

# Clarkston News

AWARD WINNING WEEKLY SERVING CLARKSTON, INDEPENDENCE AND SPRINGFIELD

Vol. 51 - No. 16 Thurs., Dec. 19, 1974

Clarkston, Mich. 48016

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## Santa takes Clarkston tots' Christmas lists

Saturday was a big day for the little people in Clarkston. Santa Clause came to town and spent the whole day.

The festivities began with a parade down Main Street sponsored by the Clarkston Area Jaycees and Independence Township police Services. Preceded by marching Christmas boxes, a clown, some rather strange looking animals, beautiful floats and lovely girls, good old Santa brought up the rear.

Brownies from Troop 109 dressed as Christmas packages were judged the best entry. Linda Sturgis' gymnastics group was awarded the prize for being the most original. The young gymnasts

cartwheeled their way through the parade route. Since the Jaycees co-sponsored the parade, they were given an honorary judges' award for the best float.

There were a total of 20 entries in the parade.

Following the parade, the crowd of children with parents in tow descended upon Santa's Shed in the Independence Township Hall.

There were about 800 handcrafted gifts for under \$2.50 available for the children to purchase for their parents, according to Cheri Crites, chairman of the shed program sponsored by the Clarkston Area Jaycettes. Mrs. Crites estimated that at least 500 people visited Santa's Shed.

Of the few items that were left, she said that some were taken to the Pine Knob Nursing home, and the rest were to be sold at the Jaycette's Auction Tuesday evening.

The jolly old fat man was there, of course, to lend a friendly ear to the children's Christmas requests.

But, the day was not over for Santa. Before returning to the North Pole, he had another stop at the children's variety show in the Clarkston High School auditorium.

Jeff Leak entertained the tots with his magic show. The children also enjoyed a Christmas carol sing-a-long accompanied by guitar and banjo, and a children's Christmas film classic was shown.

Bruce Shull deserves a special thank you from everyone for donning the white whiskers and the red suit. For what would a Santa's Parade and Christmas program be without the star himself?

## Youths accused of stealing skis

With dozens of ski thefts reported thus far, police last week made their first arrests of the season at Pine Knob Ski Resort.

Oakland County Sheriff's deputies charged two 18-year-old Warren youths with larceny of goods valued over \$100 after being summoned to the resort by security officer Glen Kramer Dec. 9.

Roy H. Smalstig and David J. Nelson stood mute at their arraignments on the felony charges before Clarkston District Judge Gerald McNally and were released on personal bonds pending preliminary examinations Jan. 7.

On the same day they were arrested, the sheriff's department also apprehended a juvenile they said had stolen skis from the resort.

## Paper sale is success

Rotarians have not yet totaled final figures on the results of their Goodfellows paper sale last week, but it appears there'll be an additional \$1,000 to spend for club projects as a result of the street sale.

## Clarkston News second place

The Clarkston News has been informed it was awarded a second place for general excellence in the national Newspaper Editorial Workshop Services fourth annual contest.

A certificate of award is on the way.

First place in our category went to the Orrville, Ohio, Courier-Crescent.

Our award was based on The Clarkston News' editorial, public service and reporting coverage of the fight to avoid positioning of a giant landfill in the township's northern section. Plans for such a landfill have been dropped from Oakland County's master plan, largely as a result of a concerted effort by residents of the township.

Points were also awarded on the basis of news writing, photography and typography.

The story was handled by Editor Jean Saile and Assistant Editor Pat Braunagel.

## Santa headed for Davisburg

Santa Claus will make his appearance on a fire truck when the Davisburg Area Jaycees hosts its annual Christmas Party for children at 7 p.m. Friday at the Springfield Township Hall. He'll have a gift for each child present, the Jaycees confide.

## Holiday issue to arrive early

Merry Christmas!

The Clarkston News will print early next week so that your Christmas issue will be in your hands Tuesday, Christmas Eve.

Once again we're devoting a large quantity of the paper to the writings of your children -- their thoughts, their feelings, and their humor.

Because of the early deadline, we will be able to accept news and advertising for next week only until 3:30 p.m. Friday.

The Clarkston News office will be closed the afternoon of Christmas Eve.



*It was well worth the wait to reach Santa's lap. After all the whispered requests from Clarkston tots at Santa's shed, Santa will be kept busy up until the big day.*



*Even little angels visited Santa's Shed Saturday.*



*Picking out just the right gift for mom requires a lot of thought.*

# Employability, class goal

by Jo Ann Carlson

Class sessions for Pat Crowley's Clarkston junior and senior high block students in office occupation departed a bit from the normal routine last Friday.

Instead of pounding away at typewriters or whatever, the students were learning tips on skin care. Each girl, armed with a hand mirror, was busy cleansing and moisturizing her face.

These grooming tips were all part of a 10-hour course sponsored by the Pontiac Business Institute. The course, titled Charisma, was taught by Penny Dresser, a public relations representative from the Institute.

Besides showing the girls how to keep their skin in shape, Miss Dresser also provided pointers on visual poise. The girls practiced the correct way of walking, sitting, and putting on and taking off coats.

"This course is totally geared toward attaining the hidden skill of employability," Miss Dresser explained. "We're concerned about how they look for job interviews."

Besides skin care and visual poise, the students also received pointers on personality, manicure, diet and nutrition, hair care, make up, speech and wardrobe in other sessions of the course which stretched over five days.

Mrs. Crowley reported co-op students took the course earlier in the term.

"I have seen the difference it has made with the co-op girls," she said.



Cindy Phillips waits for further instruction while her facial mask dries.

## Fire monitor bid awarded

The Springfield Fire Department will soon have the 20 car monitors that it requested from the township board.

Several bids were received, and at last Wednesday's meeting the board accepted the low bid of \$85.25 apiece from Shand Electronics Inc. in Flint.

The board also approved the purchase of a new adding machine for the township treasurer. Treasurer Pat Kramer will get to pick out her own machine.

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## Meeting cancelled

There will be no Clarkston village council meeting December 23. The next council meeting will be held January 13.

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## GIFT IDEA



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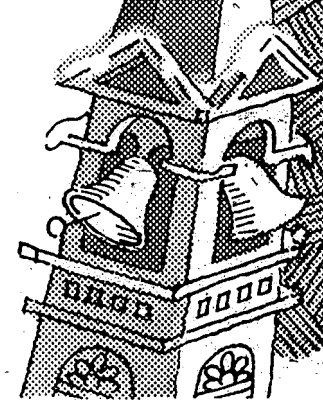
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## Senior citizen pancake breakfast

Clarkston Area Jaycees Craig Walters, Mike Madison, Jerry Keener and Dan Bullard check out the pancake recipe in preparation for their senior citizen breakfast which will be served free to retirees from 9 to 11 a.m. Saturday, December 21 at Clarkston United Methodist Church. Independence Supervisor Robert Vandermark will discuss senior citizen tax exemptions available to the guests.

## All but 1 comply with law

All but one of the four candidates in Independence and Springfield townships who had failed to file election expense reports by the deadline earlier this month have now complied with the law, according to Oakland County Clerk's election division.

Glenn Underwood, unsuccessful Republican candidate for supervisor in Springfield Township, has not filed and has been informed, the office said, that he has until December 19 to report. At that time, the elections division will turn the matter over to County

Prosecutor Brooks Patterson, workers said.

William Patrick, Democratic candidate for supervisor in the Independence Township has filed a report which states he spent \$737.66 and received contributions of \$595.

Tommie Fiorini Jr., who ran unsuccessfully for constable in Independence, has reported he spent no money and received no contributions. The same is true of the report filed by Charles Ball who was reelected constable in Springfield, the county reported.

## Shop lifting slow in Clarkston

Christmas may be a time for good cheer, but it is also traditionally regarded as the season for increased activity among shop lifters.

From the comments of several Clarkston shop owners, slight of hand artists must be concentrating their efforts in larger stores.

However, for those who feel that a stolen gift is better than none, Kathy Roberts, owner of Kathy's Books, has a word of advice.

Although, not having noticed any cases of shop lifting in her store in the last month or so, Mrs. Roberts said, "I've learned from past mistakes. It's mostly kids who shop-lift in my store."

"The things about a small shop is that when someone takes something, we know who took it and watch them closely the next time they come in. Even though we can't prove it, we certainly know who it is and warn other shop owners," she revealed.

According to Mrs. Roberts, teenagers are not the only culprits. Some paper muppets were stolen from her store once, which would suggest the work of a very young thief.

Joan Kopietz, owner of Tierra Arts and Designs, said that things do disappear every once in a while from her shop, and that she caught one owner of slippery fingers about a month and a half ago.

The thieves usually take jewelry and candles from her shop, she said. But stranger things have happened. Crosses have also disappeared from Tierra Arts and Designs.

Shop lifting is not as prevalent this Christmas as last, at Hallman Apothecary, owner Keith Hallman reported. He said he attributes the decrease to the closed circuit television cameras he had installed. When potential thieves know they are being watched, it tends to discourage them from lifting goods, he indicated.

A clerk in the drug store, Norma Bigger, maintained that the shop lifters are usually kids from small to big. Candy and erasers have a way of disappearing into pockets and mittens. Cosmetics and jewelry are other major

temptations to shop lifters, Hallman revealed.

"Apparently affluence has very little to do with who is involved," Hallman contended. "And there is no one reason for shop lifting," he added.

Mrs. Bigger said that Hallman handles each case differently when a shop-lifter is caught.

"He usually tries to find out why they steal. He tries to give the children every chance," she said.

If the individual freely gives his name and address, Mrs. Bigger said that the parents or school counselors are usually contacted. In cases where the information is refused, the police are contacted.

Director of Police Services for Independence Township Jack McCall said, "I don't think we have had any real problem with shop lifting in Clarkston."

He indicated that in cases where juveniles are involved, filing a petition in juvenile court is usually a last resort.

"We try to assist the individual and not damage their character," he explained.

## There's still time to mail cards

Though suggested "mail early" dates for Christmas greetings have come and gone, it's still not too late for cards and letters to be delivered by Christmas if mailed promptly, Postmaster Ray Klein said today.

"Most local residents already have mailed for Christmas," he said. "However, those who haven't should do so as soon as possible. Our goal is to have all mail available up to normal cut-off time on Tuesday, December 24 distributed and delivered that day."

To help speed the mail along its way, Postmaster Klein urged all to provide an accurate and legible address, including the ZIP Code.

## BAIT, zoning board clear the air

The air was cleared last Wednesday afternoon when a half dozen members of the Business Association of Independence Township (BAIT) sat down to an informational meeting with Jerry Powell and Mel Vaara of the Independence Township Zoning Board of Appeals.

Also in attendance were newly elected Township Trustee Fred Ritter, who favors expanding the present appeals board from three to five members, and Attorney Karl Karlstrom who had previously addressed BAIT in regard to the board's function.

"Members made \$973 last year, and we'll probably make about \$850 this year," said Powell. "We're there to serve, not to make money."

Powell had done a study of zoning board of appeals procedures in surrounding townships and he contrasted those with the local board which meets on demand, the members paid \$10 per case. About 85 cases costing the applicants \$45 each were heard this year, he said. All were decided in public.

Powell said Orion Township has a 3-man board, paid at the rate of \$20 per meeting, as opposed to a case basis. The group meets once a month. Applications cost the petitioner \$60, and

decisions on the 50 cases this year were made in open public hearings.

In Springfield Township, he reported a 3-man board is paid \$20 per meeting. There is no regular meeting night. About 10 cases are heard a year. Decisions are made in public. Applications cost \$50.

Pontiac Township has a 5-man board as of last August, the members of which are paid \$20 each per meeting. About 25 to 30 cases are heard annually. The cost to consider the variance is \$60, \$40 for each additional variance requested. Commercial and multiple applications cost \$150. Decisions are made in a closed session following a public hearing and the results announced later that same night.

Powell reported Brandon has a 3-man board, two members paid \$20 each per meeting, the chairman paid \$30 per meeting. The annual case load is about 25. Applications for variances cost \$70. Cases are heard in public, the decisions are made in private, and results mailed to the applicant.

Harvey Craft, BAIT chairman, also reported that Waterford Township has recently gone to a 5-man board and his information was that the township is happy with it. Applications for variances there cost \$60. Meetings are scheduled on a regular basis.

Powell said the Independence group met 20 times this year to review 92 cases, 13 of which were rehearings and costing the applicant nothing above his original \$45 application. The next meeting, Powell reported, will be December 19. He said cases have slowed considerably in the last months of this year.

He added the approval rate is 84 percent in Independence Township.

Powell contended the board does a good job and it is now constituted, but said he would not object to a regular meeting night. He said additional members would be appointed by the township board, and could become very political.

Karlstrom indicated the terms of appointees could be staggered to get away from political stacking of such a board. He also contended that payment on a case basis, rather than on a meeting basis, could pave the way for stricter requirements, more applications and generally unhealthy situation. He stressed, however, there was no indication of that happening now in Independence.

Figures were presented by both Powell and Ritter, based on guesstimates of future caseloads. Ritter contended that even with more members, should the board be paid on

a per meeting basis, there would be a chance of reducing the application fee.

Powell said costs to the township are \$11 for each case heard, over and above members' salaries. He noted this did not include attorney fees when they are necessary.

Vaara said it is not easy to find good appeals board members. He said seven people had been called before Bob Kraud accepted the last vacancy on the board.

He added that maybe the reason some people don't want to serve is that chairs and ash trays have been thrown at members, police have had to be on the scene at some meetings, and members have had to take a lot of verbal abuse.

Both Powell and Vaara said, however, they considered the job worthwhile. "We're all long time residents of the community, and we want to protect it," said Vaara.

He serves on the Zoning Board of Appeals because of his chairmanship on the Independence Township Planning Commission. Powell serves because he is a township trustee. Only Kraud, at present, is named by the township board to represent the average citizen of the township. His term expires this month.

# Home in the country worth inconvenience

by Jo Ann Carlson

You may have to drive eight miles to do your grocery shopping. After a heavy snowfall you might have to take your trash out by toboggan to the nearest public road.

Despite such inconveniences, for those who live far from suburbia and the city, living in the country in most cases translates to loving the country.

Betty and Robert Hecker moved to their present home on Bridge Lake Road from what Mrs. Hecker terms "subdivision U.S.A."

After living in Warren, Michigan, "where houses are 15 feet apart," Mrs. Hecker says, "we really appreciate the openness and space."

Even though she drives 10 miles to do her grocery shopping, and her car is always dirty with wheels out of line from the rutty roads, she says, "We feel the advantages for outweigh the disadvantages."

However, driving the kids to after-school activities does present some

problems for the Heckers. Mrs. Hecker reveals that the extracurricular activities for her three sons do slow down quite a bit in the winter.

Country living has curtailed many of the outside activities for the children of Mr. and Mrs. John Zander of 9300 Rattalee Lake Road too.

"They do miss a lot of after school activities," Mrs. Zander indicates, "but I don't believe in this running every night of the week. We live too far."

Having resided in Detroit and Flint previously, she says the family really loves the country life.

For the first 18 years in their present home, Mrs. Zander observes that she and her husband were virtually alone on their 20 acre s with no neighbors close by.

"Now everyone is moving out here with the big dreams of living in the country," she reports.

Mrs. John C. Shiff is another country living lover. Having always lived in the country, Mrs. Shiff says, "I just

wouldn't trade this life for the city, and neither would my husband, who was raised in the city."

The Shiffs' home is on an acre lot on Perry Lake Road. Located just a little over a mile from the village, their home is close enough to shopping to be convenient but far enough to preserve that flavor of country life.

Karen Eckert, who lives at 5036 Osseo Street, is one country dweller who says she feels the advantages do not outweigh to disadvantages.

"It's interesting, really pretty, but on

a practical basis, it's no fun."

She indicates that living eight miles from the village and five miles from the nearest grocery store makes shopping trips expensive.

You don't want to jump in the car for a 25 cent item. You learn not to forget so many things. I do miss the shopping convenience of the city," she contends.

Mrs. Eckert and her husband, Roger, came to their present home from Madison Heights.

"I got stuck five times the first winter I was here," she declares.

## Metamora farm opened for snowmobiling

The 615 acre Harold Best farm in Metamora Township, Lapeer County, has again been leased by the

Department of Natural Resources for free use by the general public for snowmobiling this winter. Snowmobile license money is used.

Al Phillips, Area Forester for the

DNR at Imlay City says that the area provides up to 10 miles of trail-like conditions with plenty of challenging hills. The entire area can be easily reached from the parking lot on dead-end Best Road off M-24. Beat Road goes west and is one mile south of the blinker light at Dryden Road. It is 3 miles north of the Oakland County line.

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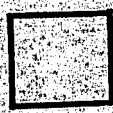
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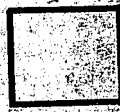
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## Editorial

### Where was the band?

It's too bad none of the Clarkston Schools bands were able to participate in Saturday's parade. We know they were in the midst of a busy season. We also know it's cold out there when you're marching and playing.

It must be noted that the vocal music department did appear to sing carols on the steps of Pontiac State Bank during the parade. I'm sure the presentation was enjoyed.

Nevertheless, the impression left was a lack of community spirit and a black eye for the schools' concern

about public relations.

Members of the Independence Township Police Services worked hard to bring about this first "real Christmas parade" for the community. Quantities of both time and money were invested.

Police in the past have volunteered their time and work for such items as the high school's Homecoming parade through town. An attempt is made to work closely and in a spirit of amicability regarding school problems.

Reciprocation would have seemed to be in order.

### What do you think?

Rev. Robert Walters, pastor of Calvary Lutheran Church, thinks we've perverted the celebration of the Christmas season.

He'd begin Christmas December 24—perhaps decorating the tree that night—enjoying family and celebrating the birth of Christ through January 6, when gifts, bought at post-Christmas sales, would be exchanged.

"Now we start the Christmas season on Thanksgiving Day and end it at approximately 3 p.m. Christmas Day," he says. "The real Christmas began with the birth of Christ and ended on Epiphany—January 6."

His January 6 gift exchange has some precedence. That's the day we commemorate in honor of the Magi's visit to the Christ child, and their presentation of gifts to him at that time.

### Community calendar

FRIDAY, DECEMBER 20

Basketball, Clarenceville (H)

SATURDAY, DECEMBER 21

Breakfast with Santa 8-11 a.m.  
Methodist Church

MONDAY, DECEMBER 23

Cl. Rotary 6:30

Athl. Boosters youth Asst. 7:30

Am. Legion Aux.

Job's Daughters

WEDNESDAY, DECEMBER 25

Merry Christmas

THURSDAY, DECEMBER 26

Ind. Twp. Planning Comm.

Story Hour

Womens Club

Eagles and Aux.

'If It Fitz ...'

## Christmas uncanceled

by Jim Fitzgerald



There was a Christmas, long ago, when my little boy told me he loved me more than Batman. Ah.

You may remember my brilliant suggestion, made 2 months ago, that President Ford could save the world by cancelling Christmas this year. And you probably noticed he paid no attention to me. Neither did my family.

Thousands of starving people have been advised by President Ford to clean up their plates. This nation is choking on Arab oil but won't quit gulping it at 70 mph. Statistics prove disaster is as inevitable as overpopulation but world leaders continue to condemn birth control and doctors dispense fertility pills that produce 6 babies at a pop. Hordes of auto workers can convert their lunch-buckets into terrariums but the government keeps building freeways between Holiday Inns.

And so it goes. Everything is a mess.

President Ford said it would help to save energy and eliminate waste. He asked for suggestions on how to do it. I told him to cancel this Christmas. The money saved on unread Hallmark verses, unwanted toilet kits and unfilled wassail bowls would be enough to buy Saudi Arabia and move it to New Jersey in hour glasses.

And I told my family we would observe the holiday by sitting around the stump of last year's Christmas tree, singing "Brother Can You Spare a Dime?" and taking turns biting the same bullet.

I was not surprised that President Ford didn't respond to my brilliant idea. As pointed out last week, he can't hear a thing with that football helmet on. But my family's reaction was something else. As family breadwinner and Lord of All I Survey, I had at least expected a fair hearing. Negative, nix and never.

My brilliant idea didn't have a prayer. My wife and kids simply

refused to believe I could possibly be serious.

So December at our house this year has been the same as every year. Every time the doorbell rings it's the United Parcel man with more packages ordered by my wife, the catalog queen of the world. I write checks with my head turned for fear I'll see the balance. And my wife cried when the first card arrived. It brought Season's Best Wishes from the Sun Life Assurance Co.

"I love Christmas because I love to give things to people I love," my wife said lovingly, "and you and President Ford are not going to ruin it for me."

"If you don't give me a present I'll take back what I said about you and Batman," said my little boy who is now a 6-footer whose hero is something called Frank Zappa.

So here I am, a Scrooge trapped in a family of elves. I don't want any

We'll be getting the Christmas tree this weekend. Rather, Doug has announced he's getting the Christmas tree this weekend. He didn't like the one Mike picked out last year.

It's okay. Mike won't like the one Doug picks out this year either.

Our new expanded living room holds a 17-foot tree. Last year Mike brought it home through a snowstorm, put it up, and we endured a 24-hour rain storm in the living room while the branches dripped dry.

Once that was complete, some of the branches cut-off the bottom had to be inserted in obvious bare spots. But all in all, I thought it turned out to be a pretty decent looking tree. Doug hasn't forgotten, however.

As you can see the kids have taken on the annual family feud that Jim and I once considered our personal property. It's remote now, sort of peaceful in a way. The cast of characters has changed, but the play's the same.

It starts out with the lights. "You haven't got any around here on this side."

"There's two red bulbs next to each other!"

"What do you want to hang those big ornaments near the top of the tree for?"

"How come you hid my gingerbread man?"

"The angel's crooked!"

"Your tinsel's drooping!"

"Put the icicles on one at a time. Don't throw them!"

We decorate our tree in "early attic" as Pat is fond of saying. Some of the ornaments are nearly as old as I am. Some were purchased only last year.

Most of them have a story connected. They're each individual.

I like it that way, and I think the kids do, too. Each year after the tree is decorated and we all sit around speaking to each other again, the younger kids start the old "I Spy" game.

"I see something red and white and green," says one. "The ball at the top of the tree?" says another. "No," and so it starts.

Not for me artificial trees and only one color of ornaments.



### CHRISTMAS STORY

One night my mom and dad said, "That Santa Claus is going to come." I said, "Ahh, pool Santa Claus isn't going to come." Then I was watching T.V. After watching it too long I fell asleep. My dad picked me up and put me to bed, but I really wasn't asleep but my dad didn't know. After my mom and dad went to bed, I heard a little voice say, "Hi! How are you?" "O.k., I guess." Then I asked him, "Who are you?" He said, "I'm an elf, my name is Eric." I said, "What do you want?" "Well," said Eric, "I heard you say that Santa Claus isn't coming." I said, "Well he isn't is he?" "Of course he is!" said Eric. Why even if Rudolph the red nosed Reindeer couldn't make it he would still come to every house!" I said, "Is Santa Claus real?" "Yes, he sure is. If he wasn't real then how would we get our presents in the morning?" I don't know, I said. Well, I guess... "Shhhhh, I hear something." "What?" "What?" I think it's Santa Claus, can I look? "No! Why not?" "He would know and wouldn't give you a present." Then in a flash Eric was gone. And from that day until this, I've never seen Eric the elf again.

Marget Nelson





## Letters to the editor

### Some good elves

Independence Township Police Services and the Clarkston Area Jaycees would like to take this opportunity to thank all of the people involved in our 1974 Christmas Parade.

So many people taking time from their busy holiday schedule to help us make this Santa Believer's Christmas

an extra special one, was very rewarding. Your interest and enthusiasm was truly appreciated.

Sincerely,  
Beth Tower  
Independence Township  
Police Services

### Readers respond

Dear Ms. Saile,

I would like to take this opportunity to thank you for mentioning our Santa Claus in your paper. It certainly contributed to making Santa's appear-

ance a tremendous success.

Thanking you once again, I remain,

Sincerely yours,  
Kittredge F. Kymla  
Manager, Kinney Shoes

### The cat's meow?

Dear Editor,

I have a small grey cat, and for Christmas I think she wants her ears

pierced. I told her she was nuts but that I'd find out if it could be done.

Anne L. Bennett

### Schools applauded

Dear Editor:

I would like to compliment our school administrators for their treatment of the stranded travelers in Independence Township during the recent big snow storm.

It is very rare that administrators have an opportunity to show this kind of concern for people. Independence

Township should be proud to know that many people who had never seen our township before, now can view it as a warm and open community, which can only be a benefit to us all.

Respectfully,  
Robert O. Vandermark  
Township Supervisor

### Give fish a chance

Dear Editor,

Although this doesn't have much to do exclusively with Clarkston, I feel that this is very important.

With the holidays coming on, I have noticed a lot of fishing device commercials, Fish Calls, Sure Sets, and hooks that "bite back". These are to "catch more fish than ever before." I beg you not to buy these. They give the fish less chance and if these become

popular, with fishing as wide-spread as it is, we are going to be very short of fish.

To catch more fish by those means serves only to inflate the catcher's ego. These are often used during spawning season, cutting down on hatched eggs. Please boycott these devices for sportsmanship if nothing else.

Signed,  
Mary Rossano

### Coaches' appreciation

Dear Jean,

We would like to take this opportunity to thank the Clarkston News, its staff, and its readers for their fine support of our girls' basketball teams from the beginning of the season through the final game last week. We appreciate the publication of the weekly

articles, the feature story, and the various pictures that have been printed.

Many words of thanks are also due the parents and dedicated fans of this year's squads. You're all winners, too!

Thank you,

Jan Modesitt, Varsity Coach  
Kathy DeArmond, Jr. Varsity Coach

### Santa's Shed a success

Dear Editor,

Our "Santa's Shed" was a huge success - thanks to many people. A big "Thank You" to Jean Saile for her enthusiasm and great publicity on the project, to the Police Services Dept., especially Beth Tower for all her help and co-operation, to Ed Glennie for the use of the Township Hall, Ed Harding, Township Constable, for being on duty all day, and of course Santa - you were fantastic! Thanks for coming all the

way from the North Pole.

We also want to thank Katie King, our new Jr. Miss, and her court of Jr. Miss girls who spent the morning helping us. Last but not least, the Clarkston Community for your support.

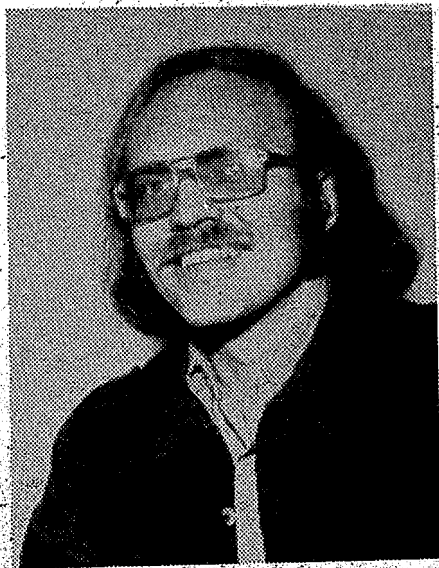
On behalf of the Clarkston Jaycettes a million thanks - we couldn't have done it without you.

Merry Christmas!

Sheila Ritter - Jaycette

## Kids have problems

### School social worker sees them all



Jim Butzin

by Jean Saile

This is the week when Jim Butzin, new social worker at Clarkston High School and Sashabaw Junior High School, expects to be exceptionally busy.

It's the week before Christmas and depressed kids who think something is wrong with them because they aren't

feeling festive or joyous are going to be seeking him out.

He'll see another batch the week following Christmas holidays. Kids at home for two weeks in sometimes stressful situations are going to need to be heard out.

Butzin, who has his masters degree in social work from Wayne State University, worked about five years in homes for emotionally disturbed children, was a year with VISTA, and aided in the drug abuse program at LaFayette Clinic in Detroit before coming to Clarkston.

He thinks lack of communication -- a lack of listening -- provides a lot of problems for both parents and children.

Broken homes play a part in the insecurity of youth, Butzin says, but even those children that everyone thinks are well situated can have problems too.

He stresses he hasn't been employed by the schools "just to see crazy people." He calls his role that of problem solver, but the success of his job relies on the real motivation of the people who come to see him, he says.

With offices at both Sashabaw and Clarkston High, Butzin sees a variety of problems. There've been a number of runaways this year, he reports.

"Children really don't have any methods of getting their message across to parents," he says. "Oftentimes a runaway is just such a message."

He also adds that runaways can be caused by fear of punishment or guilt feelings, sometimes sexual.

"Oftentimes just talking about it and meeting with the students only once or

twice can help," he says. "They just need someone to listen."

Butzin works Thursday nights to meet parents. He really likes to work with the whole family when one member has a problem, and yet he admits that people in need of counseling are wise to shop around.

"There's enough qualified therapists that one will be sure to suit your needs," he reports.

In his mind, however, parents have the best ability to judge the seriousness of the situation. "Sometimes emotion gets in their way, and the family can either be the strongest or the weakest factor in society," he said.

There are still a lot of drugs available to students in the community, Butzin reports. "The most prevalent is alcohol and then pot. There are still a lot of younger students turning to drugs, most marijuana and alcohol, however, there are a considerable number of chemicals and pills still in use. I've heard of very little heroine, he added.

An encouraging note in the drug scene is that some of the students are turning themselves in for help, Butzin notes.

He sees a variety of causes for the seeming increase in youth problems. "One thing is kids are more open about it now, and that's good," he says.

"But many of the old mores aren't holding up. Kids are learning that knowledge is not necessarily the pathway to a better job. College graduates are finding it difficult to get employment, while others have been working and doing well," he reports.

"On the other hand, there are a lot of people in high school that are still reading at fifth and sixth grade levels and teachers are having to play catch-up. That adds to frustration, too," he says.

"Kids want to be independent, but society encourages dependence. Some want to know if they're normal, if they're crazy."

Most, he adds, are amazed to find out that most of us have shared their feelings of insecurity and self-doubt. And yet, he admits, some of the young peoples' feelings are definitely in contradiction to their parents' value judgments.

That's where the lack of communication arises, he feels. "If the parents would just listen -- too often they cut off and stop communication by the things they say back. Parents and students have different needs, and the needs need to be shared. Kids are owed an explanation for parental decisions," he thinks.

He also believes that school becomes an issue when it really isn't -- that parents and children will quarrel about clothing or grades and a dislike for the whole schooling process can occur.

"A parent should try to find out why a child hates school," he says.

To him, school social work is "tremendously exciting."

"Young people have a lot of needs. They're often snagged now, but they can go on to live completely productive lives," he says.

He likes to feel maybe he's helped in the process.

### Our error

Police Director Jack McCall was talking about heavy trucks, when he was quoted in last week's paper as saying there had been no trouble with speeding on Holcomb Road. He has written 41 violations on that street in the last three months involving cars and smaller trucks.

## Places to go, things to do



Two special exhibitions and a pair of Detroit Youththeatre stage shows can highlight a family Christmas holiday visit to the Detroit Institute of Arts.

State artists have the spotlight in the sculpture section of "Michigan Focus" in the museum's South Wing, where the jurors' choices of 38 works are displayed through Feb. 9.

In the North Wing, 24 paintings, sculptures and graphics by Edgar Degas show the versatility of the French artist and celebrate the 100th anniversary of the first Impressionist exhibition in Paris. (Through Jan. 12.)

