gerald W. Cooper, 6161 Ascension. Daughter of Mr. and Mrs. Benny Cooper of Oxford. Amy weighed five pounds, 15 ounces and was 19 inches long. Her other grandparents are Mr. and Mrs. Charles Swank of Pontiac.

Rebecca Ann Smith, daughter of Mrs. Laura J. Smith, 5863 Clarkston Road, will enter Lawrence University in Appleton, Wisconsin, this fall. She is a graduate of Clarkston Senior High School.

John Klockow of 6715 Amy Drive is a candidate for a masters degree in elementary education and Allan R. Rosenthal, 6520 Placid Court, is a candidate for masters degree in industrial education from Michigan State University this summer, the university has announced.

Enough's enough! Gerry Runkle of Tappan Drive entered St. Joseph's Hospital last week with a ruptured appendix just after his dad, Bob, had returned to work from a month's leave of absence due to gall bladder surgery. Only happy spot in the recent Runkle family history was Larry's 13th birthday



Mrs. Jahnke

Wed in candlelight

Candlelight and flowers decorated the altar of Christ Lutheran Church Saturday as Karen Sue Craft, daughter of Mr. and Mrs. Kenneth Craft, 6451 Church, and Keith Allan Jahnke, son of Mr. and Mrs. Kenneth Jahnke, 1246 Maurer, Pontiac, exchanged wedding

vows. Rev. Robert Walters officiated before 200 guests.

The bride chose an ivory chiffon gown over silk featuring a shoulder length veil and carried pink roses and baby's breath. Matron of honor Mrs. Nancy Bildstein of Waterford wore pink crepe with ivory lace trim and a picture bonnet. Linda Dunn, Pamela Gardiner and Kaye Jahnke, bridesmaids, were attired in mint green with ivory lace trim and picture bonnets. Stacey Wasik of Clarkston was flower girl.

The groom was attended by David Tinkis of Pontiac. Tim Miller, Bob Mansfield and Joe Helsley served as groomsmen and William Bildstein and Steven Craft, brother of the bride, seated guests.

Guests attended from Saginaw and Illinois. A reception followed at the Clarkston post of the Americal Legion, and the newlyweds left on a honeymoon in Toronto. They will reside in Bloomfield Hills Orchards, Pontiac Township.

Smorgasbord

Bethel Chapter No. 25 Job's Daughters will serve a smorgasbord from noon to 3 p.m. Sunday at the Clarkston Masonic Temple. Tickets are available from members and at the door.

Book club meets

Waterford Township Book Review Club will resume regular monthly meetings at noon Monday, September 17, with a picnic at the home of Mrs. Karl Kreitz, 1845 Watkins Lake Road. The book to be reviewed is "The Night Country" by Loren Eiseley. Mrs. Arthur Selden is reviewer.

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 CATHOLIC 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.

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

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

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

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

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

FIRST BAPTIST
5972 Paramus
Rev. Clarence Bell
Worship — 11 a.m. 7 p.m.
CALVARY LUTHERAN CHURCH
6805 Bluegrass Drive
Rev. Robert D. Walters
Service 8 a.m. & 10:30 a.m.
Church School 9:15 a.m.



CHURCH OF THE
RESURRECTION

The Rev. Alexander T. Stewart

Spiritual Message

"Train up a child in the way he should go: and when he is old, he will not depart from it." — Proverbs 22:6

This Old Testament quotation of morality was considered an integral part of the child-raising and educational processes. The perusal of a McGuffey Reader or any comparable text attests to this.

Children while being taught also were being trained for responsible adulthood. Granted, such training was not always successful but it usually was. The old "Three R's" of education might seem too simplistic and inadequate for our modern, scientific world but there are another "Three R's" without which no one's education or training for life is complete. They are Revelation, Responsibility and Relationship.

In the light of God's revelation of Himself we know Him and our relationship to Him. Through it we know of His love and righteousness and our own creatureliness. Also, we are aware of the responsibilities he has placed upon us.

In the light of our responsibility we must acknowledge our own failures and follies, not blaming heredity, environment or other people for them but admitting that we are responsible for our own actions and inactions, aware that our relationships with God and man are not all that they ought to be.

In light of these relationships we know that we are intended for fellowship, for mutual service and for love at its deepest and best. The question is: "What is the quality of our relationship with God and with other people?"

Our children started back to school this past week. They will be learning the old "Three-R's" as they are being taught now—but—will they be learning these other "Three-R's", equally important to them and to society? Only you can make sure that they will learn them. It is your responsibility in light of your relationship to them as God in his love has revealed it.



SPONSORED BY THESE BUSINESSES

BERG CLEANERS
6700 Dixie Highway

HAUPT PONTIAC
North Main

HOWE'S LANES
6696 Dixie Highway

HAHN CHRYSLER-PLYMOUTH
6673 Dixie Highway

TALLY HO RESTAURANT
6726 Dixie Highway

HURSFALL REAL ESTATE, INC.
6 E. Church Street

WONDER DRUGS
US-10 and M-15

SAVOIE INSULATION
64 S. Main, Clarkston

MCGILL & SONS HEATING
6506 Church Street

BOB'S HARDWARE
60 South Main

AL'S HARDWARE
5880 Dixie Highway

HALLMAN APOTHECARY



Anniversary celebrants

Mr. and Mrs. Fred Kennedy, wed September 11, 1923, celebrated their golden wedding anniversary Sunday at an open house at the Sashabaw Road home of their daughter, Mrs. William Grant. Helping to host the event was their son and daughter-in-law, Mr. and Mrs. Ralph Kennedy of Pontiac. Two other children were also present—Mrs. Marilyn Deary of Pontiac and Harold of Inkster. The Kennedys have 20 grandchildren and 14 great-grandchildren. Former Clarkston residents, they now live in Winter Garden, Florida.

Milk prices draw criticism

Eight cents for a half pint of milk for Clarkston Schools students is causing some repercussions among parents, according to Clarkston School District Trustee Carolyn Place.

She was informed at Monday night's board meeting it's the withdrawal of government subsidy for milk that has caused the jump from three cents last year. The milk contract is bid, and Porritt Dairy has consistently underbid other suppliers, according to Superintendent Dr. Leslie F. Greene.

He said the cost figured out to better than seven cents a half pint and that the school district is still losing money on the individual sales.

"We have to make up for losses and maintain the coolers at the schools," he reported.

He noted pressure is being applied to the Department of Agriculture and the the subsidy may be reinvented. The subsidy has not been withdrawn, he said, from milk which comes with Type A lunches.

Civic Club meeting

Independence Township Civic Club will meet for a potluck supper and business meeting at 7:30 p.m. Friday, September 14, at Independence center on Maybee Road. Township officials have been invited to attend.



Beauty
MAGIC

by JEAN

Hate to go out on rainy days? Can a little water go a long way toward something about that! First of all, a style which is cut and shaped properly stands a much better chance of keeping its shape even in inclement weather. Secondly, keeping your style simple will give the rain that much less damage to do, and your style will last that much longer. Buy yourself a floppy rain hat; go all out for the latest look. You will be beautiful and protected too!

You will look more beautiful after a visit to "SALON OF BEAUTY" BONNIE JEAN'S HAIR STYLISTS, 5488 Dixie Hwy., Waterford. Tel. 623-1411. Open 7-8:30. Sat. 7:30-3. High quality beauty salon. Relax in beautiful surroundings. Sale and Service of Hairpieces.

HELPFUL HINT:

Your best protection against the weather? A wig!

Brinker's

FOR ALL
YOUR PLUMBING NEEDS



- ★ Rain Bird Sprinklers
- ★ Hot Water Heaters
- ★ Hot Water Boilers
- ★ Bathroom fixtures
- ★ Faucet Softeners
- ★ De-Humidifiers
- ★ Water Pumps
- ★ Iron Filters
- ★ Disposals

Brinker's
Plumbing — Heating

4686 DIXIE HIGHWAY
DRAYTON PLAINS
OR 3-2121

Senior activities

Senior citizens will meet at noon Thursday, September 13 for potluck dinner at the Salvation Army, Buffalo and Church streets.

Another meeting is scheduled for 1 p.m. Monday when Oakland County Public Health Nurse Jane Stanonis will show slides.

Scouts to recruit

Potential Cub Scouts and Boy Scouts will have an opportunity to acquaint themselves with these organizations at two September meetings.

The recruiting program for Cub Scouts will be held at elementary schools at 7:30 p.m. Sept. 19. Interested boys 8 to 10 years old can attend with their parents.

Boy Scout open houses will be held Sept. 26 at junior high schools throughout the Clinton Valley Council. These 7:30 p.m. programs are open to boys 11 to 16 years old and their parents.

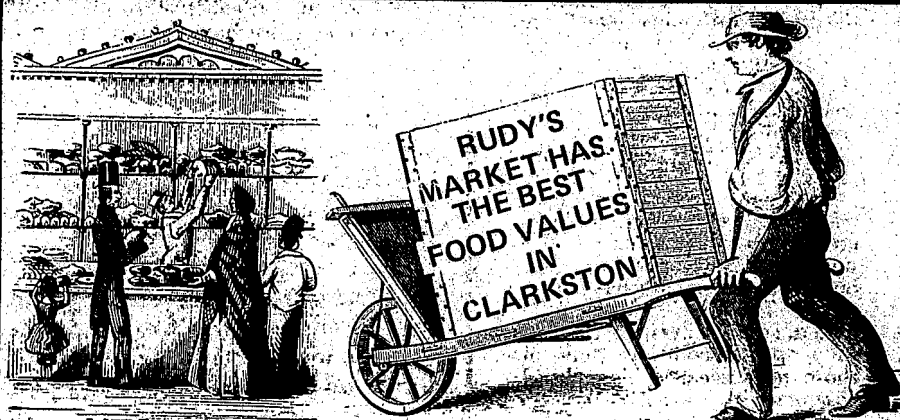
The scouting program has been completely updated during the past year to be more relevant and stimulating, according to Wallace W. Edwards, Clinton Valley Council president.

The recruiting meetings will provide an opportunity for interested boys and their parents to become acquainted with scouting's "new look."

Montcalm AUTO GLASS

ORIGINAL EQUIPMENT
SAFETY GLASS
FOR REPLACEMENT
INSTALLATION

263 West Montcalm, Pontiac
Phone 335-9204



MICHIGAN
U.S. No. 1

POTATOES

10 LBS. **89¢**

WONDER BREAD

4 LOAVES **\$1.00**

CHOCOLATE MILK

35¢ QT.

TASTY BAKERY
FILLED

COFFEE CAKES

69¢

Rudy's Market

9 S. Main, Clarkston

Back to the books

by Diane Leaf

Noisy, hustling hallways proved to approximately 1,550 Clarkston high school students that the lazy days of the 1973 summer were gone.

September 4th opened the door for the first teacher-student meetings. Old or new to the school and its system, both did their best to follow the faculty leader's plans for the year of learning ahead.

Seniors reaching the top spot discovered a few new rules had replaced old ones from last year.

Freedom which the students had apparently enjoyed during study hall time is now being channeled into studying time only. All students are expected to keep quiet in the hall for the benefit of classwork.

Smoking lavatories, which many students had expected to be available in more areas, are instead being confined to one smaller area near the

gym. This gives students less time for both smoking and loitering in other areas of the school. However it also causes the smoking student to often be tardy for the next class.

Locker break-ins made it obvious that this year we would again need and receive as much hall surveillance as possible. Money seems to be the main object of the thefts, but other items taken are also lost and usually only useful to the student losing them.

Hallways that appeared overflowing at times attested to the fact that many newcomers have found CHS to be a highly preferred school, picked by their families from out of town and state.

The social side of the season will begin this Friday, September 14 when the Clarkston "Wolves" tackle their first football challengers. Traditionally the game will be played against Oxford, with Oxford defending on home ground.



Behind the Counter

From Keith Hallman

Contact Lens

We may soon have to stock a new kind of lens cleaning solution, to keep apace of a new type of "soft contact lens" that should be on the market in a year or so.

They are called hydrogel contact lenses and are said to be easier and more comfortable to wear. They differ from hard contacts in several ways: they resume their original shape even when twisted this way and that, they absorb fluid, and fit the cornea more closely.

This snug fit had some specialists worrying about increased risk of infection, but none has developed in those on whom the lenses have been tested. The new type can't be boiled, so they must be cleaned in a special solution: none of those now used to clean hard contacts are suitable.

Several experts claim the soft lenses improve vision just as well as the hard ones, and are more easily tolerated in the eye. Some people find the hard lenses irritating, and nervous people are said to have special difficulty in adjusting to them.

Also, the soft contacts have been recommended for special problems. For example, since they are slow to release fluids, local medication would have a longer-lasting effect so the glaucoma patient might need to use eye drops only once or twice a day if he or she wears soft contacts.

Hallman's Apothecary

4 SOUTH MAIN 625-1700



by Jim Briney

Is and ought

Today I received a magazine addressed to: "Hon. James W. Briney, Jr., State Representative".

Had I won legislative office (and ordered the subscription), the address label would not have caused me to take such notice.

However, it caused me to take another look at the value of political involvement and future prospects.

Firstly, that experience has given me a renewed opportunity to gain perspective. Even the relative heat and intensity of a political campaign can give one cause to appreciate a period away from the fray. The jobs I've held with the media, university, and work in local businesses have all afforded excellent opportunities to relate with people on a non-political basis. In the words of Long Time Gone, (Crosby, Stills and Nash) "To hear what the people say".

The second best lesson is knowing that it is possible to survive, and grow, apart from doing work thought most desirable.

Thirdly, this past year has provided a fresh outlook on the political process. Not immersed in it I have enjoyed a more objective view of local, state, and national occurrences than I might have in office.

Not as an apologist for our system, rather as one who has participated I stand ready to recommend involvement, with a sense of urgency, next chance we get.

It is high time we all participate more fully, above board, with our eyes open and heads together.

Person to person health insurance

It can make you feel better. Call me.

DON COLTSON

5863 Dixie Hwy.
Waterford, Mich.
623-7300



STATE FARM MUTUAL
Automobile Insurance Co.
Home Office:
Bloomington, Illinois



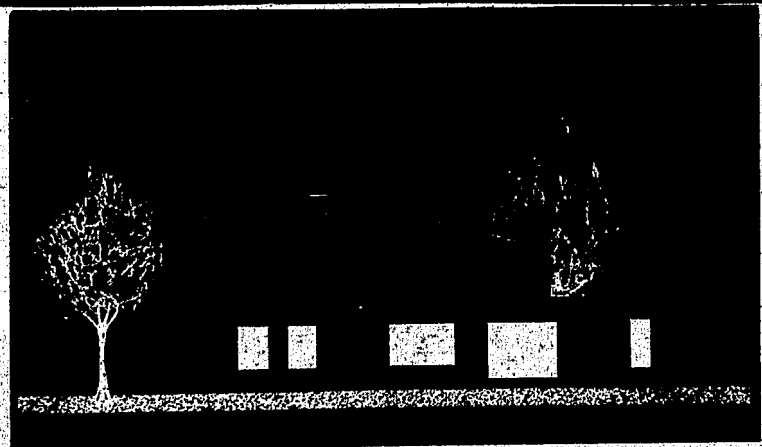
IT'S A GREAT LOOKING SHIRT!

But only if it's professionally laundered . . .

SHIRTS 5 for \$1³⁹
BOXED OR ON HANGERS

Ogg CLEANERS
AND SHIRT LAUNDRY

5040 DIXIE HWY. 673-8022
DRAYTON PLAINS CENTER



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.

Oxford Oaks Condominiums

Located on Seymour Lake Road (Burdick St.)
Just off M-24, Oxford, Michigan.
Visit our sales office open
Wednesday through Sunday,
noon to 8 p.m.
or call (313) 628-4852





by Barb Gibson

One can possibly differentiate between the entertainer and the performer. The performer does just that, and sometimes at the expense of the audience. The entertainer is the one who communicates with the audience and enjoys working with them.

Glenn Campbell is the "entertainer" in every sense of the word, putting Jones and Humperdinck to shame. From his opening number of "I Believe in Music" to the finale "Amazing Grace", complete with his playing of the bagpipe, the audience was treated to his talent.

Not only did he sign all of his many hits, but also played guitar in duets with a fine young banjo player, Carl Jackson, whose talent is unequaled. Imitations of Presley and Jones were done tongue-in-cheek, but not disrespectfully; jokes were adult but wholesome; his communication with the audience was

sincere and his enthusiasm as a person and entertainer certainly exemplified professionalism.

Donna Fargo, best known for her gold record of "Funny Fact" shared the stage with Campbell. She held her own as a performer, was generous to photographers, showed compassion to a young boy whose wheelchair had a spot on stage, and also was able to talk to adults and children alike. Her half of the show generated style, showmanship, and warmth.

For those people who were unfortunate enough to have attended the Blood, Sweat and Tears concert, sympathy should be extended, for the group no longer represents that stage name.

Last week provided "superstar" entertainment. Sonny and Cher brought with them their TV show format. If you take away the bickering, the beautiful costumes, and a mediocre comedian, and left only the Bonos' talent, Sunday evening's performance left much to be desired.

The sound system again was so loud it was almost impossible to hear anything.

Cher presents quite a picture on stage. She wears her exotic costumes with flair, and her long black hair is beautiful. All in all the evening was somewhat disappointing. Pine Knob should be more cautious of scheduling two performances back to back on the same day. Those people who came to the second performance found footing a little hazardous, which may have distracted from the show and made people a little downhearted.

Tuesday evening, however, was an entirely different situation. The people paid to see "Mr. Show business", and see him they did. It is amazing that such power comes out of such a little frame. Right from the beginning there was no doubt that you were seeing a thrilling entertainer. Not many would start their biggest hit "The Candy Man" and then get better and better. This is what Sammy Davis Jr. did.

He gives the impression of being a very humble man, a man that has had to fight to get where he is. He may be small in stature, but one would have to wait a long time to see such a big man in talent and humbleness. You could not feel that it was a put on, it was to genuine.

It would be hard to pick out or comment on all the numbers he sang. There were just too many of them, and each one was done expertly. However there is no doubt that "Mr. Bojangles" was outstanding, and of course "The Impossible Dream" completed two hours of absolutely unequalled entertainment.

Civitan at work on environment

Work at the Oakland County recycling center and help on construction of Independence Township's new Bottles for Building collection shed at the A & P parking lot is part of North Oakland Civitan Club's concern with the environment.

Don Place, president, said other projects such as tree plantings are under consideration in line with the Michigan Civitan District's positive environmental campaign.

First step of the new project was the district's endorsement of Gov. William G. Milliken's proposals to avert an energy crisis.

REGULAR MEETING

INDEPENDENCE TOWNSHIP BOARD

Sept. 4, 1973

Synopsis

At their regular meeting on Sept. 4, 1973, the Independence Township Board made the following considerations:

1. The village police officers are to be sworn in as officers of the township under the new township police ordinance for the handling of special school activities.
2. A committee was established to study the traffic problem on Middle Lake Road between M-15 and the school.
3. The Supervisor was authorized to look into solutions to problems at Woodhull Lake.
4. 18,300 of federal revenue sharing money was set aside for a future landfill site for township residents.
5. Authorization was given to advertise for a full-time police officer in a salary range of \$12,000 to \$14,000.
6. It was determined that a salary range of \$10,000 to \$12,000 be set for the hiring of a new bookkeeper.
7. Authorization was given to advertise for a new DPW head.
8. A request to transfer a B-Hotel liquor license from Pine Knob to Confection Cabinet Corp. was denied until the sanitary sewage facility at Pine Knob is adequately improved.

J. Edwin Glennie, Clerk

A
C

Firestone

AN INDEPENDENT DEALERSHIP

CAR SERVICE ORDER

Check the services your car needs ☐ and bring in this ad.

ONLY SERVICES YOU AUTHORIZE WILL BE DONE

☐ **Brake adjustment 88¢**

Excluding disc brakes and some foreign cars.

☐ **Front wheel bearing repack 88¢**

Outer bearing only. Disc brake cars extra.

☐ **Tire rotation 88¢**

We also inflate them to recommended pressure.

☐ **Lube & oil change \$4.88**

Includes up to 5 quarts of high quality oil.

☐ **Front end alignment \$9.95**

Most American Cars.. (Air cond. extra on some cars). Parts extra if needed.

Monroe Shock absorbers \$12.88

Includes installation.

☐ **Brake reline (Drum-type) \$29.88**

We replace linings and shoes on all 4 wheels with new Firestone lining, adjust brakes for full drum contact, and inspect complete brake system.

☐ **Front disc brake service \$29.88**

Our experts install 4 new front brake pads, repack outer front wheel bearings, inspect calipers and rotors and inspect rear axle brakes. Discs machined and calipers rebuilt extra cost.

☐ **Engine tune-up \$24.88**

Our mechanics install new AC plugs, new Delco points, new Delco condenser, adjust timing, adjust carburetor, check generator, and voltage regulator. Air conditioned cars extra. (Resistor Plugs Extra)

☐ **Ball Joints \$48.88**

Our experts install both upper or both lower ball joints. Includes parts and labor for most American cars.

STADIUM CAR ROBE

100% ACRYLIC IN COLORFUL RED PLAID

*50"x60"

*Machine washable

\$4.44

Limit one at this price.

Additional \$8.50 each

VANS! PICKUPS! CAMPERS!

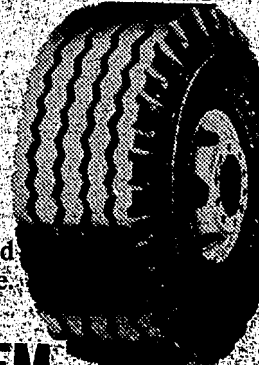
FIRESTONE TRANSPORT TRUCK TIRES

\$18.95 6.00-16

Black Tube-Type

Plus \$2.23 F.E.T. and tire off your vehicle

6-ply rated.

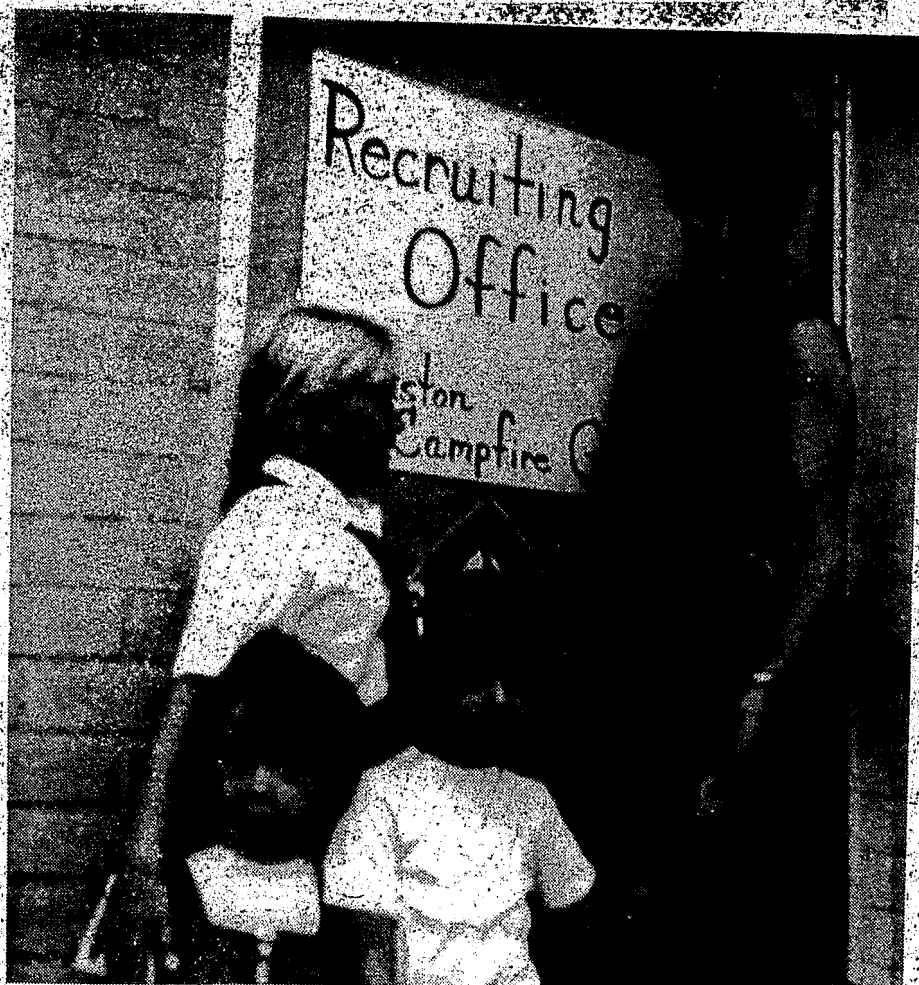


BUY NOW—CHARGE'EM



5440 DIXIE HWY., CLARKSTON

623-6900



Campfire Girls Recruiting Chairman, Mrs. Edmund Gettig welcomes Bobette Krick and her two friends, Cathleen and Nancy Ward, to the Campfire program. Others interested in the organization may attend an informational meeting at 7 p.m. September 13 at Camp Oweki on Gulick Road. An open house is planned there the afternoon of Sunday, September 16, to celebrate Campfire's 20th anniversary. The program is open to girls in grades 1 to 12.

Pine Knob bill

RARE EARTH
The rock group Rare Earth, scheduled to appear at Pine Knob Music Theatre August 27, will return for one night at 8 p.m. Monday, September 17. Refunds from the August 27 concert are still being given at the Pine Knob and Fisher Theatre Box offices. Ticket stubs can also be

mailed to the Fisher Theatre for refunds.

BONNIE RAITT

Singer-composer Bonnie Raitt will be at Pine Knob at 7:30 p.m. Thursday, September 20. Appearing with her will be John Prine and Maria Muldaur. Adept at singing blues, folk songs and love songs, Bonnie most enjoys blues.

Local women enter show

Mrs. James Hitchcock and Mrs. Donald Balzarini of Clarkston are among those entering displays in the Pontiac Mall Flower Show, September 17-22. The show is presented by 24

branches of the Michigan Division of Woman's National Farm and Garden Association and will feature over 200 individual exhibits in the adult and junior divisions.

BUD HICKMOTT'S AUCTION CALENDAR

AUCTION SALE: Household Goods, Antiques, Power and Hand Tools, Lawn & Garden Equipment, Drayton Plains, Mich. Saturday, Sept. 15, 1973, 10 A.M. Having sold our home, we will sell at public auction the following described personal property, plus much more, on the premises located 1/2 mile west of the Waterford Drive In theater on Williams Lake Road to Rowley Drive, then southeast to 6465 Rowley Drive (1 1/2 miles west of Dixie Hwy.) Note: Plan to attend this top quality auction — 5 rooms furnishings, plus basement and garage. Thank you. Kitchen: Kelvinator No Frost, Foodaroma, combination refrigerator & freezer (side-by-side); Frigidaire 4 burner electric stove, 30"; 8 pc. pecan dining room suite with drop leaf table, 6 chairs, china cabinet (also pads); 1969 Zenith 23" colored TV; Grandfathers Clock, Tempus Fugit, walnut case; 3 pc. mahogany bedroom suite with queen size double bed, triple dresser and mirror, 5 drawer chest; Airline multi-channel Hi-Fi & stand; 1969 International 104 Cub Cadet, riding tractor, with 42" rotary 3 blade mower (excellent condition); Garden Mark 3 h.p. rotary tiller. First National Bank of Lapeer, Bob Allen, Clerk. Terms, cash. T. F. Small, Proprietor. Bud Hickmott, General Auctioneer, for your sale, Oxford (313) 628-2159.



The questions people ask about . . .

NO FAULT

COLLECTING BENEFITS

QUESTION: What insurance company pays my "no-fault" benefits?

ANSWER: Your own. (Sec. 3114) This is called "first party" benefits, instead of the present system of "third party" benefits—where you collect from the other person's insurance company, based on fault.

QUESTION: What if I am hurt while riding in someone else's car?

ANSWER: You still collect from your own insurance company. But if you have no insurance of your own you would collect from the insurance company that insured the owner of the car you were riding in. (Sec. 3114)

QUESTION: When does my insurance company pay my medical bills, wage loss, and rehabilitation?

ANSWER: When due. (Sec. 3142 and 3110(4))

QUESTION: What if the insurance company must pay 12% interest and reasonable attorney's fees on any payment more than 30 days overdue? (Sec. 3142(3) and 3148)

QUESTION: What if the insurance company agrees on most of the bill, but disputes a small part?

ANSWER: The insurance company MUST pay what is reasonably proved, and when the amount in dispute is reasonably proven, must pay that within 30 days of proof, or pay 12% interest and reasonable attorney's fees on anything over 30 days due. (Sec. 3142 and 3148)

QUESTION: What is reasonable proof?

ANSWER: Copies of any bills and a claim for signed by you giving the details of the accident and the benefits you claim. Claim forms will be available from your insurance agent and your insurance company. A court could ultimately decide, if a serious dispute arose.

FOR MORE INFORMATION CALL: **KEN HALL**

24 SOUTH MAIN



CLARKSTON

625-4331

Special Formula Fall Fertilizer

feed roots NOW for winter protection
greens up summer-weary lawns



IDEAL for existing lawns and for starting new lawns. Get a \$1.00 refund by mail for each bag of Winter Green. (Limit \$2.00 per family. Refund offer expires 12:00 midnight, October 7, 1973. All requests must be postmarked by this date.)

Full details available at participating dealers

Greenfield...ask somebody who knows!

\$1.00 CASH REFUND

on WINTER GREEN and/or TWO-WAY WINTER GREEN. To receive \$1.00 cash refund per bag, clip and mail this coupon along with the printed price marking from each bag of Winter Green and/or TWO-WAY Winter Green (limit \$2.00 per family) to:

Winter Green Cash Refund, P. O. Box 68326, Indpls, IND. 46268

Your Name: _____

Address: _____

(City) (State) (Zip)

Refund offer expires 12:00 midnight, October 7, 1973. All requests must be postmarked by this date. Subject to state and local regulations. Void if taxed, forbidden or restricted by law.

Ritters Farm Market
6684 DIXIE HWY. CLARKSTON
625-4740

classified ads

get the job done

\$1.00 for 20 Words, 4c each additional
Call 625-3370 by Tues. 10 a.m.

FOR SALE

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

FENDER folk guitar. Never used. 625-8220.†††3-1c

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

SINGER "DIAL-A-MATIC" zig zag sewing machine. Embroiders, appliques, buttonholes, etc. Late model, school trade in. Monthly payments or \$59 cash. New machine guarantee. Universal Sewing Center; FE 4-0905.†††22-1c

MAGIC CHEF 30" gas range, good condition, \$40. 674-3988.†††3-1dh

COLONIAL SOFA & matching chair, \$50. 5 beautiful brown and gold swivel bar stools, \$30 each. 3 decorated wire spoils. Call 625-1636 or see at 6380 Waldon, Clarkston.

CLOTHING & HOUSEHOLD misc. For sale cheap. 625-8631.†††3-2c

UMBRELLA type stroller. Brand new - not used. 625-5631.†††3-1c

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

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

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

15 FT. FIBERGLAS ELGIN in like new condition. 55 h.p. Evinrude with less than 100 hrs. New cover, all ski equipment, \$950. 625-8877.†††3-3c

AIR CONDITIONER 11,000 BTU. Sears conventional window type. Good Condition, \$75. 625-8899.†††3-1p

HIDE-A-Bed sofa. Dark blue, \$175. 625-8300.†††3-1c

FOR SALE:
ANTIQUE ICE BOX
In refinished condition
Large size, Oak, original
hardware and embossed
metal name plate.
Dealers welcome; firm
price of \$75.00;
Call: 625-3717

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

3 POINT HYDROPLANE \$150.00. Mercury Hurricane 10 h.p. Quick Silver racing lower unit. Aluminum Racing propeller. Call Joe Rehfus. 625-5670 or 625-5071.†††3-1c

FOR SALE

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.†††24-1c

2 GO-CARTS. Not motorized. \$4 each. 1 jumping horse. 625-2943.†††3-1c

FIREWOOD. 625-4923.†††3-1c

AVOCADO GREEN sectional, \$95; 2 Fuschia flowered swivel chairs, \$45; Bedroom suite — complete, \$95; 30 inch electric stove, \$45; 10 cubic ft. refrigerator, \$35. All clean and in good condition. 625-4979 after 6.†††3-1c

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

BLACK DIRT for sale. \$5 per pickup load. 8873 Crosby Lake Rd. Phone 625-4513.†††2-4p

NEW MR. HEADERS. Fits any Ford 289 or 302, \$55.00. Call after 3:00. 625-2114.†††3-1c

IVORY SATIN and beaded lace wedding gown and matching veil by Priscilla, size 9, \$50.00. Modern walnut wood china cabinet, \$40. Early American rocker \$10. Traditional lamp \$5.00, portable TV stand \$5.00. 625-5865.†††3-1c

CEMENT
\$1.75 PER BAG
Fountains & Flower Boxes
Corner of M-24 and Scripps Road
Lake Orion, Michigan
693-8683

1-tfc

MOBILE HOME 12x60 complete in park near I-75, Holly. Best offer. 634-4055.†††3-2c

FREEZER FOR SALE: 15 cu. ft. new unit. Can be seen in use. 625-2974 after 4 p.m. \$125.00.†††3-1p

GENSE SWEDISH Stainless Steel Holloware on special thru September. Savings up to 30% Boothby's 7081 Dixie Hwy. 625-5100.†††3-2c

GARAGE SALE

GARAGE SALE, 5996 Hummingbird Clothing, toys, misc. Fri., 9-5.†††3-1c

GARAGE SALE: Sept. 14-15. 3651 Allen Road. Baby items, trikes, toys, snow tires, furniture, riding lawnmower, etc.†††3-1p

JAENICHEN'S GREENHOUSE Garage Sale being held in green house. Mens, womens, childrens clothes, many almost new, great for school. Antiques, camera's, furniture and avon bottles. Lots of misc. at rock bottom prices. Start Thursday 9045 Dixie Hwy.†††3-1c

GARAGE SALE: Sept. 17-21, 5415 Drayton Road. Clothing, furniture, glassware, miscellaneous.†††3-1c

GARAGE SALE: Downtown Holly, corner Maple and Saginaw. September 14-15, 10 a.m. to 5 p.m. Large selection furniture, antiques, china, books, clothing. Sponsors: N.O.C. Historical Society Museum Fund.†††3-1c

TYPEWRITER ribbon, adding machine tape. Clarkston News, 58 Main St.