Youtheatre's schedule brings holiday attractions for all ages to the museum auditorium. "Holiday on Strings" features television's Brown Marionette

Theatre with three-foot puppets to entertain youngsters age three and older. Performances at 11 a.m. and 2 p.m. on Friday, Dec. 27, and Sat., Dec. 28. The ballet of "Coppellia's Toy Shop" will have a lavish production of Dance Detroit on Sunday, Dec. 29, at 3 p.m. only. It is recommended for youngsters eight years and older. Tickets for these Youththeatre shows are \$1.75 each at the box office.

\*\*\*  
Oakland Community College's winter semester will begin January 6. Registration will be January 2 and 3.

\*\*\*  
On January 11, the Sheraton Cadillac Hotel in Detroit will host the Little Miss Michigan Talent Contest. Children 5 to

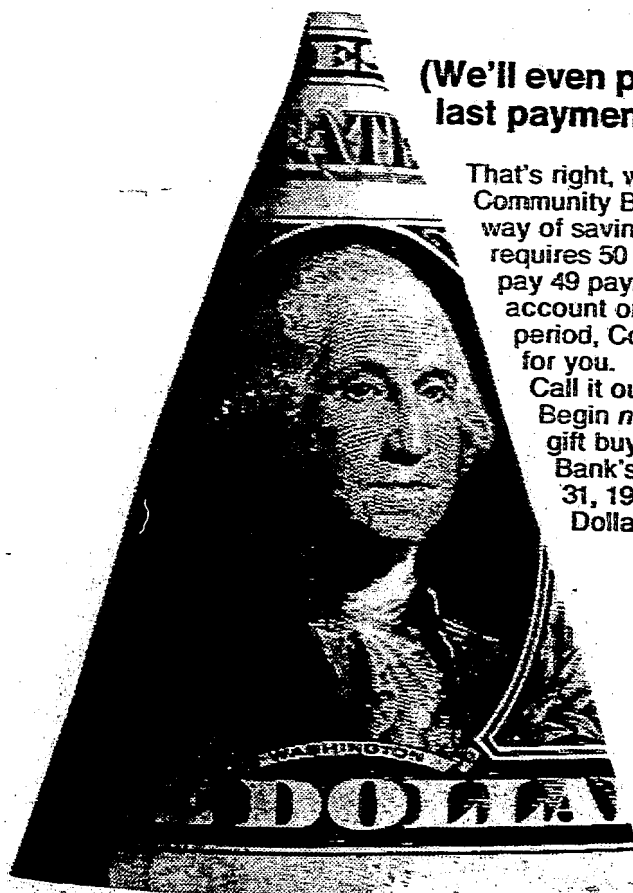
12 are eligible to compete in two age categories in dance, vocal, baton, instrumental and variety ability. Applications are available by sending a large, self-addressed, stamped envelope to the Little Miss Michigan Talent Contest, P.O. Box 406, Rockton, Ill. 61072.

\*\*\*  
The Miss Michigan Teen-Ager Pageant will take place in the Detroit Hilton Hotel March 7-8 for girls between the ages of 13 and 17. Judging is based on scholastic achievements, civic contributions, poise, personality and appearance. There is no talent or swim suit competition. Each contestant

must submit an essay on "Why I Am Proud to be an American." Applications are available by sending a large self-addressed, stamped envelope to Miss Michigan Teen-Ager Pageant, P.O. Box 406, Rockton, Ill. 61072.

\*\*\*  
Classes in dog obedience, bridge, square dancing, belly dancing, and sewing will be offered by the Oakland County Parks and Recreation Commission next month at Waterford-Oaks, Watkins Lake Road. Further information is available by calling the office at 858-0913.

# For a green Christmas next year, join Community's 1975 Christmas Club now



(We'll even pay your  
last payment for you, free)

That's right, we'll pay it for you. Community Bank's helpful Christmas Club way of saving money for next year's expenses requires 50 payments. But when you faithfully pay 49 payments into your Christmas Club account on time, meeting every payment period, Community will pay the 50th payment for you.

Call it our Christmas gift to you. Begin now to make next year's Christmas gift buying more enjoyable. Join Community Bank's 1975 Christmas Club before January 31, 1975, so next Christmas will be green. Dollars-green.

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# Hard-to-place need home care

For the individual who is mentally handicapped in addition to being blind, deaf or physically disabled, life is complicated. Yet, in a very unique way it is now just as unlimited.

In the past, many multi-handicapped persons may have spent the major part of their lives in state institutions—people like Benjamin, age 12, who is mentally handicapped and confined to a wheelchair; or Joanne, age 7, who is blind and mentally handicapped; or Marie, age 15, who aside from being mentally handicapped is also deaf and requires a leg brace in order to ambulate.

Their potential for growth and development is seen, by some, as extremely limited. Within an institutional setting, perhaps it is. Yet, experience has taught that such

individuals can benefit from living in a 'normal' environment; that he/she can learn, can become a viable member of our society through love, teaching, patience, imitation, and all the other experiences family life provides.

The Macomb-Oakland Regional Center is seeking to recruit and develop foster homes for those mentally handicapped individuals who, because of their secondary handicaps, are considered "hard-to-place." Since the center realizes that such individuals do have some special needs and require special assistance, it offers foster parents willing to work with these multi-handicapped people the following:

1. Continuous agency support through consultant staff: speech therapist, physical therapist, psychologist, dentist, nurse, physician, occupational therapist, etc. And, when necessary, a trained individual to work on an in-home basis with the foster family.

2. Substantial financial reimbursement to fit the needs of the individual and compensate foster parents for the care and training furnished (from a minimum of \$360 per month per foster

child or adult). All medical, dental and clothing costs are provided in addition to this.

Persons with physical and other handicaps that restrict mobility do require more time and more intense therapeutic involvement. However, this increase in time and effort is normally balanced by less need for supervision, less need for monitoring, and fewer, if any, difficulties with behavior.

Foster care does not prevent individuals from continuing in their area of employment; nor does it exclude single parents. If you live in Macomb or Oakland County and are interested in offering the mentally handicapped child or adult the opportunity to live in a home environment, or if you know of someone who is, please contact the agency at 792-4010.



Mascara comes in two forms, cake and liquid. By law it must be colored with government certified dyes. Choose a reputable brand. The cake form is the easiest to use. A small eyebrow brush is needed to brush out powder and groom the brows. An eyebrow pencil of the right shade is often helpful. If your hair is brown, both mascara and eyebrow pencil should be brown, if your hair is gray you might choose black for a dramatic contrast. Eyeshadow is for special evening or daytime make-up.

Enhance the size of your eyes with Duralash artificial eyelashes purchased at "SALON OF BEAUTY" BONNIE JEAN'S HAIR STYLISTS, 5488 Dixie Highway. Hair coloring, cutting, styling, permanents, conditioning, hairpieces, and much more. Call 623-1411. Open 6:30-8:30. Sat. 6:30-3. Relax in pleasant surroundings. Make Your app't. for the holidays now.

## BEAUTY TIPS:

A tray for cosmetics is helpful so they can be carried to the clear daylight of a window to be applied.

## Service news



Navy Seaman Recruit David G. Whitehead, son of Mr. and Mrs. Leon Whitehead of 5400 Oak Park, Clarkston, graduated from recruit training at the Naval Training Center, Great Lakes, Ill. He is scheduled to report to Communications Technician School, Pensacola, Fla. The training included instruction in seamanship, military regulations, fire fighting, close order drill, first aid and Navy history.

## a 'natural' gift for Christmas

tropical plants & accessories, handcrafted pottery [made on the premises], weaving, macrame & jewelry... at down to earth prices!

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Dec. 15-21 25% OFF ANY NORFOLK ISLAND PINE  
Dec. 22-28 10% OFF ANY \$5.00 PURCHASE  
20% OFF ANY \$10.00 PURCHASE

Poinsettias \$1.99

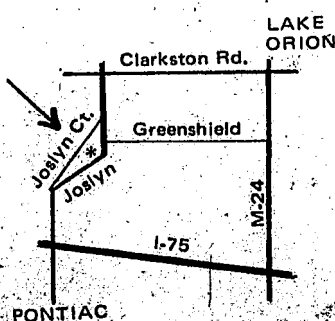
Christmas Cactus in bloom 99¢

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SUNDAY  
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Exquisite Form

Maverick Jeans & Sportswear

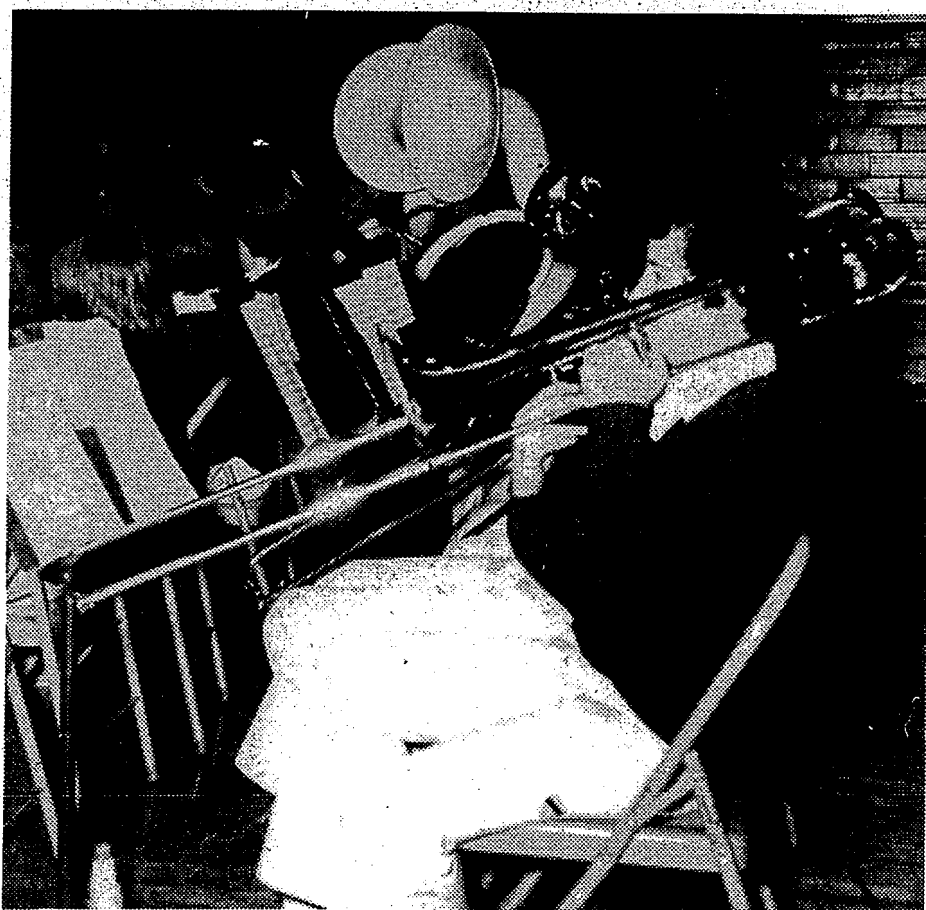
See Glenn & Shirley Pletcher

## at Village Dry Goods

18 South Street - Ortonville  
Phone 627-3960



# Clarkston Junior High band entertains



Clarkston Junior High band students played in concert for their parents last week.

Photos by Pete Saile



Kettle drums absorb a young musician.



Director Bart Connors puts them through their paces.

**NOW  
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**Sport's Gifts**  
to please all sportsmen!

Bauer Ice Skates • Riedell Figure Skates  
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**Big John rides as good as it looks**

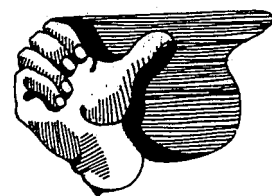
- New styling sleek low profile in Blitz Black
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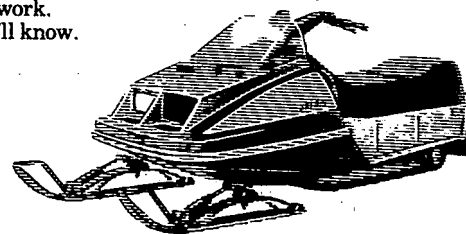


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INSURANCE**

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**They deserve the world's best snowmobile.**

When your family finds a Ski-Doo snowmobile under the tree this Christmas, they may not know that what's behind your gift is the reliability of Ski-Doo's million machine experience and the security of the world's largest snowmobile dealer network. But you'll know.



440 FA \$1795

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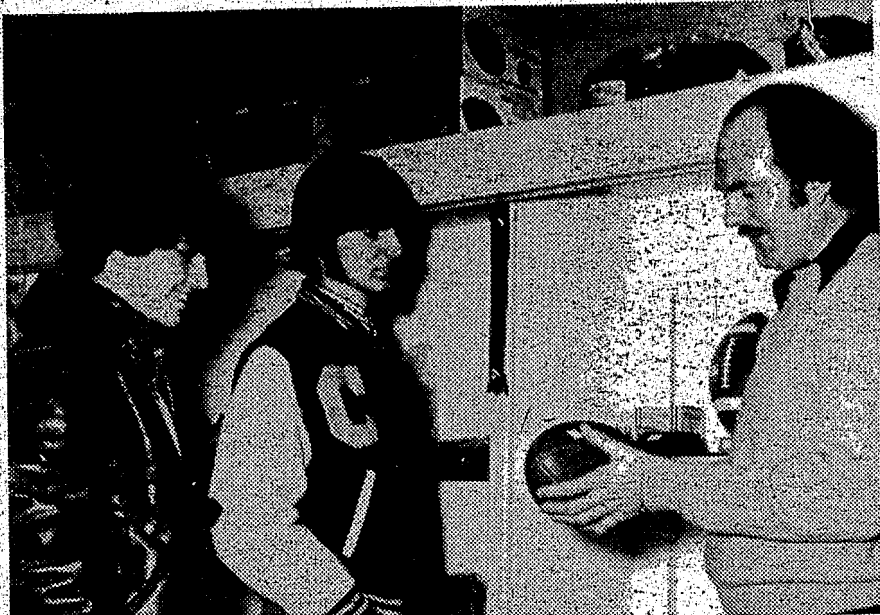


**ski-doo**

**As long as there's winter.**

\*Registered Trade Mark  
Bombardier Limited





David McNeven, owner of Coach's Corner, shows Clarkston High students [left] Mike Navarre and [middle] Mike Sawyer his line of football merchandise.

## Coach's Corner open

Clarkston's newest sports shop, Coach's Corner, was open for business last Saturday. The store is located in the new mini mall in the 31 S. Main Building.

Proprietor David McNeven is a former varsity basketball coach from a high school near Port Huron. Presently he lives in Romeo, but indicated he would like to move to Clarkston in the near future.

McNeven cited the sports-minded residents of Clarkston and the active township recreation programs as good reasons to open a sports shop. The Coach's Corner carries tennis, racquet and paddle ball, hockey, baseball, football and basketball equipment with all the accessories.

## PEEKIN' into the PAST



25 YEARS AGO IN THE CLARKSTON NEWS  
December 22, 1949

Mr. and Mrs. Delmont Walter are receiving congratulations on the birth of an 8 lb., 9 oz. son Lyle Arthur, born on Wednesday, Dec. 21.

\*\*\*\*\*

On Tuesday evening the Clarkston Rotary Anns enjoyed a Christmas party at the Old Plantation Inn on Dixie Hwy. The program was organized by Mrs. Earl Terry.

\*\*\*\*\*

Some members of the 12th grade honor roll for this semester are Shirley Allen, Joan Booth, Lee Johnson, and Betty Stauter.

\*\*\*\*\*

10 YEARS AGO IN THE CLARKSTON NEWS  
December 24, 1964


Mr. and Mrs. Larry Kennedy of Amy Drive are proud parents of a son, Patrick John born December 11.

\*\*\*\*\*


Judy Hoffman is home from Orlando State where she is a freshman. She is the daughter of Mr. and Mrs. Carl Hoffman.

\*\*\*\*\*

The first annual Christmas Party staged by the Clarkston Jaycees for the children of the Clarkston area was considered to be a success according to Ron Sandage, chairman.



### GLOBETROTTING WITH



Bette Spears

Have you seen the golden maiden whose siren song lured medieval rivermen to destruction? You will find her on the Rhine in Germany, where the river, one of the most scenic known to man, runs through rolling farmlands, and breathtaking gorges. In fact, the Rhine creates in Germany one spectacular vista after another. The town located along the river, such as Filzen and Boppard, are centuries old, still preserve some of the old city walls, and are practically untouched memorials to German history.

Europe is a marvelous destination. Plan your trip with a counsellor from TRAVEL HUB INC., 4344 Dixie Highway, Drayton Plains. Call 673-1231. Open 9-6. Sat. 9-30-1. Other times by app't. Travel off season to enjoy lower rates. It costs nothing extra to enjoy our personalized services. Tickets prepared in a moment's notice.

### TRAVEL TIPS:

Take two needles, a spool of white and dark thread—you will be prepared for emergencies.

STARTS WEDNESDAY

for a perfect vacation  
take...

the ultimate trip



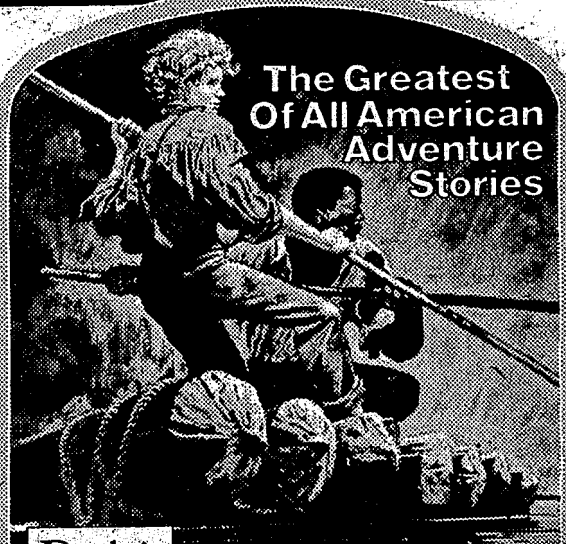
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**2001: A SPACE ODYSSEY**

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Released thru United Artists • SUPER PANAVISION® AND METROCOLOR. MGM

SHOW TIMES: Wed. Thurs. Fri. 7:30 Only  
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Stories

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**"Huckleberry Finn"**  
A Musical Adaptation

Starring JEFF EAST • PAUL WINFIELD  
HARVEY KORMAN • DAVID WAYNE • ARTHUR O'CONNELL • GARY MERRILL  
NATALIE TRUNDY • FREEDOM • Song by ROBERTA FLACK • Produced by ARTHUR P. JACOBS  
Screenplay by ROBERT GREENHILL • Screenplay by ROBERT R. SHERMAN & RICHARD M. SHERMAN

SHOW TIMES: 1:00 and 3:00

ALL SEATS \$1.25

25¢ OFF WITH THIS AD!

**CLARKSTON CINEMA**

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# Girl cagers lose quarter final game -- but it was a very good year

by Jan Modesitt

The CHS girls' basketball team was matched with Flint Carman last week in the State Tournament quarter-final game at Fenton High School. Despite desire and determination, the Wolves came out on the short end of the 45-36 score.

The first quarter score showed Carman ahead by one point at 11-10. In the second quarter, the Wolves' only scoring came on one field goal and four free-throws, as Carman increased their lead at half-time, to a 23-16 spread.

Clarkston came out at the beginning of the third period with a switch to a zone defense, to which one of Carman's guards responded with four nice outside set shots. The third quarter score showed Carman had lengthened its lead to 10 points at 35-25.

The Wolves began to play better offensive basketball in the fourth quarter. Kathy Rush came off the bench to score two important field goals which helped to bring Clarkston within 3 points of Carman at 39-36 about mid-way through the final period. Shortly after that Carman went into a semi-stall offense, which made it

necessary for Clarkston to commit some fouls in an effort to gain possession of the ball. This maneuver did not bring the desired result for Clarkston, however, as Carman shot well from the freethrow line and tossed in six additional points to bring the final score to Carman 45 - Clarkston 36.

Cindy Hunt led Clarkston's scorers with 10 points, followed by Nancy Chartier with 9 points (including 5 of 5 charity tosses). Nancy Foster contributed 8 points, while Kathy Rush scored 4 key points in the final period. Rounding out the scoring were Dede Miller with 3 points and Diane Curry with 2 points.

The Wolves hit on only 14 of 62 field goal attempts for 22.6% average for the game, while Carman scored on 30.4% of their shots. Clarkston sank 8 of 19 free-throws, compared to Carman's 11 of 20 charity tosses.

Neither team rebounded particularly well, although Clarkston had the edge with four more rebounds than Carman. Dede Miller led all rebounders with nine, while Nancy Chartier hauled down seven rebounds for Clarkston.

Nancy Foster's fine defensive work

gained her six steals from Carman, and Cindy Hunt offered three assists on field goals to her teammates.

This loss in State Quarter-Final competition closed out the Wolves' season of play with a final record of 21 wins and 2 losses. This commendable over-all record includes the following: a fourth consecutive Wayne-Oakland League Championship with a 10-0 mark; a 16-1 regular season record; a second straight State District Championship, and a State Regional Championship.

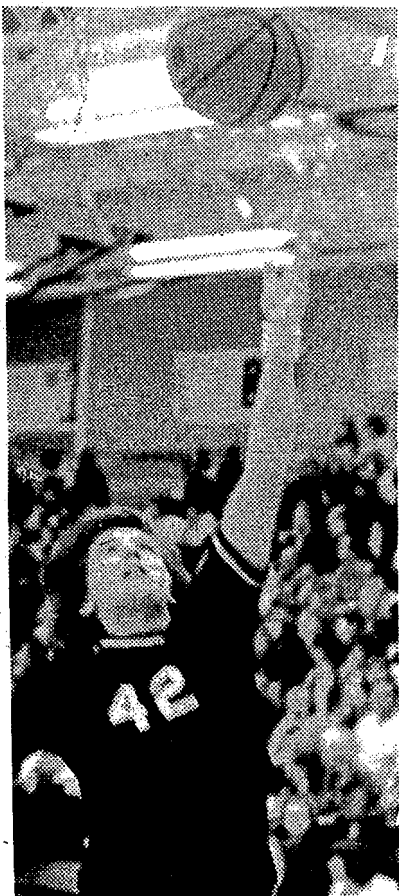
Throughout the long season of play, the Wolves scored 1279 points for an average of 55.6 points per game, while the defense held their opponents to a total of 664 points or an average of 28.9 points per game. Leading scorers for Clarkston were Cindy Hunt with 317 points for an average of 13.8 points/game and Nancy Foster with 217 points for an average of 9.4 points/game. Cindy has had a high game this year of 25 points, while Nancy has twice hit a game high of 19 points.

At the free throw line, Clarkston's cagers sank 219 of 459 tosses for a 47.7% team average, compared to their opponents' 38.5% from the line on 148 of 384 attempts. Nancy Chartier has been the Wolves' leading free-throw shooter by hitting on 27 of 38 attempts for an excellent 71.1% average.

In the rebound department, Clarkston pulled down 403 offensive and 422 defensive rebounds for a total of 825 rebounds and an average of 35.9 rebounds per game. Laurie Miller was the team's leading rebounder with 216 grabs for an average of 9.4 rebounds per game.

The Wolves have captured 632 steals from their opponents for an average of 27.5 per game. Nancy Foster and Cindy Hunt share the honors on steals with 132 each or an average of 5.8 steals per game for each girl.

The team offered a total of 319 assists to their fellow players, for an average of 13.9 per game. Nancy Foster chalked up the team's high of 88 assists for an average of 3.8 per game.



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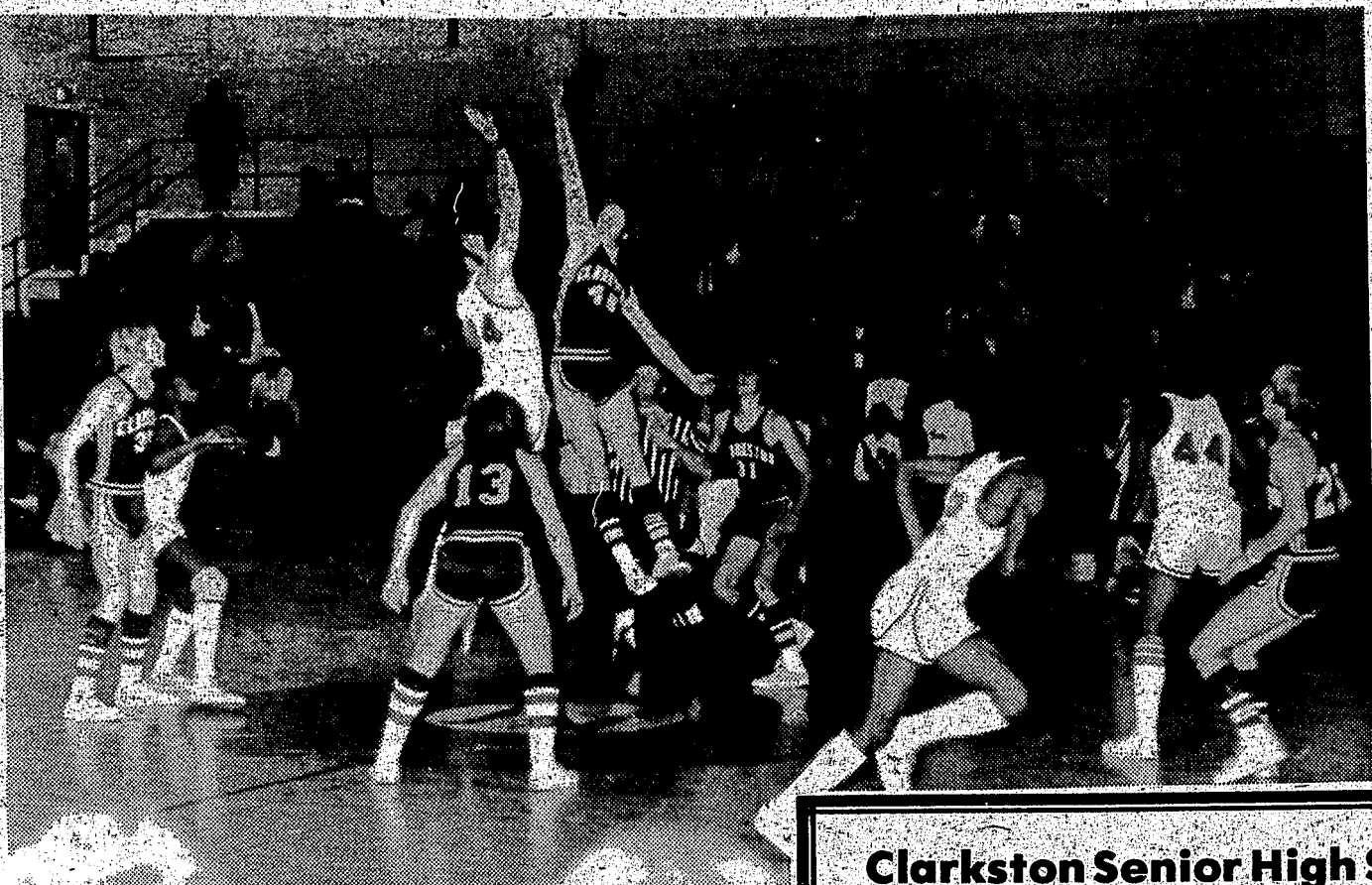
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# BASKETBALL

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**1974-75**

## BASKETBALL SCHEDULE

H	NOV. 29	DAVISON
A	DEC. 3	PONTIAC NORTHERN
A	DEC. 6	WATERFORD KETTERING
H	DEC. 10	ROCHESTER
A	DEC. 13	ANDOVER
H	DEC. 17	LAKE ORION
H	DEC. 20	CLARENCEVILLE
A	JAN. 4	LAKE ORION
H	JAN. 7	LAPEER
A	JAN. 10	MILFORD
A	JAN. 17	W. BLOOMFIELD
H	JAN. 21	W. MOTT
H	JAN. 24	W. KETTERING
H	JAN. 28	ROCHESTER ADAMS
H	JAN. 31	ANDOVER
A	FEB. 4	WATERFORD TOWNSHIP
A	FEB. 7	CLARENCEVILLE
H	FEB. 14	MILFORD
A	FEB. 18	DAVISON
H	FEB. 21	W. BLOOMFIELD
	FEB. 24	DISTRICT TOURNEY

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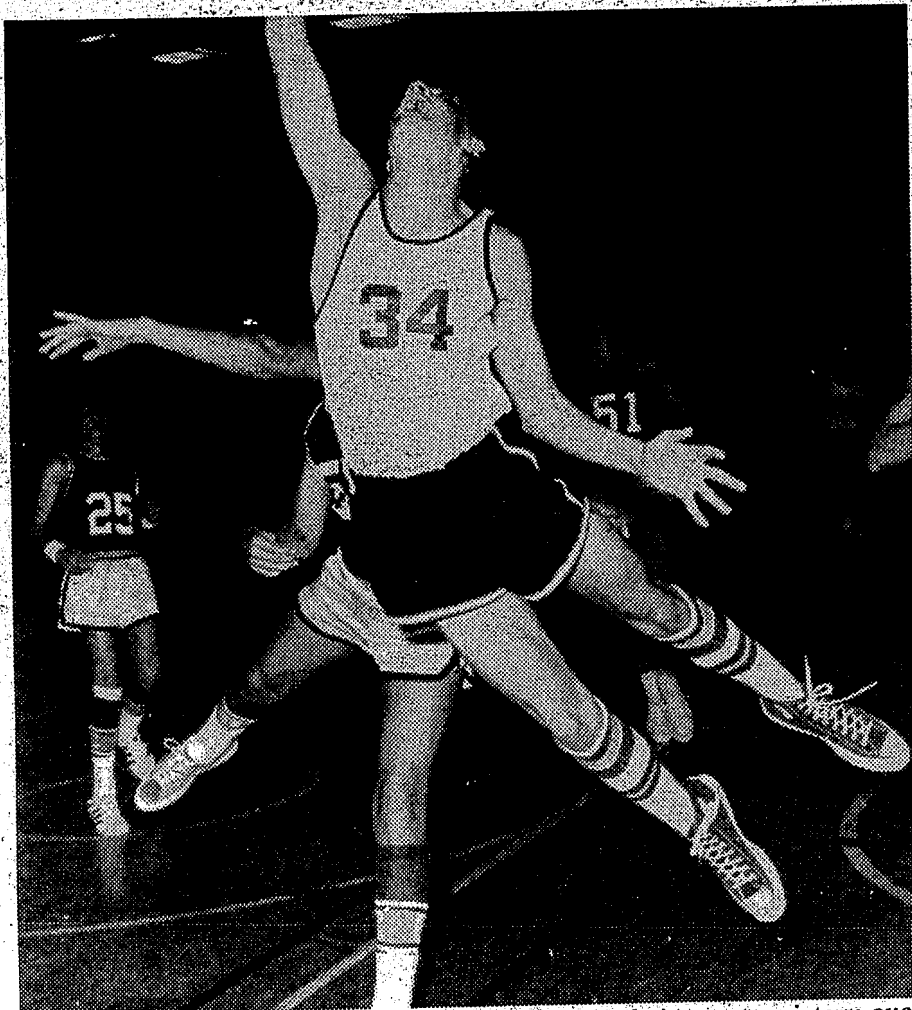
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# Cougars beat the Wolverines 66-52



With arms and legs flying, the Cougars found their way to victory over the Clarkston Junior High cagers.