HELP WANTED

MATURE WOMAN—preferably experienced as kitchen help about 30 hours per week. Call Clarkston Cafe. 625-5660.†††3-1c

WOMAN FOR LIGHT cleaning. 5 mornings a week, 9-12. Call Clarkston Cafe 625-5660.†††3-1c

CLEANING LADY for 2 half days per week. Call 625-5565.†††3-1c

HELP WANTED: Live in babysitter for motherless 3 and 4 grade girls. Lawyers beautiful home in Grand Blanc, no housekeeping. Prefer older woman. Excellent salary plus room and board. Call 232-3141 Flint.†††3-1c

PART-TIME morning help. Minimum wages for light housekeeping and babysitting. 625-8220.†††3-1c

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

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

HOUSEKEEPER in motherless home. One 14 yr. old boy, call after 5. 682-3788.†††3-1c

UNLIMITED opportunities, a chance to grow with new local company. Interviews 3-5 p.m. Monday thru Friday. 2311 Dixie Hwy. Pontiac.†††2-2c

HOUSECLEANING 3 half days a week. Make your own time, other help on the premises. Call 625-5178.†††3-1c

REAL ESTATE

BY OWNER: 3 bedroom brick ranch, family room, Tan and Davis Lake privileges. \$44,900. 628-2971.†††3-1c

We have need for Real Estate sales people, licensed or unlicensed, an excellent training program for those not licensed.

The Clarkston area is growing!! Why not grow with it in an unlimited profession? Call now for confidential interview.

MC ANNALLY REALTY CO.
39 S. Main St., Clarkston
625-5000

3 BEDROOM house in the Clarkston School District. Call 625-2613.†††3-1c

MARCO ISLAND Florida condominium on the Gulf. Sleeps six, Color TV, air conditioned, golf, pool, fishing, shelling. Available by week - summer reservation.†††3-tfc

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

BESSIE FOREMAN ESTATES Exclusive 3 acre home sites. Wooded or cleared. Independence Township. Land Contract terms. Call now - Only 4 left. Ask for Norma Lussier.

FE8-4114 or 636-2211
Royer Realty
3-2

REAL ESTATE

ORTONVILLE AREA. Like new aluminum ranch home with country kitchen. Walkout 24 ft. redwood deck. Extra large master bedroom plus 2 more. Shag carpeting throughout. Close to lake. Immediate possession. Only \$25,900. Owner. 625-8147.†††2-2c

ESTATE, at All-Bright Shores, 2 large waterfront lots with cottage, all carpet, fireplace, nice boat house, cash price, \$21,500.

2 WATERFRONT lots with neat 2 bedroom cottage, natural gas, partly furnished. A restricted subdivision with private road. \$15,900.

ALL-BRIGHT SHORES REALTY
1239 E. Estey Rd.
Rt. 2, Beaverton, Michigan
Charles E. Swinson, Broker
Phone (517) 435-7833 3-1p

FOR RENT

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

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

WORK WANTED

MOTHER OF 1 desires Babysitting in evenings. 625-8631.†††3-2c

BABYSITTING in my home. Experienced with references.†††3-1c

BABYSITTING in my home. Sashabaw and Clarkston Road area. 625-3404.†††2-3c

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

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

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

ATTENTION working mothers in need of full time babysitter. Reliable, experienced, married woman and mother wishes to care for children in my home. \$40.00 per week. Clarkston Village. 625-8458.†††3-tfc

WILL BABYSIT in my home. Excellent references. 625-2404.†††3-3p

AUCTION

AUCTION SALE: Sept. 15, 10:00 a.m., at the home of Howard Jewell, 5836 Andersonville Rd., Waterford, Mich. Plenty of antiques, sideboard, black walnut reed organ, round oak table, Columbia Victrola, Majestic Radio, other furnishings and dishes.†††3-1c

INSTRUCTION

PIANO LESSONS. Reasonable fee. 625-2433.†††3-2c

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

RIDING LESSONS. English and Western. Hill and Dale Riding School. 1261 Brauer Rd., Oxford. 628-3007.†††29-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.†††3-1

TAP & BALLET INSTRUCTION. Pre-school through adult exercise and tap. 625-1549.†††2-2c

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

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

VILLAGE SEWING Basket in Clarkston offers basic sewing and stretch classes; knitting and crocheting classes. Classes now starting. 625-2422.†††3-tfc

CERAMIC CLASSES. Beginners and Advanced. Daily classes, Monday thru Friday. 625-3142.†††3-4c

CERAMIC CLASSES. Healey's Ceramic Studio is now taking registration for fall classes. Qualified experienced teacher. Fee, \$1 per lesson. 628-6826.†††3-4c

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, 628-3007 for further information. Watch for our barrel racing classes.†††36-tfc

PIANO LESSONS

in my home
Carol Walter Gillis
625-5591
Located in Clarkston Village
†††1-tfc

GUITAR instruction. Weekly lessons. \$9.00 a month. Sigrid and Eric Gruenberg. 625-4583.†††2-tfc

PETS

FREE. Two male tabby kittens, wormed and trained. Must find homes or will be taken to the shelter. 625-1639.†††3-1c

BEAUTIFUL DOGS by Bonnie's Grooming. Professional quality show or pet. No tranquilizing. All breeds! Satisfaction guaranteed. By appointment. 625-8594.†††11-tfc

FREE PUPPIES. Collie & shepherd. 625-2825 or 625-2831.†††3-1c

LOST

ALL-BLACK CAT. Off Waldon Rd. 625-5378.†††3-1p

ANTIQUES

SOMERSET MALL antique show and sale. Troy, Michigan. Sept. 17-22. Monday, Tuesday, Wednesday, Saturday 9:30-5:30. Thursday, Friday 9:30-9:00. Free admission. Free parking. 3101 E. 12th St. 625-2345.†††3-1c

WANTED

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

NOTICE

NOTICES. Antiques, Swaps, Swap Meet and Flea Market — Sunday September 23. Gingellville Community Center. 3575 Baldwin Rd. 1½ miles north off I-75 — Pontiac exit.†††3-1

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

WOULD THE WOMAN with 4 sons who witnessed the motorcycle accident on Elizabeth Lake Rd. in front of McMullin, Pontiac on Aug. 28th at 1 p.m. please call 666-2365.†††3-1c

AUTOMOTIVE

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

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

1973 CAPRICE 4-door, air, vinyl roof, electric door locks, rear window defroster, AM-FM radio and tape deck. 10,500 miles. Under warranty. \$3900. 625-8877.†††3-3c

1973 MONTE CARLO

\$3,900.00
7810 Caberfae
Clarkston
3-1c

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

SERVICES

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

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

GEORGE'S CARPET CLEANING

Super Shampoo with hygienic foam—powerful wet vacuum and special nap up treatment for all carpeting. Call now for early appointment. 625-4067.†††3-3dh

WEDDING INVITATIONS ON SALE AT THE CLARKSTON NEWS



SERVICES

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

COMPLETE HOME MAINTENANCE CARE

Free Estimates

625-2675

3-2c

G. BULL & SON

Excavating
Sewer Hook-ups
Water
Footing
Master plumber
1940 Lakeville
Oxford, Michigan
628-4658

ALUMINUM and vinyl siding and trim, canyon stone, gutters, roofing, windows, doors etc. Deal with complete confidence. No high pressure salesman. Deal direct with owner. Licensed and insured. Call Rudy. 363-7631.†††3-tfc

LEGAL NOTICE

STATE OF MICHIGAN

The Probate Court for the
County of Oakland
No. 113,964

Estate of Douglas Coy Emerson, Minor
NOTICE OF HEARING

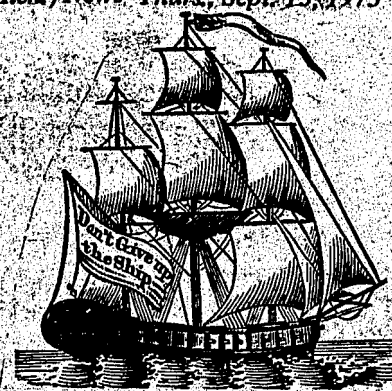
TAKE NOTICE. On the 3rd day of October, 1973 at 9 a.m., in the Probate Courtroom, Oakland County Court-house, Pontiac, Michigan, before the Honorable Eugene Arthur Moore, Judge of Probate, a hearing will be held on the petition of Sylvia Given for appointment for a guardian for the purpose of consenting to adoption of said minor.

Dated: August 30, 1973

Kahn, Kollin and Mandel
Attorney

207 Pontiac Mall Office Bldg.
Pontiac, Michigan 48053

Subscribe to the News by phone. Call 625-3370. Just \$5.00 a year in Michigan.



Welcome Aboard

The Clarkston News

Welcome back to these friends

Neal Gaddis
James Schultz
Richard Wilton
Harold Lee
Leon Whitehead
Peter Ohrnberger
Paul Tungate
Charles Gates
Ray Novotney
Vera Hubbard
James Miller
Lloyd Anderson
Joe Ruhala
Douglas Fortin
Floyd Siebert
Harold Westover
John Bodette
William Wilson
Jack Hooper
David Willson
Dennis Martin
Terry Lopuchi
Mrs. J. Mann
Special Services Office
Christopher Kennedy
Alger A. Strom
E.S. Strapp
Walter Brancheau
Evelyn DeMond
James Kast
William Vandermark
Elmer Simko
James Cowen
Norman Daniels
Mike Daniels
Henry Watson
John B. Walker
Noel Keener
Dale Angell
William Porritt
James Chipman
A.W. Foster
Joel Cohen
Sally Lindeman
Helmut Maier
Ted Benscoter
Dale Sanchez
Dennis Lankton
Marimoor Contruction
Dom Mauti
Norman Miller
Francis Larkin
Glad to have these friends with us.
Nia Kraud
Edward Kelly
Opal Tellerico
Heidi Bass
Mrs. Katch
Arline Moore
George Kloc
Cadet James Loba
Thomas Hereford
Ken Johnson
Debbie Squiers
Jacob Drake

JUST RECEIVED... Shipped



New shipment of paper tablecloth...

The Clarkston News has it in

40x300 rolls... just \$4.80

at 5 S. Main St. Clarkston
at 625-2345

New and shiny faces

Remember the first week of school? The introduction to the mystery of kindergarten? Bailey Lake students found out what it was all about last week and Pat Braunage, the photographer, found their reactions interesting.



Eric Livingston and Eric Lewis find fun with blocks.



Aaron Hennig counts pages.



Stacy Savage crones a truck.



Aaron Hennig explores the mystery of an abacus.



Ruth Acton
discovers Lincoln Logs.



A Bailey Lake kindergarten class gets introduced to "Ten Little Indians."

Springfield Township

ZONING ORDINANCE

No. 26

Oakland County, Michigan

Effective Date:
October 13, 1973

Supplement to The Clarkston News - Clarkston, Michigan
Thursday, September 13, 1973

PROPOSED DRAFT
TOWNSHIP OF SPRINGFIELD

OAKLAND COUNTY, MICHIGAN

ZONING ORDINANCE

TITLE

An Ordinance enacted under Act 184, Public Acts of 1943, as amended, governing the unincorporated portions of the Township of Springfield, Oakland County, Michigan, to regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence and for public and semi-public or other specified uses; and to regulate and limit the height and bulk of buildings and other structures; to regulate and to determine the size of yards, courts, and open spaces; to regulate and limit the density of population; and for said purposes to divide the Township into districts and establish the boundaries thereof; to provide for changes in the regulations, restrictions and boundaries of such districts; to define certain terms used herein; to provide for enforcement; to establish a Zoning Board of Appeals; and to impose penalties for the violation of this Ordinance.

PREAMBLE

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided for the purpose of promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township by protecting and conserving the character and social and economic stability of the residential, commercial, industrial and other use areas; by securing the most appropriate use of land; preventing overcrowding of land and undue congestion of population; providing adequate light, air and reasonable access; and facilitating adequate and economical provision of transportation, water, sewers, schools, recreation and other public requirements and by other means all in accordance with a comprehensive plan; now therefore:

ENACTING CLAUSE

THE TOWNSHIP OF SPRINGFIELD ORDAINS:

ARTICLE I - SHORT TITLE

SECTION 1.00 This Ordinance shall be known and may be cited as "The Springfield Township 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, 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 constructed 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: The property abutting one side of a street and lying between the two nearest intersecting streets, or between one intersecting street and a railroad right-of-way, unsubdivided acreage, river or stream; or between any foregoing and any other barrier to the continuity of development.
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.
13. BOARD OF APPEALS: The Zoning Board of Appeals of Springfield Township.
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 building is situated.
18. BUILDING HEIGHT: The 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. (See sketch).
19. BUILDING LINE: A line parallel to the front lot line at the minimum required front setback line. (See sketch). (Also see setback line).
20. CEMETERY: Land used or intended to be used for burial of the human dead, and dedicated for such purpose.
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. DISTRICT (ZONING DISTRICT): A portion of the Township of Springfield within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.
24. DRIVE-IN: A business establishment serving food and/or beverages that is 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 vehicles or to serve patrons at the establishment who will consume the food and/or beverages while in the motor vehicle and on the premises of the drive-in establishment.
25. 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.
26. DWELLING, MULTIPLE-FAMILY: A building or portion thereof containing three or more dwelling units.
27. DWELLING, ONE-FAMILY: A detached building containing one dwelling unit.
28. DWELLING, TWO-FAMILY: A detached building containing two dwelling units.
29. 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.

30. **ENTRANCE RAMP:** A roadway used for access from a feeder road to a limited access highway.

31. **ERECTED:** Built, 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.

32. **ESSENTIAL SERVICES:** 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, communication, 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.

33. **EXCAVATION:** Any breaking of ground, except common household gardening, general farming and ground care.

34. **EXCEPTION (SPECIAL EXCEPTION):** A use specified in this Ordinance as permissible in a use district only if special conditions are met.

35. **EXIT RAMP:** A roadway used for access from a limited access highway to a feeder road.

36. **FAMILY:** An individual or a group of two or more persons related by blood, marriage or adoption (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.

37. **FARM:** A tract of land of not less than four (4) acres in single ownership or single operation on which agriculture is the principal use.

38. **FENCE:** A partly obscuring structure serving as a physical barrier, marker or enclosure, but excluding a masonry wall.

39. **FILLING:** The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.

40. **FLOOR AREA:** Area measured to the exterior face of exterior walls and to the centerline of interior partitions.

41. **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 headroom 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).

42. **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.

43. **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.

44. **GASOLINE SERVICE STATION:** See Automobile Service Station.

45. **GARAGE, REPAIR:** See Automobile Repair Garage.

46. **GARAGE, PRIVATE RESIDENTIAL:**

An accessory building occupying not more than seven percent of the total lot area to be used for the storage of motor vehicles and of not more than one commercial vehicle with no public shop or service facilities in connection therewith.

47. **GARAGE COMMUNITY:** An accessory building for the storage of non-commercial vehicles, with no public shop or service facilities in connection therewith.

48. **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.

49. **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.

50. **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 between a building and a street or highway.

51. **HOME OCCUPATION:** An occupation, activity or hobby

that is traditionally or customarily carried on within the walls of a dwelling unit, provided:

a. That such occupation is incidental to the residential use to the extent that not more than twenty per cent (20%) of the usable floor area of the principal building or fifty per cent (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 not more than one employee other than members of the resident family.

e. That no sign of any nature is displayed.

52. **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.

53. **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.

54. **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.

55. **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.

56. **LODGING HOUSE:** See Boarding House.

57. **LABORATORY:** An establishment devoted to scientific, industrial or business research and experimental studies including testing and analyzing, but not including manufacturing of any nature.

58. **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.

59. **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.

60. **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.

61. **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.

62. **LOT COVERAGE:** That part or per cent of the lot occupied by principal buildings.

63. **LOT DEPTH:** The horizontal distance between the front and rear lot lines measured along the median between the side lot lines.

64. **LOT, INTERIOR:** Any lot other than a corner lot or through lot.

65. **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, which shall be at least ten (10) feet from the rear lot line, and shall be 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.
66. **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.
67. **LOT, THROUGH:** A double frontage lot, not a corner lot, having a street for both front and rear lot lines.
68. **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.
69. **MAJOR THOROUGHFARE:** An arterial street which is designated as a major thoroughfare on the Thoroughfare Plan for Springfield Township.
70. **MARGINAL ACCESS ROAD:** A service roadway parallel to a feeder road, which provides access to abutting properties and protection from through traffic.
71. **MASTER PLAN (COMPREHENSIVE PLAN):** The official comprehensive plan for the development of Springfield Township, including but not limited to graphic and written proposals for thoroughfares, parks, schools, public buildings, land use and the general physical development of the Township.
72. **MARQUEE:** A roof-like structure of a permanent nature projecting from the wall of a building.
73. **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.
74. **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.
75. **MOBILE HOME PARK:** A lot or parcel of land used or intended to be used as a site for mobile homes, together with any building, structure, enclosure, street or facility used or intended to be used incidentally to the harboring or occupancy of mobile homes.
76. **MOTEL:** See Hotel.
77. **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.
78. **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.
79. **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.
80. **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.
81. **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.
82. **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.
83. **OCCUPIED:** Used in any way at the time in question.
84. **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.
85. **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.
86. **OFF-STREET LOADING SPACE:** A facility for the loading and unloading of trucks and other vehicles other than on or directly from a public right-of-way.
87. **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.
88. **PROPERTY LINES:** The lines bounding a lot, the lot lines.
89. **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.
90. **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.
91. **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 land or by his family.
92. **ROOMING HOUSE:** See Boarding House.
93. **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.
94. **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 Township of Springfield.
95. **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.
96. **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.
97. **SPECIAL EXCEPTION:** (See Exception).
98. **STABLE, PRIVATE:** An accessory building for the keeping of horses for non-commercial use of the residents of the principal building on the lot, excluding the keeping of horses for others or for commercial riding or boarding.
99. **STABLE, RIDING OR BOARDING:** A stable other than a private stable, carried on within an unplatted parcel of land of not less than forty (40) acres.
100. **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.
101. **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.
102. **STREET:** A public thoroughfare which affords the principal means of access to abutting property.
103. **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.
104. **STREET LINE:** (Right-of-way Line) The dividing line between the street and a lot.
105. **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.
106. **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.
107. **TRUCK STORAGE:** An area used for the temporary storage of private trucks or trucks for hire.
108. **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 Township or area 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.
109. **USE, ACCESSORY:** A subordinate use which is not independently identifiable as a separate use, but which is incidental to the principal use on the lot.

same lot or parcel.

110. **USE, PRINCIPAL:** The primary and chief purpose for which a lot or parcel is used.
111. **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.
112. **WALL:** An obscuring structure of definite height and location, constructed of masonry, concrete or similar material.
113. **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:
- 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.
 - 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, both open spaces shall be considered front yards with setbacks as required in each particular zoning district.
 - 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.
114. **ZONING DISTRICT:** See District.
115. **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 Township of Springfield is hereby divided into the following Zoning Districts:

RC - Recreational District
R-1, R-2, R-3 and R-4 - One Family Residential Districts
RM - Multiple Family District
R-MH - Residential Mobile Home Park District
C-1 - Local Business District
C-2 - Highway Business District
C-3 - Freeway Service District
M-1 - Light Industrial District
M-2 - Heavy Industrial District
PUD - Planned Unit Development 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, Township of Springfield 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.

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:

- 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.
- Where district boundaries are so indicated that they approximately follow lot of record lines such lines shall be construed to be boundaries.
- In unsubdivided property, or where a district boundary divides a lot of record, the location of such boundary, unless shown by dimensions on the Zoning Map shall be determined by use of the map scale shown thereon.

SECTION 3.03 - Conformity to Ordinance Regulations:

- 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.
- 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 the Ordinance, the Zoning Board of Appeals, or the Zoning Board of Appeals, in reevaluating and, following each application for such permission.

the Board shall apply the standards contained in Section 18.02 of this Ordinance and any special conditions imposed in this Ordinance.

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 Township's recreational and open space inventory. Recognizing that substantial area of the Township land area is devoted to public and private recreation activities, the provisions of the RC District include those activities which will encourage full utilization of the Township's recreational potential.

SECTION 4.01 - Principal Uses Permitted:

- State, County, Regional and/or Municipally owned parks.
- One-family detached dwellings provided such use is restricted to staff and officials of said park facility.

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 a recommendation of the Township Planning Commission and approval of the Township Board.

- Golf courses (but not including golf driving ranges and so-called par-3 courses), related clubhouses, and recreation areas all subject to the following conditions:

- Any use permitted herein shall be developed only on sites of at least fifty (50) acres in area; all ingress 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.
- No clubhouse, maintenance or equipment storage building shall be located closer than fifty (50) feet to any property line.
- Whenever a swimming pool is constructed said pool areas shall be surrounded with a protective fence, six (6) feet in height, and entry shall be provided by means of a controlled gate.
- All storage, service and maintenance areas when visible from adjoining residential-zoned land shall be obscured from view by a wall at least six (6) feet in height.

- Public riding and boarding stables, subject to the following conditions:

- Stables and paddock areas for instruction or confinement of horses shall be located at least three hundred (300) feet from any property line.
- Manure shall be kept covered, shall be regularly treated so as to properly control flies and insects, and be located no closer than one hundred (100) feet to any exterior property line.

- Private noncommercial recreational areas; institutional or community recreation centers; nonprofit swimming pools, all subject to the following conditions:

- Any use permitted herein shall not be permitted on a lot, or group of lots of record, except in those instance 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.

- 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.

- Front, side and rear yards shall be at least fifty (50) feet wide, and shall be landscaped in trees, shrubs and grass.

- Buildings erected on the premises shall not exceed one (1) story in height.

- 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.

- Cemeteries, subject to the following conditions:

- The cemetery shall be located on unplatted land, on a site of at least ten (10) acres.
- All access shall be provided from a major or secondary thoroughfare, having a right-of-way width of at least eighty-six (86) feet as indicated on the Major Thoroughfare Plan.
- All sides of the cemetery shall be screened.

from any residential view by providing a continuous wall, not less than six (6) feet in height, measured from the surface of the ground, or a chain link-type fence with greenbelt.

- d. Approval shall be contingent on a satisfactory drainage plan approved by the Township.
- e. Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a dedicated right-of-way.

5. Signs, as provided in Section 15.07.

SECTION 4.03 - Accessory Uses Permitted: Accessory buildings and uses, including private garages, garden houses, tool houses, play houses, noncommercial greenhouses, noncommercial swimming pools of not more than thirty-five (35) feet in length, private stables on lots or parcels containing at least four (4) acres for the first horse and an additional two (2) acres for each additional 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 XXIII 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, R-2, R-3 AND R-4 ONE FAMILY RESIDENTIAL DISTRICTS

SECTION 5.00 - Intent: The R-1, R-2, R-3 and R-4 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.

Agricultural and farming activities may also be permitted within the residential districts on parcels and lots which are of adequate size to accommodate such a use in conjunction and/or separate from single family residential uses.

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

1. One-family detached dwellings.

- 2. Agriculture, farming, keeping of livestock, horses, sheep, goats, and/or similar animals subject to the following conditions:
 - a. Minimum site of four (4) acres in size.
 - b. Where animals are kept, minimum site size of four (4) acres for the first animal plus an additional two (2) acres for each additional animal.
 - c. Where animals are permitted, adequate protection to said animals shall be provided by the owner and/or tenant in the following manner:
 - 1) Adequate covered shelter shall be provided by the use of a barn, shed, pole barn, or similar enclosed structure to provide protection for the animals from inclement weather.
 - 2) Areas where animals are permitted to graze, feed, etc. outside of an enclosed building shall be fenced so as to contain said animals within the confines of the owners and/or tenants property.

3. Publicly owned and operated libraries, museums, neighborhood parks, and recreational facilities.

4. 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.
- 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 eighty-six (86) feet as indicated on the Major Thoroughfare Plan.

5. Signs, as provided in Section 15.07.

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

7. 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 (15) acres in area.
- 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. Where the entrance street to a college, university, etc. intersects the major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance street. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.
- c. 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.
- d. The lot on which the institution is located contains a minimum area of four hundred (400) square feet per pupil.

8. 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.

9. Horses shall be permitted subject to the following:

- a. Minimum site of four (4) acres
- b. Minimum of two (2) acres for each additional horse.

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 a recommendation of the Township Planning Commission and approval of the Township Board.

1. 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.
- d. Such nursery school use shall be located on a major thoroughfare having an existing and/or planned right-of-way of at least 120' in width.

2. Cemeteries subject to the conditions in Article IV, Section 4.02, sub-section 4.

3. Cluster Housing Option:

The provision of cluster housing within the various single family residential districts is intended to accommodate parcels of land that are immediately abutting major thoroughfares greater than 120' in width, have physical assets such as tree stands, unusual topographic conditions, water and/or swamp areas, or other readily identifiable land characteristic, which should be preserved, or parcels where such development could provide a transitional area of medium density residential use between a higher density residential use or any non-residential use of land. Land designated for the Cluster Option may or may not be platted under the provisions of the Subdivision Control Act. Further, dwelling unit types may be detached single family and/or attached single family depending upon the physical land characteristics and the type of development proposal considered by the Township.

- a. In order to apply for the Cluster Option designation for a parcel of land zoned for either R-1, R-2, R-3, or R-4 Single Family Residential, the parcel must meet one or more of the following locational characteristics:

- 1) The parcel is located immediately abutting and contiguous to an inter-county highway, and/or expressway as designated on the Master Right-of-Way Plan of the Oakland County Road Commission, said plan having been officially adopted by the Township.
- 2) The parcel of land possesses one or more of the following physical or locational characteristics:
 - a) Topography of the site exceeds twenty (20) percent slope.
 - b) Street slopes would exceed the maximum of six (6) percent on the site without mass grading of the parcel.
 - c) The area of open space planned accounts for at least twenty-five (25) percent of the total horizontal development area of the parcel, however land under water (lakes, streams, creeks, watercourses and similar bodies of water shall not be included in this computation).
 - d) The parcel contains a readily identifiable physical resource which is to be conserved by the developer. Items classified as a physical resource may include streams, watercourses, swamps, topographically sloped areas having a slope over 20 percent on at least 25 percent of the site, tree stands and/or other natural vegetation areas, and similar items.

- b. Maximum densities permitted and minimum lot sizes required within any Single Family Residential District shall be based upon the following modifications to the "Schedule of Regulations:

DISTRICT*	MAXIMUM DENSITY PERMITTED** WITH CLUSTER OPTION APPROVAL
R-1	1.0
R-2	1.4
R-3	2.9
R-4	3.6

* In no event shall a lot be deeper than four times its width.

** Land area under water not to be included in gross density calculation.

Overall density of the parcel shall not exceed the maximum allowable density for the parcel as developed without application of the Cluster Option.

- c. Single family dwelling units permitted within the Cluster Housing Option may be attached and/or detached, or any combination thereof within the scope of the following requirements:

- 1) The minimum setbacks of the residential district in which the land is located may be reduced to the following:

District	Minimum Yard Setbacks (in feet) For Each Unit*			
	Front	One Side	Total of 2 Sides	Rear
R-1	40'	20'	40'	25'
R-2	40'	10'	20'	25'
R-3	40'	10'	20'	25'
R-4	40'	10'	20'	25'

* Where attached single family is proposed, side yard setbacks shall be 40 feet as measured on a per structure basis, each structure having a maximum of four (4) units contained therein. Minimum distance between structures shall be 40 feet.

- d. The minimum floor area required for each residence shall be equal to the minimum requirements of the applicable Single Family Residential District in which the land is located.
- e. Where attached single family units are planned, the common walls of the dwelling units shall not overlap by more than thirty (30) percent of the lineal distance so as to effectuate an offset of each dwelling unit contained within a structure. In no event may common walls overlap by their full distance.
- f. Once the use of the Cluster Housing Option has been approved by the Township Board, Site Plan approval shall be required as provided for in this Ordinance.
4. Two 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 structure 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 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 having a minimum size of four acres for the first horse and an additional two acres for each additional horse, home occupations, off-street parking, storage of a single boat, small utility trailer, camping trailer, and/or motor home, owned by the occupant of the dwelling such storage to be permitted only in the rear one-third of the lot or parcel, and any other use customarily incidental to the principal uses enumerated in Sections 5.01 and 5.02 are permitted."

SECTION 5.04 - Area and Bulk Requirements: Refer to Article XIII 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 townhouses, 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:

- Any of the principal uses permitted under the provisions of Section 5.01 in a R-1, R-2, R-3 and R-4 District, subject to all regulations of such district.
- Multiple-family dwellings of a low-rise type, including but not limited to: row houses, terraces, townhouses, apartments provided all such uses have direct access to a paved County road or a County road that meets the current minimum specifications of the Oakland County Road Commission and provided further, where the entrance street to a multiple development intersects the major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance street. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.
- Rooming houses.
- Housing for the elderly, subject to the following:
 - 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 areas including but not limited to: central lounge and workshops.

- b. Parcels developed for elderly housing shall have direct access to a paved county road.

5. Signs, as provided in Section 15.07.

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 a recommendation of the Township Planning Commission and approval of the Township Board.

- Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.
- Nursery schools, subject to the conditions enumerated in Section 5.02 - 1.
- Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education, subject to the conditions enumerated in Section 5.01 - 7.
- 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 - 8.
- Private non-commercial recreational areas; institutional or community recreation centers; a non-profit swimming pool, subject to the conditions enumerated in Section 4.02 - 3.
- 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 of forty (40) feet, subject to the following conditions:

- 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.
- 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.

Where the entrance street to a general hospital intersects the major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance street. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.

- Ambulance delivery and service areas when visible from adjacent land zoned for residential purposes shall be obscured from view by a wall at least eight feet in height.
 - 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:
- 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.
 - 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.
 - The minimum distance between any structure and a property line shall be forty (40) feet.

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 XIII 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 VII - RMH - RESIDENTIAL MOBILE HOME DISTRICT

SECTION 7.00 - Intent: The RMH Residential Mobile Home Park District is intended to provide a suitable environment with adequate space and proper supporting facilities for families and persons living in mobile home parks.

SECTION 7.01 - Principle Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

- Mobile Home Parks: Each park to be located on a parcel of land of not less than forty (40) acres which area shall be fully developed for total occupancy prior to first occupancy, with the entire parcel under the control or ownership of a natural person, firm, co-partnership, association or corporation, together with any buildings, structures, enclosures, streets, drives, equipment or facilities used or intended for use incidental to the development and occupancy of such mobile homes, subject to the following regulations:
 - Site: All mobile home parks shall be located

on a site which is adequately graded so as to insure proper drainage and freedom from stagnant pools of water.

- b. Access to Public Roads: All mobile home parks shall have at least one property line abutting an existing or planned major thoroughfare having a right-of-way width of at least one hundred twenty (120) feet or more as indicated on the Major Thoroughfare Plan and all such uses have direct access to a paved County road or a County road that meets the current minimum specifications of the Oakland County Road Commission.

Where the entrance street to a mobile home park intersects the major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance street. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.

- c. Roadway Standards: All roadways in the mobile home park shall be hard surfaced, and shall meet all road construction standards of the Oakland County Road Commission. Curbing shall be required. Entranceway drives and other principal or collector roads shall have a minimum pavement width of forty-six (46) feet, of which the outer three (3) feet on each side shall be constructed as a sidewalk for pedestrian circulation. Entranceway pavements separated by an island or planting area shall have a minimum pavement width of twenty (20) feet in each direction.

All local roadway systems shall be so designed as to prevent the use of any such roadway for through traffic.

- d. Utilities: Each mobile home park and individual mobile home site shall be serviced by and connected to a water and sanitary sewer system having adequate capacity to serve the proposed development which shall meet all requirements and standards of the Oakland County Health Department, the Michigan Department of Natural Resources, and the Township.

All telephone, electric and other utility lines of any nature within the mobile home park shall be underground.

Each mobile home park shall have a master underground television antenna system. Exterior antennas shall not be permitted on individual mobile homes.

Fire extinguishers of a satisfactory type shall be maintained in good working order at such locations throughout the park as are required to meet fire safety standards established by the Township.

A-1 fuel oil and LP gas tanks shall be located on each trailer site in a uniform manner. All tanks shall be of an approved type to comply with building code standards and shall be equipped with vent pipes and with fused valves. All such tanks shall be elevated on noncombustible standards and placed on a concrete base, and painted a uniform color.

- e. Lighting: Service roadway, parking and service area lights shall be installed so as to permit the safe movement of vehicles and pedestrians at night. All lighting shall be so located and shielded as to direct the light away from individual mobile homes. A light intensity of one half foot candle minimum intensity per light is required.

- f. Greenbelts:

There shall be a fifty (50) foot wide earth berm constructed parallel to any public dedicated road abutting the mobile home park so as to screen the park from view from said public dedicated road. The earth berm shall be six feet in height, at its center above the mean elevation of the centerline of the public dedicated road adjacent to the mobile home park property or six feet above the actual elevation of the property along the property line. The berm shall have slopes not in excess of one foot vertical to four feet horizontal and shall be planted with grass, trees, and similar vegetation. Where the mobile home park abuts property zoned for single family residential purposes, a six foot high chain link fence shall be constructed on the park side of the boundary. In either berm and/or fence construction, proper maintenance of each shall be the responsibility of the mobile home park.

- g. Recreation Space:

There shall be provided in each mobile home park an area of not less than one thousand (1000) square feet per mobile home site for recreation purposes. Each such recreation area shall contain a minimum area of 20,000 square feet, shall be no longer than two times its width, shall be located no more than five hundred (500) feet from the furthest mobile home lot served and shall be properly developed for recreational use. Such recreation space shall be enclosed with shrubs or evergreen hedges placed no further than one (1) foot apart and not more than four (4) feet in height.

- h. Garbage and Refuse Disposal: There shall be provided in all mobile home parks a system of garbage and refuse disposal. Such system shall be reviewed and approved and shall meet the requirements of the applicable ordinance for the Township of Springfield.

- i. Business: No business of any kind shall be conducted at any location in a mobile home park except that of the management office.

parking: There shall be provided a minimum of

two (2) on site parking spaces per mobile home site. One additional parking space for each five (5) mobile home sites shall be provided in one or more parking compounds conveniently located and readily accessible to the lots which they are intended to serve. The parking of vehicles other than passenger cars and motorcycles is permitted; it shall be in areas, surrounded by a wall six (6) feet in height. Such space shall not be counted as part of required minimum parking space.