On the Eve of December 14, the Sashabaw Cougars won their third straight game in three attempts, defeating Clarkston Junior High Wolverines by the score of 66-52.

The Cougars took a fast lead and built the score up. At one time in the first half they had 18-point lead. It was the first time the team had scored more than 30 points in the first half.

The high score didn't mean a lot to the Cougars because two of the starting five had three fouls at the end of the first half.

The Cougars came out fighting in the second half, only to see the 18-point lead dwindle down to six. That was close enough for the Cougars, and they started to pull away again. It looked like trouble when Tom White had four personal fouls, still early in the third quarter. With the lead built back up, Tom sat down for a little rest. While he

missed, Bob Curtis got the rebound and put it back up for the last second shot. Skip Kulazewski with 17 points and Rick Jenks with 15 points were high men on the Wolverine team.

In a hard fought battle Tuesday night the Sashabaw Cougars downed East Hills by a score of 61-60. The score at half-time was 23-20 in favor of the Cougars. Both teams came out hot in the second half with Sashabaw scoring 38 points and East Hills scoring 40 points. East Hills had the game in their

reach as Sashabaw committed a foul with no time showing on the clock at the end of the game, giving East Hills a 1 and 1 chance at the free throw line. The first shot was missed and the game was over. High point men were Tom White with 19 and Matt Wenzel showing excellent moves with 15 points.

Sashabaw's next home game is this Thursday, December 19, against Bloomfield Hills Junior High at 7 p.m. The Wolverines travel to East Hills this Friday December 20.



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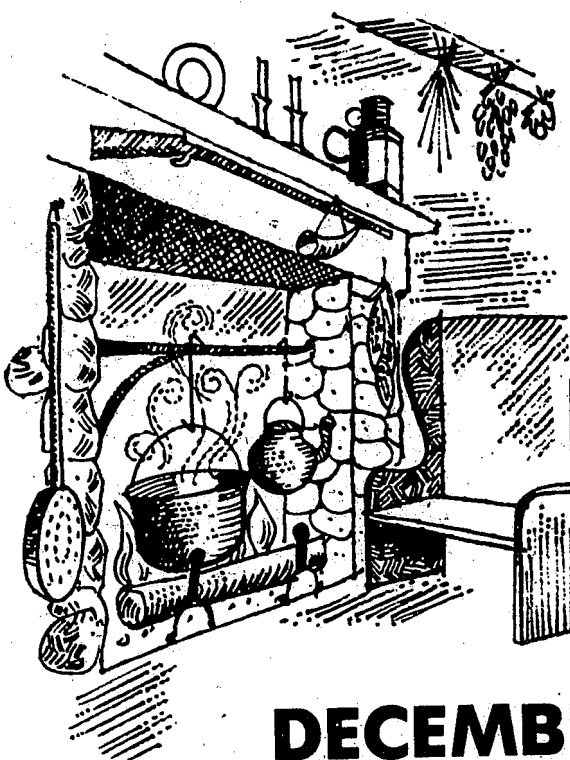
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## Wrestlers have full schedule

by Bill Condon

Clarkston wrestlers added one win and one loss to their record last week.

Last Tuesday the team lost to Lapeer 37-19. Three early pins by the experienced Lapeer squad were too much for the Wolves to overcome.

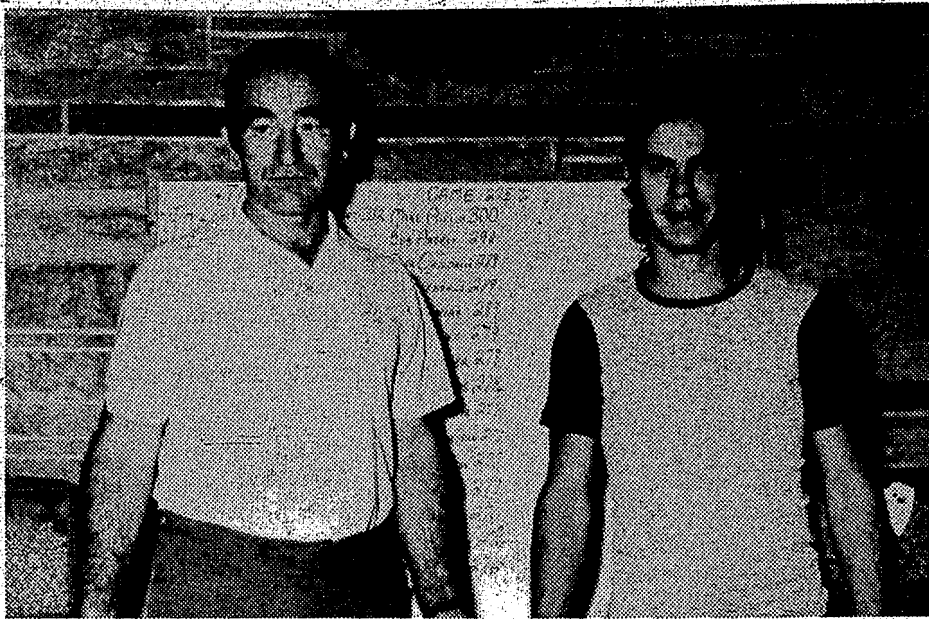
The match included three ties, which is very unusual for a dual meet. The brightest spot for Clarkston was a 46-second pin by 185-pound Kirk Poepppe.

Clarkston opened its home season last Thursday with a 60-0 victory over Brandon. The score is misleading since many matches were close until a pin by Clarkston would occur.

Brandon, shows a lot of promise mostly due to the work of their new coach Keith Deaton, according to Clarkston coach, Tolbert Carter.

"They will be heard of in the coming years, especially in the lighter weights," Carter indicated.

This week is a full schedule for the mat men with home meets Monday and Wednesday with Troy and Lakeland followed by the Oakland County Christmas Tournament on the weekend. Thirty-two teams make it one of the largest meets in Oakland County.



Al Urbaniak, 806 series

Mike Aiello, 300 game

## Perfect game

Mike Aiello, 23, of 9578 Cherrywood, Springfield Township bowled a 300-game recently at Howe's Lanes. Carrying a 168 average, Mike used a ball given him last Christmas by his wife. It was his first perfect game.

He bowls a couple times a week at Savoy Lanes and with the 6 p.m. Friday night league at Howe's.

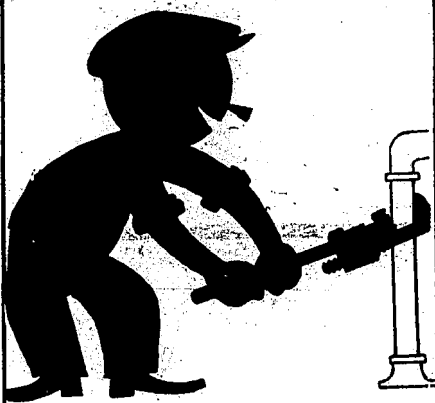
Sharing honors with Mike is Al Urbaniak who rolled the first perfect game at Howe's last year. Al rolled 276-289 and 241 for an 806 series recently.

## ITAA meeting

Independence Township Athletic Association annual general meeting will be 7:30 p.m. January 7 at Clarkston Senior High School cafeteria. Members are urged to attend.

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# Wolves break losing streak

by Dana Goodell  
Clarkston finally came through to win its first basketball game of the season Tuesday night against Rochester by a score of 74-58.

The Wolves lost again Friday night,

however, falling to Bloomfield Hills Andover 81-53.

The record stood at 1-4 as they faced Lake Orion Tuesday night this week. The team was to play Clarenceville Friday. Both were to be home games. The game with Rochester was close, Clarkston leading by only one point at halftime. But the Wolves held their ground, scoring 21 points to Rochester's 15 in the third quarter.

Halfway into the last quarter, Clarkston had it wrapped up. The Wolves didn't let up for a minute, sticking right to the ball. They shot well and pressed hard.

As a result the Falcons had a rough time getting near the basket to score their last 16 points.

Twenty of Clarkston's 74 points came from free throws.

Ben Bullen was the big scorer of the game with 20 points. Mike Coulter had 18, Wayne Thompson added 8, Barth Hoopengartner came up with 7, and Mark Blumenau 6 points. Welden Graham and Jeff Ferguson each scored 4 points and Barry Miller had a basket and a free throw for 3 points.

But on Friday following, the Wolves learned Andover was a tough team to play. The Wolves trailed at halftime by only 10 points, but in the third period

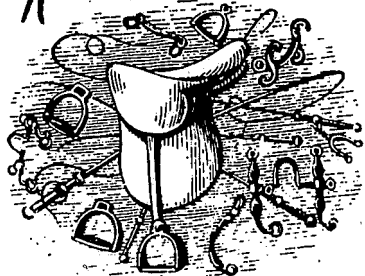
Andover took the game by scoring 25 points to Clarkston's 9.

The Wolves' only big scorer, Wayne Thompson, had 14 points. Jeff Ferguson added 6, while Weldon Graham, Mike Coulter and Randy

Miller each added 5. Bob Fuller, Barry Miller, Barth Hoopengartner and Ben Bullen scored 4 points each. Mark Blumenau added a basket for 2 points. Clarkston JV's won their game against Andover's JV 60-43.

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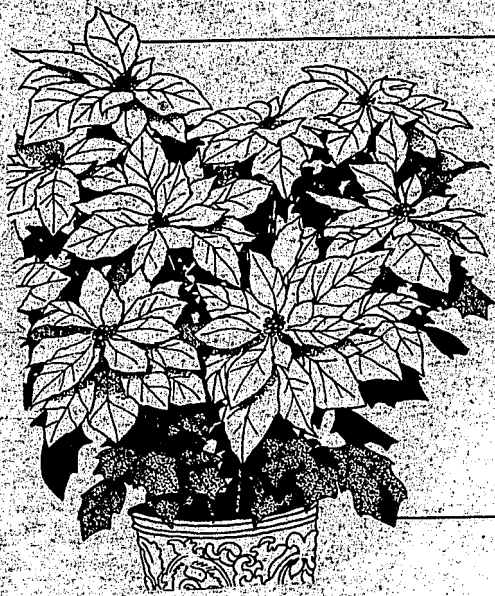


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## Something to see to believe

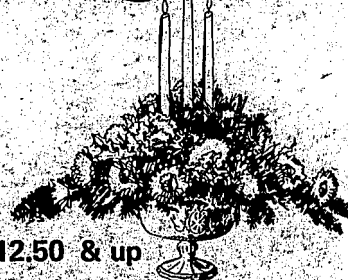
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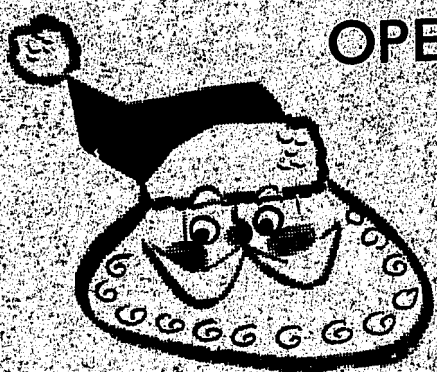
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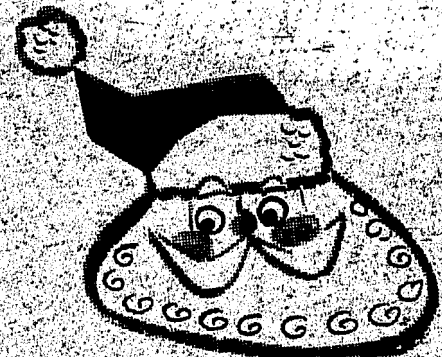
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We went through a prolonged period of personal depression this fall. Personal depressions are worse than economic, in our useless opinion.

After all, all an economic depression can do is wipe you out financially. A personal depression not only ruins your outlook on life, but affects those you come in contact with. It ain't no fun for nobody.

When we realized what was happening we went to a couple spirit lifting books: "Act enthusiastic and you'll be enthusiastic" Dale Carnegie says.

Live as though each day was your last, is another thought, as is live life fully so when you die you will be thoroughly used up. Robert Collier has a book "Secret of the Ages" which tells me there is help out there if I want to call for it. I've called at times.

We condensed these thoughts to "Live life today" and put it atop our note sheet of things we had to do. Each day we have a new list (which seldom gets done and sometimes doesn't even get looked at during a day).

The idea was to start the day with a smile, be more friendly, and exude enthusiasm. Enjoy life more by being happier, and take my friends, family and employees along with me.

You know that's tough to do? Especially for a naturally conservative grouch.

Even more especially when one has a day like we had last Wednesday. An entire run of the Clarkston News had to be thrown out when it was discovered an ad to buy the Lake Orion Review was run as a full page ad.

No sooner had that been discovered when we got a call from the bank that an \$800 check was bouncing about the tellers. And, we couldn't get a hold of the writers to express our true feelings.

Had we reached them our Carnegie training would have certainly been tested.

Probably because we're printers, the case of the pioneer news man who moved to a frontier town in Colorado, unpacked his hand-set type and started his first issue intrigues us.

As reported in the Chicago Tribune, this is the way it came out:

"We begin the publication of the Roccay Mountain Cyclone with some phew diphphiculties in the way. The type phounder phrom whom we bought our outphit phor this paper phaled to supply us with any ephs or cays, and it will be phour of phive weeks bephore we can get any.

"The mistaque was not phound out till a day or two ago. We have ordered the missing letters and will have to get along without them until they come. We don't lique the looxs ov this variety ov spelling any better than our readers, but mixtax will happen in the best regulated phamilies, and iph the ph's and the c's and the x's and the q's hold out, we shall ceep (sound the c hard) the Cyclone whirling aphter a phasion till the seris arrive.

It's no joque to us—it's a serious aphair."

\*\*\*

### WINTER

Cold winds blowing hard, snowflakes falling to the ground, winter's here again.

Lisa Angel



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7:30 p.m.

**Have a Merry Christmas at**  
**St. Trinity Lutheran Church**  
5860 Andersonville Road, Waterford  
Ralph C. Claus, Pastor

**CHRISTMAS EVE**  
Dec. 24th  
11:15 p.m.

**CHRISTMAS COMMUNION**  
Dec. 25  
10:00 a.m.



# Seasons Greetings and a Happy New Year

from the

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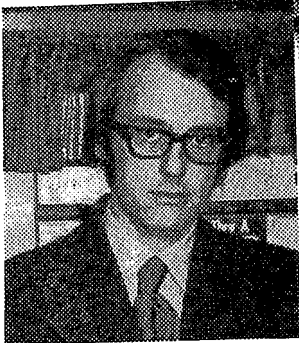
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*It's a pleasure to take the opportunity to wish  
peace and prosperity to all our good friends.*



## Methodist youth mark Christmas

*A Christmas gift that's special is one you won't get thanked directly for, but that you know will be really welcomed by the person who needs it. Gary Kortge, 4, was among the Sunday School pupils at Clarkston United Methodist Church who gave gifts Sunday which will be distributed by independence center for Christmas. Gary's parents are Mr. and Mrs. Cleon Kortge of Chickadee Drive.*



*With you, we pray  
for hope and peace,  
everywhere.*

*To you, our heartfelt  
greetings.*

**Christine & Ziggies**  
DELICATESSEN

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625-5322

## Severance pay no effect on unemployment benefits

Severance pay and other special bonuses and allowances given to laid off workers by their employers will not affect workers' rights to unemployment benefits, S. Martin Taylor, director of the Michigan Employment Security Commission (MESC), said today.

Taylor said that according to the MESC Act, bonuses, severance, separation, termination or dismissal allowances will not affect a worker's eligibility for unemployment benefits.

However, a worker's right to benefits may be affected if he or she received payment in lieu of notice. Taylor cited an example of an employer who lays off a worker and offers him a week's wages

as compensation. This compensation would be considered payment in lieu of notice and could affect when and how much an individual will receive in unemployment benefits.

Taylor urged laid off workers not to attempt determining the effects these payments will have on their unemployment benefits. Instead, they should contact their nearest MESC branch office if they wish to file a claim. The branch office will issue an official claims determination advising them if any payment received from their employer will affect their entitlement to unemployment benefits.



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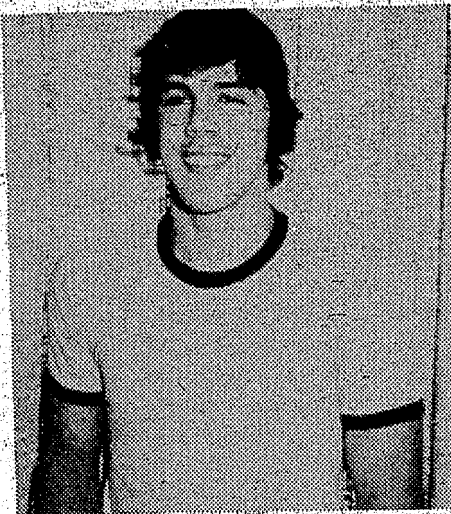
**MCDONALDS**  
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**59¢ QT.**

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## Scholarship winner



THOMAS ANDERSON

Thomas Anderson of Clarkston, is the recent recipient of a 1974-75 Adrian College scholarship in recognition of outstanding academic achievements.

Anderson, a freshman majoring in business at Adrian College and a collegiate basketball and football player, is a 1974 graduate of Clarkston High School. While at Clarkston, he was an active sports figure and during last summer was employed by the Recreation Department.

An aspiring certified public accountant, Anderson attributed a firm academic foundation for his chosen career to Dave Skillman, a former high school mathematics instructor. "I remember Mr. Skillman as a teacher who cared about his students," Anderson stated. "He was always willing to help a student and never made him feel inferior or inadequate if he needed additional explanation or assistance," he continued.

Anderson rated his relationship to his parents, Mr. and Mrs. Duane Anderson of 6198 Cramlane, Clarkston, as one of "mutual understanding and respect. I am afforded the freedom to find my own way in life," he said, "but in return, I am obliged to inform them of my decisions."

The Andersons attend Calvary Lutheran Church in Clarkston, where Rev. Robert Walters is the pastor.

### STATE OF MICHIGAN THE PROBATE COURT FOR THE COUNTY OF OAKLAND No. 118342

Estate of Richard E. Joseph, deceased.  
NOTICE OF HEARING

TAKE NOTICE: On the 21st day of January, 1975 at 9 a.m. in the Probate Courtroom, Oakland County Courthouse, Pontiac, Michigan, before the Honorable Donald E. Adams Judge of Probate, a hearing will be held on the petition of Manuela M. Joseph for the appointment of Manuela M. Joseph or some other suitable person as administratrix, and for a determination of heirs.

Creditors of the deceased are notified that all claims against the estate must be presented said Administratrix, Manuel M. Joseph at 41 E. Sheffield, Pontiac, Michigan 48055 and proof thereof with copies of the claims filed with the Court on or before March 4, 1975.

Notice is further given that the estate will be thereafter assigned to the persons appearing of record entitled thereto.

Dated December 10, 1974

Manuela M. Joseph  
41 E. Sheffield  
Pontiac, Michigan 48055  
Kahn, Kollin and Mandel  
Attorney for Petitioner  
Arthur W. Kollin  
(P-16131)  
207 Pontiac Mall Office Bldg.  
Pontiac, Michigan 48053  
682-4455

## Expecting? There's a class for you about-to-be parents

The Oakland County Health Department is offering a winter series of Expectant Parent Classes that will begin Thursday, January 2 at 7:30 p.m.

Topics covered by the eight classes include mental health of the family unit; growth and development of the baby before birth and immediately after birth; labor and delivery; and the care

and feeding of the infant.

Films and other audiovisual aids are used to illustrate some of the topics. One of the classes will be a tour of one of the local hospitals.

The classes, taught by Public Health Nurses are co-sponsored by the Oakland County Medical Society and various adult education departments in

Oakland County.

The classes will be 7:30 to 9:30 p.m., in the Auditorium of the Oakland County Health Department, 1200 North Telegraph Road, Pontiac. To register call the Oakland County Health Department 858-1394 or 858-1280. Pre-registration is advised, classes are limited as to the number to be enrolled.



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Our rate is 12 1/4%. Theirs is 18%.

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## Voc center offers credit

The Northwest Oakland Vocational Education Center is offering a number of adult education courses for the winter term, Assistant Principal Daniel Manthei has announced.

The classes available are: appliance repair, machine shop, auto body, offset printing and photography, total office procedures and commercial art.

### Hearing postponed

The lawsuit Hubert S. Garner and Deer Lake Development Co., Inc. filed in the U.S. District Court of Appeals has again been adjourned. Hearing date was postponed from Dec. 16 to Jan. 20, 1975 because no briefs had been filed by the plaintiffs.

All classes are free if one of the following qualifications apply. A person of any age without a high school diploma, a person under 20 as of September 1, 1974, a service veteran regardless of age or a high school student attending a private school.

If a student successfully completes a class, one-half unit of high school credit is available.

For those who do not meet one of the requirements for free classes, there is a registration fee of \$35 and a lab fee of from \$5 to \$15 for each class.

Registration will be held January 13 through Jan. 17 at the vocational center, 8211 Big Lake Road, from 8 a.m. to 5 p.m. Fees must be paid during registration.

Each class will meet twice a week beginning the week of January 20 from 6 to 8:30 p.m. The classes run for 10 weeks.

Manthei indicated that the center had 157 registrants for the fall program.



HEALTH HINTS  
BY Keith Hallman, R. Ph.

when going into a hospital, travel light. Don't load yourself down with things you won't need or which you may lose. Don't take along a lot of cash or jewelry or other valuables.

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trimmed in the Independence  
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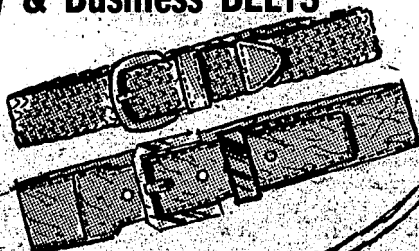
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# NOTICE

## SPRINGFIELD TOWNSHIP RESIDENTS

The regular meeting of the Springfield Township Board will be held on Thursday, January 2, 1975 at 8 P.M., because New Years Day falls on the first Wednesday, the regular meeting night.

J. Calvin Walters, Clerk

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and more ...

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Wax Works**

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Davisburg  
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# Young cooks in the batter



Jackie Spicuzza shows Bill Walsh the correct way to break an egg.

by Jo Ann Carlson

Many learning experiences were gained from a cookie baking exercise and the preparation of an original cook book by Shirley Jones' second graders at Pine Knob School last week.

Four mothers armed with mixing bowls, measuring cups and cookie sheets joined the class last Thursday to assist the students in their baking enterprise.

Mrs. Jones doled out the ingredients carefully step by step to each of the five groups of children with each child getting a chance to add something to the bowl.

The students did their own mixing and rolling. Plenty of flour ended up dusting the tables and the floor as well as little noses, but the end result was destined to be a batch of delicious Christmas sugar cookies to bring home to mom and dad.

The class got to use the cafeteria ovens to bake the cookies, and the frosting exercise was scheduled for the following day.

Each child also assisted in writing an original cook book by contributing his own favorite recipe.

Melinda Queen, an expert on cooking deer meat, had these suggestions for the cook in a family of hunters:

DEER

It should all be cut up first and then put in a real large pan.

Add:

- 1 c. crisco
  - 6 T. flour
  - 1 c. pepper
  - 5 bottles sauce
  - 9 c. onions
  - 1 egg
  - 2 c. water
  - 10 c. mushrooms
  - 6 slices cheese
  - 5 big tomatoes
  - 5 T. salt
  - 3 platefuls garlic
  - 1 carton of milk
- Bake about 1 hour and 3 minutes at 20 degrees.

\*\*\*

Pizza was Cheryl Black's favorite: First get 1 cup water and mix with the powder.

Spread it on the pan. Push down all over.

Put on the rest of the stuff:

- 4 spoons sauce
  - 2 cups cheese
  - 3 cups pepperoni
  - 3 cups mushrooms
  - 1 pound butter
  - 1 pound hamburger
- Bake in 100 degree oven for 3 minutes.

\*\*\*

Rod Stanley had a quicker and easier method for the same dish:

You put 3 or 4 sausages on the big round thing that you eat. Throw it up in the air. Then put it in the oven for 7 minutes.

Writing recipes and baking cookies were undoubtedly fun for the students, but there was also a point to the project. Besides learning how to measure, the children learned new vocabulary words and their meanings, the importance of following directions, how difficult mixtures react, nutrition, cleanliness, and putting math studies to practical use.

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Division of Oxford Lumber



# New zoning ordinance adopted

By Pat Braunagel

Independence Township will have a new zoning ordinance, and a three-member zoning board of appeals will continue to rule on requests for variances to the code.

The new ordinance and map, including provision for a one-square-mile planned retirement community and three-quarter-acre lots for most of the property at the north end of Deer Lake, was unanimously approved by the township board Tuesday night.

Ordinance No. 83, on which work was started two years ago, will become effective in 30 days.

Board members approved the code after receiving written communication from Leisure Technology Inc. of New Jersey, the firm which proposes a retirement community that will encompass most of section 24 of the eastern edge of the township.

Officials had sought justification for creating the special R-3, single-family attached, zone for most of the section which stretches between Eston and Waldon roads.

A letter from Leisure Technology gave them justification for the 4.6 units per acre and traffic to be generated by the proposed development.

The township planning commission had recommended that the section be classified R-1R unless certain items were resolved in the R-3 text.

The township board amended the portion of the proposed zoning map which dealt with property at the north end of Deer Lake to allow greater density development on slightly more than 325 acres and increase the multiple residential zone from 19 to 30 acres.

Of the 359 acres which has been involved in litigation, 325.3 acres was zoned R-1B, permitting single-family residential development on three-quarter-acre lots rather than the one-and-a-half-acre lots proposed by the planning commission. Thirty acres was zoned R-2 for multiples and 3.7 acres commercial.

Three of the approximately 30 persons in the audience spoke against the Deer Lake provisions, from two different viewpoints.

George Lehner of 7950 Dixie Highway and his son, George Lehner II, questioned the reasoning behind the switch to R-1B. They challenged the

propriety of rezoning with an eye to what would be defensible in court.

The younger Lehner, who said he has a master's degree in urban planning and now is studying law, commented that judges recently have upheld zoning classifications "unless a developer can show that you've made his property virtually useless."

His father wondered why the township only recently has received reports from the state and county health departments indicating that development at the north end of the lake is infeasible without sewers.

Noting that the planning commission had recommended R-1C lots for most of the parcel, Lehner charged Township Planner Larry Burkhardt with succumbing to "political pressure" in going along with the greater density zoning.

"I would like R-1C," Burkhardt retorted. "However, a planner exists in a legal and economic framework."

In moving for the reclassification, Township Clerk J. Edwin Glennie noted that the zoning was arrived at after "a tremendous number of meetings to the tune of many thousands of dollars, with all kinds of input and all kinds of possibilities considered."

"Somewhere," he said, "you finally have to make a decision."

The third member of the audience to voice disapproval of the Deer Lake zoning was attorney Joseph Galvin, representing proposed developer Herbert S. Garner.

He commented, as he has several times in the past, that the board was basing its action on defense of a lawsuit.

"The lawsuit won't go away," he said.

Two other changes in the proposed code sought by property owners were denied.

Gary Stonerock had asked that the back portion of his lot on the east side of M-15 north of I-75 be zoned commercial to conform to the front 300-foot depth. Board members decided that all commercial lots which have split zoning should be considered by the planning commission, with a recommendation coming after a public hearing.

Also to be reconsidered by the planning commission, if the property owners request a hearing, is R-1R zoning for 20 acres on the east side of Reese Road, of which 18 are owned by

## Clarkston News

The Clarkston (Mich.) News

Thurs., Dec. 19, 1974 25

Edward Santala and two by Richard McKibben. They have sought to maintain the present zoning which permits one-and-a-half-acre lots rather than the three-acre lots in the new code.

With the greater density, the property could be developed in clustered lots. Board members agreed that the \$200 application fee for rezoning should be waived if the property owners seek a change in classification.

Earlier in the meeting, the board discussed the possibility of enlarging the township's zoning board of appeals from three to five members.

Trustee Fred Ritter, who had the support of Supervisor Robert Vandermark, was unable to muster a third vote for the switch.

Vandermark presented a report on eight other townships in Oakland County. He said that of the four townships near the size of Independence, three have four-member boards of appeal. These are Avon, Pontiac and White Lake.

Trustee Jerry Powell, who is also a member of the township board of appeals, said if West Bloomfield, with a population 4,450 above Avon, and Independence were also included, the statistic would be three and three.

The report, he said, was "inconclusive." "The common denominator on the chart is that almost all have regular meetings, except Independence Township," Powell noted.

His motion, passed by a 3-2 vote, called for retaining the three-member board of appeals with two changes; that a regular meeting be established as of April 1, 1975, and that members be paid on a per-meeting rather than case basis.

By Feb. 1, the board is to receive from the board of appeals and building department head recommendations on a fee schedule, number of meetings per month and payment to the members.

Much later in the meeting, Powell and Robert Kraud were reappointed to the board of appeals for one-year terms. Ritter made the motion to reappoint

Kraud, his opponent in the November race for the trustee post, Glennie moved that Powell be reappointed.

Ritter, who was named to serve on the planning commission after being elected to the township board, indicated his interest in becoming a member of the board of appeals.

"Given the opportunity, I would like to serve on the board of appeals," he said.

Glennie commented that by making Powell's appointment effective for one year, the board could review the two positions at the end of a year, perhaps deciding to switch the appointments of the two trustees.

## Road review

Two roads—one a state highway and the other virtually non-existent—came under consideration at the Independence Township Board's Tuesday night meeting.

Board members want cleared up as soon as possible State Highway Department plans for widening M-15.

Supervisor Robert Vandermark said he has received four letters from the department in the last month, "with no two agreeing" on the matter.

The last letter, dated Dec. 10, reported that the department plans to widen the highway to 48 feet with curb and gutter "from the US-10 intersection to Square Lake Drive"—which Vandermark said must mean Middle Lake Road. The timetable for this project will depend on right-of-way acquisition.

On March 19, 1975, the department plans to award a contract for paving M-15 from US-10 to I-75, with a 24-foot width from "Square Lake Drive to Weldon Road."

The board would like a highway department spokesman to attend its Jan. 7 meeting.

Board members also voted to support Thendara Park and Sunnybeach subdivision residents in their efforts to have Stickney Road opened and brought up to county specifications.

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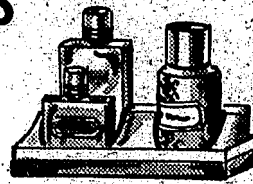


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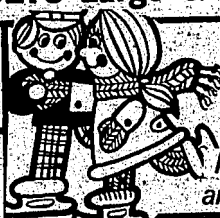
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Garlands surround Christmas cards on shelves of the Pilnickis' built-in china cabinet.



## Alex decks the halls

### COUNTRY LIVING

By Pat Braunagel

The first day of Christmas for Alex Pilnicki usually comes about a week before Thanksgiving.

That's when he starts putting up decorations in his Springfield Township home. That's when he started this year, "and he isn't done yet," according to his wife Margie.

The last part of Alex's decorating projects involves putting the icicles on

the Christmas tree, a "finishing touch" that takes about a week and a half.

His idea of how a tree should be properly trimmed includes icicles spaced a half-inch apart, each hanging the same length from its branches.

However, the tree is only one portion of the decorations which line the walls and cover much of the furniture in three rooms of the Pilnicki house.