Each parking space shall have a minimum width of ten (10) feet and a minimum depth of twenty (20) feet. All parking spaces and parking compounds shall be surfaced with asphalt or concrete and in accordance with specifications adopted by the Oakland County Road Commission.

Compounds shall be drained so as to dispose of all surface water accumulated in the parking area within the confines of such area.

- k. Park Setbacks: No building or mobile home within the park shall be located within forty (40) feet of any public street; nor within thirty (30) feet of any other park boundary line. No mobile home shall be located closer than twenty-five (25) feet to any permanent building located within the park.

- l. Sidewalks: Concrete sidewalks at least three (3) feet in width and four (4) inches thick shall be installed in the mobile home park from the public entrance to all service facilities, recreation areas, parking lots and mobile home sites. Public walk areas shall not be included as part of required lot area.

- m. Mobile Home Stands and Walks: Each mobile home lot shall be provided with a concrete stand or apron, not less than fifty (50) feet long, twelve (12) feet wide and six (6) inches thick, and not less than the outside dimensions of the mobile home which shall be located thereon on concrete blocks or jacks. Each mobile home also shall be connected to tie rings affixed to its apron of such strength as to keep the mobile home stable during high winds.

- n. Skirting Canopies, Storage:

Skirting of each mobile home shall be required said skirting to consist of the same material that the exterior walls of the mobile home is constructed and the skirting shall be so installed as to completely enclose the open area located between the base of the frame of the mobile home and the ground.

Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sunroom purposes but not as a bedroom or sleeping quarters. Canopies or awnings must be made of materials which may be screened or glassed in with visual contact from three (3) sides, but shall not exceed twelve (12) feet in width or the length or height of the mobile home. A permit shall not be required for construction or erection of canopies or awnings which are open on three (3) sides. However, a permit shall be required before construction or erection of any screened, glassed in, or otherwise enclosed awning or canopy.

Each mobile home shall be provided with one utility cabinet, containing a minimum of three hundred sixty (360) cubic feet of storage space, which shall be uniform as to location throughout the park site and be bolted down to a concrete slab equal in size to the floor area of the cabinet. All cabinets shall be maintained in good condition and kept painted. In lieu of individual cabinets equal storage space may be provided in central storage buildings located within one hundred fifty (150) feet of each mobile home. No other outside storage (including storage under a mobile home) shall be permitted.

- o. Signs: One (1) free standing sign identifying the mobile home park, not more than fifty (50) square feet in area, may be maintained at or adjacent to the principle entrance to the park. It shall have no flashing illumination.

- p. Completion of Improvements: No mobile home shall be permitted to occupy space in a mobile home park until building permits are secured, applicable fees paid and inspections have been performed in accordance with the codes and ordinances of the Township of Springfield, in order to insure that the concrete stands are in place, all streets have been paved and properly drained, parking areas are complete, walks are in place, street lights installed and utility connections to each mobile home stand provided for. The boundary fence and berm shall also be in place or a bond or certified check in the amount of 100 percent of the estimated cost of such facilities shall be deposited with the Township Treasurer to guarantee completion of greenbelt planting and fence installation.

No individual mobile home site shall be occupied or re-occupied by a mobile home until properly placed on its stand, skirted, and connected to utilities through the proper issuance of the required permits and certificate of occupancy.

- q. Site Plan: Each application for a permit for development of a mobile home park shall be accompanied by a site plan showing all details of development.

- r. Space requirements - Maximum occupancy:

(1) The maximum number of occupants of a mobile home shall be limited to the number determined on the basis of the square feet of habitable floor area, exclusive of habitable space used for cooking and toilet purposes.

with the following formula:

(a) Three hundred (300) square feet for one or two occupants.

(b) One hundred-fifty (150) square feet for each additional occupant beyond two.

(2) Habitable space shall consist of a minimum ceiling height of eight (8) feet over fifty (50) percent of the floor area. Floor area where ceiling height is less than five feet six inches (5'6") shall not be considered in computing gross floor area.

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 a recommendation of the Township Planning Commission and approval of the Township Board.

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

SECTION 7.03 - Accessory Uses Permitted: Accessory buildings and uses, customarily incidental to the principal permitted uses enumerated in Sections 7.01 and 7.02 are permitted.

1. Utility building.

2. Carport (unenclosed).

3. Community building that may provide services for the residents of the mobile home park such as a laundromat.

SECTION 7.04 - Area and Bulk Requirements: Refer to Article XXIII 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-C-1 - LOCAL BUSINESS DISTRICT

SECTION 8.00 - Intent: The C-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, SDD and SDM licenses, 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 14.07.

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 a recommendation of the Township Planning Commission and approved of the Township Board.

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.

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.

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 disposal 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.

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 XXIII 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-C-2 - GENERAL BUSINESS DISTRICT

SECTION 9.00 - Intent: The C-2 General Business District is designed to provide for a wide diversity of business activities. In addition to retail uses a number of other activities, usually requiring considerable land area and access to major thoroughfares, are permitted. Uses in this district normally must have good automobile accessibility, but should not cause congestion on adjacent thoroughfares.

SECTION 9.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

1. Any principle use permitted under provisions of Section 8.01 in a C-1 District, provided such uses comply with all regulations of the C-2 District.

2. Automobile service stations, subject to the conditions enumerated in Section 8.02 - 1.

3. Auto wash establishments when enclosed in a building.

4. Veterinary offices, clinics and kennels, subject to the conditions enumerated in Section 8.02 - 2.

5. Bus passenger stations.

6. New car auto sales offices or showrooms, provided that any outdoor sales area for second-hand (Used) automobiles or trucks, as an adjunct to a new car sales establishment, shall be subject to the requirements of Section 9.02 - 1.

7. Mortuaries.

8. Clubs.

9. Churches.

10. Parking Garages.

11. Hotels and Motels.

12. Other uses similar to the above uses.

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

14. Signs, as provided in Section 14.07.

15. Where a group of more than three (3) commercial establishments are proposed for development on any one parcel of land as an integrated total unit on a major thoroughfare a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance to the development. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.

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 a recommendation of the Township Planning Commission and approved of the Township Board.

1. Outdoor sales lots for sale of second-hand automobiles or house trailers subject to the following:

a. The lot or area shall be provided with a permanent, durable, and dustless surface having an asphaltic or concrete binder, and shall be so graded and drained as to dispose within the site of all surface water accumulated within the area.

b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.

c. No major repair or major refinishing shall be done on the lot.

d. All abutting or adjacent property shall be zoned for Business or Industrial use.

- e. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sounds or music from being audible beyond the boundaries of the site.
2. Businesses of a drive-in nature, but not including outdoor theaters, subject to the following:
 - a. All buildings shall be set back at least sixty (60) feet from the right-of-way line of any existing or proposed street.
 - b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
 - c. The entire site other than that area occupied by buildings or structures shall be landscaped or provided with a permanent, durable and dustless surface having an asphaltic or portland cement binder and shall be so graded and drained to dispose within the site of all surface water accumulated within the area.
 - d. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sounds or music from being audible beyond the boundaries of the site.
 - e. All driveway approaches, road drainage, curbs and curb cuts shall meet the requirements of the agencies having jurisdiction thereof. Where the entrance to a business in the character of a drive-in intersects a major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.
 - f. All abutting or adjacent property shall be zoned for business or industrial use.
 - g. A wall at least six (6) feet in height shall be provided along any portion of the site which abuts a C-1 District.
3. Commercial outdoor recreation uses such as amusement parks, golf driving ranges, and similar uses, subject to the following requirements:

- a. All abutting or adjacent property shall be zoned for Business or Industrial use.
- b. A wall, at least six (6) feet in height shall be provided along the boundary of the site which abuts or adjoins a C-1 District.
- c. All driveway approaches, curbs, curb cuts and road drainage shall meet the requirements of the agencies having jurisdiction thereof.
- d. Devices for the transmission or broadcasting of voices or music shall be so directed or muffled as to prevent said sounds or music from being audible beyond the boundaries of the site.
4. The following open air business use, subject to the conditions enumerated:
 - a. Retail sales of plant materials not grown on the site and sales of lawn furniture, playground equipment, small boats (not to exceed eighteen (18) feet in length), and home garden supplies, when not located at the intersection of major thoroughfares.
5. Bowling alleys and similar forms of indoor commercial recreation, subject to the condition that no such use shall be located within one hundred (100) feet of any residential district.
6. Commercial dog kennels and pet cemeteries subject to the following conditions:
 - a. Minimum site size for each individually operated kennel shall be five (5) acres.
 - b. All kennel facilities exclusive of outside runs shall be located no closer than seventy five feet (75') to any property lines. All open runs shall be a minimum of two hundred feet (200') from all property lines.
 - c. All kennel facilities shall be approved by the Oakland County Health Department prior to obtaining approval by the Township Board.

SECTION 9.03 - Accessory Uses Permitted: Accessory buildings and uses incidental to the principal permitted uses enumerated in 9.01 and 9.02 are permitted.

SECTION 9.04 - Area and Bulk Requirements: Refer to Article XXIII 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 - C-3 - FREEWAY SERVICE DISTRICT

SECTION 10.00 - Intent: The C-3 Freeway Service District is designed to provide for servicing the needs of automobile highway traffic at the interchange areas of feeder roads and freeway facilities. The avoidance of undue congestion on feeder roads, the promotion of smooth traffic flow at the interchange area, and on the freeway, and the protection of adjacent properties in other zones from the adverse influence of traffic are prime considerations in the application of this district.

SECTION 10.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

- (A) Barriers: All development shall be physically separated from the feeder road by a curb and green-painted curb line having a minimum height

of three (3) feet at its center. The berm shall have slopes not in excess of one foot vertical to four feet horizontal and shall be planted with grass, trees, and similar vegetation. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessways.

(B) Accessways: Each separate use, grouping of buildings or grouping of uses as a part of a single planned development shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from the point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownerships, and accessways to the property cannot be provided in accord with the minimum three hundred (300) foot distance from the intersection of the feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.

1. Automobile service stations, parking garages and bus passenger stations.
2. Retail establishments to service the needs of the highway traveler including gift shops, restaurants.
3. Motels, hotels and transient lodging facilities, and travel trailer parks, subject to conditions listed in Section 14.05 - 3 of this Ordinance.
4. Automotive wash establishments when enclosed in a building.

5. Signs, as provided for in Section 14.07.

SECTION 10.02 - Accessory Uses Permitted: Accessory buildings and uses incidental to the principal permitted uses enumerated in 10.01 are permitted.

SECTION 10.03 - Area and Bulk Requirements: Refer to Article XXIII 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 XI - M-1 - LIGHT INDUSTRIAL DISTRICT

SECTION 11.00 - 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 nondetrimental. All uses in the district are intended to be compatible with one another. Since it is the intent of the Township to carefully conserve land in the M-1 Zone for manufacturing and related uses, only in exceptional circumstances will certain convenience services needed to serve the basic light industrial and related uses be permitted. 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 the Township of Springfield. 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 11.01 - Principal Uses Permitted: The following uses shall be permitted, each of which shall meet the performance standards described in Section 11.00, 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 molded 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, radio, 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 11.00.
17. Signs, as provided in Section 14.07.

SECTION 11.02 - 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 a recommendation of the Township Planning Commission and approval of the Township Board.

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 within an M-1 District.
 - b. Devices and controls adequate to meet the standards enumerated in Section 11.00 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 11.00 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 11.03 - 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 11.01 and 11.02 are permitted.

SECTION 11.04 - Area and Bulk Requirements: Refer to Article XXIII 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 XII - M-2 - HEAVY INDUSTRIAL DISTRICT

SECTION 12.00 - Intent: The M-2 Heavy Industrial District is intended to provide land for the more large-scale and intense manufacturing, fabricating and assembling uses. While such may occasionally produce external physical effects noticeable to a limited degree beyond the boundaries of the site, nevertheless every possible effort shall be made to minimize such effects.

SECTION 12.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

1. Any principal use permitted under the provisions of Section 11.01 in a M-1 District subject to all regulations of such District.
2. Any manufacturing or other industrial type or related use (including the assembly, alteration, cleaning, fabrication, finishing, machining, processing, production, repair, servicing, storage, testing or treating of materials, goods or products) which is not injurious or offensive to the occupants of adjacent premises by reason of the emission or creation of noise, vibration, smoke, dust or other matter, toxic and noxious materials, odors, fire or explosive hazards or glare or heat, including but not limited to the following:
 - a. Manufacture of motor vehicle equipment and parts, farm machinery and equipment, heavy industrial machinery and equipment.
 - b. Manufacture of major appliances.
 - c. Brick or building block manufacture.
 - d. Pressing, stamping or forming of major sheet metal parts.
 - e. Manufacture of iron, aluminum, bronze and other castings.

3. Certain uses which by their nature would be dangerous in a community with large residential areas are prohibited. This shall include the manufacture of explosives, gasoline and other crude oil by-products.
4. Signs, as provided in Section 14.07.

SECTION 12.02 - 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 a recommendation of the Township Planning Commission and approval of the Township Board.

1. Junk yards, subject to the following:
 - a. The entire site shall be enclosed on all sides by an obscuring masonry wall at least eight (8) feet in height and of sufficient strength to serve as a retaining wall.
 - b. Such site shall (except for frontage on a public street) abut only land located within an M-2 District.
 - c. Adequate standing and parking facilities shall be provided on the site so that no loaded vehicle at any time stands on a public right-of-way awaiting entrance to the site.
 - d. No burning of scrap products shall at any time be permitted except in an incinerator located not less than one hundred (100) feet from any property line or highway right-of-way. Emission of smoke, dirt, dust and fly ash shall be controlled through the use of electrostatic precipitators or other equipment of equal or better efficiency, which shall meet all the pollution control regulations of the State of Michigan, County of Oakland and the Township of Springfield.
2. Refuse and garbage incinerators subject to the following:
 - a. Such use shall be located on a site of not less than forty (40) acres.
 - b. Such site shall (except for frontage on a public street) abut only land located within a M-2 District.
 - c. The entire site shall be enclosed on all sides by an obscuring fence at least eight (8) feet in height or greenbelt 25' in width planted with grass, trees, etc. to provide complete screening.
 - d. All roads on the premises shall be improved with a hard surface to the specifications of the Township.
 - e. Adequate standing and parking facilities shall be provided on the site so that no packer or other collection vehicle at any time stands on a public right-of-way awaiting entrance to the site.
 - f. No part of the structure in which any incinerator furnace is housed shall be located less than two hundred (200) feet from any property line on the premises or less than four hundred (400) feet from any public street or highway right-of-way.
 - g. Emission of smoke, dirt, dust and fly ash shall be controlled through the use of electrostatic precipitators or other equipment of equal or better efficiency, which shall meet all air pollution control regulations of the State of Michigan, County of Oakland, and the Township of Springfield.
 - h. Loaded packer or other collection vehicles shall be unloaded and the loads placed in the incinerator within one hour after the vehicles arrival on the premises.
 - i. The proposed plan of operation of any garbage and refuse incinerator shall be approved by the Oakland County Health Department prior to issuance of a permit by the Township.
3. Truck terminals and storage yards subject to the following:
 - a. Adequate ingress and egress shall be provided from a major thoroughfare of at least one hundred twenty (120) feet right-of-way existing or proposed.
 - b. Such use shall not occupy an area greater than ten (10) acres.
 - c. Dispatching and business offices shall be subject to the requirements of the district.
 - d. Maintenance and repair facilities shall be conducted totally within an enclosed building.
 - e. There shall be no areas designated as parking areas on the property for storage of motor vehicles or trailers.

vehicles, or waste materials other than normal maintenance.

4. Sand and gravel excavating, mining and quarrying to include the processing of such excavated material subject to the following conditions:

- a. Upon application to the Zoning Board of Appeals for such a use, a Corporate Security Bond in an amount of not less than ten thousand dollars (\$10,000) plus five hundred dollars (\$500) per acre for each forty (40) acre parcel requested shall be deposited with the Township accompanied by the permit application. The purpose of said bond is to ensure grading, filling and compliance with the restoration provisions of this Ordinance etc. upon termination of such operations.
- b. Such permit application shall be annual in nature and shall be accompanied by an annual permit fee of three hundred dollars (\$300), said permit fee to be exclusive of the requirements in "a" above. The annual permit shall expire on December 31 of the year of issuance.
- c. All equipment shall be located no closer than five hundred (500) feet to the nearest abutting zoning district other than the M-2 District.
- d. No excavation or mining shall take place within one hundred (100) feet of the boundary of the zoning district in which the use is permitted.
- e. No excavation or mining shall take place within one hundred (100) feet of the nearest residential district and within one hundred (100) feet of the nearest road right-of-way line.
- f. All excavated and mined areas shall be fenced with a six (6) foot cyclone type fence along the property lines with appropriate ingress and egress points protected by gates.
- g. Upon termination of any excavation and/or mining operation either by the operator, owner, the Township through this Ordinance, and/or through judicial means, the land shall be backfilled and graded to the developer's site plan which was approved by the Board of Appeals.

Elevations are to be shown on the Site Plan which is presented to the Zoning Board of Appeals with the application

required, said plan prepared and sealed by a registered Land Surveyor or Registered Civil Engineer and shall show at a scale of 1" = 100' the entire site to be mined. The site plan shall have contour lines based upon U.S.G.S. Data with a contour interval of 10 feet. The site Plan shall graphically portray the overall development plan of the developer and include proposed roads, location of processing plant and accessory facilities, areas to be mined, and an indication as to the ultimate use of the land once the extractive operation has been completed. The site plan shall also show proposed screening berm areas, planting areas, and the perimeter fencing required by this Ordinance.