Alex, a maintenance employee of

GMC Truck and Coach Division, has been cheerfully undertaking his holiday trimming project for the last 21 years. Each year, he adds a bit more to the Pilnicki collection of garlands, tinsel, lights and ornaments.

"He got decorations for his birthday in November, and that's what he wants for Christmas," Margie said.

The Pilnickis used to hang colored lights on the outside of their house, but they haven't for the last two years because of a desire to conserve energy.

They now have 20 strings of large bulbs in storage, hopefully to put up next year.

The energy crisis was responsible for their switch to miniature bulbs, Margie said, noting that seven strings of miniature lights equal one 50-watt bulb.

Strung throughout the house are 1,200 miniature lights.

They account for three-quarters of the fascination of the display, according to Margie. She commented that no other lights are necessary for entertaining.

And entertaining is what the Pilnickis enjoy doing. This weekend they will host the breakfast which wraps up their neighborhood's annual "Christmas hopping." About 10 couples are involved, in the annual event, which takes place on the Saturday before Christmas.

They visit almost every house on the road and then gather at one home for "breakfast" about 2 a.m. Sunday.

Among the items which adorn the Pilnicki house and ceramic figurines which were gifts from the neighbors who appreciate the spirit with which Alex approaches Christmas.

Not only do neighbors look forward to seeing Alex's handiwork each

year--so too do daughter and son-in-law, Mr. and Mrs. A.J. Turner of Davisburg, and grandsons Jay and Gary. The boys also have contributed some hand-made ornaments to their grandparents' display.

While she declines to take credit for her home's adornment, Margie admits that she did make the wreaths and some of the ornaments. Her husband is responsible for the arrangements.

"He changes it about with new ideas," Margie said. "Every year it's different."

Throughout the living, dining and recreation rooms are swags of holly and silver garlands. The silver garlands alone are about 500 feet long.

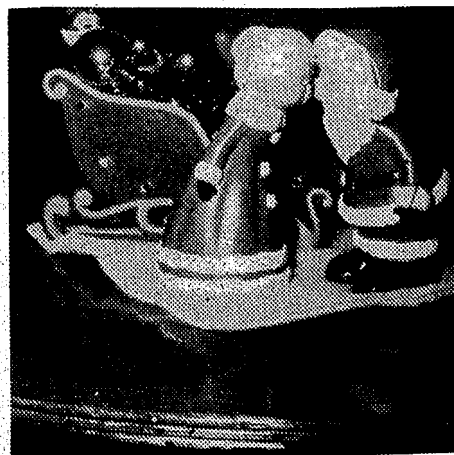
Hanging among them are various ornaments, starting from a basic collection of 168 bulbs.

Why does Alex go to such lengths to decorate his home for the holidays?

"He loves Christmas and enjoys people coming in to see it," his wife said.



Dining room festively awaits the guests who will wind up their "Christmas shopping" at the Pilnicki home early Sunday morning.



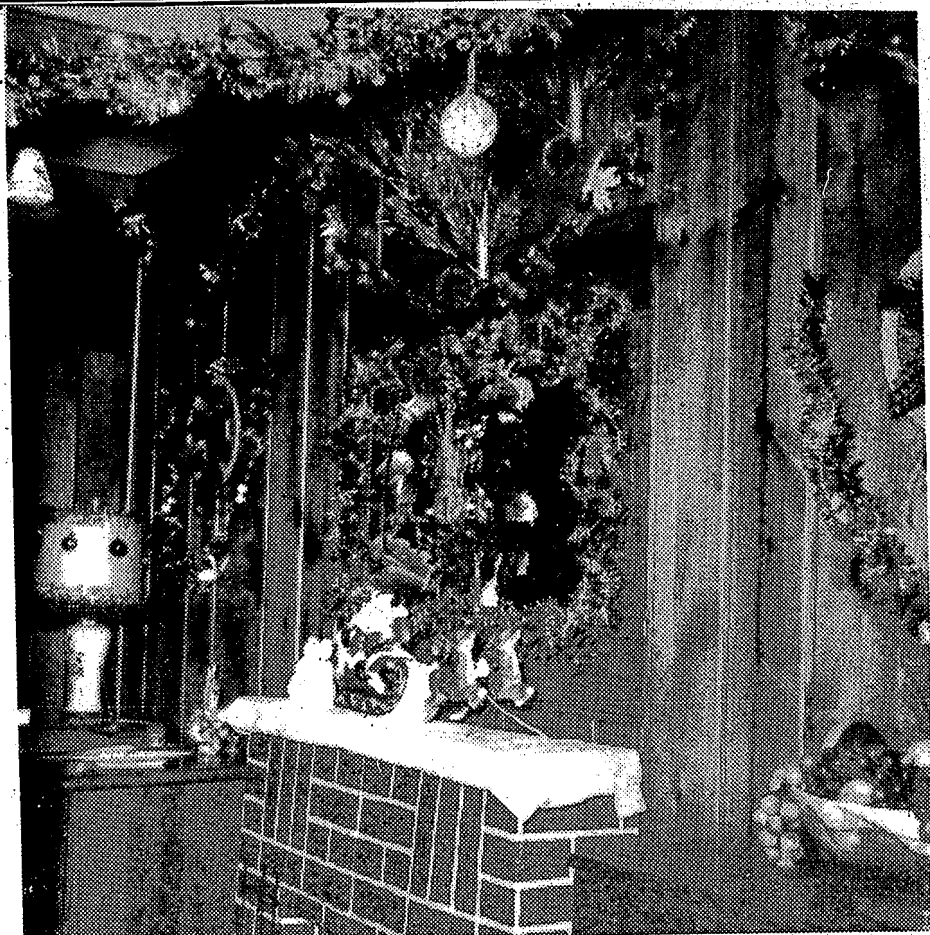
Santa and Mrs. Claus enjoy a Christmas kiss in the Pilnicki living room.





# Garlands, lights

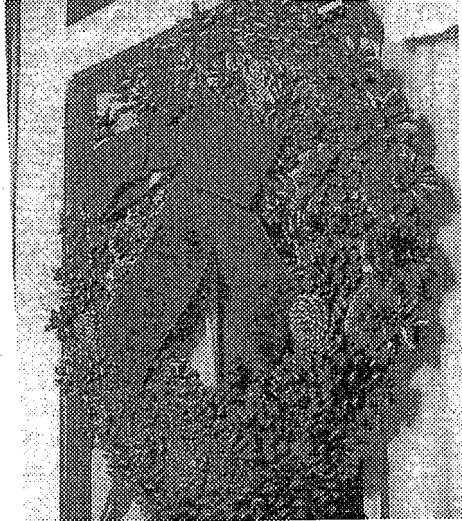
COUNTRY LIVING



Alex added mantel to decorate on one dining room wall.



Carolers are among figurines given to Pilnickis by neighbors.



Pine cone wreath is among Margie's contributions to the decorations.

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OPEN AT 6:30 A.M.

• 379 E. PIKE

• 430 ORCHARD LAKE AVE.

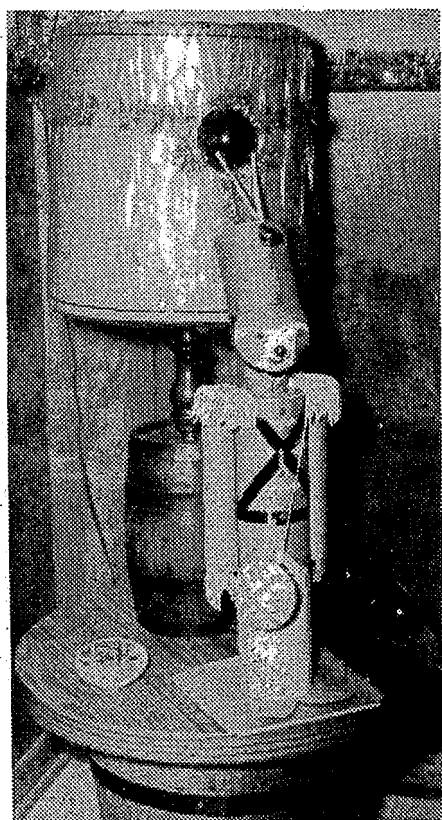


COUNTRY LIVING

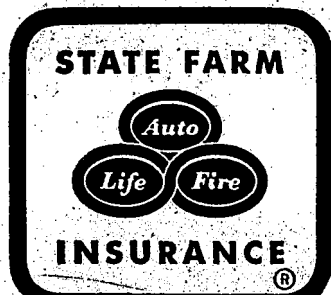
# He loves holidays



Trimmed to perfection, the Pilnioki Christmas tree stands in its place of honor in the living room.



Drummer boy stands tall on recreation room table.



FOR INSURANCE CALL  
DON COLTSON  
5863 Dixie Hwy.  
Waterford  
623-7300  
Like a good neighbor,  
State Farm is there.

State Farm Insurance Companies  
Home Offices: Bloomington, Illinois

**Brrrilliant Reds**  
**Daazzling Whites**  
**Prrretty Pastel Pinks**  
**Poinsettias**

Bloom to Last as Long as  
your Holiday Spirit Dress



YOUR EXTRA TOUCH FLORIST

**Willow Pointe**  
flowers & gifts  
425 M-15 Ortonville  
625-4340

Open Sunday-Dec. 22nd  
12 'til 5 p.m.



POSTER BOARD, white and colors. Clarkston News, 5 S. Main Street.



by Bob & Marvel White

Some buyers, when inspecting a home for sale, feel compelled to give a running commentary of their reactions to what they see. Gushing over this, or criticizing that, may influence the seller to your detriment. He knows that his premises are on trial and he is sensitive about it. A simple approval here or a question there may be in order, but the wisest thing to do is to leave the talking to the broker. Later you can pour your heart out and let the broker mediate for you.

It's always the wisest thing to let the knowledgeable people at BOB WHITE REAL ESTATE, 5856 S. Main St., 625-5821 handle your real estate needs. We handle all forms of real estate, including residential and commercial property, raw acreage and parcels of land and invite you to call us with your listing. We wish you all a joyful Christmas and the happiest New Year. Hours: 9-9 Mon-Thur; 9-6 Fri, Sat; 1-5 Sun.

## DID YOU KNOW?

It may take as many as 50 separate advertisements to sell a home—let your real estate personnel handle all the advertising for you.

## The Good Ole Days



### Century Old Pillared Colonial

Clarkston! Gracious old-timer featuring three fireplaces [including one in the kitchen] wide-planked floors, hand-hewed beams, slate floored family room with commanding view of a lake . . . six spacious bedrooms, and 3½ baths. Another charm of this stately home is the character it vibrates of days gone by. The detailed trim, traditional floor length windows, wide hallways and impressive bannistered stairway. It could be substituted by Scarlett O'Hara for her beloved Tara. The 2½ acre setting is lovely and within walking distance of downtown Clarkston Village. Treat yourself to seeing this one soon.

### Civil War Era Farmhouse & Farm

Near Davisburg . . . from lightening rods to the old field stone basement you'll be reminded of the early American way of life. Those liking large farm kitchens, be sure to see this one! It's huge. Of course, the fireplace and large living room are special too. The house rambles on and on with so many interesting nooks and crannies. To make it extra special the large barn is ideal for horses and hay storage. The land is rolling, heavily treed in areas with both hardwoods and pines, lake and lake site . . . and as a special bonus, an old country one room schoolhouse sits at the property's corner! Call for more details.

### Barn, Pond, Acres . . .

6.8 acres building site just north of Clarkston. 50' x 60' barn with electricity and 7 box stalls and 2 others already on property. ¾ acre pond for ice-skating and watering spot . . . build your house and you have an instant mini-farm. Homes in area priced at \$75,000.00 to \$100,000.00 range.

### 14 Acre Mini-Farm . . . \$44,900.

Springfield Twp. . . . Clarkston schools. Excellent land, contract terms, well constructed older home in prime condition. Surrounded by 14 acres of gently rolling land. two out-buildings and a spring-fed lake on the property. The taxes are low and the house delightful! Be sure to see it!

**MAX BROOCK INC.**  
Realtor - Estab. 1895

DIXIE HIGHWAY AT ANDERSONVILLE ROAD - WATERFORD VILLAGE  
623-7800





I hope all the penny-wise shoppers are picking up extra food items for their pantry shelves. For everyone they buy, they should put aside another on the shelf. It will be necessary for two or three months of lean times which are ahead.

Remember the bargains I mentioned before. They're available.

The suicide rate for young people will go down during hard times. When it gets hard for adults, the young people seem to gain strength and they feel they can support and uplift their parents.

Shoplifting will increase in the future, during the hard times. Older people will resort to it, where they never have before.

The New Year will see a lottery ticket sold at Wonder drugs as one of the big winners. The owner will become the beneficiary of an estate as a result of his good deeds. He'll be surprised by the terms of the will.

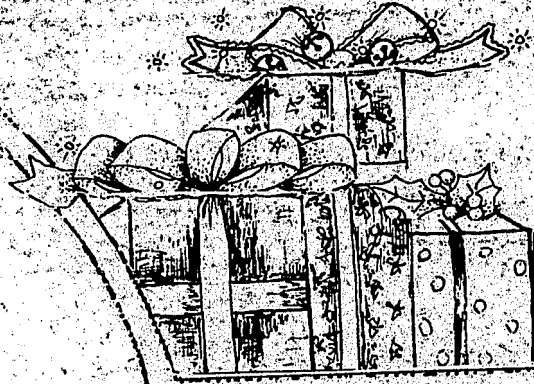
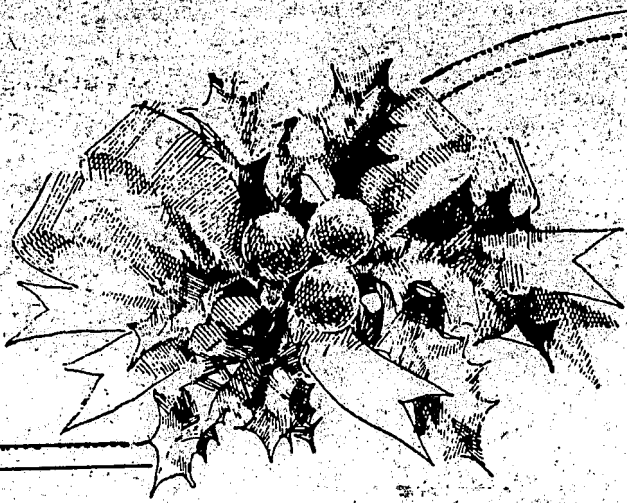
A girl who is either a junior or a senior this year will become very famous in moviedom. She's not that good academically at present. Within three

to five years you'll be hearing her name. She'll reach her peak in ten years.

Get ready for a shift at the Senior High School. I'm not talking about the students.

I see water rising -- gushing straight up -- in Springfield Township. It must be fresh water. Holly is looking at Springfield with envy. It looks like Holly is holding its nose, because the water there is terrible.

To M and C in California and S in Colorado. Much love and happiness. Merry Christmas.



Beattie  
Interiors

small  
gifts

from  
\$2.95

make the nicest remembrances

TEAK from Thailand

bread trays  
large & small salad bowls  
many different accessories  
in handsome, rich, teak.

TIN from Bolivia

candle lanterns  
watering cans  
planters and more

SCONCES

in brass, wood, pewter  
make wonderfully unusual  
gifts for favorite friends

ARMETALE mugs, plates,

candle sticks, goblets  
and serving dishes.

HANDMADE ORNAMENTS

designed by a local  
craftsman, precious  
and for always

THESE ARE JUST A FEW OF THE IDEAS WE OFFER YOU.  
COME IN AND BROWSE WE KNOW YOU'LL FIND  
SOMETHING SPECIAL FOR THAT SOMEONE SPECIAL

Beattie Interiors

OF WATERFORD

CONVENIENT TERMS AVAILABLE  
BankAmericard and Master Charge, too!

Open Mon. & Fri. 9:30 to 9  
Tues., Wed., Thurs., Sat. 9:30 to 5:30





# Decorator says those odd gifts can fit

by Jean Saile

Everybody ought to have a Gladys Strom this time of year.

Full of ideas about what to do with the Italian cupid received this year from old Aunt Hilda or the glass and chrome clock for your traditionally furnished home, she's employed full time as an interior decorator by Beattie's Interior on the Dixie Highway.

While Gladys does do new homes -- she did the Mayworm home featured in last week's Country Living Section of the Clarkston News -- and reworks old homes, she shines especially at this time of year in her ability to coordinate old and new and the off-beat with the traditional.

Realizing full well that many of the gifts people receive -- though valued for the sentiment expressed -- are not what one would ordinarily pick for oneself, she says they can most often be worked into any decor with taste.

"It used to be a mortal sin to mix antiques and modern furnishings and accessories. It's not anymore, and in fact those pieces often personalize a room and make it truly yours," she says.

Pictures or wall hangings that for one reason or another -- generally color -- don't suit the room they're intended for can often be accommodated in wall groupings, she reports. Proper matting and complementary framing can make

the difference.

"Aunt Hannah's lamp can be an accent piece, and add interest to a room," she says.

She goes on to explain about the decorator, treating eight windows in a row, who draped seven in blue and the eighth in yellow.

"It made the windows a focus of attention," she reports. "It created interest."

"I always advise people to keep items that have meaning for them. We can always fit them in," she says.

Gladys' credentials are good. She attended a school of interior decorating

in New York and worked with Bob Beattie for six years at Thomas Furniture before joining him in his new store a year and a half ago.

She's the kind of decorator who wants to get to know her customers, and use their keepsakes, their preferences in color, and their ideas wherever possible in a blended whole.

"After a while decorating becomes kind of automatic, like cooking," she confides. "When my daughter asks me how I cook something, I tell her she'd better watch, because I can't explain it. It's an inner sense," she thinks.



**FOR SEWER HOOK-UP  
CALL 625-5023**

**SHAMROCK CONSTRUCTION CO.  
BONDED AND INSURED**

LICENSED MASTER PLUMBER

**FREE ESTIMATES**

**Uncle Bob's General Store**

ANTIQUE VILLAGE  
2325 JOSLYN  
LAKE ORION

**391-3033**



*Speciality*

**CHEESE**

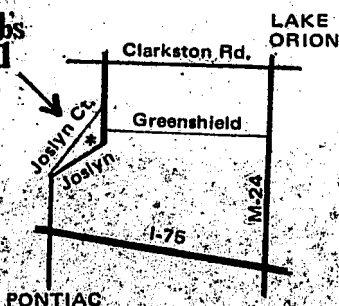
OVER 70 IMPORTED VARIETIES

**FINE WINES**

*We mail Gift Packages  
in time for Christmas*



Uncle Bob's  
General  
Store



**We Care  
About You!**

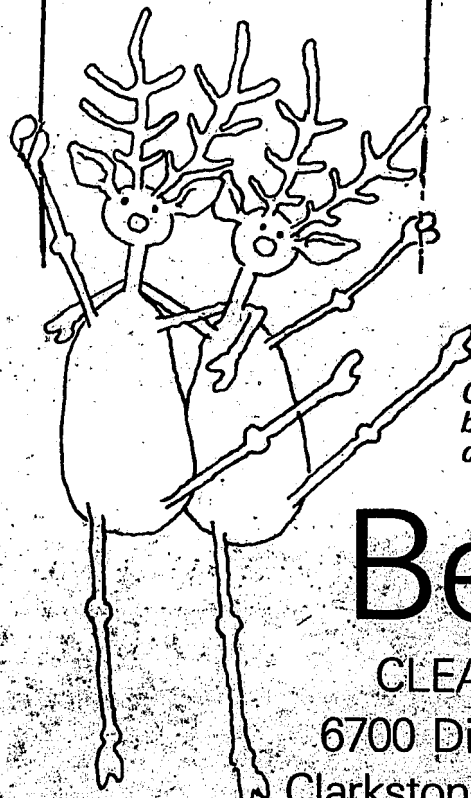
**SPECIAL  
HOLIDAY  
SALE!**

Bring in any  
three . . .

SUITS, DRESSES, COATS,  
SLACKS, ETC.

**\$100 OFF**

BRING THIS AD WITH YOU



*Our gift to you  
because we  
care . . . at*

**Berg**

CLEANERS

6700 Dixie Hwy.  
Clarkston 625-3521

**We pick-up and deliver!**



# Tom's in the mines

Tom Bullard of Clarkston, a 1972 anthropology graduate of Colorado College, Colorado Springs, Colorado, has recently been promoted to Miner classification at the Henderson Project near Empire, Colorado.

Miner is the highest position available to the underground mining crews, short of management. In the jargon of the hard-rock miner, this means Tom is one mean mucker down there.

Presently he is the crew's blasting expert, however he's hoping soon to trade his blasting galvanometer for a jumbo drilling rig.

Henderson Mine is part of Climax Molybdenum, a division of AMAX (American Metals Climax), a worldwide company. The Henderson Mine, still in developmental stages, will be the world's largest underground Molybdenum mine when it commences production in 1976. It will utilize the most modern and innovative mining techniques known.

Molybdenum is primarily used as an alloying element of iron, steel and other non-ferrous super alloys. Other uses are catalysts, pigments and lubricants, notably auto lubes and dry lubes used in the space program.

Prior to the mining job, Bullard spent a year and a half in the ski industry, his forte, with Hanson Industries of Boulder, Colorado, makers of ski boots. It was during this time that he traveled the U.S. and Canada extensively as a trained promotion and sales representative at national ski shows, and eight months touring as the Hanson Technical and Competition Service representative on the "World Professional Skiing" (formerly the International Ski Racers Association) racing circuit, involving constant service to the professional ski racers in the world.

He presently resides about 40 miles west of Denver near Rollinsville, Colorado, high in the Rocky Mountains with his dog, Kokomo, "the notorious Mighty Mo-Dog of North," and up to his shoelaces in snow.

If you'd like to write him, he can be reached at Rollinsville, Colo. 80474.

RUBBER STAMPS made for every business. Personal or professional. Clarkston News, 5 S. Main Street.

STATE OF MICHIGAN  
THE PROBATE COURT FOR THE  
COUNTY OF OAKLAND  
- No. 118,366

Estate of Sam LaBow, also known as Sam R. LaBow, deceased.

## NOTICE OF HEARING

TAKE NOTICE: On the 12th day of December, 1974 at 9 a.m., in the Probate Courtroom, Oakland County Courthouse, Pontiac, Michigan, before the Honorable Donald E. Adams Judge of Probate, a hearing was held on the petition of Ann LaBow. Administration of the estate was granted to Ann LaBow. Creditors of the deceased are notified that all claims against the estate must be presented said Ann LaBow at 30284 Southfield Road, Southfield, Michigan 48076, and proof thereof, with copies of the claims, filed with the Court on or before March 4, 1975. Notice if further given that a determination of the legal heirs of said deceased will be made on said date at 9 a.m. Notice if further given that the estate will be thereafter assigned to the persons appearing of record entitled thereto.

Dated: December 12, 1974

Ann LaBow  
Petitioner  
30284 Southfield Road  
Southfield, Michigan 48076  
Dennis M. Aaron  
Attorney for Petitioner  
P10002  
211-214 Ford Bldg.  
Detroit, Michigan 48226



## SPECIAL MEETING INDEPENDENCE TOWNSHIP BOARD December 9, 1974

Called to order 7:40 p.m.

Purpose: Action on new Zoning Map and Ordinance

The Township Board again presented the proposed zoning map and heard recommendations from the Township Planning Commission with regard to various changes in the map and text prior to final adoption. It was determined that final action should be put off until the regular meeting of December 17.

Adjourned 9:15 p.m.

J. Edwin Glennie  
Township Clerk

January Board Meetings will be held on the 7th and 21st.

## BURKE walls & all STORE

### GRO-QUICK COMBO

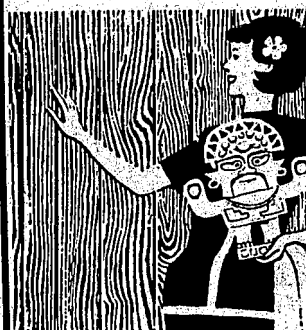


Start seeds and plants early. Just add soil and seeds and you're ready to grow. Automatic thermostat controlled.

"Your Underground Sun"

\$9.95

### GEORGIA-PACIFIC TROPICANA



\$3.79

4' x 8' PANEL

A low, low price for real hardwood veneer. Banana, Spice and Coconut color tones.

## LAST MINUTE GIFT

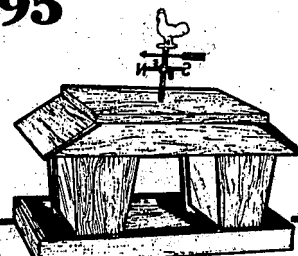
# Sale!

### Ready-to-finish BOSTON ROCKER



- smooth sanded
- large, comfortable seat
- Salmonson No.4571

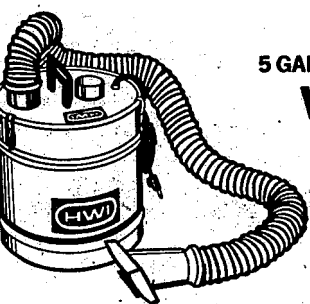
\$35.95



### Redwood Bird Feeders

Choose from many sizes  
and many styles priced from

\$5.98

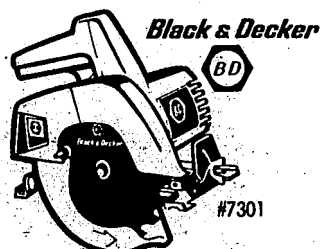


5 GAL. - INCLUDES CARTRIDGE FILTER

### VACUUM CLEANER

All-purpose vacuum features: steel tank, 600W motor, 8' cord, 6' hose w/6" nozzle. Brush and cartridge filter. White.

REG. 32.95 **29.97**



### 7 1/2 INCH CIRCULAR SAW

Makes bevel and depth adjustments quickly and easily. Sawdust ejection chute. Includes blade. 1 HP.

\$15.99

### GIFT SPECIALS

DISSTON CORDLESS ELECTRIC SCREW DRIVER ...	\$ 29.99
24x24x30h SOLID MAPLE CHOP BLOCK .....	147.50
DECORATOR WALL CLOCKS .....	from 36.50
WEATHERVANES .....	from 10.95
BLACK & DECKER 1/4" DRILL (#7004) .....	6.99
Stanley ASTRO-3 GARAGE DOOR OPENER .....	99.95
3 QT. ELECTRIC POP CORN POPPER .....	1.99

7110 DIXIE HWY  
CLARKSTON (at White Lake Rd.)  
625-2626

Daily 9-6 ... Fri. 9-8 ... Sat. 9-6 ... Sun 12-4  
Master Charge ... BankAmericard  
A Division of Burke Building Center ... Drayton Plains

**BURKE**  
walls & all  
STORE

OVEN FRESH  
**WHITE BREAD**  
20 OZ. **49¢**

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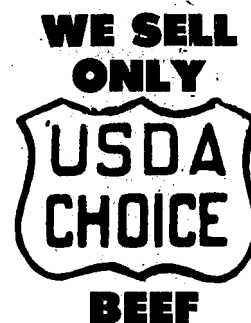
OVEN FRESH BROWN & SERVE  
**TEA ROLLS**  
3 11 OZ. PKG. **\$1.00**



**AJAX**  
LAUNDRY DETERGENT  
48 OZ. BOX **89¢**



USDA CHOICE BEEF  
**ROUND STEAK**  
**\$1.19** LB.  
FULL CUT  
SOLD AS  
STEAK ONLY



WE SELL  
ONLY  
**USDA CHOICE**  
BEEF  
USDA INSPECTED YOUNG  
**TOM TURKEYS**  
18-21 LBS. AVERAGE **48¢** LB.

MAXWELL HOUSE  
**COFFEE**  
**\$2.88**  
3 LB. CAN

BORDEN'S  
**HALF & HALF**  
**44¢** QUART

---

PHILADELPHIA  
**CREAM CHEESE** 8 OZ. PKG. **35¢**

---

LAND O' LAKES  
**BUTTER** 1 LB. PKG. **79¢**

USDA CHOICE BEEF TOP HALF  
**BONELESS ROUND**

---

USDA CHOICE BEEF BONELESS BOT  
**ROUND STEAK**

---

USDA CHOICE BEEF SIRLOIN TIP OR  
**CUBE STEAK**

---

USDA CHOICE BEEF BONELESS  
**RUMP ROAST**

---

USDA INSPECTED YOUNG  
**HEN TURKEYS** 10-14 L

---

ARMOUR GOLDEN STAR  
**CANNED HAM**

---

GANN'S LINK  
**SAUSAGE** FAMILY PAC

DIAMOND  
**WALNUTS** 1 LB. BAG **59¢**

---

BUTTERFIELD  
**POTATOES** 14 OZ. CAN **25¢**

---

NESTLE'S  
**MORSELS** 12 OZ. BAG **79¢**

---

DEMINGS RED  
**SALMON** 7 1/2 OZ. CAN **99¢**

---

MARIONETTE  
**OLIVES** 7 OZ. JAR **69¢**

---

GALA DINNER  
**NAPKINS** 50 COUNT PKG. **33¢**

MOP & GLO 32 OZ. CAN **\$1.19**

REYNOLD'S HEAVY DUTY  
**ALUMINUM FOIL**



**49¢**  
37.5 SQ. FT.

**HOLIDAY**  
THURS.-FR  
SUNDAY  
MONDAY  
CHRISTMAS  
TUESDAY  
CLOSED CHRISTMAS

FROZEN BANQUET  
**MEAT PIES**  
CHICKEN, TURKEY & BEEF  
**19¢** 8 OZ.

---

BIRDSEYE  
**COOL WHIP**  
9 OZ. TUB **44¢**

---

TREESWEET  
**ORANGE JUICE** 6 OZ. CAN **19¢**

**HI-C DRINKS**  
ORANGE, GRAPE, CHERRY  
46 OZ. CAN  
**35¢**

**FOOD SUPERMARKET**  
Pineknob Plaza 5529 Sashab  
SALES DATES: Wednesday, December 18  
WE SELL MICHIGAN LIQUOR  
STORE HOURS: MON. THRU SAT. 9 AM  
WE RESERVE THE RIGHT TO LIMIT QUANTITIES



# Christmas

FULLY COOKED WHOLE  
**SEMI-BONELESS  
HAM**

**99¢**

WATER ADDED  
FOR CURING

LB.



GOLD MEDAL  
**FLOUR**

5 LB. BAG

**69¢**

CRISCO  
**OIL**

24 OZ.  
BOTTLE

**99¢**

**PAMPERS**  
DAYTIME

30 COUNT BOX **\$1.79**

**PEPSI  
COLA**

**\$1.29**

16 OZ. 8 PACK  
NO RETURN  
BOTTLE

BRUCE CUT  
**YAMS**

23 OZ.  
CAN **39¢**

**CASCADE**  
FOR AUTOMATIC  
DISHWASHERS

35 OZ.  
BOX **79¢**

ROMEO  
**MARASCHINO  
CHERRIES**

10 OZ.  
JAR **39¢**

**PRINGLES**  
POTATO CHIPS

3 PACK  
13 1/2 OZ. **99¢**

KRAFT  
**ITALIAN  
DRESSING**

8 OZ.  
BOTTLE **39¢**

VET'S  
**DOG  
FOOD**

26 OZ.  
CAN **22¢**

U.S. NO. 1 CALIFORNIA NAVAL  
**ORANGES**

**66¢**

SUNKIST  
113 SIZE

DOZEN

U.S. NO. 1 RED & GOLDEN WASHINGTON  
**DELICIOUS APPLES** LB. **38¢**

U.S. NO. 1 RED  
**EMPEROR GRAPES** LB. **48¢**

U.S. NO. 1  
**GREEN ONIONS** BUNCH **14¢**

U.S. NO. 1 CELLO  
**RED RADISHES** 6 OZ.  
PKG. **14¢**

KELLOGG'S  
**RICE KRISPIES** 13 OZ. BOX **69¢**

VLASIC SWEET  
**BUTTER CHIPS** 24 OZ.  
JAR **69¢**

LIBBY  
**PUMPKIN** 29 OZ. CAN **33¢**

CAMPBELL'S  
**MUSHROOM SOUP** 10 1/2 OZ.  
CAN **19¢**

OCEAN SPRAY  
**CRANBERRY SAUCE** 1 LB.  
CAN **35¢**

PILLSBURY  
**PIE CRUST MIX** 11 OZ.  
BOX **35¢**

VARIETY  
GALAXY  
**CHRISTMAS**

WRAPPING  
**PAPER**

**99¢**

JUMBO  
ROLL  
100 SQ. FT.

GALAXY ASSORTED  
**CHRISTMAS**

WRAPPING  
**PAPER**

6 ROLL 75 SQ. FT.  
**\$1.19**

**HOURS**

THU-SAT. 9-9  
SUN. 10-5  
TUE-THU 9-9  
AS EVE  
9-5:30  
CHRISTMAS DAY

**TOWN**

**MARKET**

Law Rd. Corner Maybee Rd.

thru December 24, 1974

LOTTERY TICKETS  
TO 9 PM

SUNDAY HOURS: 10-5

ENTRIES WE REDEEM FOOD STAMPS



### Honored at dinner and reception

Fifty of Judy Sparkman's associates at the Oakland County Road Commission honored her at a reception and dinner in Clarkston recently. Mrs. Sparkman has terminated her 14 years with the Road Commission as payroll supervisor to spend full-time caring for her new baby daughter, Cassandra. She and her husband, Don, reside in Drayton Plains.

## New addition slated for St. Daniels

Parishioners of St. Daniel's Church broke ground recently for an addition on the Holcomb Street side of the church. To consist of a multi-purpose room, it will feature a kitchen, meeting room, and three offices. It will be finished in brick. The addition is part of long range plans which include a new church and rectory on the hill behind the present structure, which would then be used for a parish hall.



## The mill stream

## You go, I'll go



by JoAnn Carlson, phone 625-3370

Out in Davisburg there's a group of young senior citizens known as the You Go, I'll Go club, and though the group was organized prior to World War II, they're still going.

Mrs. Charles Hillman and Mrs. Mabel Clark are the only two original members left of the club that got its start through the Methodist Church in Davisburg.

Time was the group would meet for cafeteria dinners, Mrs. Hillman remembers, but then along came rationing and the dinners were cancelled.

Two groups survived the war; only one group remains now. Members meet once a month to sew cancer pads, make lap robes and bibs. They meet in each other's homes, and half the group prepares the meal for the other half.

Oldest member is Mrs. Phoebe Riley who Mrs. Hillman reports as being 87 or 88. Several other members are past 80. Most of them will be making a trek to the Holly Sunday Home the day after Christmas with gifts for the residents there.

Only members of the group are Lois Beard, Norma Lowes, Beulah Montgomery, Emma Garrison, Myrtle Winegar, Maude Hine, Esther Lake, Marian Casker, Leita Hansard, Myrl Dawson and Merle Kinney.

And the name? It came from Mrs. Ethel Terry, Mrs. Hillman reports.

Jeffrey E. Hawke, son of Mr. and Mrs. Earle G. Hawke of 5645 Hummingbird, has been named to the Dean's List for the summer quarter at

Kalamazoo College. Jeff attained better than a 3.75 grade average.

At the mid-year awards ceremony December 11 in the Student Center of the Leelanau School, Glen Arbor, Mich., a letter was awarded to Nick, brother of Leslie Bell, 7955 Perry Lake Road for outstanding work on the Varsity Soccer team. Nick is a junior at Leelanau, an independent college preparatory boarding school in Northern Michigan.

Cleo Jenks, a former Clarkston resident now of Holly, and 137 members of her family got together for a Christmas party December 7 at the Mountain View Country Club on Maceday Lake.

The afternoon was devoted to a family-type party complete with a visit from Santa for the children. After the children retired for the evening, the adults had their own party with dinner and dancing.

The Christmas spirit of good will still abounds even during hard times. June Anderson of Davisburg, while shopping at the Pontiac Mall with her daughter Betty Hecker, dropped a package. A woman picked up the package and followed the two shoppers through four departments of Hudson's before catching up with them to return it.

Good news! The Post Office found the Robert Hecker's even if they did not move. Betty Hecker's cousin sent her a Christmas card addressed to 6722

Sundae Lake Road. The Hecker's received the card at their true address 6733 Bridge Lake Road.

A fast-moving Civil War Film, "Red Ruins the River," will be shown New Years Eve at 7:30 p.m. in the Davisburg Baptist Church on Andersonville Road.

The 90-minute, color production has a cast of more than 600 students, faculty, and staff of Bob Jones University in Greenville South Carolina.

The showing will be open to the public at no charge.

Clarkstonites Pat Schebor and Penny Dresser returned December 10 from a three-day American Vocational Association conference in New Orleans. Mrs. Schebor and Mrs. Dresser were representing the Royal Oak School of Business. Mrs. Schebor is a vocational consultant for the Pontiac Business Institute, and the Royal Oak, Port Huron and Mount Clemens School of Business.

All the Girl Scouts from Bailey Lake Elementary School were joined by all their mothers for Christmas caroling Tuesday night.

Benefactors of the singing were the patrons of Pine Knob Ski Resort.

Multi-Lakes Chapter of the American Business Women's Association will meet at 7 p.m. December 18 at Machus Red Fox Restaurant for a Christmas program.

Rosalind Eunice Byers, 6051 Middle

Lake Rd., is a candidate for a bachelor of arts degree in secondary education at Western Michigan University. Commencement exercises were to be held December 18 in Read Field House in Kalamazoo. Miss Byers is one of 93 candidates listed as cum laude with grade points between 3.5 and 3.69.

Jean C. Benzing, 5429 Williamson, is a candidate for a bachelor of arts degree in urban studies and political science from the University of Michigan in Flint. Mrs. Benzing is to graduate cum laude January 11.

The Clarkston High School Madrigal Singers will entertain at the Clarkston Women's Club Christmas party tonight, Thursday, Dec. 19.

Grayce Warren directs the 16 member group which will appear at the women's club 8 p.m. meeting at independence center. In addition to the musical entertainment, the program will include a cookie exchange. The women also will bring gifts for a needy family in the area.

Mr. and Mrs. Roger Monette, 5300 Drayton Road, received a most precious Christmas present in plenty of time for the holidays.

Beautiful Miranda Kay, all six pounds four-and-a-half ounces of her, was born December 7 at Crittenton Hospital in Rochester. She is a first for the proud parents. Miranda's grandparents are Mr. and Mrs. Chris Monette of Oxford and Mr. and Mrs. Jack Warren of Pontiac.



## Calvary Lutheran Christmas services

Calvary Lutheran Church School will present "Amahl and the Night Visitors" at 7 p.m. Sunday at the church. The play involves the entire school and is directed by Bea Wood and Betty Thomas with the assistance of Superintendents Carol Lippincott and Betty Kratt.

Other services Sunday include a spoken communion at 8 a.m., contemporary worship at 9:15 a.m. and the regular service at 10:45 a.m. A family candlelight worship service will be 7 p.m. Christmas Eve, to be followed by candlelight communion at 11 p.m.

## Trinity slates special services

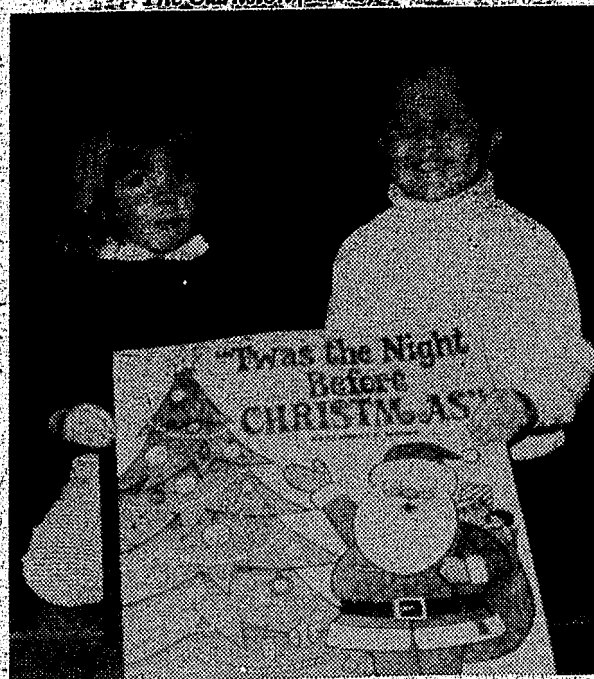
Trinity Evangelical Lutheran Church will greet the Christmas season with a children's worship service at 7:30 p.m. Sunday, a midnight festival worship at 11:15 p.m. Christmas Eve, a Christmas Day communion at 10 a.m. and a New Year's Eve communion service at 7:30 p.m.

## Christmas eve at Methodist Church

Clarkston United Methodist Church will have a Christmas eve observance at 7:30 p.m.

## Christmas masses

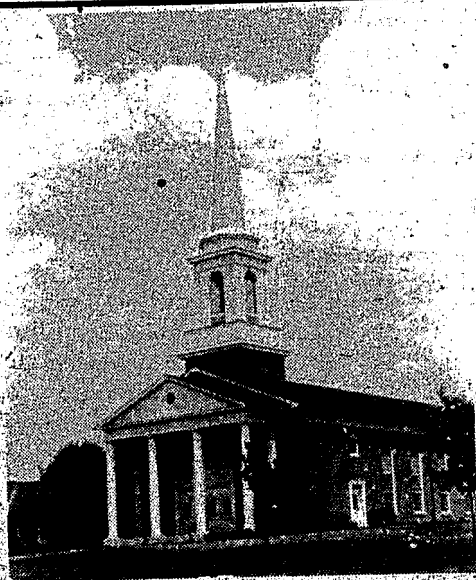
Christmas Masses will be celebrated at St. Daniel's Church at 5 and 7 p.m. and midnight Christmas eve and at 11 a.m. Christmas Day.



Jennifer Hall and Michael Rushton are delighted with the giant coloring books being sold by Clarkston Area Jaycees to raise money for community activities. The books, which feature the "Twas the Night Before Christmas" story are available from Ritter's Farm Market and Tierra Arts and Design at a cost of \$3.

## AREA CHURCHES AND THEIR WORSHIP HOUR

<b>WATERFORD COMMUNITY CHURCH</b> Airport Rd. at Olympic Pkw. Sunday School - 9:45 a.m. Sun. Morn. Worship - 11 a.m. Sun. Eve. Serv. - 6 p.m. Mid Week Serv. - 7 p.m. Rev. Roger Campbell, Pastor Rev. Ken Hodges, Asst. to Pastor Rev. Chuck Warren, Minister to Youth Betty Jencks, Children's Worker	<b>LAKE LOUISE CHURCH OF THE NAZARENE</b> 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	<b>EPISCOPAL CHURCH OF THE RESURRECTION</b> 6490 Clarkston Road Rev. Alexander Stewart Worship - 8:00 & 10:00	<b>CALVARY LUTHERAN CHURCH</b> 6805 Bluegrass Drive Rev. Robert D. Walters Spoken Communion 8 a.m. 9:15 Contemporary Service and Sunday Church School 10:45 Service	<b>PINE KNOB COMMUNITY CHURCH</b> 3041 REEDER ROAD off Clintonville PONTIAC, MICHIGAN Ken Hauser Worship 10:30 a.m. & 6:00 p.m.
<b>CHURCH OF THE NAZARENE</b> 4453 Clintonville Road Church School 10:00 a.m. Worship at 11 a.m. & 6 p.m. Family Prayer Wed. 7:30 p.m. Royce Scott, Youth Pastor Wayne G. Grave, Pastor	<b>CLINTONVILLE BAPTIST CHAPEL</b> 5290 N. Sashabaw Elem. School on Maybee Road, Clarkston Church School 10 a.m. Worship 11 a.m. Rev. Dwight Young	<b>THE SALVATION ARMY</b> 29 Buffalo Street Lt. Robin Haines Sunday School - 2:30 p.m.	<b>FIRST BAPTIST</b> 5972 Paramus Rev. Clarence Bell Worship - 11 a.m. - 7 p.m.	<b>MARANATHA BAPTIST CHURCH</b> 5790 Flemings Lake Road Rev. Philip W. Somers Worship - 11:00 a.m.
<b>ST. TRINITY LUTHERAN CHURCH</b> 5860 Andersonville Rd. Pastor Rev. Ralph C. Claus Sunday Worship 8:30 & 11:00 Bible School 9:45	<b>SEYMOUR LAKE UNITED METHODIST</b> Sashabaw at Seymour Lake Rd. Rev. W. Howard Nichols Services at 9:15 and 10:30	<b>CLARKSTON UNITED METHODIST CHURCH</b> 6600 Waldron Road Rev. Frank Cozadd Worship & Church School 10 a.m.	<b>NEW HOPE BIBLE CHURCH</b> 5311 Sunnyside Rev. Dennis Johnson Worship - 11:00 a.m.	<b>SPIRITUALIST CHURCH OF THE GOOD SAMARITAN</b> 5401 Oak Park off Maybee Rd. Rev. Allen Hinz Wed. & Sun. Worship 7:00 p.m.
	<b>DIXIE BAPTIST CHURCH</b> 8585 Dixie Highway Rev. Paul Vanaman Worship - 10:00 a.m. Evening Service 6:00 p.m.	<b>ANDERSONVILLE COMMUNITY CHURCH</b> 10350 Andersonville Rev. Wallace Duncan Worship - 11:00 a.m.	<b>SASHABAW UNITED PRESBYTERIAN</b> 5300 Maybee Road Pastor Mark H. Caldwell Worship - 11:00 a.m. Church School - 9:30 a.m.	<b>ST. DANIEL CATHOLIC CHURCH</b> Holcomb at Miller Rd. Father Francis Weingartz Sunday Masses: 9 and 11 Sat. 7 p.m.
		<b>GOOD SHEPHERD LUTHERAN CHURCH</b> 1950 Baldwin Rd. Sunday School 9:15 Family Worship 10:30 Pastor Charles Kosberg	<b>FREE METHODIST CHURCH OF DRAYTON HEIGHTS</b> 5482 Maybee at Winell Rev. Clancy J. Thompson Worship - 11:00 a.m.	<b>CLARKSTON CHURCH OF GOD</b> 54 South Main C. J. Chestnutt Worship - 11:00 a.m.
			<b>PENTECOSTAL TABERNACLE</b> 9880 Ortonville Road Worship - 11:00 a.m. 7:00 p.m. Rev. John K. Hendley	



CLARKSTON UNITED METHODIST CHURCH

Reverend Frank A. Cozadd

## Spiritual Message

"OUR APPROACH TO CHRISTMAS"

How shall we approach Christmas this year? Some of us decided it will be no use to try to celebrate Christmas from our hearts.

Some Christmases ago, a vagrant, off the busy streets of a New Jersey City, wandered into a church. He was unkempt, yet had a look of lost respectability. After telling a tale of woe, he said he just wanted to sit Christmas out. He said there ought to be places where people like him could hide from Christmas, places with high walls that shut out the singing of little children, the ringing of bells, and the carol singing. He said Christmas was more than he could bear.

Some feel about it that way, too.

Or, on the other hand, you may have decided to give Christmas another whirl this year. You have looked upon it as tinsel mirage, gay and giddy, with bright lights, rich food and drink, parties, dancing, late frenzied hours, and even a semi-annual pilgrimage to the church. And the day after Christmas, amid the litter of

Christmas wrappings and leftovers, you will know that Christmas is only a mirage in life's wilderness.

These two approaches, the non-Christmas and the pretend-Christmas, are the only approaches possible without an on-going relationship to God.

For life will mean to us just exactly what Christmas means. What we make of Christmas is what we make of life. What we see in Christmas, we see in life. As Christmas does or does not challenge us, so life will or will not challenge us.

For Christmas means just this: That God in the person of Jesus Christ has come to meet us in this wilderness of life which seems to make Christmas impossible. God knows that we can neither keep up a pretense of Christmas nor bear to live without it. Therefore, He comes to show us that the pretense is unnecessary... that even in the wilderness God is with us.

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<b>McGILL &amp; SONS HEATING</b> 6506 Church Street	<b>HAUPT PONTIAC</b> North Main	<b>HOWE'S LANES</b> 6696 Dixie Highway	<b>HAHN CHRYSLER-PLYMOUTH</b> 6673 Dixie Highway
	<b>HURSFALL REAL ESTATE, INC.</b> 6 E. Church Street	<b>WONDER DRUGS</b> US-10 and M-15	<b>SAVOIE INSULATION</b> 64 S. Main, Clarkston
<b>BOB'S HARDWARE</b> 60 South Main			<b>HALLMAN APOTHECARY</b> 4 S. Main

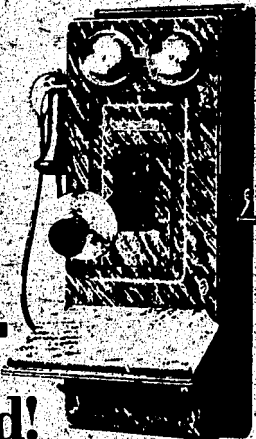


For a \$1.25 a week, you can reach 10,000 people in over 3,400 homes every week with an advertising message on this page. Call 625-3370 and place your message today!

# 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.



## Tack

**JIM RAYMAN TACK REPAIR**  
Custom Work-Harness Making  
Terry Potter  
1972 M-15 Ortonville 627-2090

## Antiques

**Main Street Antiques**  
We appraise, buy & sell  
Conduct Estate & household sales  
21 N. Main St. 625-3122

**Piccadilly Place Antiques**  
2 DOORS NORTH OF OLD MILL  
5844 Dixie Hwy., Waterford  
623-6349 Fri., Sat., Sun.

## Jewelry

**TIERRA ARTS & DESIGNS**  
Handmade Jewelry  
and Silver repair  
3 East Washington  
Clarkston 625-2511

## Beauty Shops

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

**SHEAR DELITE COIFFURES**  
78 W. Walton Blvd. Pontiac  
Walton-Baldwin area. 332-4866  
Personalized cuts & blow-waving

## Draperies

**Draperies by Peggy Milzow**  
Wood Shades, Fabrics,  
Bedspreads, Rods, etc.  
5788 Pontiac Lk. Rd. 673-5161

## Hardware

**Collins and Sons Hardware**  
5797 Ortonville Road  
Clarkston 625-5600

## Denim

**JIM RAYMAN SADDLERY**  
1972 Ortonville Road  
Ortonville 627-2090

## Carpeting

**The Carpet Mill**  
"Buy direct." Carpet Cleaning too  
673-2670 Off. 666-1637-Res.  
Keith Storrs and Sons

**DAVE BLOWER and SONS**  
Mill Outlet for Carpeting  
Call 623-1285

## Cement

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

## Garbage Disposal

**D. L. MARLOWE DISPOSAL**  
For dependable weekly service  
Call: 625-3039

## Books

**Kathy's Book Shoppe**  
New and Used Books  
3 E. Washington, Clarkston  
625-8453

## Funeral Directors

**GOYETTE**  
Funeral Home  
155 N. Main Street  
Clarkston 625-1766

## Piano Service

**Piano Tuning & Repair**  
**HORNBECK'S Piano Service**  
174 N. Main Clarkston  
625-2888

## Propane

**Beckers' Campers, Inc.**  
LP Gas Service  
16745 Dixie Hwy.  
Davisburg 634-7591

## Gifts

**BOOTHBY'S Gift Shop**  
Dixie Hwy. & White Lk. Rd.  
625-5100  
Daily 9:30 to 6:00 - Sun. 12-4

## Electrician

**McCormick Electric**  
Residential Wiring & Service  
628-5486

## Home Decorating

Wallpapering, Painting & Staining  
Personal Service  
**BOB JENSENIUS** 623-1309

## Barber Shops

**LIMOOR House of Hair Design**  
Unisex cutting  
5854 South Main (M-15)  
Clarkston 625-3788

## Furniture

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

## Welding

**Tom's Portable Welding**  
628-4134 Office  
628-5005 Shop  
24 Hour Service

## Home Service

**KIRKENS HOME SERVICE**  
Interior & Exterior Painting  
Call 627-2534

## Fireplaces

**Specializing in Fireplaces**  
Concrete, Brick & Block  
Free Estimates - Wyatt  
625-2570

## Pharmacies

**Wonder Drugs**  
5789 Ortonville Road  
Clarkston 625-5271

## Furniture Stripping

**Stripping & Refinishing**  
**DIP-N STRIP**  
7615 Highland Rd.  
Pontiac 666-1320

## Photography

**Sayles Studio**  
4431 Dixie Highway  
Drayton Plains, 674-0413

## Residential Builder

**COMFORT HOMES, INC.**  
3297 Orchard Lake Road  
Keego Harbor, Mich.  
682-4630

**FUTRELL & FUTRELL, Bldrs.**  
"The Quality People"  
625-5136 674-1800

**MENZIES BROS. BUILDERS**  
OF CLARKSTON  
Quality Custom Homes  
625-5015 - 625-2410

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"The Quality People"  
625-5136 674-1800

**Clarkston Remodeling Inc.**  
Licensed Builder  
6371 Simler Drive, Clarkston  
625-4933

**DONNELLY Aluminum Products**  
Alum. Siding, Trim & Gutters  
623-0143 - 674-1508

## Real Estate

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

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

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

**McAnnally Real Estate Realtors**  
Gale McAnnally  
674-4736

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

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

**MAX BROOCK, INC.**  
Realtors Since 1895  
Dixie at Andersonville Rd.  
623-7800

## Lessons

**VOICE LESSONS**  
Donna Redwood  
625-1561

## Office Machines

**Oakland Office Machines, Inc.**  
Sales & Service of Typewriters  
Adding Machines and Calculators  
6575 Dixie, Clarkston 625-2370

## Insurance

**SENTRY INSURANCE**  
Larry P. Brown  
5185 Bronco Dr. Cl.  
625-4836

## Accounting

**RICHARD LOBER & ASSOC.**  
Prof. Public Accountants  
6800 Dixie Hwy.  
Clarkston 625-8305

## Refrigeration

**J. & J REFRIGERATION CO.**  
Commercial & Industrial Air Con-  
ditioning and Refrigeration  
6279 Snowapple Dr. Cl. 625-2974

## Plumbing

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FREE SEWER & WATER ESTIMATES  
625-5422  
Licensed Master Plumber

## Tree Removal

**DON JIDAS**  
Free Estimates  
Guaranteed Satisfaction  
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This "Who-To-Call" section is a continuation of our directory. We're looking for additional subscribers so it can be enlarged to a full 4 col.

## WHO-TO-CALL

For Whatever You Need!

### Cleaning Services

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Ready for holiday help!  
Permanent or Special Jobs  
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### Excavating

**Costello Excavating**  
Basements, Land Clearing,  
Grading, Driveways  
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### THE CLARKSTON NEWS PRINT SHOP

Business stationery and envelopes. Postals, invitations, flyers and lots more... personals too with monogs!

### VILLAGE OF CLARKSTON MINUTES OF REGULAR MEETING December 9, 1974

Meeting called to order by President Hallman.

Roll: Present—Basinger, Granlund, McCall, Schultz, Thayer, Weber. Absent—None.

Minutes of the last meeting were read and approved.

Moved by Thayer to pay the following bills:

Street Wages	\$1757.09
Municipal Services	388.24
Administration	265.00
Clarkston News	40.60
Legal Fees	67.50
Special Assessment	482.59

**TOTAL \$3001.02**

Seconded by Weber. Roll: Ayes—Basinger, Granlund, McCall, Schultz, Thayer, Weber. Nays—None. Motion carried.

Gar Wilson and his crew were commended for the excellent job that they did during the recent snowstorm.

Moved by Thayer to purchase an electric brake compressor for the truck at a cost of \$296.00. Seconded by Weber. Roll: Ayes—Basinger, Granlund, McCall, Schultz, Thayer, Weber. Nays—none. Motion carried.

Moved by Thayer to increase the part-time wage rate for Rick Wilson from \$3.50 to \$4.50 per hour for emergency snow removal service, due to his experience and seniority. Seconded by Weber. Roll: Ayes—Basinger, Granlund, McCall, Schultz, Thayer, Weber. Nays—none. Motion carried.

The council approved of Gar's requests to summarize his time sheets, and to plow the driveways of the police chief, fire chief, and himself during snow storms.

Moved by Granlund to authorize Hallman's Apothecary as a collection center for sewer quarterly usage bills. Seconded by Weber. Motion carried unanimously.

Moved by Weber to follow Chief McCall's recommendation and postpone action on a proposed traffic control ordinance for further study. Seconded by Thayer. Motion carried unanimously.

Chief McCall reported that the police dept. is working on a survey of parking in the village, and that the area behind the old Town Shop should be utilized for parking, as more spaces are desperately needed.

Trustee Basinger reported that she has received some grant information regarding the old Methodist Church and the Hawk Tool property, and that more will be forthcoming.

Correspondence from Mr. Lay was read, recommending that the council write a letter to the Postmaster General, showing our disapproval of their plan to move the post office out of the village. President Hallman and Trustee Basinger also recommended that such a letter be written, expressing our desire to keep it within the village, and they will draft such a letter.

Moved by Thayer to send correspondence on keeping the post office in the village to the Postmaster General, with copies to Congressman Broomfield and Senators Hart and Griffin. Seconded by Schultz. Motion carried unanimously.

President Hallman reported that a flagpole is available for donation to the village. Trustee Schultz and Gar Wilson will check on this.

Moved by Weber to authorize the attorney to take the necessary steps to legalize our adoption of BOCA to conform with that of the township's and that required by the State Construction Code. Seconded by Basinger. Motion carried unanimously.

The next council meeting will be on Jan. 13th.

The clerk distributed petitions for the annual election. Three trustees will be elected for two year terms.

Correspondence from Mr. Lehner was read, stating his desire that the village remain active in the Deer Lake development issue.

Meeting called adjourned by President Hallman.

Bruce Rogers  
Village Clerk

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★ REMINGTON

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★ GATES

★ GILLETTES

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★ TRUCK  
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MOUNTING

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WHITEWALLS

**2 for \$35<sup>00</sup>**

NO TRADE-IN REQUIRED  
SNOW-TREAD OR HIGHWAY TREAD  
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New Oil Filter  
LUBRICATION**

COMPLETE PRICE

**\$7<sup>98</sup>**

10-W-40 WOLFSHEAD

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**MONROE  
SHOCKS**

**\$10<sup>88</sup> ea.**

FREE  
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GUARANTEE

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**ALIGNMENT**

**\$8<sup>88</sup>**

BY APPOINTMENT - MOST CARS

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8 CYL. **\$29<sup>88</sup>**

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TO SMALL"**

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# A.C. Firestone

5440 Dixie Hwy., Waterford

**623-6900**

OPEN DAILY 8 a.m. to 8 p.m.

and SATURDAY 8 a.m. to 4 p.m.

Dixie Highway

A.C. FIRESTONE

Airport Road

Williams Lake Rd.



# classified ads

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\$1.50 for 15 words, 5c each additional  
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## FOR SALE

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

**SILVER BACH TRUMPET**, Excellent condition. Call 625-2196.†††16-2c

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

**CUT YOUR own Christmas trees**, \$5.00 afternoons or all day weekends. Sashabaw Road, 1 mile north Clarkston-Orion Road.†††15-3c

**FIREWOOD** for sale — all seasoned, hardwood. Only \$25 a cord. 693-6128. Ralph Glass.†††14-tfc

**CHRISTMAS TREES**, all scotch pines, \$5.00. Beautiful spruce, Clarkston Explorers Post 440. A&W Stand, Baldwin and Beverly, north of Fisher Body.†††16-2dh

**BOLENS TRACTORS** and mowers — save 20% on all in stock units. Hamilton's of Holly, Holly, Michigan. 634-7511.†††14-tfc

**PRIME FREEZER** beef, corn fed, 90c a lb. hanging weight. Approximately \$1.29 after processing. No turkeys, chickens, nor pork. Just prime beef on the hoof. 625-4999.†††14-4c

**ARCTIC CAT** Snowmobiles, clothing, and accessories. Hamilton's of Holly, Holly, MI 634-7511.†††14-tfc

**1973 BENDIX** General Mobile Home, 2 bedrooms, very good condition, 12x60. 634-7977.†††14-5c

**FIREWOOD** for sale. Will do tree trimming and removal. Light trucking. 625-4747.†††14-tfc

**NECCHI DELUXE AUTOMATIC** zig zag sewing machine — cabinet model — em-broiders, blind hems, buttonholes, etc. 1968 model. Take on monthly payments or \$53 cash balance. Guaranteed. Universal Sewing Center, FE 4-0905.†††5-1c

**FIREWOOD FOR SALE**. Light hauling and odd jobs. 625-2784.†††11-tfc

**ROOMY** mobile home — 3 bedroom, family and living rooms, new carpeting, 1½ baths, 10x20 deck with awning, skirting, and shed, on lot. Best offer over \$6,000.00. 634-3310.†††17-1c

**BRONZE** Kenmore electric stove. Clock and light, \$25.00. 625-8869 after 4p.m.†††17-1c

**MOVING SALE**, furniture and kitchen appliances, 1970 pale yellow Bonneville Pontiac. 625-4036.†††17-1c

**SIMMONS** Hide-a-bed. Good condition, \$75. 625-3250.†††17-1c

**HANDMADE** Raggedy Ann and Andy dolls. 15-20-25 inch. 625-3601.†††17-1c

**CHRISTMAS TREES**. Cut your own. Thousands to choose from, \$2.00 and up. Also Evergreen Boughs. Open daily. ½ mi. N. of I-75 intersection. Cedar Lane Christmas Tree Farm, 8970 Dixie Hwy. 625-1922.†††15-3c

**30" ROUND** heavy dark pine pedestal tables, \$60.00 each. Only five left. Call 625-3717 after 5 p.m. or Sat. and Sun.†††16-tfc

## FOR SALE

**FIREWOOD**. Reasonable, Davisburg Area Jaycees. 625-5379.†††14-tfc

**ALMOST NEW** Red Caber Italian Ski Boots. Size 12. Best offer. 625-4355.†††17-1dh

**GIRL'S 5 SPEED BIKE**. Excellent condition. \$45.00. 625-8645.†††17-1c

**KIRBY VACUUM CLEANER** and attachments. Call 625-4470.†††17-1c

## WORK WANTED

**CHILD CARE** in my state licensed home. Pine Knob area. 394-0497.†††16-4c

**WOMAN IN** Waterford would like ironing or light typing in her home. 623-0954.†††49-tfc

## NOTICE

**BOOTHBY'S** open Sundays noon until 4 p.m. now thru Christmas. 7081 Dixie Hwy., corner White Lake Road.†††14-4c

**CHRISTMAS TREES**. All Scotch Pines, \$5.00. Beautiful spruce, Clarkston Explorer Post 440. A&W stand, Baldwin and Beverly, north of Fisher Body.†††16-2dh

## ACCOUNTING BOOKKEEPING, PAYROLL TAXES

Will write your payroll checks and calculate tax deposits, general accounting and financial statements.