- h. Upon application for the initial operating permit required by this Ordinance, the Township Engineer shall review the site plan and report to the Zoning Board of Appeals as to the suitability of said plan for the anticipated development. The original site plan shall be retained by the Township for reference, checking the annual permit application and for comparison to elevations of reclaimed and renovated parcels.
- i. The developer of a sand and/or gravel operation shall be permitted to mine a net amount of 40 acres of land at any one time. Further, the processing plant, stock piles, storage of equipment and maintenance buildings shall be located on a separate parcel having a maximum size of 40 acres. Prior to obtaining a permit from the Zoning Board of Appeals for mining of additional lands, the developer shall provide the Zoning Board of Appeals with a site plan prepared by a Registered Land Surveyor or Registered Civil Engineer, at a scale of 1" = 100' with contour intervals of 10 feet based upon U.S.G.S. Data, of the previous 20 acre parcel which has been completed. This site plan will be compared with the original site plan of the parcel prior to mining to determine whether the developer has complied with the provisions of this Ordinance. The Zoning Board of Appeals at its discretion, may grant approval to variations from the original site plan in the event the developer wishes to make plan changes during the excavation of the entire parcel or parcels. Reclamation must be completed on at least 20 acres of the initial and/or subsequently approved 40 acre parcel which was mined prior to Board of Appeals approval of the next 40 acre increment.

- j. Reclamation of mined areas should be completed prior to requesting additional acreage for mining purposes. All excavated areas shall be back filled, graded and compacted with earth. Water producing excavated areas shall have been filled with water as provided for in the approved Site Plan. Such filling with earth shall insure that the site will not collect stagnant water or permit same to pond thereon, and that the final grading will produce a gently rolling topography which will minimize soil erosion. Such erosion control shall be provided by the use of approved ground cover. Where the original site plan provided for a water producing area, the developer shall provide a water producing area of equivalent size and capacity to the original site plan.

shall be a minimum of ten (10) feet below the average summer water level within the excavated area. Slopes adjacent to such water areas and adjacent to all reclaimed parcels shall have a slope not in excess of one foot vertical to four feet horizontal around the perimeter of said reclaimed parcel and/or water area.

- k. All excavations shall be screened from view by one of the following:

- (1) Construction of a raised earth berm area, along the boundaries of the property, six (6) feet in height, at its center above the mean elevation of the centerline of the public highway adjacent to the mined property or six feet above the actual elevation of the property along the property lines. The berms shall have slopes not in excess of one foot vertical to four feet horizontal and shall be planted with grass, trees, and similar vegetation.
- (2) Plantings of coniferous trees having a minimum diameter of 3 inches along the boundaries of the property with sufficient rows and depth to permit effective screening.

1. Hours of operation of the mining machinery and the processing plant shall be 6 AM to 8 PM. No hours of operation shall be permitted Sundays and legal holidays. This time period may be modified by the Board of Appeals.

- m. All sand and gravel districts operable under the provisions of this Ordinance shall have direct access to a major thoroughfare as designated on the inter-county right-of-way plan having a minimum right-of-way width of 120' and shall be improved to the specifications of the Oakland County Road Commission.

5. Sanitary land fills subject to the following conditions:

- a. Such use shall be located on a site of not less than forty (40) acres.
- b. The entire site shall be enclosed on all sides by an obscuring fence at least eight (8) feet in height or greenbelt 25' in width planted with grass, trees, etc. to provide complete screening.
- c. All roads on the premises shall be improved with a hard surface to the specifications of the Township.
- d. Adequate standing and parking facilities shall be provided on the site so that no packer or other collection vehicle at any time stands on a public right-of-way awaiting entrance to the site.
- e. No part of the structure or any portion of the sanitary land fill shall be located less than one hundred (100) feet from any property line on the premises or less than one hundred (100) feet from any public street or highway right-of-way.
- f. The proposed plan of operation of a sanitary land fill shall be approved by the Oakland County Health Department prior to issuance of a permit by the Township.
- g. Prior to approval of a sanitary land fill, the Township Board shall hold a public hearing on the proposed use, notification of such hearing to follow the publication statutes of the Township Rural Zoning Act.
- h. A surety bond shall be transmitted to the Township in an amount required by the Board at the time of approval of the use to ensure compliance with the provisions of this Ordinance. The amount of the surety bond shall be determined by taking into consideration the scale of the proposed operation, the probable costs of rehabilitating the property if default occurs in meeting the Ordinance standards, court costs, and similar items.
- i. An annual operating permit shall be issued by the Building Inspector upon his finding the land fill is in compliance with this Ordinance. The Township Board shall establish a fee to cover the cost of issuance of this permit and inspection of the land fill by the Building Inspector.

j. PHYSICAL REQUIREMENTS. In addition to the above, the following requirements are mandatory:

- (1) Refuse, rubbish or garbage fill shall be spread so that it can be compacted in layers not exceeding a depth of two (2) feet of compacted material. Any refuse so deposited shall be thoroughly compacted with heavy mechanical equipment weighing not less than ten (10) tons each. Following compaction, the refuse shall be covered with a layer of earth not less than six (6) inches in depth, within twenty-four (24) hours of the time of depositing, suitable for the growing of turf or other land uses permitted within the district. The Township Board, subject to the rules and regulations of the Oakland County Health Department and the Michigan Department of Health, may extend this time period to cover the waste beyond the twenty-four

(24) hour limit. A layer of suitable cover material compacted to a minimum thickness of 2 feet shall be placed over the entire surface of each portion of the final lift not later than one (1) week following the placement of refuse within that portion.

(2) The burning of refuse, rubbish or garbage at the site of any fill, is hereby prohibited. All precautions shall be taken to avert ignition by spontaneous combustion and suitable equipment shall be available to extinguish accidental fires.

(3) A temporary fence may be required by the Board to enclose the filling operations to prevent the scattering of refuse, rubbish or garbage and to control access to the site.

(4) Measures shall be taken to control dust and blowing paper. The entire area shall be kept clean and orderly.

(5) No filling of refuse, rubbish or garbage shall occur within five hundred (500) feet of any existing dwelling or any existing residentially zoned district (R-1, R-2, R-3 and R-4) unless written consent is secured from all adjacent residents or land owners within said limitation of five hundred (500) feet. These letters of consent shall be filed with the Building Inspector prior to the public hearing.

(6) Any road, other than a primary road as designated by the Oakland County Road Commission, used for the purpose of ingress or egress to said fill site, which road is also used as the main means of ingress or egress for any residence, shall be of a hard surface with cement or bituminous substance or such other substance as may be approved by the Oakland County Road Commission and the Township Board to a distance equal to the length of the road, but in no event for a distance greater than one (1) mile.

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

(8) Reasonable hours of operation for any permitted use under this section shall be as established by the Township Board.

(9) Conditions unfavorable for the production of insects and rodents shall be maintained by carrying out routine land fill operations promptly in a systematic manner. Supplemental insect and rodent control measures shall be instituted whenever necessary.

(10) The entire site, including the fill surface, shall be graded and provided with drainage facilities to minimize runoff onto and into the fill, to prevent erosion or washing of the fill, to drain off rain water falling on the fill and to prevent the collection of standing water.

(11) Permits issued according to the terms and provisions of this ordinance shall restrict the permit holder to a fill site which at any given time shall have an area no greater than ten (10) acres. Additional fill areas may be authorized by the Township Board upon completion of the prior ten acre fill area, provided said area was completed in compliance with this ordinance and all state and county regulations and further provided said ten acres fall within the legal description of that area originally applied for by the permit holder. The default or non-compliance by the permit holder with the terms and conditions of said permit, this ordinance or any state and county regulations shall constitute grounds for a denial of any such request for authorization of an additional ten acre fill site.

SECTION 12.03 - 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 Section 12.01 and 12.02.

SECTION 12.04 - Area and Bulk Requirements: Refer to Article XXIII 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 XIII - PUD - PLANNED UNIT DEVELOPMENT DISTRICT

SECTION 13.00 - Intent: The PUD Planned Unit Development District is intended to provide for the location of various types of planned land use on large parcels held in common ownership. Uses planned may include single family detached housing, single family attached housing, multiple family housing, local commercial business, office uses and similar activities.

On the basis of a total residential neighborhood it is further the intent of this District to permit the developer to vary the specific bulk, density and area requirements of this Ordinance subject to the approval of the comprehensive physical neighborhood plan by the Planning Commission and Township Board and subject to the requirements as herein set forth. It is also the intent of this District to encourage the provision of different housing types when undertaken on the basis of an overall comprehensive plan for the entire residential neighborhood which is designed to provide for a variety of housing types and densities.

the various housing types.

SECTION 13.01 - Principal Uses Permitted: The following uses shall be permitted, subject to any limitations described herein:

1. Any single-family residential use as a principal permitted use in the R-1, R-2, R-3 and R-4 One-Family Residential Districts.
2. Any two-family or multiple-family residential use listed as a principal permitted use, except for boarding or rooming dwellings, in the RM Multiple-Family Residential Districts.
3. Any commercial use listed as a principal permitted use in the C-1 Local Business District.
4. Any use permitted as Principal Uses Permitted Subject to Special Conditions subject to the particular conditions listed for each of the above districts listed in Section 13.01.

SECTION 13.02 - Required Conditions for Uses in the District: The application of the provisions of this Article and all uses permitted within the Planned Unit Development District shall be subject to the following minimum requirements:

1. Site size - minimum site for application of PUD District shall be one hundred twenty (120) acres.
2. Development Ratio:
 - a. A minimum of fifty (50) percent of the dwelling units planned shall be detached single family residential.
 - b. The amount of commercial and office use permitted within any one PUD shall be controlled by the following formula:

Total Number of Units	Maximum Commercial or Office Acreage Allowed
500 or Less	8.0 acres
501 to 1,000	15.0 acres
1,001 or More	25.0 acres

In no instance shall the amount of commercial or office acreage exceed twenty-five (25) acres in any one Planned Unit Development District.
 - c. Maximum density for single family residential attached and/or detached housing shall be 3.6 units per acre. Maximum density for multiple family residential shall be ten (10) units per acre. Land under water and/or any stream, creek, lake, watercourse or similar body of water shall not be included in the calculation of density.

3. Locational Requirements-

- a. At least one boundary comprising a minimum of one-fourth (1/4) of the perimeter of the entire PUD district shall border a Major Thoroughfare having a minimum existing or planned right-of-way of 120' in width as indicated on the Master Right-of-Way Plan of the Oakland County Road Commission.
- b. All the standards of the Article XXIII, "Schedule of Regulations" for the applicable Single-Family District shall be applied to an area approximately three hundred and sixty (360) feet in depth around the outer boundaries of the area proposed for any Planned Unit Development where said area abuts any Single-Family District. Development of this area shall be in complete conformity with the zoning requirements of the abutting Single-Family District and shall be developed with uses permitted in the Single-Family District adjacent thereto. The Single-Family area required herein may be penetrated by park, golf course, or other related open space, subject to the approval of the Township Board. The Township Board may vary this three hundred and sixty (360) foot of depth in those instances wherein the parcel in question cannot be practicably developed at that depth, based upon the following criteria:
 - (1) The parcel is of a narrow dimension and would not permit sound development of that portion remaining after the three hundred and sixty (360) foot of depth were subtracted from the total depth;
 - or
 - (2) The development of the remaining portion of the parcel in question would, due to topography and/or existing abutting development, and/or an abutting major thoroughfare, be more properly related to the development of an area greater or lesser than three hundred and sixty (360) feet deep.
- c. When the entrance street to a planned unit development intersects a major thoroughfare, a widening strip shall be constructed within the right-of-way of the Major Thoroughfare so as to provide adequate ingress and egress from the entrance street. Said widening strip shall be constructed in such a manner and in such a location as determined by the Oakland County Road Commission.

4. Site Plan Approval Required - Site Plan approval as required in Article XVI of this Ordinance by the Township Planning Commission and the Township Board shall be obtained by the developer prior to issuance of a building permit for any/or all of the proposed Planned Unit Development. If the developer chooses to apply for Site Plan approval of a portion of the property contained within the Planned Unit Development District, he shall initially apply for and obtain Site Plan approval on the entire district area. Aggregate parts of the overall approved site plan shall be in substantial agreement with the plan which was approved for the entire Planned Unit Development District.

SECTION 13.03 - Accessory Uses Permitted: Accessory buildings and uses, and including those uses customarily incidental to the principal permitted uses enumerated in Section 13.01 and 13.02.

SECTION 13.04 - Area and Bulk Requirements: Refer to Article XXIII 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.

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.

1. The Area and Bulk Requirements of the "Schedule of Regulations" Article XXIII may be modified to include the following variations with regard to the Single-Family detached residential areas of the PUD District not including any Single-Family detached residential areas located on the boundary of the district as required in Section 13.02, subsection 3. b.
 - a. Front yards may be reduced by twenty (20) feet but in no instance shall any front yard be less than thirty (30) feet.
 - b. Side yards may be reduced to ten (10) feet. At least twenty (20) feet of combined side yards shall be provided between buildings.
2. Areas designated for Multiple-Family Residential use shall meet the requirements of the RM District in Article XXIII "Schedule of Regulations", with the inclusion of the common open space area in the computations of density. Land area once used in computing density for one project area or use area shall not again be used to compute density in another.
3. Areas designated as Commercial or Office use shall meet the requirements of the C-1 District (Local Business) as outlined in Article XXIII, "Schedule of Regulations", and all other requirements of the Codes and Ordinances of the Township.

ARTICLE XIV - GENERAL PROVISIONS

SECTION 14.00 - Front Setback Variation: In instances where application is made at the same time for building permits for principal buildings to be located on three or more adjacent lots in a subdivision of record, the Zoning Board of Appeals, in order to avoid undue uniformity of construction, may authorize minor variations in front setbacks of such buildings. In deciding any request for such authorization the Board shall comply with the following standards:

1. No individual setback variation may differ in excess of two feet from the normally required setback in such district.
2. The setback variations for the several lots, when averaged, shall equal the required setback.
3. Setback variations shall be granted only to avoid undue construction uniformity on long blocks.

SECTION 14.01 - 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 non-conforming 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 non-conformities 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 non-conforming use of a structure, a non-conforming use of land or a non-conforming 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 generally 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. Non-conforming 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 non-conforming 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 non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
- c. If such non-conforming 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. Non-conforming 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:

Where a non-conforming 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 non-conformity.
- b. Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

4. Non-conforming 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 to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- b. Any non-conforming 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 non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming 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 non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the non-conforming use may not thereafter be resumed.
- e. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or ceases to exist for six (6) consecutive months or for twelve (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 non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

5. Repairs and Maintenance

On any building devoted in whole or in part to any non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing 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 Non-conforming Uses

Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use in such district.

7. Change of Tenancy or Ownership

There may be a change of tenancy, ownership or management of any existing non-conforming uses of land, structures and premises provided there is no change in the nature or character of such non-conforming uses.

SECTION 14.02 - 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 14.08, 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 any business (11)

building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

seats plus one (1) for each employee.

c. COMMERCIAL

- (1a) Autowash, hand or coin operated Four (4) waiting spaces at entry plus two (2) drying spaces at exit, all on exterior of building, shall be provided on the premises for each bay, plus one (1) space for each employee.
- (1b) Autowash, highspeed commercial Thirty (30) waiting spaces at entry plus two (2) drying spaces at exit, all on exterior of building, shall be provided on the premises for each wash lane, plus one (1) space for each employee.
- (2) Beauty parlor or barber shops Three (3) for each chair.
- (3) Bowling alleys Eight (8) for each bowling lane plus one (1) for each employee, plus required parking for each auxiliary use such as a restaurant, snack bar, etc.
- (4) Dance halls, roller rinks, exhibition halls and assembly halls without fixed seats One (1) for each seventy-five (75) square feet of gross floor area.
- (5) Establishments for sale and consumption, on the premises of beverages, food or refreshments One (1) for each one hundred (100) square feet of gross floor area.
- (6) Furniture and appliances, household equipment repair shops, showroom of a plumber, electrician or similar trade, shoe repair and other similar uses One (1) for each eight hundred (800) square feet of usable floor area. (For that floor area used in precessing, one (1) additional space shall be provided for each two (2) persons employed therein.
- (7) Auto Service stations Two (2) for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.
- (8) Laundromats and coin-operated dry cleaners One (1) for each two (2) machines.
- (9) Miniature or "par-3" golf course Three (3) spaces per hole plus three (3) spaces for employees.
- (10) Mortuary establishments One (1) for each twenty-five (25) square feet or assembly room floor space, parlors and slumber rooms.
- (11) Motel or hotel One and one-half (1½) spaces for each rental unit, plus one (1) additional space for each employee.
- (12) 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.
- (13) Retail stores except as otherwise specified herein One (1) for each one hundred and fifty (150) square feet of usable floor area.
- (14) 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 one hundred (100) square feet of usable floor area and eight (8) 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 and fifty (150) 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 (1) for each examining room or dental chair, plus one (1) for each doctor, dentist or employee.

e. INDUSTRIAL

- (1) Industrial or research establishments Five (5), plus one (1) space on site for every two (2) employees in the largest working shift, or one (1) space for every five hundred 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 seventeen hundred (1,700) square feet of usable floor space or whichever is greater.