**PHIL NELSON**  
652-1684

17-2c

## PRODUCE

**APPLES**, McIntosh, Johnathon, Red Delicious, Spys and others. Several different various grades. Apples can be gift wrapped. Porter's Orchard, 1½ miles east of Goodrich on Hegel Road. Open Daily, 9-6; Sunday 1:30 - 6. 636-7156.†††16-tfc

## PETS

**AKC ALASKAN** Malmute puppies. Call 693-1898.†††17-1c

**AKC German Shepherd** puppies, most colors, quality. 625-8633.†††16-2p

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

**SIBERIAN Husky**, male, 19 months old. 625-1849.†††17-1p

## INSTRUCTION

**CLASSES FOR** Mens wear. Learn to sew sports coats, mens slacks. This is new! Village Sewing Basket, 625-2422.†††39-tfc

**ORGAN LESSONS**. Mrs. Joy Verhey, 625-3533.†††10-tfc

**VILLAGE SEWING** Basket in Clarkston offers basic sewing and stretch classes, knitting and crocheting classes. Classes now starting. 625-2422.†††41-tfc

## AUTOMOTIVE

**JUNK CARS**, free tow. Will buy certain models. 334-2148, 628-3942.†††22-tfc

**CLARKSTON AUTO PARTS**. New and rebuilt auto parts. Mon., Tues., Wed., Fri., Sat. 9-9. Sunday 10-6. Closed Thurs. 6 N. Main. 625-5171.†††10-tfc

## INTERLAKES SALVAGE

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

**1966 IMPALA**. Body rust, but runs good. Yours for just \$95.00. After 6 p.m. call 625-5959.†††16-2p

**1973 CAMERO** L.T., power steering, power brakes, air and much more. 625-2314 after 6 p.m. and weekends.†††16-2c

## LOST

**LOST GREY** male miniature Schnauzer 1½ years, unclipped. Reward. 623-0930.†††17-1c

## RUMMAGE SALE

**RUMMAGE SALE**, Clothes, some furniture, lots of jewelry, Christmas gifts. Beginning Wednesday, 9-5 unt sold. 9418 Dixie Hwy., behind store.†††17-1c

## HELP WANTED

**BABY SITTING\*** Day care, licensed home, at I-75, Sashabaw Intersection. Open 6-6. Caverly. 625-2465

**HELP WANTED**: Applications will be accepted for Assessors Assistant for Springfield Township. Position being filled under the Comprehensive Employment and Training Act of 1973 Title II. Applicants should be Veterans, Economically Disadvantaged, or Unemployed. Springfield Township Offices, 650 Broadway, Davisburg, Michigan. Phone 634-3111 or 625-4802.†††17-2c

**VOCATIONAL** technical school teachers aid in printing. Early retiree or part time employed with good background and references. Call 698-2374, between 9-9.†††17-2c

**CLARKSTON-WATERFORD** area National Real Estate firm with 900 offices now hiring and training. Get with the Nations most successful Real Estate Chain now. Call Dorothy, 623-1486.†††12-tfc

## BUSINESS IS GREAT

If you like people and land, we need you. Leads, leads, thousands of acres to sell our product is the most important thing on earth. Here is the opportunity you've been waiting for to make "Lots of money". Join the leader, we are hiring now. Call Harry Bloch, 674-4116.

10-tfc

## ANTIQUES

**ANTIQUE REGULATOR** store clock in perfect working condition. One school-house clock. Call 625-3717 after 5 p.m. daily or Sat. and Sun.†††11-tf dh

## SERVICES

Alterations done in my home. Call 625-4457 evenings.†††52-tfc

**ZUKER CONSTRUCTION**. Call 673-6217. Free estimates. Licensed, bonded, insured.†††14-4p

**PATIOS**, driveways, sidewalks. 625-3538, 627-2534.†††50-tfc

**FIREWOOD**, \$30. Tree Service, trimming and removal. Free estimates. Insured. Call Carl Shedden. 625-8814.†††13-tfc

**NURSERY SCHOOL** atmosphere care for 3-5 year olds. My home. Programmed activities. Full days and half days. Clarkston, 625-2017.†††5-tfc

You've tried the rest  
now get the Best  
**RUBLE PLUMBING and**  
**SEWER CONTRACTING**  
Licensed Master Plumber  
Free Estimates  
674-1262 or 627-3588

10-8c

**FREE ESTIMATES**, new roofs applied, leaks fixed, roofs repaired. Reasonable rates. 625-9623.†††14-6c

**SNOW PLOWING**. Contract or otherwise. 625-8885.†††11-tfc

**WALL PAPERING**, painting, staining. Personal Service. Bob Jensenius. 623-1309.†††21-tfc

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

**SNOW PLOWING**. 1 time or contract. 625-8181.†††15-8c

**PLUMBING** - Repairs and new work. Sewers and drains cleaned. 24 hour emergency service. Bob Turner. 391-2673 or 628-5856.†††16-tfc

**EXCAVATING**: Basements, sewer and water lines, septic fields, bulldozing, trucking. Bob Turner 391-2673 or 628-5856.†††16-tfc

**MIRACLE CARPET** and upholstery cleaning. Free estimates. 673-6266.†††16-2c

**SNOW REMOVAL** - Clarkston, Ortonville, Holly area. 24 hour service. 634-8095.†††16-16p

## FOR RENT

**FOR RENT**: exciting retail space in downtown Clarkston. Come in and see our new Mini Mall concept. Perfect starting place for new business, or branch outlet. 31 S. Main, 625-2296.†††10-tfc

**BEAUTIFUL HOME** on Marco Island, Florida. Available by the week. Newly furnished, air conditioning, pool, fishing and shelling. Take plane to Miami then to Marco. Car ready for your use. Maid service available. Call 625-2100 or 625-4222.†††4-tfc

**FOR RENT**: 6 rooms on lake. 3 bedrooms, Clarkston schools, no pets. 2 children welcome, \$250.00 623-0711.†††15-3c

**IMMEDIATE occupancy** in Ortonville. Apartment in quiet country atmosphere, no pets allowed or children over 3 years old. 2 bedrooms, carpeted, drapes. 627-3173, 627-3250.†††15-tfc



## FOR RENT

BEAUTIFUL NEW 2 and 3 bedroom town houses for rent, from \$210. per month. Call 1-800-552-5399.†††46-tfc

MARCO ISLAND Florida Condominium on Gulf. Sleeps six. Color T.V., air conditioned, golf, pool, fishing, shelling. Available by week. Summer and winter rates. Call 625-2251 for reservation.†††11-tfc

COTTAGE for rent. Grayling area. Bow season, rifle season, Christmas and New Years. Cottage on 40 acres is surrounded by state land. Very good hunting. Lots of trails for snowmobilers, motorcycle riding. Please call 625-2536.†††11-tfc

IN CLARKSTON, 2 bedroom house on 2 acres. Living room with fireplace, full basement, 2 car attached garage. \$300 a month, security deposit required. Immediate occupancy. Call Clarkston Real Estate. 625-3300.†††17-1c

2 ROOM EFFICIENCY apartment, newly decorated, new carpeting. Utilities included. Bachelor, deposit required. 9440 Dixie Hwy.†††15-tfc

NEW LARGE one and two bedroom, unfurnished apartments. Club house facilities and pool. Village Green Apartments at Waterford corner, Cass Lk. Rd. and Pontiac Lk. Rd. 682-8900.†††7-tfc

## REAL ESTATE

SMALL 2 bedroom house, 2½ acres with pond and stream. Partially remodeled. \$5,000 down or take over contract at \$105.00 a month or \$3,000 down at \$155.00 a month. 627-2424.†††17-1c

HEY! Steal my house. Owner forced to move and sacrifice extra special, clean 2 bedroom, sun room, full basement and big lot. Full price only \$18,500. Century 21, Bloch Brothers. 623-1486.†††15-tfc

WATERFORD LAKE privileges, 3 bedrooms, 2 story, paneled, carpeted, extra nice, \$175. a month. 9% land contract. Call Century 21. 623-1486.†††17-1c

NEW SPACIOUS 2 bedroom apartments at 345 Granger, one block East of M-15 in Ortonville. Fully carpeted, G.E. Appliances, air conditioned, private balconies and patio. \$195.00 monthly. Electric heat included. No children or pets. Call 627-3947.†††17-6c

HORSE LOVERS LOOK! 16 acres, very secluded and private scenic trails. House and barn included. A steal. Call for information. Century 21, Block. 623-1486.†††13-1c

### WHAT IS A STUDENT?

What is a student? It's a child that goes to school. Some teachers call students an A student. That means he is a very good student when he does good work.

And has good reports, on his report card.

People that isn't it —

That's what a *regular* student is!!

### WINTER

Winter is when snow starts to fall and when its winter it means it is almost Christmas time. Winter is kind of special because you can build snowmen and snowforts and you can have snowball fights and go sledding down great big snow hills.

Ronnie Chamberlain

## PLEASE NOTE!

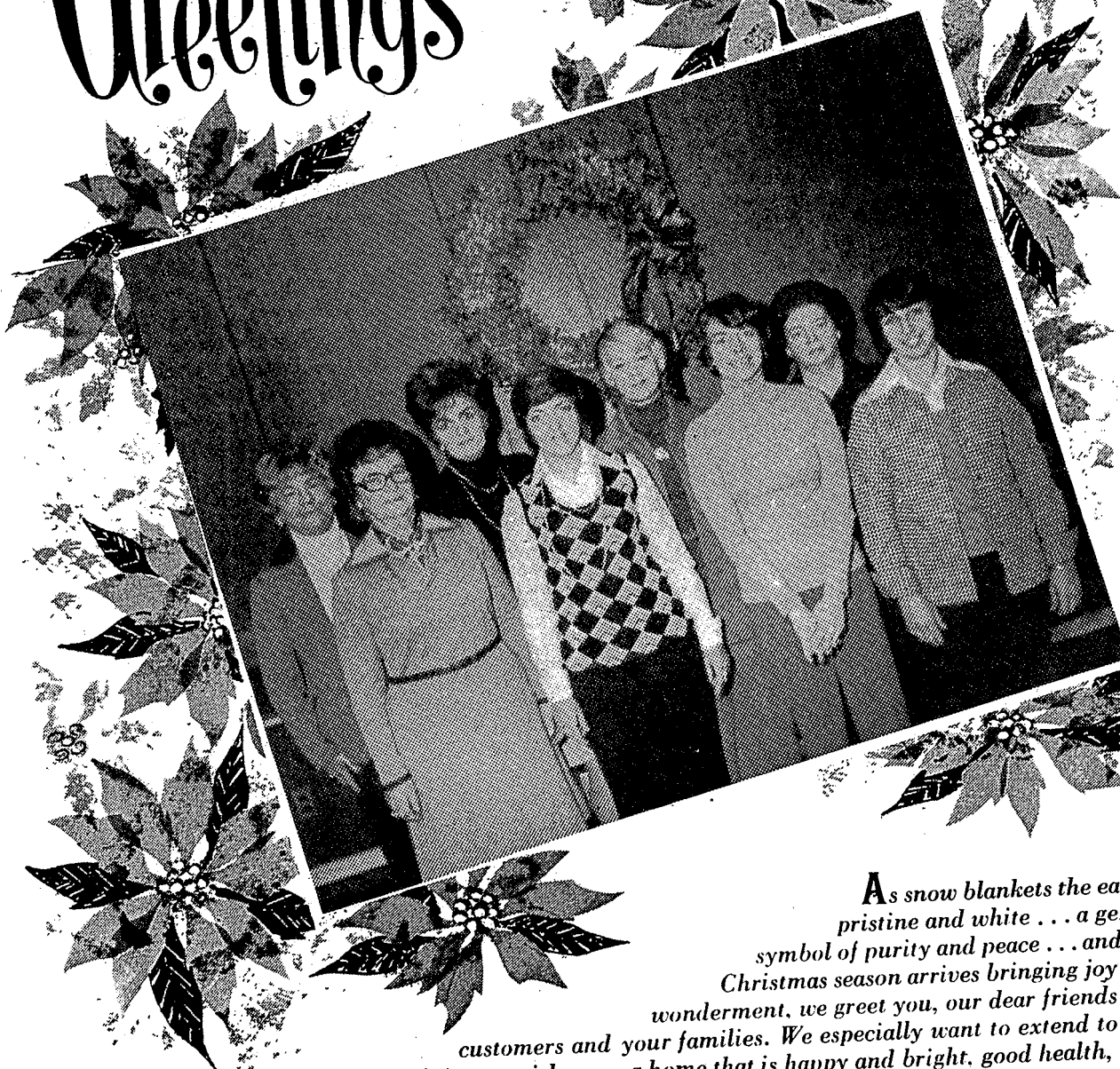
The Keatington State Bank will close at 12 noon, Tuesday, December 24, so our employees will have sufficient time for the Christmas Holiday.

Thank you,

## Keatington State Bank

Corner Waldron and Baldwin

# Greetings



As snow blankets the earth, pristine and white . . . a gentle symbol of purity and peace . . . and the Christmas season arrives bringing joy and wonderment, we greet you, our dear friends and customers and your families. We especially want to extend to you a wealth of sincere wishes . . . a home that is happy and bright, good health, long life and prosperity. As we share with you in the many joys of the season may we express our heartfelt thanks to each and everyone of you for your loyal patronage.

an unusually good bank  
**Community  
National Bank**

Clarkston Office: Dixie Hwy. & M-15 • Phone 625-4111 • Member FDIC.





Scott and Jay Tudor waited patiently for the parade to begin with their mother and brother Andrew.

## Santa was here

Tots turned out  
to cheer  
the jolly old elf



Friendly, furry creatures found time to step into the crowds to shake eager little hands.



Santa Claus surveyed the crowd while Ho-Ho-Ho-ing his way down Main Street.



Members of Brownie troop 190 won the best entry award for their creative effort.



Linda Sturgis' gymnastics group did cartwheels for the spectators at Santa's Parade and won the award for being the most original.



The Clarkston High Music Department entertained parade watchers from the steps of the Pontiac Bank with familiar Christmas carols.



Bryan Spence took over the clown's microphone for a moment to wish parade spectators a Merry Christmas.



# **Independence Township**

# **ZONING ORDINANCE**

**No. 83**

**Oakland County, Michigan**

**Effective Date:**  
**January 17, 1975**

Supplement to The Clarkston News, Clarkston, Michigan  
Thursday, December 19, 1974



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### PROPOSED ZONING ORDINANCE

### TOWNSHIP OF INDEPENDENCE

#### TITLE

An ORDINANCE to regulate and restrict the use of land and buildings by dividing the Township of Independence into districts; defining certain terms used therein; imposing regulations, prohibitions and restrictions governing the erection, construction or reconstruction of structures and buildings and lands to be used for the purposes of agriculture, residence, commerce, industry and other specified purposes; regulating and limiting the height and bulk of buildings and other structures; regulating and limiting lot occupancy and the size of yards and other open spaces, establishing the boundaries of districts; creating a Board of Appeals, defining and limiting the powers and duties of said Board and setting standards to guide actions of said Board and providing the means of enforcing said Ordinance and providing a penalty for violation of said Ordinance.

#### PREAMBLE

In accordance with the authority and intent of Act 184, of the Public Acts of 1943, as amended, the Township of Independence desires to provide for the orderly development of the Township, which is essential to the well-being of the community, and which will place no undue burden upon agriculture, developers, industry, commerce, or residents. The Township further desires to assure the provision of adequate sites for industry, commerce, and residence; to provide for the free movement of vehicles upon the proper streets and highways of the Township; to protect agriculture, industry, commerce and residences against incongruous and incompatible uses of land, and to promote the proper use of land and natural resources for the economic well-being of the Township as a whole; to assure the provision of adequate space for the parking of vehicles of customers using commercial, retail and industrial areas; and that all uses of land and buildings within the Township of Independence be so related as to provide for economy in government, protection of the environment and mutual support. The result of such purposes of this Ordinance will promote and protect the public health, safety, comfort, convenience and general welfare of the residents, merchants and workers in the Township of Independence.

#### ENACTING CLAUSE

THE TOWNSHIP OF INDEPENDENCE, COUNTY OF OAKLAND, STATE OF MICHIGAN, ORDAINS:

#### ARTICLE I

##### SHORT TITLE

Section 1.01. SHORT TITLE. This Ordinance shall be known and cited as the "Zoning Ordinance of Independence Township, Oakland County, Michigan", and will be referred to herein as "this Ordinance".

#### ARTICLE II

##### CONSTRUCTION OF LANGUAGE

Section 2.01. CONSTRUCTION OF LANGUAGE. The following rules of construction apply to the text of this Ordinance:

1. The particular shall control the general.



2. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive and discretionary.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. A "building" or "structure" includes any part thereof.
6. The phrase "used for" includes "arranged for", "designed for", "intended for", "maintained for", or "occupied for".
7. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", "either...or", the conjunction shall be interpreted as follows:
  - a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
  - b. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
9. Terms not herein defined shall have the meaning customarily assigned to them.

### ARTICLE III DEFINITIONS

**Section 3.01. DEFINITIONS.** For the purpose of this Ordinance, certain terms are herewith defined.

**ACCESSORY BUILDING.** A building or portion of a building subordinate to a main building on the same lot occupied by or devoted exclusively to an accessory use.

**ACCESSORY USE.** A use naturally and normally incidental and subordinate to, and devoted exclusively to the main use of the premises.

**ADDITION.** An extension or increase in floor area or height of a building or structure.

**ALLEY.** A public way which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

**ALTERATIONS.** Any change, addition or modification in construction or type of occupancy; any change in the structural members of a building or structure, such as walls, partitions, columns, beams, girders, or any change which may be referred to herein as "altered" or "reconstructed".

**ANIMAL.** A non-human zoological species, classified for purposes of this Ordinance as follows:

1. Class I Animal: Domesticated household pets weighing less than 150 pounds.
2. Class II Animal: An animal which is normally part of the livestock maintained on a farm, including:
  - a. Bovine and like animals, such as the cow.
  - b. Equine and like animals, such as the horse.
  - c. Swine and like animals, such as the pig and hog.
  - d. Ovis and like animals, such as the sheep and goat.
  - e. Other animals weighing in excess of 75 pounds, and not otherwise specifically classified herein.
3. Class III Animal: Rabbits (which are not maintained or kept as domesticated household pets); animal considered as poultry, and other animals weighing less than 75 pounds not specifically classified herein.

**ARCHITECTURAL FEATURES.** Architectural features of a building or structure shall include cornices, eaves, gutters, belt courses, sills, lintels, bay window, chimneys and decorative ornaments.

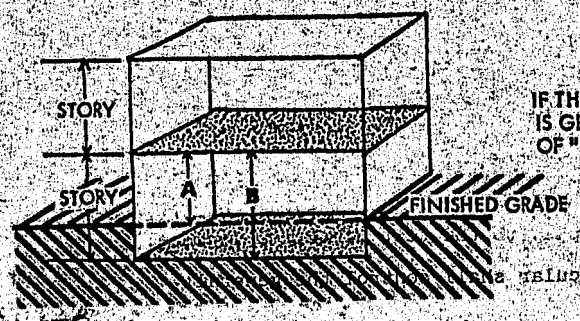
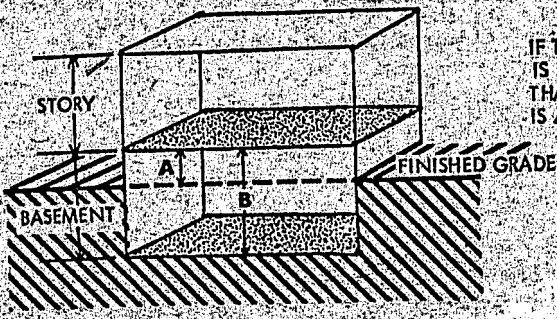
**AUTOMOBILE REPAIR.** General repair, engine rebuilding, rebuilding or re-conditioning of motor vehicles; collision service, such as body, frame, or fender straightening and repair, overall painting, vehicle rust-proofing and any related activities.

**AUTOMOBILE SERVICE STATION.** (See Motor Vehicle Service Station).

**AUTOMOBILE WASH ESTABLISHMENT.** A building or portion thereof, one of the principal purposes of which is that of washing motor vehicles.

**BASEMENT.** A basement is a portion of a building having at least one-half of its height below grade.

### BASEMENT & STORY DEFINITION



**BLOCK.** The property, abutting one (1) side of a street and lying between the two (2) nearest intersecting streets, or between one intersecting street and railroad right-of-way, un subdivided acreage, lake, river or live stream, or between any of the aforementioned and any other barrier to the continuity of development.

**BOARD OF ZONING APPEALS.** The words "Board of Appeals", or "Board" shall mean the Board of Zoning Appeals for Independence Township.

**BOARDING HOUSE.** A dwelling where meals, or lodging and meals are provided for compensation and where one or more rooms are occupied by persons by prearrangement for definite periods of not less than one (1) week. A boarding house is to be distinguished from a hotel, motel, or a convalescent or nursing home.

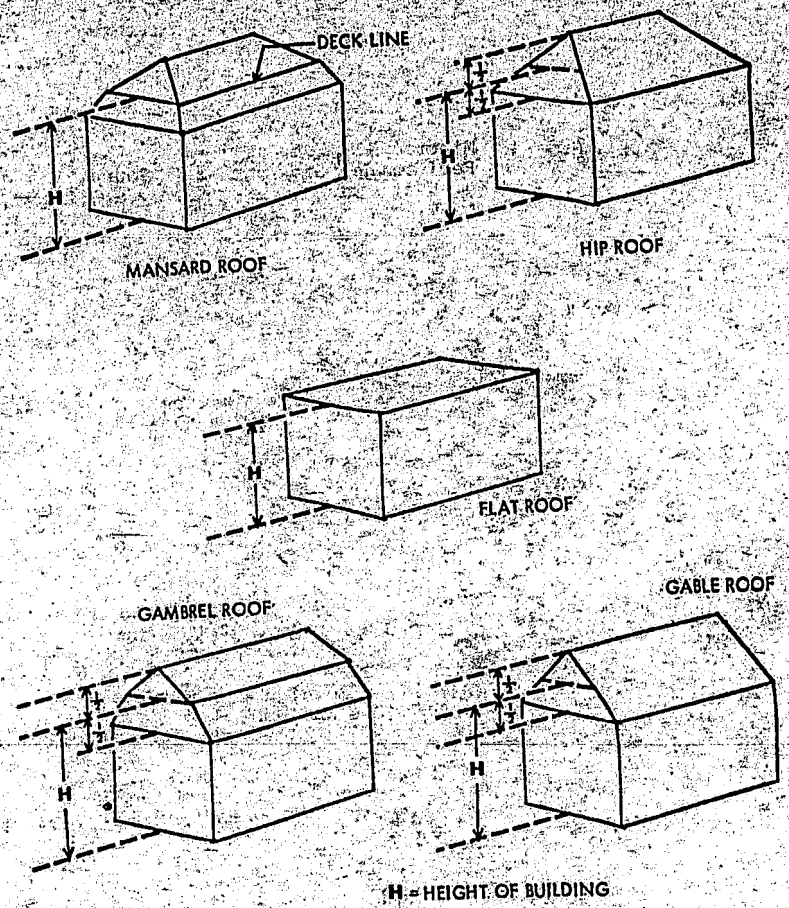
**BUILDING.** A structure, either temporary or permanent, having a roof supported by columns, or walls, for the shelter, support or enclosure of persons, animals, or chattels, is a building. This shall include tents, awnings, or vehicles situated on private property and used for purposes of a building. When any portion thereof is completely separated from every part thereof by division walls from the ground up, and without openings, each portion of such building shall be deemed a separate building.

**BUILDING CODE OR CONSTRUCTION CODE.** Means the Independence Township Construction Code Ordinance, Ordinance No. 81, as amended.

**BUILDING SITE.** The area occupied by a building or structure, including the yards or courts required for light and ventilation and such areas that are prescribed for access to the street.

**BUILDING HEIGHT.** The building height is the vertical distance measured from the grade level to the highest point of the roof surface if a flat roof; to the deck of mansard roofs; and to the mean height level between eaves and ridges of gable, hip and gambrel roofs.

### BUILDING HEIGHT REQUIREMENTS



**BUILDING OFFICIAL.** The administrative official appointed by the Township Board charged with the responsibility of enforcing this Ordinance.

**BUILDING, MAIN OR PRINCIPAL.** A building in which is conducted the principal use of the lot on which it is situated.

**BUILDING LINE.** A line established, in general, parallel to the front right-of-way line either existing or proposed by the Township, between which such right-of-way line no part of a building shall project, except as otherwise provided by the Ordinance.

**BUILDING PERMITS.** A building permit is the written authority issued by the Building Inspector permitting the construction, removal, moving, alteration of a building or structure in conformity with the provisions of this Ordinance.

**CELLAR.** (See "Basement").

**CLINIC.** Is an establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists or similar professions.

**CLUB.** An organization of persons for special purposes or for the promulgation of agriculture, sports, arts, science, literature, politics or the like.

**CLUSTER HOUSING.** Single family attached or "cluster housing" shall refer to the residential use permitted in Section 13.02.1 of the Single Family Attached Article of this Ordinance.

**CLUSTER LOTS OR CLUSTER LOTTING.** Cluster lots or cluster lotting shall refer to those lot arrangements within recorded plats as permitted under the terms of this ordinance wherein the lot sizes are smaller than the principal permitted size in the district, said smaller size resulting from the permitted lot clustering provisions of this Ordinance.

**COMMISSION (OR PLANNING COMMISSION).** Means the Independence Township Planning Commission.

**CONVALESCENT OR NURSING HOME.** A convalescent home or nursing home is a home for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, wherein (4) or more persons are cared for.

**DISTRICT.** A portion of the Township within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of this Ordinance.

**DRIVE-IN ESTABLISHMENT.** A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicle to service (e.g. restaurants, cleaners, banks, theaters) patrons while in said vehicle.

**DWELLING UNIT.** A dwelling unit is any house or building or portion thereof having sleeping facilities which is designed and intended to be occupied wholly as the home, residence or sleeping place of one



**(d) Family.** either permanently or transiently, but in no case shall a mobile home, motor home, travel trailer, automobile chassis, tent or portable building be considered a dwelling. In case of mixed occupancy, where a building is occupied in part as a dwelling unit, the part so occupied shall be deemed a dwelling unit for the purpose of this Ordinance and shall comply with the provisions thereof relative to dwellings.

**DWELLING, MULTIPLE OR MULTIPLE-FAMILY.** A building or portion thereof, used or designed as a residence for three (3) or more families living independently of each other and each doing their own cooking in said building. This definition includes three-family houses, four-family houses and apartment houses, but does not include mobile home parks.

**DWELLING, ROW, TERRACE, OR TOWNHOUSE.** A row of three (3) or more attached one-family dwelling units erected side by side as a single building and having separate ingress and no side yards excepting end units which have one side yard.

**DWELLING, SINGLE-FAMILY.** A detached building, designed for or occupied exclusively by one (1) family.

**DWELLING, TWO-FAMILY.** A building designed exclusively for occupancy by two (2) families, independent of each other such as a duplex dwelling unit.

**EARTH BERM.** A mound of earth, planted with ground cover, grass, trees, or other landscaping material intended to minimize the view of parking areas and to reduce noise and dust from adjacent uses and passersby.

**EFFICIENCY UNIT.** An efficiency unit is a dwelling unit consisting of one room in addition to a bathroom, kitchen, hallways, closets, or dining alcove providing not less than six hundred (600) square feet total floor area.

**ENCLOSED MALL.** A shopping center wherein all stores, offices, shops, walkways and corridors are enclosed under a common roof and all serviced by common means of access for retail purposes.

**ERECTED.** The word "erected" includes built, constructed, reconstructed, moved upon, attached, placed, suspended, affixed, or any physical operations on the premises required for the building or structure. Excavations, fill, drainage, and the like, shall be considered a part of erection.

**ESSENTIAL SERVICES.** The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions of underground, surface, or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, traffic signals, hydrants, towers, poles, and other similar equipment, and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or general welfare, but not including buildings other than such buildings as are primarily enclosures or shelters of the above essential service equipment.

**EXCAVATING.** Excavating shall be the removal or movement of soil, sand, stone, gravel or fill dirt.

**FAMILY.** One or more persons living together and interrelated by bonds of consanguinity, marriage, or legal adoption, and occupying the whole or part of a dwelling unit as a single non-profit house-keeping unit as distinguished from a group occupying a hotel, club, boarding house, fraternity or sorority house. A family shall be deemed to include domestic servants.

**FARM.** All of the contiguous neighboring or associated land operated as a single unit on which bona fide farming is carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided farms may be considered as including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry or pigeon farms, and apiaries.

**FARM BUILDINGS.** Any building or structure other than a dwelling, moved upon, maintained, used or built on a farm which is essential and customarily used on farms of that type for the pursuit of their agricultural activities.

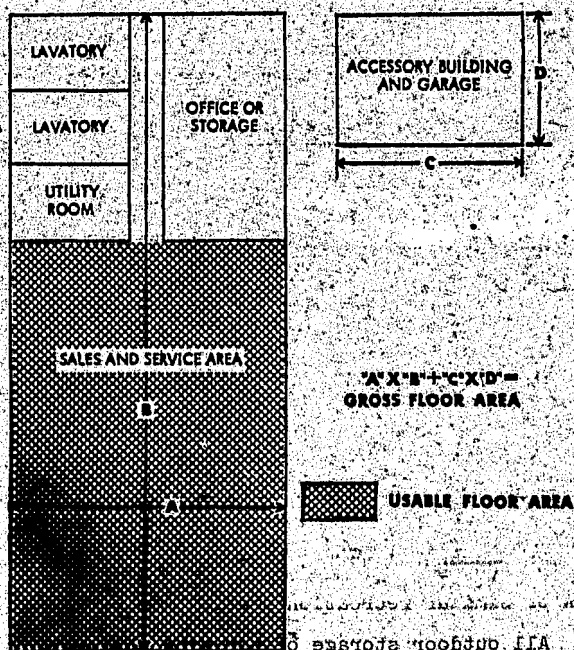
**FENCE.** Any permanent partition, structure or gate erected as a dividing marker, barrier or enclosure.

**FILLING.** Shall mean the depositing or dumping of any matter onto or into the ground, except common household gardening.

**FLOOR AREA, GROSS.** Is the sum of the gross horizontal areas of the several floors of a building or buildings, measured from the exterior walls or from the center line of walls separating two buildings. In particular, floor area includes: basement space; elevator shafts or stairwells; floor space for mechanical equipment, penthouses, balconies, mezzanines, enclosed porches, and accessory buildings; attic floor space (whether or not floor has been laid) providing structural head room of seven feet six inches (7'6"). Floor area shall not include: elevator or stair bulkheads, accessory water tanks, or cooling towers; uncovered steps; attic floor space less than seven feet six inches (7'6") feet high. Covered but unenclosed portion of porches, terraces or breezeways shall have their floor area computed as fifty (50) percent of the actual floor area. Uncovered and unenclosed porches, terraces, or breezeways shall have their floor area computed at twenty-five (25) per cent of the actual floor area.

**FLOOR AREA, USABLE (FOR THE PURPOSE OF DETERMINING MINIMUM BUILDING SIZE).** All horizontal floor area within the enclosed living space of a dwelling unit, measured from the interior faces of the exterior walls, provided, that usable floor area shall not include basements, cellars, unfinished attics, garages, breezeways, enclosed and unenclosed porches, space used for off-street parking, elevators, accessory structures and utility rooms.

## FLOOR AREA TERMINOLOGY



**FLOOR AREA, USABLE (FOR THE PURPOSES OF DETERMINING PARKING).** Is that area for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients or customers. One half of such floor area which is used principally for the storage or processing of merchandise, such as hallways, basements, stairways and elevator shafts, or for utilities or sanitary facilities, shall be excluded from this computation of "Usable Floor Area". Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

**GARAGE, COMMERCIAL.** Any premises except those described as a private community or storage garage, available to the public, used principally for the storage of automobiles or motor-driven vehicles, for remuneration, hire or sale, where any such vehicle or engine may also be equipped for operation, repaired, rebuilt or reconstruction, and where vehicles may be greased, washed or serviced.

**GARAGE, PRIVATE.** An accessory building used primarily for the storage of self-propelled vehicles for the use of the occupants of a lot on which such building is located and with a capacity of not more than four (4) automobiles. Carports shall not be considered as garages.

**GARAGE, STORAGE.** Any premises except those herein defined as private garage, used exclusively for the storage of self-propelled vehicles, and where such vehicles are not repaired.

**GRADE.** The ground elevation established for the purpose of regulating the number of stories and the height of buildings. 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 computing the average elevation of the ground for each face of the building, and taking the average of the several averages.

**GREENBELT.** An open landscaped area intended to act as a buffer for noise, and/or sight relief.

**HOME OCCUPATION.** Any use customarily conducted entirely within the dwelling unit and carried on by the inhabitants thereof, which use is clearly incidental or secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Provided, further, that no article or service is sold or offered for sale on the premises, except as such as is produced by such occupation; that such occupation shall not require internal or external alterations or construction features, equipment, machinery, outdoor storage, or signs not customary in residential areas. One (1) non-illuminated nameplate, not more than two (2) square feet in area, may be attached to the building which shall contain only the name and occupation of the resident of the premises. Medical offices and clinics, hospitals, barber shops, beauty parlors, tea rooms, tourist homes, animal hospitals, kennels, and millinery shops shall not be deemed to be home occupations.

**HOSPITAL.** An institution providing health services, primarily for in-patients and medical and surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities and staff offices.

**HOTEL.** A building occupied or used as a temporary abiding place of individuals or groups of individuals with or without meals, and in which there are more than five (5) sleeping rooms, and in which no provision is made for cooking in any individual room.

**INCOMBUSTIBLE MATERIAL.** Any material which will not ignite at or below a temperature of twelve hundred (1200) degrees Fahrenheit and will not continue to burn or glow at that temperature.

**JUNK.** For the purpose of this Ordinance, the term "junk" shall mean any motor vehicles, machinery, appliances, product, or merchandise with parts missing or scrap metals, or other refuse, or parts of any of the above named or enumerated items, such as fenders, motors, electric motors, and like materials.

**JUNK YARD.** The term "junk yard" includes automobile wrecking yards and salvage areas and includes any area of more than two hundred (200) square feet for the storage, keeping or abandonment of junk, any or all discarded goods, including scrap metals, other scrap materials or reclaimed materials, or for the dismantling, demolition, or abandonment of automobiles or other vehicles, or machinery or parts thereof, but does not include uses established entirely within enclosed buildings.

**KENNEL.** Any lot or premises of any nature whatsoever on which four (4) dogs, four (4) months old, or older, are kept, whether for the purpose of breeding, or for any other purpose whatsoever, whether permanent or temporary.

**LABORATORY.** A place devoted to experimental, routine study or basic study such as testing and analytical operations and in which manufacturing of products, except prototypes, is not performed.

**LOADING SPACE.** An off-street space on the same lot with a building or group of buildings, for temporary parking for a commercial vehicle while loading and unloading merchandise or materials.

**LOT.** A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) or more main buildings with their accessory buildings, and providing the open spaces, parking spaces, and loading spaces required by this Ordinance.

**LOT AREA.** The total horizontal area within the lot lines of a lot.

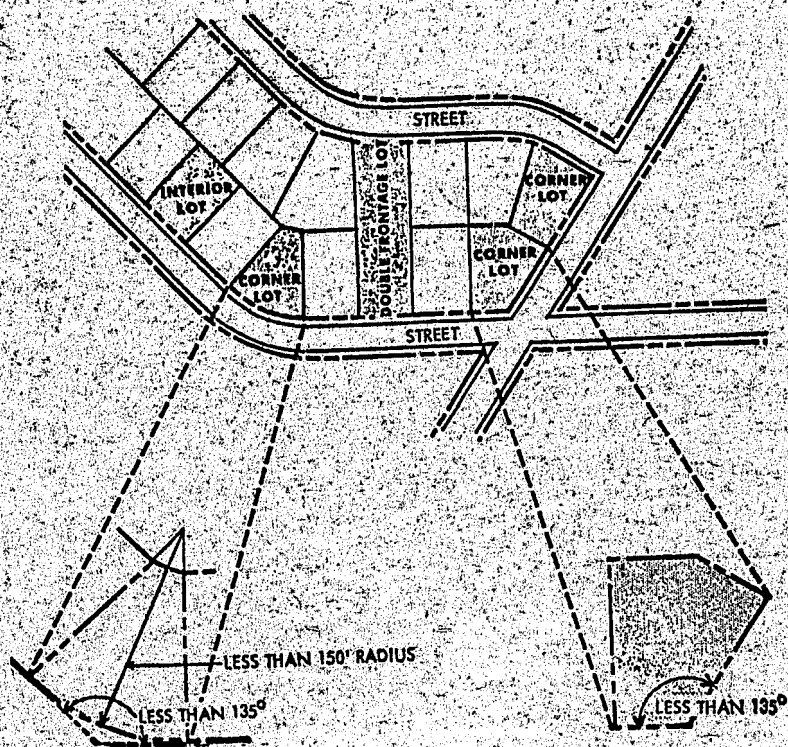
**LOT, CORNER.** A lot located at the intersection of two (2) streets or a lot bounded on two sides by a curving street, any two chords of which form an angle of one hundred and thirty-five (135) degrees or less. In the case of a corner lot with curved street line, the corner is that point on the street lot line nearest to the point of intersection of the tangents described above.

**LOT, DOUBLE FRONTAGE.** A lot other than a corner lot having frontage on two (2) more or less parallel streets. In the case of a row of double frontage lots, one (1) street will be designated as the front street for all lots in the plat and in the request for a building permit. If there are existing structures in the same block fronting on one or both of the streets, the required front yard setback shall be observed on those streets where such structures presently front.

**LOT, INTERIOR.** A lot other than a corner lot with only one lot line fronting on a street.



## CORNER, INTERIOR AND DOUBLE FRONTAGE LOTS

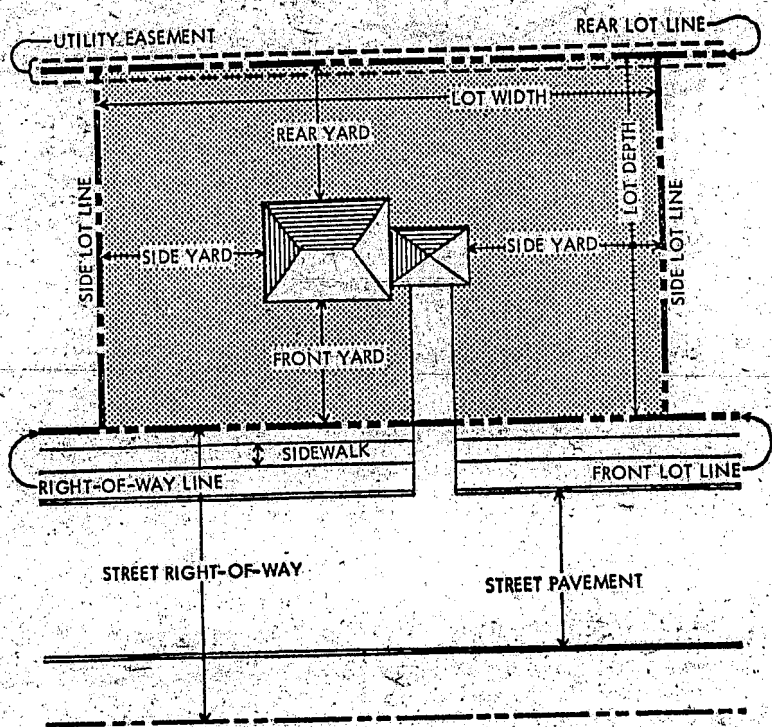


**LOT COVERAGE.** The part or per cent of the lot occupied by buildings or structures, including accessory buildings or structures.

**LOT DEPTH.** The mean horizontal distance from the front street line to the rear lot line.

**LOT LINE.** A line dividing one lot from another, or from any other piece or parcel of property of whatever nature, or from a street, or from any other use of any kind whatsoever.

## LOT TERMS



- Front Lot Line.** In the case of an interior lot abutting upon one public or private street, the front lot line shall mean the line separating such lot from such street right-of-way. In the case of a corner or double frontage lot, the front lot line shall be that line separating said lot from that street which is designated as the front street in the plat and in the request for a building permit. (See Double Frontage Lot.)
- Rear Lot Line.** Ordinarily that lot line which is opposite and most distant from the front lot line of the lot. In the case of an irregular triangular, or gore-shaped lot, a line ten (10) feet in length entirely within the lot parallel to and at the maximum distance from the front lot line of the lot shall be considered to be the rear lot line for the purpose of determining depth of rear yard. In cases where none of these definitions are applicable, the Board of Appeals shall designate the rear lot line. (See Double Frontage Lot.)
- Side Lot Line.** Any lot line not a front lot line or a rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.
- Street or Alley Lot Line.** A lot line separating the lot from the right-of-way of a street or an alley.

**LOT OF RECORD.** A lot which actually exists in a subdivision plat as shown on the records of the County Register of Deeds, on a lot or parcel described by metes and bounds, the description of which has been so recorded. Whenever an owner has combined two or more lots as contained on any recorded plat into a single building site, or combined two or more lots contained on any recorded plat on the records of the Township Assessor or Treasurer, said combination of lots shall be deemed to be a single lot of record for the purposes of this Ordinance.

**LOT WIDTH.** The horizontal distance between the side lot lines, measured at the two points where the building line, or setback, intersects the side lot lines.

**MAJOR THOROUGHFARE.** These thoroughfares designated as such on the Township's Master Plan or Land Use Plan.

**MOBILE HOME.** Is any vehicle or similar portable structure, sometimes called a trailer coach, mounted or designed for mounting on wheels, used or intended for use for dwelling purposes, either temporary or permanent, including structural additions, except parked and unparked camping type trailers. Any such vehicle or structure shall be deemed to be a mobile home whether or not the wheels have been removed therefrom and whether or not resting upon a temporary or permanent foundation, except as herein otherwise defined.

**MOBILE HOME PARK.** A tract of land, sometimes called a trailer park, which has been developed with all necessary facilities and services in accordance with a site development plan meeting all the requirements of this ordinance and which is intended for the express purpose of providing a satisfying living environment for mobile home residents, whether transit or non-transit.

**MOTEL.** A series of attached, semi-attached, or detached rental units containing bedroom, bathroom, and closet space wherein each unit has a separate individual entrance. No kitchen or cooking facilities are to be provided with the exception of units for use of the manager and/or caretaker.

**MOTORIZED HOME.** A self-propelled motor vehicle which provides the amenities of day to day living while used as a means of transportation for recreational or travel purposes.

## MOTOR VEHICLE SERVICE STATION

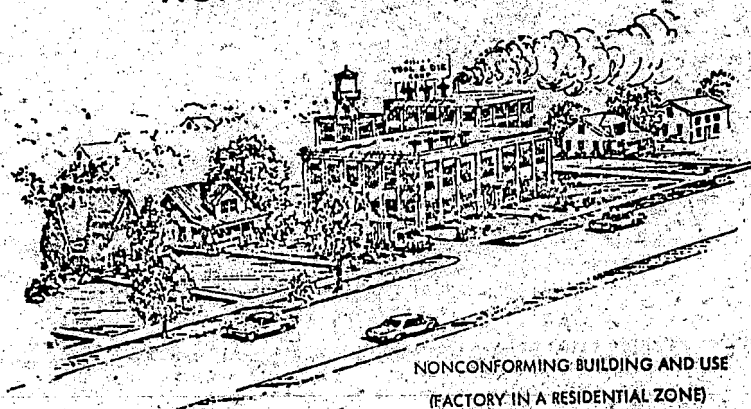
- A motor vehicle service station is a building or structure designed or used as a place of business for retail sale of fuels, lubricants, air, water and other operating commodities for motor vehicles, and including the customary space and facilities for the installation of such commodities on or in such vehicles.
- A motor vehicle service station shall not include a private storage tank or tanks intended for the dispensing of such products above described where the storage is maintained for the use or benefit of the owner, lessee, agents or employees of either, and not for retail sale.

**NON-CONFORMING LOT.** Any lot, outlot, or other parcel of land which does not meet the land area or dimension requirements of this Ordinance.

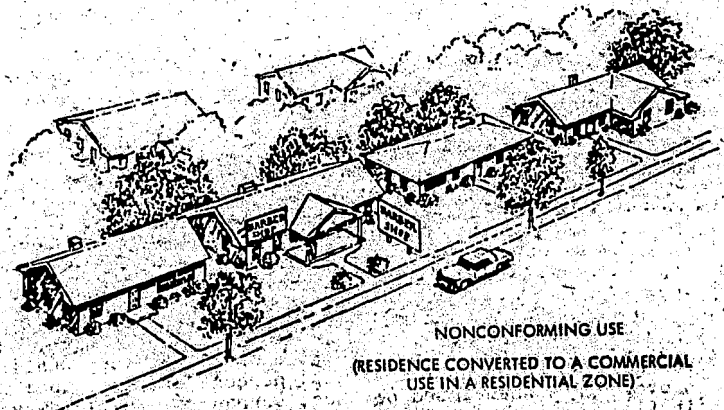
**NON-CONFORMING STRUCTURE.** Is a structure or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto and that does not conform to the provisions of this Ordinance in the district in which it is located.

**NON-CONFORMING USE.** A non-conforming use is a use which lawfully occupied a building or land at the effective date of this Ordinance or amendments thereto, and that does not conform to the use regulations of the zoning district in which it is located.

## NONCONFORMING USE



NONCONFORMING BUILDING AND USE  
(FACTORY IN A RESIDENTIAL ZONE)



NONCONFORMING USE  
(RESIDENCE CONVERTED TO A COMMERCIAL USE IN A RESIDENTIAL ZONE)

**NURSERY PLANT AREA.** Is a space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for wholesale or retail sale 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.

**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 under the age of 7 years.

**OCCUPIED.** The word "occupied" includes arranged, designed, built, altered, converted to, rented or leased, or intended to be occupied.

**OFF-STREET PARKING LOT.** A facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering so as to provide access for more than two automobiles.

**OPAQUE FENCING WALL.** A non-transparent decorative barrier intended to screen from view of adjoining neighbors or roadways the contents of the site.

**OPEN AIR BUSINESS USES.** Open air business uses as used herein shall be deemed to include any of the following businesses when said business is not conducted from a wholly enclosed building.

- Bicycle, trailer, motor vehicle, boats or home equipment sale or rental services.
- Outdoor display and sale of garages, swimming pools, and similar uses.
- Retail sale of trees, fruits, vegetables, shrubbery, plants, seed, topsoil, humus, fertilizer, trellis, lawn furniture, playground equipment, and other home garden supplies and equipment.
- Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving range, children's amusement park or similar recreation uses.

**OPEN STORAGE.** All outdoor storage of goods or materials.



**PARKING SPACE.** An area of not less than ten (10) feet wide by twenty (20) feet long, for each automobile or motor vehicle, such space being exclusive of necessary drives, aisles, entrances, or exits and being fully accessible for the storage or parking of permitted vehicles.

**PERMANENT DEN.** A permanently enclosed and integrally connected room in a dwelling unit to which heating is furnished by the same means as the rest of the dwelling unit.

**PERSON.** Any individual, partnership, association or corporation, or other entity to which the law assigns rights, duties and responsibilities.

**PORCH, ENCLOSED.** A covered projection on a building or structure containing a floor which is totally enclosed, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached.

**PORCH, OPEN.** A covered projection on a building or structure containing a floor which is unenclosed except for columns supporting the porch roof, and projects out from the main wall of said building or structure and has a separate roof or an integral roof with the principal building or structure to which it is attached.

**PUBLIC UTILITY.** Any person, firm, corporation, municipal department, board or commission duly authorized to furnish and furnishing, under Federal, State, County or municipal regulations, to the public, electricity, gas, steam, communication, telegraph, transportation, water or sewer services.

**RECREATIONAL VEHICLE.** A vehicle which moves one or more persons over the ground, water, ice or snow, and which is either self-propelled or connects to a vehicle which is self-propelled. This definition of "recreational vehicle" includes, but is not limited to, snowmobiles, camping vehicles, motorcycles, mini-bikes, go-carts, boats and ice-boats, however, does not include automobiles licensed by the State of Michigan to travel upon the streets and highways.

**ROADSIDE STAND.** A temporary building operated for the purpose of selling only produce raised or produced by the proprietor of the stand or his family, and its use shall not make into a commercial district land which would otherwise be agricultural, nor shall its use be deemed a commercial activity. Permanent buildings may be utilized as roadside stands with special approval by the Board of Zoning Appeals after public hearing if it deems that such a use is not detrimental to the surrounding uses. Such stand, if of a permanent character, shall not be more than one story high nor larger than twenty (20) feet by twenty (20) feet, and must be set back from the nearest highway right-of-way line at least twenty-five (25) feet.

**SECONDARY THOROUGHFARE.** A thoroughfare designated as such in the Township Master Plan or Land Use Plan.

**SETBACK.** The minimum horizontal distance between the building or structure, excluding steps and unroofed porches, and the adjacent property line, lot line, right-of-way, or easement if for ingress and egress.

**SHOPPING CENTER.** A group of three (3) or more stores, offices or shops selling merchandise or services and served by a common off street automobile parking area, which is located on private property.

**SIGN.** Is any announcement, declaration, display, billboard, illustration and insignia when designed and placed so as to attract general public attention and shall include the use of any words, numerals, figures, devices, designs or trademarks by which anything is made known and visible to the general public such as are used to show an individual firm, profession, or business and also any banner, bulbs or other lighting devices, streamer, pennant, balloon, propeller, flag (other than the official flag of any nation or state) and any similar device of any type or kind whether bearing lettering or not. The following definitions shall apply to specific types and surface areas of signs:

1. **Billboards:** Any sign which contains a message unrelated to or not advertising a business transacted or goods sold or produced on the premises on which the sign is located; also called a remote sign.
2. **Decorative Display:** A temporary display designated for the entertainment or cultural enrichment of the public and having no direct or indirect sales or advertising content.
3. **Ground Sign:** A sign supported by uprights or braces in or upon the ground surface, having one, and not more than two, faces or surfaces upon which announcements, declarations, displays, etc., may be placed. In the case of a two face or surface sign, the faces or surfaces shall be constructed back-to-back.
4. **Marquee Sign:** A sign attached to or hung from a marquee, canopy or other structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line.
5. **Projecting Sign:** A sign which is affixed to any building or structure other than a marquee and any part of which extends beyond the building wall and the horizontal sign surface is not parallel to the building wall.
6. **Roof Sign:** A sign which is erected, constructed and maintained above any portion of the roof or exterior wall of a building or structure.
7. **Temporary Sign:** A sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic, or other light temporary material, with or without a structural frame, or any other sign, intended for a limited period of display.
8. **Wall Sign:** A sign which is attached directly to a building wall with the horizontal sign surface parallel to the building wall, including signs painted on any building wall.
9. **Structural Trim:** The molding, battens, cappings, nailing strips, latticing, and platforms which are attached to the sign structure.
10. **Surface:** That part of the sign upon, against, or through which the message is displayed or illustrated.
11. **Total Surface Area of Sign:** The sum total of all exterior surfaces of the sign computed in square feet. In the case of a broken sign (a sign with open spaces between the letters, figures, numbers, or symbols) the total surface area shall be measured by multiplying the height of the individual letters or combination of letters by the distance between the outer edges of the two (2) furthestmost letters. In all other cases, the total surface area of the sign shall be computed by measuring the sign at its highest point and at its widest point for the purpose of determining a rectangle or triangle within which the entire sign area may be contained, and then multiplying said height and width dimensions with the resultant product being the total surface area where the rectangle is used for computation, and the said resultant product multiplied by one-half (1/2) being the total surface area where the triangle is used for computation; in the alternate, total surface area of the sign shall be computed by measuring the diameter of a circle within which the entire sign area may be contained, and then multiplying said diameter by 3.14, with the resultant product being the total surface area of said sign. In every instance where this Ordinance contains a square footage require-

ment concerning signs, said square footage requirement shall be deemed to include the total sign, unless otherwise stated, and should said total sign have two or more faces or surfaces, the square footage requirement shall be divided by the number of faces or surfaces exposed and no surface area shall be larger than its pro-rata share of the total as reflected by said division.

**SOIL REMOVAL.** Shall mean removal of any kind of soil or earth matter, including topsoil, sand, gravel, clay, rock or similar materials, except common household gardening and general farm care.

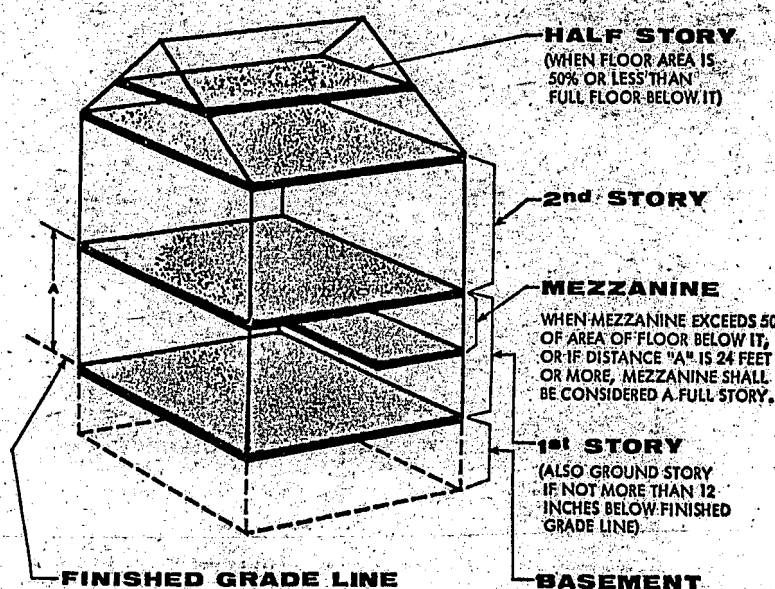
**STATE EQUALIZED VALUATION.** The value shown on the Township Assessment Roll as equalized through the process of State and County equalization.

**STORY.** That portion of a building, other than a cellar or mezzanine, included between the surface of any floor and the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

1. A "mezzanine" shall be deemed a full story when it covers more than thirty-three and one third (33 1/3%) percent of the area of the story underneath said mezzanine, or, if the vertical distance from the floor next below it to the floor next above it is twenty-four (24) feet or more.
2. For the purpose of this Ordinance, a basement or cellar shall be counted as a story if over fifty (50%) percent of its height is above the grade level from which the height of the building is measured, or, if it is used for business purposes, or, if it is used for dwelling purposes by other than a janitor or domestic servant employed in the same building including the family of the same.

**STORY, HALF.** Is an uppermost story lying under a sloping roof, the usable floor area of which does not exceed seventy-five (75%) percent of the floor area of the story immediately below it, and not used or designed, arranged or intended to be used in whole or in part, as an independent housekeeping unit or dwelling.

## BASIC STRUCTURAL TERMS



**STREET.** A thoroughfare which affords traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and other thoroughfare, except an alley.

**STRUCTURE.** Anything constructed or erected which requires permanent location on the ground or attachment to something having such location.

**STRUCTURAL ALTERATION.** Any change in the supporting members of a building or structure, such as bearing walls, or partitions, columns, beams, or girders, or any change in the width or number of exits, or any substantial change in the roof.

**SUBDIVISION.** The division of a lot, tract or parcel of land into five or more lots, tracts or parcels of land for the purpose, whether immediate or future, of sale or of building development. The meaning of the term "subdivision" shall not, however, apply to the partitioning or dividing of land into tracts or parcels of land wherein the resultant parcels are ten (10) acres or more in area.

**TENTS.** Tents as used in this Ordinance shall mean a shelter of canvas or the like supported by poles and fastened by cords or pegs driven into the ground and shall not include those types of tents used solely for children's recreational purposes.

**TEMPORARY BUILDING AND USE.** A structure or use permitted by the Building Inspector to exist during periods of construction of the main use or for special events, not to exceed twelve (12) months.

**TRAVEL OR TRANSIT TRAILER PARK.** A parcel of land which has been planned and improved for the placement of travel or transit trailers.

**TRAVEL TRAILER OR TRANSIT TRAILER.** A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes.

**USE.** The purpose for which land or premises of a building thereon is designed, arranged, or intended, or for which it is occupied, or maintained, let, or leased.

**YARD.** An open unoccupied space on the same lot with a building extending along the entire length of the street, or rear, or interior lot line.

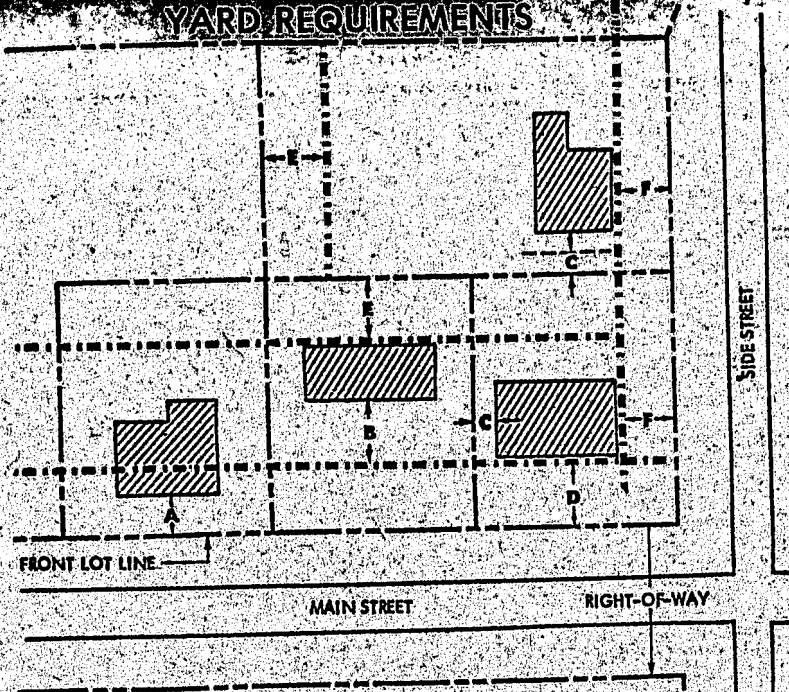
**YARD, FRONT.** A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

**YARD, REAR.** A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

**YARD, SIDE.** A yard between a main building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line to the nearest point of the main building.



## YARD REQUIREMENTS



- LEGEND**
- A — DEFICIENT FRONT YARD
  - B — FRONT YARD IN EXCESS OF MINIMUM FRONT YARD REQUIRED
  - C — MINIMUM SIDE YARD REQUIRED
  - D — MINIMUM FRONT YARD REQUIRED ALSO BUILDING SETBACK LINE
  - E — MINIMUM REAR YARD REQUIRED
  - F — MINIMUM YARD REQUIRED ON SIDE STREET WHEREON HOMES FRONT

**ZONING DISTRICT.** A zoning district is a portion of Independence Township within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain yards, open spaces, lot areas, and other requirements are established by this Ordinance.

### ARTICLE IV

#### MAPPED DISTRICTS

**Section 4.01. DISTRICTS.** The Township is hereby divided into zones or districts as shown on the Official Zoning Map and shall include the following:

R-1A	Single Family Residential
R-1B	Suburban Residential
R-1C	Suburban Farm Residential
R-1R	Rural Residential
R-2	Multi-Family Residential
R-3	Single Family Attached
RMT	Mobile Home Park
O	Office
C-1	Local Commercial
C-2	Planned Shopping Center
C-3	Highway Commercial
MS	Motor Vehicle Service Station
REC	Recreation
ML	Limited Industrial
MH	Heavy Industrial

**Section 4.02. MAP.** The boundaries of these districts are shown upon the map designated as the Official Zoning Map of Independence Township. The Zoning Map shall be maintained and kept on file with the Township Clerk, and all notations, references, and other information shown thereon are a part of this Ordinance and have the same force and effect as if the said Zoning Map and all such notations, references and other information shown thereon were fully set forth or described herein.

**Section 4.03. INTERPRETATION OF DISTRICT BOUNDARIES.** Except where reference on the Official Zoning Map to a street or other designated line by the dimensions shown on said Map, the district boundary lines follow lot lines or the center lines of the streets, alleys, railroads, or such lines extended and the corporate limits of the Township as they existed at the time of the adoption of this Ordinance.

Where a district boundary line, as established at this Section or as shown on said Map, divides a lot which was in a single ownership and of record at the time of enactment of this Ordinance, or any amendment thereto, the use authorized thereon and the other district requirements applying to the least restricted portion of such lot, under this Ordinance, shall be considered as extending to the entire lot, provided that the more restricted portion of such lot is entirely within twenty-five (25) feet of said dividing district boundary line. The use so extended shall be deemed to be conforming.

Questions concerning the exact location of district boundary lines shall be determined by the Board of Appeals. The Board of Appeals may request recommendations from the Planning Commission.

### ARTICLE V

#### GENERAL PROVISIONS

Except as hereinafter specifically provided, the following general regulations shall apply:

**Section 5.01. CONFLICTING REGULATIONS.** Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance imposes more stringent requirements than are imposed or required by this Ordinance, then the provisions of such other ordinance shall govern.

**Section 5.02. SCOPE.** No building or structure, or part thereof, shall hereinafter be erected, constructed, reconstructed, or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except as permitted by and in conformity with the provisions of this Ordinance.

- No building shall be erected, converted, enlarged, reconstructed, or structurally altered, except in conformity with the area and placement regulations of the district in which the building is located.
- No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height limit hereinafter established for the district in which the building is located, except that roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, stage lofts, and screens, flagpoles, chimneys, smokestacks, individual domestic radio and television aerials and wireless masts, water tanks, or similar structures may be erected above the height limits herein prescribed. No such structure shall exceed by more than fifteen (15) feet the height limits of the district in which it is located; nor shall such structure have a total area greater than ten (10) percent of the roof area of the building; nor shall such structure be used for any residential, commercial, or industrial purpose whatsoever other than a service use incidental to the main use of the building. In no event may persons occupy such a structure.