SECTION 14.03 - Off-Street Parking Space Layout, Standards, Construction and Maintenance: Wherever the off-street parking requirements in Section 14.02 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

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:
- a. The office hours of the two buildings, or uses, in no way overlap, except for custodial personnel.
- b. The common parking lot meets the off-street parking requirements of the larger building or use plus fifteen (15) percent.
- c. 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. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

PARKING REQUIREMENTS NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE

SCHEDULE OF OFF-STREET USE

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 bedroom or less; two and one-half (2½) for each unit containing in excess of two bedrooms.
- (3) Housing for the elderly One (1) for every two (2) dwelling units; however should units revert to general occupancy, then two (2) spaces per unit shall be provided.
- (4) Mobile Home Park Two (2) for each Mobile Home site and one (1) for each employee of the park.

b. INSTITUTIONAL

- (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 or administrator plus one (1) 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, whichever is greater.
- (6) Senior High school and college One (1) for each one (1) teacher, employee, or administrator, and one (1) for each classroom, and one (1) for each ten (10) students, plus required space for auditorium.
- (7) Private clubs, or lodges One (1) for each three (3) persons allowed within the maximum occupancy load as established by the fire marshal, plus one (1) for each employee.
- (8) Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses One (1) for each two (2) member families or individuals.
- (9) Golf courses open to the general public except miniature or "par-3" courses Six (6) for each one (1) golf hole and (1) for each one (1) employee.
- (10) Stadium and sports arena or similar outdoor place of assembly One (1) for each five (5) seats or ten (10) feet of benches plus one (1) for each employee.
- (11) Theaters and similar places of entertainment One (1) for each one (1) employee.

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 Township. 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 onto the parking area only.

SECTION 14.04 - 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 commercial and related uses spaces shall be provided as specified in each use district or in connection with each specific use. All such spaces shall be laid out with minimum dimensions of ten by forty (10 x 40) feet, or four hundred (400) square feet in area, with a minimum height clearance of fourteen (14) feet.
2. For industrial and related uses authorized in M-1 and M-2 Districts spaces shall be laid out with minimum dimensions of ten by fifty (10 x 50) 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.
100,001 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 14.03 - 6.

SECTION 14.05 - Uses Not Otherwise Included Within a Specific Use District. Since the uses included in this section possess unique characteristics making it impractical to include them in a specific use district classification without further qualification, they shall be permitted only upon approval of the Township Board under the conditions specified below, and after receiving the review and recommendation of the Planning Commission. The Planning Commission shall hold a public hearing thereon in accordance with the provisions and policies as outlined in their Rules of Procedure. The Planning Commission shall forward its recommendation to the Township Board within thirty (30) days after such hearing has been held. These uses require special consideration since they may serve an area larger than the Township, require sizable land areas, or create unusual problems of control and/or safety, affecting the surrounding area. Those uses falling specifically within the provisions of this section are:

1. Outdoor Theaters: Because outdoor theaters possess the unique characteristics of being used only after dark and since they develop a concentration of vehicular traffic in connection with ingress and egress from their parking area, they shall be permitted only in the Industrial District subject to the following conditions:

conditions:

- a. The proposed internal site design of the facility shall meet Township standards relative to adequacy of drainage, lighting and other technical aspects.
 - b. Outdoor theaters shall abut directly onto a major thoroughfare of one hundred twenty (120) feet right-of-way or greater, as indicated on the Major Thoroughfare Plan.
 - c. Points of ingress and egress shall be available to the outdoor theater only from abutting major thoroughfares of one hundred and twenty (120) feet right-of-way or greater, and shall not be available from any residential street. All standards of the Township and other affected governmental agencies relative to driveways, acceleration and deceleration lanes, and related items shall be met.
 - d. Adequate off-street space shall be provided for vehicles waiting to enter the facility. Vehicles shall not be permitted to wait or stand within a public right-of-way.
 - e. The facility shall be so laid out as to prevent the movie screen from being viewed from adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within and directed onto the premises of the outdoor theater site.
2. Commercial Television and Radio Towers, Public Utility Microwaves and Public Utility T.V. Transmitting Towers: Radio and television towers, public utility microwaves and public utility high voltage transmitting towers and their attendant facilities shall be permitted in all districts subject to the following conditions:
 - a. Said use shall be located centrally on a continuous parcel of ten acres minimum size having a dimension at least equal to the height of the tower measured from the base of said tower to all points on each property line.
 - b. The proposed site plan shall meet Township standards relative to adequacy of drainage, lighting, general safety, and other technical aspects.
 - c. The proposed use shall be located on a parcel of land immediately contiguous to and abutting a Major Thoroughfare having an existing and/or planned right-of-way width of at least 120 feet as shown in the Master Right-of-Way Plan of the Oakland County Road Commission.
 - d. The proposed use shall not be located within one thousand (1,000) feet of any existing residential structure.
 3. Overnight Camping Facilities: Overnight camping facilities for tents, campers, and travel trailers may be allowed in the C-3 District only, provided the following conditions are met:
 - a. There will be no permanent storage of tents, campers, or travel trailers, and mobile home units designed for permanent residency will be prohibited.
 - b. Sanitary facilities must meet the minimum requirements of the Oakland County Health Department, and any other responsible health agency.
 - c. Any commercial facilities in the development must meet the requirements of Article XXIII - "Schedule of Regulations".
 - d. A detailed site plan must be submitted for any overnight camping facility request.
 4. Airports and Related Uses: Airports, landing fields, and platforms, hangars, masts and other facilities for the operation of aircraft may be permitted in the M-1 and M-2 Districts subject to compliance with the FAA Technical Order N-18, April 26, 1950 as amended July 30, 1952.
 5. Indoor riding stables provided that the following conditions are met:
 - a. Minimum site size of 40 acres.
 - b. No structures, tracks, staging areas, or off-street parking areas shall be located closer than 100 feet to any exterior property line.
 - c. One side of the parcel must directly abut and be contiguous to a Major Thoroughfare having an existing or planned right-of-way of 120' feet or more as shown on the Master Right-of-Way Plan of the Oakland County Road Commission.
 - d. No external commercial use shall be permitted outside of the indoor riding stable structure itself.
 - e. Off-street parking shall be provided in accordance with the provisions of this Ordinance concerning stadium and sports area facilities."
 6. Race Tracks for automotive, horse, dog or similar racing activity subject to the following conditions:
 - a. Minimum site size of 160 acres
 - b. Track, grandstand, service facilities such as stable, garages, off-street parking lot, etc., and all other structures shall be setback 500' feet from all exterior and interior property lines.
 - c. The parcel shall front on a public dedicated road having an existing right-of-way of 150' or greater, said road to be a paved County road having a minimum pavement width of 48 feet.
 - d. The parcel of land shall be so located as to have industrially zoned property on two sides and not being bordered by any residentially zoned land.
 - e. Off-street parking and off-street loading shall be provided in accordance with the provisions of this Ordinance concerning "Theaters and Auditoriums" and Industrial requirements respectively."

SECTION 14.06 - 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.

Plant materials shall not be placed closer than four feet apart.

- 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.
- 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:

- 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 14.07 - 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 in 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 Township and, where required, shall be approved by the Building Inspector and a permit issued.
- b. No sign, except those established and maintained by the Township, County, State or Federal governments, shall be located in, project into, or overhang a public right-of-way and dedicated public easements.
- c. No sign shall project above or beyond the maximum height limitation of the use district in which located, except that for a planned commercial development under one ownership, the Zoning Board of Appeals may modify the height limitation.

- d. All directional signs required for the purpose of orientation, when established by the Township, County, State or Federal governments, shall be permitted in all use districts.
- e. Signs shall be subject to the provisions of Section 14.10 Corner Clearance.
- f. Accessory signs shall be permitted in any use district.
- g. Non-accessory signs shall be permitted only in M-1 and M-2 Districts; except that non-accessory signs pertaining to real estate development located within the Township and designed to promote the sale of lots or homes within a subdivision being located within the Township may be permitted on a temporary basis (not over one year) in any residential district but shall not be located upon subdivided land unless such land is part of the subdivision being advertised for sale, and shall be subject to the requirements and conditions of all ordinances of the Township approved by the Building Inspector and a temporary permit issued.
- h. 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.
- i. Accessory ground signs may be located in the required front yard except as otherwise provided herein.
- j. No sign of any nature, excluding residential identification signs, shall be located closer than 660 feet to the edge of the right-of-way of any limited access highway.
- k. All accessory signs authorized by this Ordinance shall be located on the same lot or parcel that said accessory sign is advertising.

3. In addition to 1 above, the following requirements shall apply to signs in the various use districts as follows:

USE DISTRICT

- R-1 District
- R-2 District
- R-3 District
- R-4 District
- RC District
- PUD District (One-family only)

- RM District
- RMH District
- PUD District (Multiple only)

- C-1 District
- C-2 District
- C-3 District

- M-1 District
- M-2 District

SIGNS PERMITTED AND REQUIREMENTS

- a. For each dwelling unit, one (1) name plate not to exceed two (2) square feet in area indicating name of occupant.
- b. For structures other than dwelling 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.
- For rental and/or management offices in a multiple housing development, one (1) identification sign not exceeding nine (9) square feet shall be permitted.

"RM" and "RMH" Districts, 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.

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.

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.

Ground signs in the C-2 Districts shall not be located closer than two hundred (200) feet to any property line of any adjacent residential district.

The maximum amount of sign area permitted shall be one hundred (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 two hundred (200) square feet in total sign area for each establishment. Signs permitted shall pertain to business located within the Township of Springfield only.

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 one hundred (100) square feet in area.

Non-accessory ground signs of not over three hundred (300) square feet in area shall be permitted but shall not be located closer than two hundred (200) feet to any public right-of-way line and provided further that there shall be not less than one thousand (1,000) feet between non-accessory signs located on the same side of right-of-way. Signs permitted shall pertain to goods manufactured and services supplied only within the confines of Springfield Township.

SECTION 14.08 - Exterior Lighting: All lighting for off-street parking areas, outdoor recreation areas, playfields, 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 14.09 - 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 15.10. Corner Clearance, provided that such entranceway structures shall comply with all codes and ordinances of the Township and shall be approved by the Building Inspector and a permit issued.

SECTION 14.10 - 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 14.11 - Walls:

1. In addition to walls specifically required by other sections of this Ordinance, between the use district and uses listed below there shall be provided and maintained a wall of not less than six feet in height.

USE OR DISTRICT TO PROVIDE WALL

All vehicular parking and other off-street facility

C-1, C-2 and C-3 Districts

M-1 and M-2 Districts

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.

PROTECTED USE OR DISTRICT

All residential districts

All residential districts

All residential districts

R-1, R-2, R-3 and R-4 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 non-residential 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 purposes of public safety. All walls herein required shall be constructed of such materials and to such standards as shall be required by the Township.
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 Planning Commission determines the residential district to be a future non-residential 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 Planning Commission shall make a determination as herein before 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 wall the Zoning Board of Appeals under appropriate circumstances may permit use of a raised landscaped berm. The raised earth berm shall be located along the boundaries of the property be six feet above the actual elevation of the land along the property lines. The berms shall have slopes not in excess of one foot vertical to four feet horizontal and shall be planted with grass, trees, and similar vegetation.

ARTICLE XV - GENERAL REGULATIONS APPLICABLE TO AREA, HEIGHT, PLACEMENT USE AND NOISE

SECTION 15.00 - 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 15.01 - 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 on the same lot or parcel.

SECTION 15.02 - Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township, it being the intention hereof to exempt such essential services from the application of this Ordinance.

SECTION 15.03 - 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 15.04 - 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, belfreys, cupolas, domes, penthouses, water towers;

masts and aerials, 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 15.05 - Non-conforming Lots of Record: When the owner of a non-conforming 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 15.06 - 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.
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 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 15.07 - 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.

SECTION 15.08 - 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 15.06, 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) percent 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. When an accessory building is located on a corner lot, said building shall not be used prior to the principal building or use, except as a temporary construction facility for such principal building. Use of such facility shall terminate within thirty days after completion of the principal building. Such facility shall not be used for residential purposes.

SECTION 15.09 - 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 15.10 - 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 C-1, C-2, C-3, M-1 and M-2 Districts shall not exceed seventy-five (75) decibals between the hours of 6:00 a.m. and 10:00 p.m. nor more than seventy (70) decibals 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.

Section 15.11 - Moving Buildings:

Moving of buildings into and/or out of the Township shall be approved by the Township Board prior to such moving. Approval shall be contingent upon the Board determining that the following conditions have been met:

- a. Adequate insurance is provided to protect any improvements in the public right-of-way
- b. Adequate police protection has been arranged for with the appropriate police agency.
- c. Where a structure is moved into the Township, the structure must comply completely with all codes and ordinances prior to obtaining a certificate of occupancy.

ARTICLE XVI - ADMINISTRATION AND ENFORCEMENT

SECTION 16.00 - Enforcement: Except where herein otherwise stated, the Building Inspector shall enforce the provisions of this Ordinance.

SECTION 16.01 - Duties of Building Inspector: The Building Inspector shall have the power to grant building and occupancy permits, 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 issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with this Ordinance.

The Building Inspector shall record all non-conforming uses existing at the effective date of this Ordinance for the purpose of carrying out the provisions of Section 15.01.

Under no circumstances is the Building Inspector 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 conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may occur upon the granting of said permit.

SECTION 16.02 - Site Plan: The Building Inspector shall require that all applications for building permits shall be accompanied by plans and specifications including a Site Plan in triplicate, drawn to scale, showing the following:

1. The actual shape, location, and dimensions of the lot.
2. The shape, size, and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot.
3. 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.
4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

SECTION 16.03 - Permits: The following shall apply in the issuance of any permit:

1. **Permits Not to be Issued:** No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.
2. **Permits for New Use of Land:** No land heretofore vacant shall hereafter be used or an existing use of land be hereafter changed to a different class or type unless a certificate of occupancy is first obtained for the new or different use.
3. **Permits for New Use of Buildings:** No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.
4. **Permits Required:** No building or structure, or part thereof, shall be hereafter erected, altered, moved, or repaired unless a building permit shall have been first issued for such work. The terms "altered and repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the Township Building Code, or by this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

SECTION 16.04 - Certificates: No land, building, or part thereof, shall be occupied by or for any use unless and until a Certificate of Occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate.

1. **Certificates Not to be Issued:** No certificates of occupancy shall be issued for any building, structure or part thereof or for the use of any land, which is not in accordance with all the provisions of this Ordinance.
2. **Certificates Required:** No building or structure, or parts thereof, which is hereafter erected or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.
3. **Certificates Including Zoning:** Certificates of occupancy as required by the Township Building Code for new buildings or structures, or part thereof, or for alterations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.
4. **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.
5. **Records of Certificates:** A record of all certificates issued shall be kept on file in the office of the Building Inspector, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.
6. **Certificates for Dwelling Accessory Buildings:** Buildings or structures accessory to dwellings shall not require separate certificates of occupancy but may be included in the certificate of occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwelling.
7. **Application for Certificates:** Application for certificates of occupancy shall be made in writing to the Building Inspector on forms furnished by that Department, and such certificates shall be issued within five (5) days after receipt of such application if it is found that the building or structures, or part thereof, or the use of land is in accordance with the provisions of this Ordinance.

If such certificate is refused for cause, the applicant therefor shall be notified of such refusal and cause thereof, within the aforesaid five (5) day period.

SECTION 16.05 - Final Inspection: The holder of every building permit for the construction, erection, 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 final inspection.

SECTION 16.06 - Fees: Fees for inspection and the issuance of permits or certificates or copies thereof required or authorized under the provisions of this Ordinance may be collected

by the Building Inspector in advance of issuance. The amount of such fees shall be established by the Township Board and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.

SECTION 16.07 - Site Plan Review Required in Specific Districts: Site Plan Review and Approval of all development proposals within specific zoning districts is required by the following provisions. The intent of this section is to provide for consultation and cooperation between the developer and the Township Planning Commission so that both parties might realize maximum utilization of land and minimum adverse effects upon the surrounding land uses. Through the application of the following provisions, the attainment of the Master Plan of the Township will be assured and the Township will develop in an orderly fashion. It is also the intent of this Ordinance that the Planning Commission require the platting of parcels of property prior to the approval of Site Plans where it deems it necessary for the safety, health, and welfare of the Township after applying the standards set forth in this Ordinance.

1. A site plan shall be submitted to the Planning Commission for recommended approval of any use in RC, RM, RMH, C-1, C-2, C-3, PUD, M-1, and M-2 Districts, and further:
 - a. Any use or development for which the submission of a site plan is required by any provision of this Ordinance.
 - b. Any development, except single-family residential, for which off-street parking areas are provided as required in Article XIV - OFF-STREET PARKING REQUIREMENTS.
 - c. Any use in a C, M, RMH, RM, PUD District lying contiguous to or across a street from a single-family residential district.
 - d. Any use except single-family residential which lies contiguous to a major thoroughfare or collector street.
 - e. All residentially related conditional uses permitted in single-family districts such as, but not limited to: churches, schools, and public facilities.
2. **Criteria of Site Plan review:** The site plan shall be reviewed and approved by the Planning Commission upon finding that:
 - a. The proposed use will not be injurious to the surrounding neighborhood.
 - b. There is a proper relationship between major thoroughfares and proposed service drives, driveways, and parking areas so as to encourage the safety and convenience of pedestrian and vehicular traffic.
 - c. The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and the occupants of surrounding areas.
 - d. To provide for proper development of roads, easements and public utilities and to protect the general health, safety and welfare of the Township.
3. **Application Procedure for Site Plan Approval:** An application for site plan approval shall be filed with the Township Clerk at least 15 days prior to the next regularly scheduled meeting of the Planning Commission. A detailed site plan shall be presented indicating scale, north arrow, date, property line, dimensions, existing and proposed structures with appropriate setbacks and proposed streets, driveways, walks, open spaces, recreation areas, parking areas, and the location of appropriate screen walls and garbage receptacles. A fee may be established by the Township Board to cover the cost of processing such site plans.

4. **Site Plan Review and Approval:** The Township Planning Commission is hereby authorized to review and recommend approval or review and recommend denial to all site plans submitted under this Ordinance. Specific guidelines for consideration of each case shall follow the "Standards" Section 16.08 of the Zoning Ordinance. Each action taken with reference to site plan review shall be duly recorded in the minutes of the Planning Commission.

The Township Clerk shall refer all site plans included in this Ordinance to the Township Planning Commission for processing. After considering all information, the Township Planning Commission shall forward its recommendations of the site plan and all other pertinent data to the Township Board. The Township Board shall then make its determination of approval, denial or suggestions for modifications. Upon approval of the site plans by the Township Board, an application for a building permit shall be made by the petitioner in accordance with provisions of this Ordinance.

5. **Conformity to Site Plan Required:** When an applicant receives final site plan approval, he must develop the site in complete conformity with the approved site plan, except as modified by the Zoning Board of Appeals. The site plan approval shall be valid for a period of one year. If the project is not under construction within Building Permit at the expiration of the approval time, the site plan approval becomes null and void and the developer shall make a new application for approval. No time extension to site plan approval will be granted.

SECTION 16.08 - Standards for Uses Permitted Subject to Special Conditions:

1. **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 review by the Planning Commission and permission by the Township Board. On application, supplementing an application for a Building Permit, the Planning Commission and Township Board may grant a permit for such uses as are specified in the several Zoning Districts as requiring special permission. In granting such permit, the Planning Commission and Township 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 Planning Commission and Township Board, in arriving at its recommendation and 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 Planning Commission and Township 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 Planning Commission and Township 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, upon recommendation of the Planning Commission and approval by the Township, the Board of Appeals shall also have the power to grant variances as provided by this Ordinance.
- d. The Planning Commission and the Township Board shall find that the foregoing standards are substantially met by the applicant and shall so set forth in their official record of the proceedings.

ARTICLE XVII - ZONING BOARD OF APPEALS

SECTION 17.00 - Creation and Membership: There is hereby established a Board of Zoning Appeals, hereinafter called the "Board", which shall perform its duties and exercise its powers as provided in Act 184, of the Public Acts of 1943, as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety and welfare secured and substantial justice done. The Board shall be composed of the three following members:

- (1) The first member shall be the Chairman of the Township Planning Commission Board for the period of his term of office.
- (2) The second member shall be a member of the Township Board appointed by the Township Board, for the period of his term of office.
- (3) The third member shall be selected or appointed by the first two members of the Board from among the electors residing in the unincorporated area of the Township, for a period of three (3) years.

No elected officer of the Township nor any employee of the Township may serve simultaneously as a third member of or as an employee of the Board.

SECTION 17.01 - 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 17.02 - 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.
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 requires.

ments 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 requirements 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.
8. Permit the temporary installation of a mobile home on a single family residential lot or parcel with the following characteristics and conditions:
 - a. The person or person living in the mobile home are directly related by blood or marriage to the owners of the land.
 - b. In situations where the main or principal residential structure has been destroyed in whole or in part and therefore be made unlivable.
 - c. In situations where the main or principal residential structure is under construction.
 - d. In any case where the Board of Appeals permits the temporary installation of such a mobile home, the following conditions shall be met:
 - 1) Posting of a cash bond with the Township in an amount to be determined by the Township Board to guarantee compliance with the provisions of this Ordinance.
 - 2) Temporary permission shall be for a period of one (1) year.
 - 3) Connection to an approved public and/or private sewage and water system.
 - 4) Compliance with all setback area and bulk requirements for the appropriate residential district in which the land is located.

SECTION 17.03 - 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 Township.
 - 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 17.04 - Limitations on the Powers of the Board of Zoning Appeals:

1. The concurring vote of two (2) members of Board 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 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 any Zoning District except as when specifically empowered to do so.

SECTION 17.05 - 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 Township Board. 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. The Board of Zoning Appeals shall fix a reasonable time for the hearing of appeals and shall give due notice thereof as required by law. Notice of all public hearings conducted by the Board of Appeals shall appear in a newspaper of general circulation in the Township at least ten (10) days prior to the meeting date at which the item will be considered. Notice of the public hearings shall also be sent by first class mail to all owners of record who's property is located within 300 feet of the item to be discussed by the Board. The owners of record shall be taken from the Assessment Roll of the Township. A list of those owners mailed notices shall be kept on file in the Office of the Township Clerk. The actions of the Board shall not be affected with regard to receipt of the notice by the owners of record."
3. Any person may appear in person or be represented by a duly authorized agent.
4. 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.
5. 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.
6. 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 Township Board.

ARTICLE XVIII-CHANGES AND AMENDMENTS

SECTION 18.00 - 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.

SECTION 18.01 - Amendment Procedure:

1. The Township Board, from time to time, may determine that changes in the text of this Ordinance or changes in the Zoning Map may be necessary, such text and/or map changes only to be made after such change is to be considered by the Planning Commission. Said Planning Commission shall study and report its findings to the Township Board utilizing the procedures set forth in the Township Rural Zoning Act, that being Act 184 of the Public Acts of 1943 as amended.
2. Any addentory petition shall be filed by the owner of real property within the Township, said application petition being accompanied by a fee to be set by the Township Board. Petitions for amendments to the text of this Ordinance and/or the Zoning Map shall be filed with the Township Clerk and the fee paid to the Township Treasurer. The petition and supporting documentation shall be then transmitted by the Township Clerk to the Chairman of the Planning Commission for study and recommendation prior to a determination by the Township Board.

ARTICLE XIX REPEAL OF EXISTING ZONING ORDINANCE

SECTION 19.00 - Repeal: The existing zoning regulations of the Township of Springfield being the Springfield Township Zoning Ordinance Number Six adopted 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 afore-mentioned Ordinance, as amended, if the use so in violation is in violation of the provisions of this Ordinance.

ARTICLE XX - INTERPRETATION AND VESTED RIGHT

SECTION 20.00 - 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,

wise 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 20.01 - 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 XXI - ENFORCEMENT AND PENALTIES

SECTION 21.00 - 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 five hundred dollars (\$500) 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 21.01 - 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 XXII - SEVERANCE CLAUSE

SECTION 22.00 - 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 22.01 - 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.

NOTES TO SCHEDULE OF REGULATIONS - ARTICLE XXIII- SECTION 23.00, CONTINUED

A. Minimum Lot Area per Unit for RM District is as follows:

NUMBER OF BEDROOMS	MINIMUM SQUARE FOOTAGE	MINIMUM FLOOR AREA PER UNIT	MINIMUM LOT WIDTH
Efficiency Unit	3000	500	Dependent upon site plan arrangement and density.
1-Bedroom Unit	3000	700	
2-Bedroom Unit	4500	900	
3-Bedroom Unit	6000	1100	

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 Township. Where a parcel or lot is at an abutting intersection, the setback shall be measured the maximum height of 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:

B. In the event public utilities, such as 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 and/or community sanitary and water systems approved by the Township.

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 the provisions of this Ordinance, shall be deemed to be a part of this Ordinance.

ARTICLE XXIII - SCHEDULE OF REGULATIONS

SECTION 23.00 - LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:¹

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 SIDE	TOTAL OF TWO SIDES	REAR		
RC- RECREATIONAL	57,600 G	120'	2	25'	50' G	25'	50'	35'	1,000	30%
R-1 ONE-FAMILY RESIDENTIAL	57,600 G	120'	2	25'	50' C	25'	50'	35'	1,500	30%
R-2 ONE-FAMILY RESIDENTIAL	40,000 G	100'	2	25'	50' C	15'	30'	35'	1,200	30%
R-3 ONE-FAMILY RESIDENTIAL	20,000 B	100'	2	25'	50' F	15'	30'	35'	1,200	25%
R-4 ONE-FAMILY RESIDENTIAL	15,000 G	100'	2	25'	50' C	15'	30'	35'	1,000	25%
RM RESIDENTIAL MULTIPLE ²	A	A	2	25'	50' F	20'	30'	30' E	A	25%
RMH RESIDENTIAL MOBILE HOME	5,000	50'	2	15'	20'	10'	20'	20'	720	25%
C-1 LOCAL BUSINESS	-	-	2	25'	50' C	20' D	30'	50' E	-	-
C-2 GENERAL BUSINESS	-	-	3	40'	35' C	20' D	30'	50' E	-	-
C-3 FREEWAY SERVICE	-	-	2	25'	50' C	20' D	30'	50' E	-	-
M-1 LIGHT INDUSTRIAL	-	-	2	25'	50' C	30' D	40'	50' E	-	-
M-2 HEAVY INDUSTRIAL	-	-	3	40'	75' C	30'	40'	50' E	-	-
PUD PLANNED UNIT DEVELOP.	REFER TO ARTICLE XIV FOR REGULATIONS REGARDING PLANNED UNIT DEVELOPMENT DISTRICT									

¹ LETTERS REFER TO NOTES TO SCHEDULE OF REGULATIONS WHICH FOLLOWS.

² REFER TO ARTICLE VII FOR ADDITIONAL REGULATIONS.

USE DISTRICT	DEPTH OF GREENBELT*	AREA OF SET-BACK AVAILABLE FOR PARKING
AG	25'	25'
R-C	25'	25'
R-1, R-2, R-3,	25'	25'
R-4	25'	25'
RM	25'	25'
RMH	10'	15'
C-1, C-2, C-3	25'	50'
M-1	25'	75'
M-2	25'	25'
PUD	25'	25'

All single family residential lots containing the minimum square footage of lot size and the minimum road frontage shall have a maximum depth of four times the width of the

ARTICLE XXIV- EFFECTIVE DATE

SECTION 24.00 - Effective Date: Public hearing having been held herein, the provisions of this Ordinance are hereby effective, pursuant to the provisions of Section 11, of Act 184 of the Public Acts of 1943, as amended.

Made and passed by the Township Board of the Township of Springfield, Oakland County, Michigan, on this 5th day of Sept., AD, 1973.

1. Date of Public Hearing July 24, 1973
Claude A. Trim
2. Date of Adoption Sept. 5, 1973
3. Date of Publication Sept. 13, 1973
4. Date and Time Ordinance Shall Take Effect: Thirty (30) days from publication.

TOWNSHIP SUPERVISOR

J. Calvin Walters

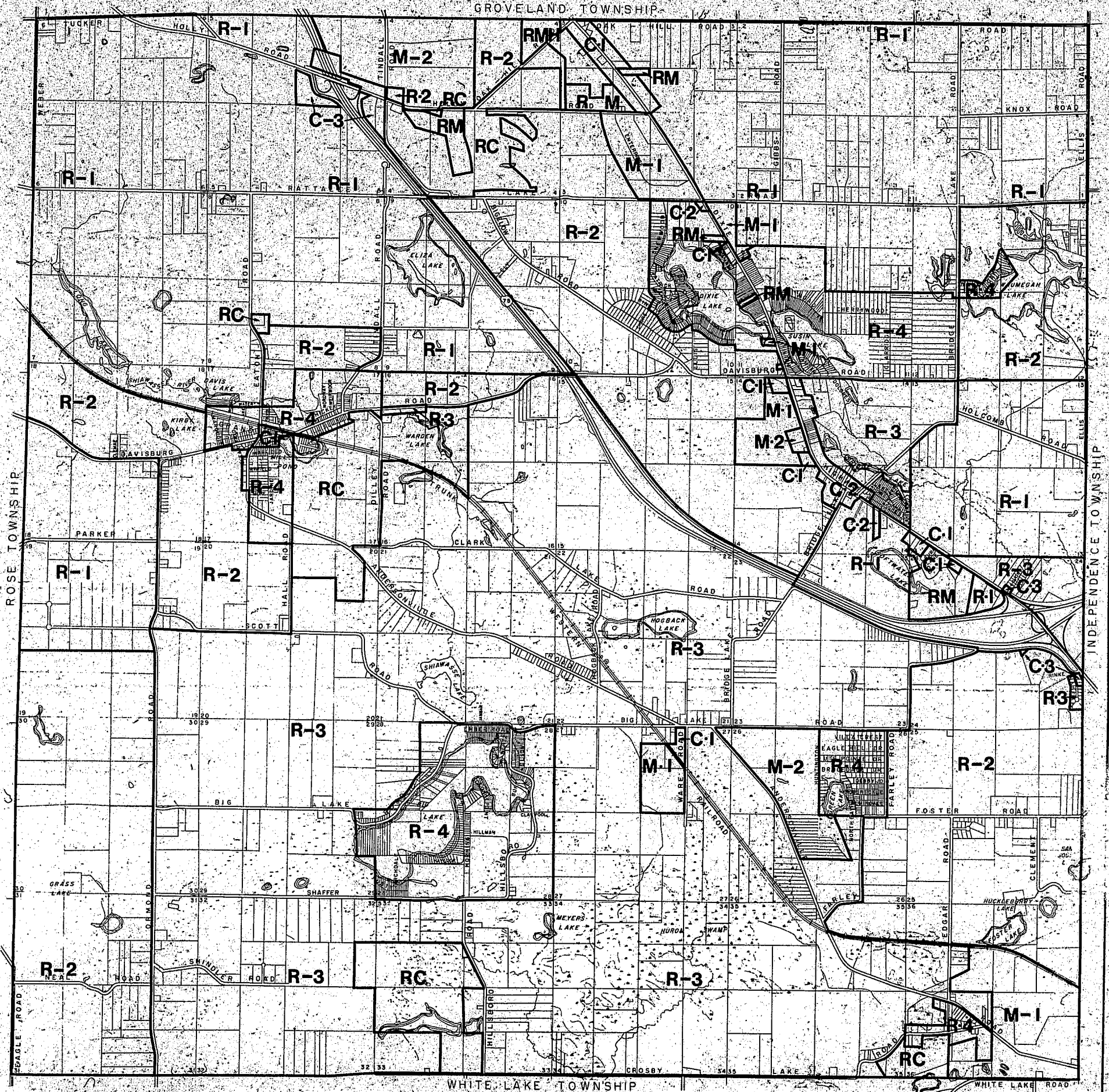
TOWNSHIP CLERK

- * 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. When the lot or parcel abuts directly to any watercourse, the front yard setback and the rear yard setback shall be a minimum of 50' on the watercourse side and the road side of said lot or parcel.
- "G. All lots and/or parcels must have the minimum lot size and minimum lot frontage as required and must front a dedicated public county road. This requirement may be modified upon application to the Zoning Board of Appeals provided that the following conditions are complied with:
- 1) Access to the lot and/or parcel shall be provided by a private driveway attached and contiguous to the parcel having a minimum width of sixty (60) feet.
 - 2) The minimum lot size shall be ten (10) acres upon which only one (1) dwelling unit may be constructed while access is provided by said private driveway.
 - 3) No other parcels shall be permitted access to and/or through the private driveway unless said driveway is improved to the specifications of the Oakland County Road Commission, dedicated to said Road Commission and accepted by them for maintenance.

In the event the minimum lot size permitted in the residential district is derived by dividing the initially approved parcel of ten acres or greater into smaller parcels, building permits for dwellings shall not be issued on the divided parcels until the private easement driveway is improved to the specifications of the Oakland County Road Commission, dedicated to said Road Commission, and accepted by them for maintenance. A private easement driveway shall serve only one (1) parcel and/or lot.

ZONING MAP

GROVELAND TOWNSHIP



ZONING DISTRICTS

RC	Recreation		RMH	Mobile Home Park
R-1	Residential	57,600 sq. ft.	C-1	Local Business
R-2	Residential	40,000 sq. ft.	C-2	General Business
R-3	Residential	20,000 sq. ft.	C-3	Freeway Service
R-4	Residential	8,000 sq. ft.	M-1	Light Industrial
RM	Multiple Family		M-2	Heavy Industrial

(ALL UNDESIGNATED AREA ZONED R-1)

MINIMUM LOT SIZE

Public hearing held
JULY 24, 1973 by
SPRINGFIELD TOWNSHIP
PLANNING COMMISSION

SPRINGFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

0 1000 2000 3000
FEBRUARY 1974

COMMUNITY PLANNING & MANAGEMENT, P.C.
UTICA, MICHIGAN

CALVIN WALTERS, TOWNSHIP CLERK do hereby certify
that the attached zoning map was duly adopted by the
TOWNSHIP BOARD of the TOWNSHIP of SPRINGFIELD,
this _____ day of SEPTEMBER, 1973 pursuant to ACT
104 of the PUBLIC ACTS of 1964, as amended.

Calvin Walters
TOWNSHIP CLERK
Date: 9/27/73

Alfred
TOWNSHIP SUPERVISOR