- Architectural features, as defined, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may extend or project into a required front yard or rear yard not more than three (3) feet. An open, unenclosed porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet.
- No residential structure shall be erected upon any required rear yard of a lot, and no single family residential structure shall be erected on any lot with another single family residential structure.
- Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. A slope grade shall be established and maintained from the center of the front or rear lot line to the finished grade line at the front or rear of the building. However, this shall not prevent the grading of a yard space to provide sunken or terraced areas, provided proper means are constructed and maintained to prevent the run-off of surface water from flowing onto the adjacent properties. Grade elevations shall be determined by using the elevation at the center line of the road in front of the lot as the established grade or such grade determined by the Township Engineer or Building Inspector.
- No permit shall be granted for the moving of buildings or structures from without or within the limits of the Township to be placed on property within said limits unless the Building Inspector shall have made an inspection of the building to be moved and has found that it is structurally safe, will not adversely affect the character of existing buildings in the neighborhood of the new location and will fully comply with the Building Code and other codes regulating the health, safety and general welfare of the Township. A performance bond, as established by the Township Board of sufficient amount to insure cost of completing building for occupancy within a period of not more than six (6) months from date of permit, shall be furnished before permit is issued.
- The construction, maintenance or existence of any unprotected, unbaricaded, open or dangerous excavations, holes, pits, or wells, which constitute or are reasonably likely to constitute a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such a manner as may be approved by the Building Inspector; and provided further, that this Section shall not apply to streams, natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan.
- Nothing in this Ordinance shall prevent the strengthening or restoration to a safe condition of any part of any building or structure declared unsafe by the Building Inspector, where said declaration is accompanied by an order to repair.
- 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 public election.
- No proposed plat of a new or redesigned subdivision shall hereafter be approved unless the lots within such plat equal or exceed the minimum size and width requirements set forth in the various districts of this Ordinance; and unless such a plat fully conforms with the statutes of the State of Michigan.
- Home occupations are not permitted except with conditional approval.

**Section 5.03. ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS.** In residentially zoned districts, accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

- Single Family Detached Districts:**
  - Where the accessory building is structurally attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to main buildings. Detached accessory buildings shall not be erected in any front yard.
  - An accessory building not exceeding one (1) story or fourteen (14) feet in height, may occupy not more than twenty-five (25) per cent of a required rear yard, plus forty (40) per cent of any non-required rear yard; provided that in no instance shall the accessory building exceed the ground floor area of the main building.
  - When an accessory building is located on a corner lot, the side lot line of which is a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard line required on the lot in rear of such corner lot.
  - No detached accessory building shall be located closer than ten (10) feet to any principal building nor shall it be located closer to any lot line than the principal building set back requirements as set forth in this Ordinance.
  - No detached accessory building in a single family detached residential zoning district shall exceed one (1) story or fourteen (14) feet in height.
  - No more than one accessory building per lot, excluding garages, either attached or detached.
  - No accessory building shall exceed 150 square feet in area on any lot containing one acre or less in land area. Any accessory building located on a lot larger than one acre in area shall not be larger than 150 square feet for each complete acre of the area of the lot, such structure not to exceed 1,500 square feet.
- Attached Single Family and Multi-Family Districts:**
  - All accessory buildings shall be subject to the same placement requirement applicable to principal structures in the district.
  - No accessory building shall be more than one (1) story in height.
  - No accessory building shall be larger than one-fifth (1/5) the total ground floor area of the principal building or buildings which it serves.

**Section 5.04. SIGNS.** The following regulations are enacted for the purpose of preserving the residential character of the community, to render the area attractive to travelers and to protect travelers from annoyances, to provide for the safety of drivers and pedestrians by controlling distractions and impairments to visibility, and further in recognition of the fact that billboards and the like structures discourage the development of surrounding land, impair land values, serve as places which gather refuse and paper and as dumping places for dirt, debris and filth, and that such structures serve a variety of other undesirable uses as well, which uses and the resulting impairment of and threat to the public health, safety and welfare all outweigh any benefit derived from said structures in many cases, and further in recognition of the fact that signs are being increasingly erected and maintained on and about properties, both public and non-public, and that the continued erection and maintenance of said signs without proper regulation constitutes a public hazard.

#### 1. PROHIBITIONS:

- All signs must advertise a business or service on the premises.



upon which the sign is located and to which the sign is accessory, provided, however, that billboards shall be permitted subject to Section 5.04.3.b. of this Ordinance.

- b. In no case shall any sign be illuminated by any open spark or flame. Reflectors, lights and other forms of illumination shall be permitted but no sign or any part thereof shall move nor shall the illumination thereof be anything other than a steady, continuously burning bulb or light. The flashing or turning on and off of the sign illumination or any bulb or component part thereof is prohibited. In no case shall any sign illumination exceed a level of illumination of eight hundredths (.08) foot candles, and a luminaire brightness of twenty-four hundred (2400) foot lamberts, when measured from the nearest or adjacent residential zoned property.
- c. No sign shall be illuminated by other than electrical means, and electrical devices and wiring and accessory electrical equipment shall be installed in accordance with, and shall conform to, the requirements of the Independence Township Construction Code Ordinance, as amended. All electrically illuminated signs shall be certified as to wiring and devices by the Building official.
- d. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
- e. No sign shall be attached in any form, shape or manner which will interfere with any opening required for ventilation except that such signs may be erected in front of and may cover transom windows when not in violation of other applicable provisions of this ordinance and the Independence Township Building Code, as amended.
- f. No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors or other devices which may extend over the top and in front of the advertising structure.
- g. Unless otherwise specifically provided in this ordinance, no sign shall be erected or placed in the public right-of-way nor be allowed to project further than eighteen (18) inches into the public right-of-way, provided the lower edge thereof is ten (10) feet or more above the ground level; provided further that a sign shall not be placed in or extend over any part of the public or private right-of-way used for vehicular traffic. The owner of any sign which has been removed from the right-of-way in violation of this provision shall pay to the Township the sum of Twenty-Five (\$25.00) Dollars before recovering said sign. If any sign is not claimed within thirty (30) days, it shall be destroyed.
- h. No sign shall be erected so that any part of it, including cables, guys, etc., will be within four (4) feet of any electric light pole, street lamp, or other public utility pole or standard. The minimum clearance of a sign from public utility conductors shall be not less than twenty-four (24) inches from conductors carrying not over six hundred (600) volts, and four (4) feet for conductors carrying more than six hundred (600) volts. In case of question, the greater standard shall apply. In all cases where a sign is proposed to be hung within ten (10) feet to an electrical conductor carrying a higher voltage than six hundred (600) volts, the erection of the sign shall not be made until a representative of the Public Utility Company shall have examined and approved the conditions.
- i. No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision or at any location where, by reason of the position, shape or color it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device or which makes use of the words "Stop", "Look", "Danger" or any word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. Nor shall any sign, signal, marking or device be placed, erected or operating in such a manner as to interfere with the necessary free and unobstructed view of vehicular or pedestrian traffic.
- j. No sign shall be permitted to corrode, rust, peel, break up or otherwise reach a state of disrepair that creates an unsightly or dangerous condition, and any such sign should be removed within ten (10) days after notice thereof or the Building Department may then remove same with cost to the owner of the property on which the sign is located and/or the owner of the sign, in the discretion of the Building Inspector.
- k. No sign not included in the Definitions as set forth in Article III of this Ordinance may be erected in the Township.

## 2. GENERAL CONSTRUCTION AND NOTICE REQUIREMENTS:

- a. All signs shall be designed and constructed in accordance with the Independence Township Construction Code Ordinance, as amended.
- b. "Number, Date and Voltage" to be on sign.
- c. Every sign hereafter erected shall have placed in a conspicuous place thereon, in letters not less than one-half (1/2) inch in height, the name of the person, firm or corporation owning, erecting or operating such sign, the date of erection, the permit number and the voltage of any electrical apparatus in connection therein.

## 3. SPECIAL REQUIREMENTS BY TYPE OF SIGN. In addition to the general requirements, above, all signs shall meet the following special requirements unless otherwise specified in this Ordinance.

### a. "Ground Signs."

- (1) All ground signs of a greater area than fifty (50) square feet in total surface area or more than eight (8) feet in height shall have a surface or facing of incombustible material, except those ground signs specifically permitted elsewhere in this section.
- (2) All letters, figures, characters or representations in cut-out or irregular form, maintained in conjunction with, attached to or superimposed upon any sign shall be safely and securely built or attached to the sign structure.
- (3) Ground signs shall conform to the following height and size requirements:
  - (a) It shall be unlawful to erect any ground sign the height of which is greater than twenty (20) feet above the level of the street upon which the sign faces at the point of the sign.
  - (b) Ground signs shall not have a surface area exceeding fifty (50) square feet for a single face sign and one hundred (100) square feet for signs of two (2) faces, unless permission for greater surface area is granted in the following sub-sections, 5.04.3.a.(c) - (e).

shall apply, provided, that in no event shall the surface area of signage per face exceed 100 square feet, nor shall the total surface area of signage for all sign faces exceed 200 square feet.

- (c) In the event that the lot upon which the sign is located has in excess of 100 lineal feet of frontage upon the street, road or highway toward which the sign is directed, one additional square foot of surface area signage per sign face shall be permitted for each 2 lineal feet of lot frontage in excess of said 100 lineal feet.
- (d) In the event that the street, road or highway toward which a sign is directed shall be composed of four or more traffic lanes, and/or shall have a posted vehicular speed limit of 50 miles per hour, or greater, an additional 25 square feet of surface area signage per sign face shall be permitted.
- (e) In the event that a sign shall be erected 30 feet or more from the future right-of-way line of the street, road or highway toward which the sign is directed, pursuant to the current Oakland County Right-of-Way Plan, an additional five (5) square feet of surface area signage per sign face shall be permitted for each foot of distance the sign is located from said right-of-way in excess of 29 feet.
- (f) In the case of shopping centers, signs identifying the shopping center, as well as signs identifying the individual businesses situated in the shopping center, may be displayed. The total surface area of the sign identifying the shopping center shall be a maximum of 100 square feet for a single face sign and 200 square feet for signs having two faces. The total surface area of all signs identifying the individual businesses in the shopping center shall be a maximum of 100 square feet for a single face created by the individual identifying sign, and 200 square feet for signs with two faces created by the individual identifying signs, and, provided, that individual identification signs shall be uniform in design with each other and with the shopping center identification sign, and shall be placed upon and supported by the same stanchion, post or other support as the shopping center identification sign. In no event shall the total surface area of signage, including the signs identifying the shopping center and individual businesses, exceed 200 square feet per face or side and 400 square feet in total sign area on all faces or sides. The aforementioned surface area maximum shall apply to the entire shopping center, with respect to proposed or constructed businesses at the time of receipt of a sign permit pursuant to this section, and with respect to additions of individual businesses in the shopping center at a future date.

- (4) Not more than one (1) ground sign may be erected accessory to any single building, structure or shopping center regardless of the number of separate parties, tenants, or uses contained therein; provided, however, when any single building, structure or shopping center is located on a parcel of land that abuts on three (3) or more streets, or when any single building, structure or shopping center is located on a parcel of land that abuts on two (2) or more major streets as defined by the Independence Township General Development Plan with a combined frontage on said two (2) major streets equal to three hundred (300) feet or more, or when any single building, structure or shopping center is located on a parcel of land that has more than two hundred (200) feet of property abutting on the street on which it fronts, it may have two (2) ground signs. In no case may any building, structure or shopping center have more than two (2) ground signs.

### b. "Marquee Signs."

- (1) Every marquee sign including the upright supports and braces thereof, shall be constructed entirely of incombustible materials.
- (2) Marquee signs shall not exceed three (3) feet in height and shall in no event extend above the peak of the roof of the building to which it is affixed, and shall further be subject to the following:
  - (a) Marquee signs not extending into the public right-of-way shall not have a total surface area exceeding one (1) square foot for each lineal foot of building frontage;
  - (b) Board of Appeals approval shall be required for all marquee signs which extend into or over the public right-of-way.
- (3) Every marquee sign shall be thoroughly secured to the building by iron or metal anchors, bolts, supports, rods or braces.
- (4) No marquee sign shall be permitted if a roof sign exists on the same building.

### c. "Projecting Signs." A projecting sign shall not be attached to a wall at a height of less than eight (8) feet above a public sidewalk, except that signs that project no more than twelve (12) inches into the public right-of-way may be at a height no less than seven (7) feet above the public sidewalk. A projecting sign erected at other than right angles to the wall of a building or structure outside of the building line, and which extends above the roof level and which obstructs access to the roof is hereby deemed unlawful. Such signs shall be reconstructed or removed as herein required. In addition, such signs shall be subject to the following requirements:

- (1) Every part of a projecting sign, with a total surface area greater than ten (10) square feet, shall be constructed of incombustible materials.
- (2) Any moving part of a projecting sign, such as the cover of a service opening, shall be securely fastened by chains or hinges.
- (3) The distance measured between the principal faces of any projecting sign shall not exceed forty-eight (48) inches.
- (4) Projecting signs of a greater total surface area than ten (10) square feet or fifty (50) pounds in weight shall not be attached to nor supported by frame buildings nor the wooden framework of a building. All projecting signs shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces.
- (5) Height and Area Limitations:
  - (a) Projecting signs which are illuminated with lights in or on the sign shall not exceed forty-eight (48) square feet in area per side, and the maximum projection shall not exceed nine (9) feet.
  - (b) Projecting signs which are not illuminated, or which are illuminated only with reflectors or flood lights, shall not exceed thirty-two (32) square feet in area per side, and the maximum projection shall not exceed nine (9) feet.



square feet in area and the maximum projection shall not exceed nine (9) feet.

(b) No swinging sign shall be constructed larger than sixteen (16) square feet in area.

(d) No projecting sign shall project more than fourteen (14) feet, nor up to a point five (5) feet from the centerline of any alley.

(6) No projecting sign shall have its inner edge more than two (2) feet from the wall upon which it is erected.

(7) No projecting sign shall be erected within twenty (20) feet from any other projecting sign. This provision however, shall not deny any place of business at least one projecting sign.

d. "Roof Signs." No roof sign, except as described below, shall be permitted, and no roof sign shall be permitted if a marquee sign exists on the same building or structure.

(1) All roof signs, including the upright supports and braces thereof, shall be constructed entirely of incombustible materials; provided, however, that combustible structural trim may be used thereon. Provisions shall be made for electric ground of all metallic parts; and all wiring and tubing shall be kept free and insulated from the aforesaid combustible structural trim.

(2) Every roof sign shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods or braces.

(3) A roof sign which is parallel with the front wall of the building on which it is erected shall be permitted.

(4) A roof sign shall not exceed one (1) foot in height and in no event shall extend above the peak of the roof of the building to which it is affixed. The total surface area of any roof sign placed on the front of a building shall not exceed one (1) square foot for each lineal foot of building frontage.

e. "Temporary Signs." The following regulations shall be applicable to all temporary signs placed or situated at any place other than inside a building.

(1) No permit shall be required for the erection of any cloth or canvas sign, pennant or banner, but a written request shall be made by any person proposing to erect said sign, pennant or banner, which request shall be made to the Independence Township Building Department, and which request shall be approved prior to the erection of any such sign. Approval shall be given by the Building Department providing the sign complies with all the terms and conditions of this Ordinance, and such other ordinances within the Township as may affect signage.

(2) Cloth or canvas signs, pennants or banners shall be erected for a period not to exceed two (2) weeks in any six (6) month period. All other temporary signs may be displayed for not in excess of three (3) months in any calendar year.

(3) No temporary sign shall be strung across any public right-of-way nor shall any temporary sign project beyond the property line. The Township Board may waive this requirement for civic, municipal or non-profit organizations.

(4) No temporary sign may have a single face greater than thirty (30) square feet in area nor have a greater total surface area more than sixty (60) square feet nor be a greater height than ten (10) feet above the ground; provided, however, that the lower edge of a temporary sign shall be a height of not less than eighteen (18) inches above the surrounding ground level.

(5) No more than two (2) self-supporting signs having a combined total surface area of not in excess of one hundred (100) square feet shall be displayed on any lot.

(6) Temporary signs shall be removed as soon as torn or damaged, or promptly at the end of the display period provided for above. In any case, it shall be a violation of this ordinance to fail to notify the Building Department of the erection of such signs or to fail to remove them within the aforementioned time periods.

(7) Real estate signs shall be removed within ninety (90) days from erection, or upon the sale of the premises, or upon the expiration of the listing, whichever first occurs, with extensions exceeding said ninety (90) day limitation to be granted by the Superintendent of the Building Department provided the listing still exists and the house has not been sold.

f. "Wall Signs."

(1) All wall signs of a greater total surface area than fifty (50) square feet, shall have a surface or facing of incombustible material.

(2) No wall sign shall cover wholly or partially any wall opening. No wall sign shall be erected to extend above the top of the wall to which it is attached, nor extend beyond the ends of the wall to which it is attached unless it complies with all of the requirements for roof signs, projecting signs or ground signs as the case may be.

(3) No wall sign shall have a greater thickness than twelve (12) inches measured from the wall to which it is attached, to the outer surface, and shall not be erected at a height of less than eight (8) feet above a public sidewalk or less than fifteen (15) feet above public driveways, alleys and thoroughfares.

(4) The total surface area of any wall sign placed on the front of a building shall not exceed one (1) square foot for each lineal foot of building frontage; provided further that all wall signs not exceed a total surface area of one hundred (100) square feet.

(5) All wall signs shall be safely and securely attached to the building by means of metal anchors, bolts, or expansion screws. In no case shall any wall sign be secured with wire, strips of wood or nails.

(6) The vertical dimension of a wall sign shall not be in excess of six (6) feet.

g. Combinations of wall, roof, projecting and marquee signs placed on a building shall be subject to the following:

(1) The total surface area of all combinations, or any combination of the above types of signs erected on the premises, wherever located on the building or lot, shall not exceed two (2) square feet for each lineal foot of building frontage. Building frontage is defined as the front of the principal structure of the building only, and does not include any side walls, roof lines, or other measurements, whether or not said side walls or other measurements face secondary or major side streets.

h. Billboards. The following regulations shall be applicable to billboards:

(1) No billboard shall be erected within the Township unless and until a permit for same shall first be obtained from the building officials, and shall be issued upon

compliance with the requirements of this Ordinance, and all other applicable state and local statutes, ordinances and regulations.

(2) Billboards shall be permitted in the following zoning classification districts, pursuant to this ordinance, as amended, and shall not be otherwise permitted within the township: Limited Industrial District; Heavy Industrial District.

(3) Billboards shall not have more than one surface or face.

(4) The height of a billboard shall not exceed twenty (20) feet above the level of the street or road upon which the billboard faces or to which the message upon the billboard is directed. In the event that the billboard is situated upon two streets or roads having different levels, the height of the billboard shall be measured from the higher street or road.

(5) Billboards shall not have a surface or face area exceeding one hundred (100) square feet, and the measurement thereof shall be in accordance with the manner in which ground signs are measured.

(6) Billboards shall be set back from any highway, street, road or other public way, a minimum of 40 feet in an ML District and 50 feet in an MH District.

(7) Not more than one billboard may be erected upon a parcel or lot having an area equal to or greater than the minimum lot size required in the zoning classification district in which the billboard is proposed, pursuant to Article XXX of this Ordinance, as amended, and no billboard shall be erected on a parcel or lot having less than said area.

#### 4. LIMITATIONS WITHIN ZONING DISTRICTS.

a. O, C-1, C-2, C-3, C-4, REC, MS, ML and MH Districts: In addition to the other prohibitions and requirements of this ordinance, all signs in those areas designated as O, C-1, C-2, C-3, C-4, REC, MS, ML and MH Districts are subject to the following limitations:

(1) Directional signs which indicate the direction of traffic flow, but contain no advertising, may be erected on parking lots incident to the above uses. Said signs shall be no more than two square (2) feet on a side, and may be illuminated.

(2) All illuminated signs fifteen (15) feet or more above ground level shall be extinguished at 10:00 p.m. or one-half hour after the closing of business, whichever is later.

b. R1A, R1B, R1C, R1R, RM, RMT and PRC Districts: No signs, other than those described in the following sub-sections shall be erected or maintained in R1A, R1B, R1C, R1R, RM, RMT and PRC Districts, and those signs permitted shall satisfy the special limitations.

(1) Signs in these Districts may be illuminated and may be constructed of combustible materials except as required in paragraph 4.b.7 of this Article.

(2) No cloth pennants, banners or advertising devices of a similar nature may be erected in the above named Districts.

(3) Signs advertising the rental, sale or lease of the property upon which they are located are permitted, subject to e (7) above. However, such signs shall not have a surface area greater than six (6) square feet and there shall be not more than two (2) such signs on any one (1) lot, advertising only the premises on which erected.

(4) For a period of two (2) years from date of final plat approval, or in the case of multiple dwellings of any kind two (2) years from the date of issuance of the first building permits for said structures, it shall be permissible for a licensed real estate broker or licensed builder to erect one (1) sign not to exceed a total surface area of one hundred (100) square feet nor an overall height of five (5) feet, the lower edge of which shall not be less than eighteen (18) inches above the surrounding ground level; to advertise the lots and/or buildings erected in any one (1) subdivision or multiple development, provided that said sign may be erected only within said development, and provided further that said licensed real estate broker or licensed builder owns, has listed for sale or has the owner's permission to sell lots in said subdivision. No such sign shall be erected or maintained within one hundred (100) feet of any occupied residence unless the written consent of the owner and occupant of such residence is first obtained. All such signs shall be removed after the two (2) year period above specified, except that said broker or builder may have automatic six (6) month extensions for an additional two year period upon the showing that development is more than twenty (20%) percent unsold or vacant. At the end of said period, if the sign is not so removed, the Superintendent of the Township Building Department may remove said signs with costs to be charged the owner.

(5) Signs advertising buildings under construction may be erected for the period of construction and shall not exceed a face area of twenty (20) square feet. Such signs shall be erected on the building or lot where such construction is being carried on and shall advertise only the architect, contractor, subcontractor, building, or materials and equipment used.

(6) Churches, colleges, Sunday schools, schools, buildings housing governmental functions and utilities of the township, county or state or any subdivision thereof, are permitted to erect a sign not to exceed twenty (20) square feet in area or an overall height of six (6) feet. Such signs when of a permanent nature shall be constructed of incombustible materials.

(7) Any person owning or operating any multiple family residential development constructed on a describable lot may erect a sign bearing the name of the multiple family residential development, such sign not to exceed ten (10) square feet in area and not to exceed an overall height of four (4) feet above the ground level, which sign shall be made of noncombustible material and may be lighted during the hours of darkness and which shall contain no advertising or information other than the name of the residential unit. No more than one (1) such sign may be erected for each multiple family residential unit.

(8) One no trespassing, safety or caution sign not over two (2) square feet in area shall be permitted on a lot.

(9) For principal and accessory uses other than dwellings, and for special exception uses, one bulletin or announcement board not exceeding thirty-two (32) square feet in area. No sign shall be located nearer to a front lot line than one-half (1/2) the depth of the front setback, or 40 feet, whichever is greater.



# 5. EXCEPTIONS, DECORATIVE DISPLAYS AND POLITICAL CAMPAIGNS:

- a. Nothing contained herein shall be deemed to prohibit the placement or construction of any decorative display by the Township or other civic organization upon approval by the Township Board. Such displays shall be only in commemoration of a national holiday or some other civic purpose of general public interest.
- b. Political campaign signs announcing the candidacy of persons running for public office or issues to be voted upon at an election and other information pertinent thereto may be placed upon private property within any zone district in the Township, but must be removed within fourteen (14) days after the election to which they pertain.

# 6. UNSAFE SIGNS:

- a. When any sign becomes insecure, in danger of falling or otherwise unsafe, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owners thereof or the person or firm maintaining same, shall upon written notice of the Superintendent of the Township Building Department forthwith in the case of immediate danger and in any case within not more than ten (10) days, make such sign conform to the provisions of this ordinance or shall remove it. If within ten (10) days the order is not complied with, the Superintendent of the Township Building Department may remove such sign at the expense of the owner or lessee thereof.

# 7. NONCONFORMING SIGNS:

- a. All signs shall conform to the regulations as set forth in this ordinance and its amendments. Any existing sign that is not conforming shall be deemed a nonconforming use, and shall be subject to all rules and regulations governing such nonconforming uses as contained herein and elsewhere in Township ordinances, and as contained in the laws of the State of Michigan.
- b. Any sign now or hereafter existing which at the time of construction advertised a business being conducted or a product sold or produced on the premises on which the sign is located but no longer does so shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure or premises upon which said sign shall be found within thirty (30) days after written notice to remove said sign from the Superintendent of the Township Building Department.

# 8. PERMITS, APPLICATIONS, PLANS, SPECIFICATIONS, REVOCATION, APPEAL.

- a. It shall be unlawful for any person to erect, repair, alter, relocate on the same or another premises or maintain within the Township of Independence any sign as defined in this ordinance, without first complying with the following requirements:
- b. Except where exempted below, permits are required for all signs hereunder. Applications therefore shall be made upon blanks provided by the Building Department, and shall contain or have attached thereto the following information:

- (1) Name, address and telephone number of the applicant.
- (2) Location of building, structure or lot to which or upon which the sign or other advertising structure is to be attached or erected.
- (3) Position of the sign or other advertising structure in relation to nearby buildings or structures.
- (4) Two blueprints or ink drawings or the plans and specifications and method of construction and attachment to the building or in the ground.
- (5) Copy of stress sheets and calculations showing the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws of the State of Michigan and ordinances of the Township. Provided, further, that where the Building Inspector deems it advisable, he may require the approval of the structural design by a registered engineer.
- (6) Name of person, firm, corporation or association erecting structure.
- (7) In all cases where wiring is to be used in connection with the structure, it shall comply with the electrical code adopted by the Township of Independence.
- (8) Such other information as the Building Inspector shall require to show full compliance with this and all other Township ordinances relating to signs.

- c. This section shall not be construed to prevent repair or restoration to a safe condition if directed by the Building Inspector, of any part of an existing sign when said sign is less than fifty (50%) percent destroyed or damaged and when said destruction or damage occurs by storm or other accidental emergency. The question of whether or not any sign is less than fifty (50%) percent destroyed or damaged shall be resolved by referring to the cost of repair as a percentage of the present cost of replacement for said sign as a whole, and not by any other method.
- d. It shall be the duty of the Building Inspector, upon the filing of an application for permit to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if it shall appear that the proposed structure is in compliance with all requirements of the ordinances, he shall then issue the permit.
- e. All rights and privileges acquired under the provisions of this ordinance or any amendment thereto, are mere licenses and may be revoked by the Township by letter to the permit holder upon the violation of any of the conditions herein, whereupon after seven (7) days the Superintendent of the Building Department may remove the sign with costs of removal charged to the permit holder. If the work authorized under an erection permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.
- f. Whenever a permit is issued hereunder, a fee shall be charged therefore as set by resolution of the Township Board. A separate permit and fee shall apply to each sign to be erected on the premises, where that sign requires a permit hereunder. A list of permit fees shall be kept in the Building Department at all times for public inspection.

# 9. EXEMPTION FROM PERMIT REQUIREMENT:

- a. No permit shall be required for the signs or outdoor display structures covered in this sub-section. Such exemptions however, shall not be construed to relieve the owner of the sign from responsibility for its

erection and maintenance in a safe manner, or from compliance with all other provisions of this ordinance.

- (1) Wall signs erected on a municipal, state or federal building which announce the name, nature of occupancy and information as to the use or admission to the premises, which are not more than two (2) feet in height and six (6) feet in length.
- (2) Ground signs, the tops of which are not over six (6) feet above the ground nor more than thirty-six (36) square feet in area shall not require a permit, nor shall the following ground signs require a permit:
  - (a) The erection or maintenance of a sign designating the location of a transit line, a railroad station or other public carrier when not more than three (3) square feet in area.
  - (b) Signs erected by the municipality for street direction.
- (3) No permit shall be required for any projecting sign less than two (2) square feet in area and not projecting more than three (3) feet from the face of the building.
- (4) Other signs for which a permit is not required are as follows:
  - (a) Professional name plates not exceeding two (2) square feet in area.
  - (b) The changing of advertising material or copy on a properly licensed sign and the maintenance or repair thereof shall not require the issuance of a permit.
  - (c) Bulletin boards not over twenty (20) square feet in area for public, charitable or religious institutions when the same are located on the premises of said institutions; provided, however, if said signs are electrically illuminated, an electrical permit must be obtained.
  - (d) Occupational signs denoting only the name and profession of an occupant in a commercial, public or institutional building, and not exceeding two (2) square feet in area.
  - (e) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or aluminum.
  - (f) Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such temporary emergency or non-advertising signs as may be approved by the Building Inspector.

# 10. CONFLICT WITH STATE STATUTE:

- a. To the extent that this ordinance conflicts with statutes enacted by the State of Michigan, but only in those instances where enforcement hereof would be prohibited by State statute, this ordinance shall not be applied. Such non-application shall apply only as it concerns those sections of this ordinance which are specifically not enforceable in accordance with state law, as amended, and as upheld by any court of record, and should said ordinance sections be subsequently rendered void by amendment to state act, or by court action, or should the state act be declared invalid for any reason, said ordinance sections shall become fully enforceable and be considered a part hereof in all respects.

# Section 5.05. FENCES, WALLS, AND OTHER PROTECTIVE BARRIERS. All fences of any type or description shall conform to the following regulations:

## 1. General:

- a. The erection, construction, or alteration of any fence, wall or other type of protective barrier shall be approved by the Building Inspector whenever required by the Ordinance.
- b. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection, excepting that shade trees would be permitted where all branches are not less than eight (8) feet above the road level. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the street property lines extended. This shall not prohibit the establishment of shrubbery thirty-six (36) inches or less in height.

## 2. Residential, all Single Family & Multi-Family Districts:

- a. Side and Rear Fences: Fences constructed within a side or rear yard shall not be higher than six (6) feet except as provided herein.  
  
Planting, Fences and Walls in Front Yard: No fence, wall or hedge shall rise over thirty-six (36) inches in height on any required front yard. No fence, wall or hedge planting shall interfere with visibility from a driveway. The Superintendent of the Building Department is hereby empowered to cause all such obstructions to be removed in the interest of the public safety.
- b. Fences on lots of record shall not contain electric current or charge of electricity and barb wire. In the R-1R district only, electric fences and barbed wire are permitted where said parcel or acreage so fenced contains ten (10) acres or more.

## 3. Non-Residential:

- a. No office, mobile home park, planned shopping center, motor vehicle service station, commercial or industrial use of any type adjoining any residential district shall be developed unless the developer provides an obscuring wall on those sides where said commercial or industrial district abuts or is adjacent to any residentially zoned district. Said wall shall be five (5) feet in height and constructed of face brick or stone on which there shall be no advertising.
- b. No multi-family residential use adjoining any single family district shall be developed unless the developer provides a greenbelt at least five (5) feet wide and five (5) feet high along all boundaries in common with said single family district.

# Section 5.06. ONE LOT, ONE BUILDING. In all districts, only one (1) principal building shall be placed on a single lot of record.

# Section 5.07. REQUIRED STREET FRONTAGE. Any parcel of land which is to be occupied by a use or buildings other than an accessory use shall have a minimum frontage of thirty (30) feet on the street.



use of building, shall have frontage on and direct access to a public street or private road which meets one of the following conditions:

1. A public street which has been accepted for maintenance by the County Road Commission, or
2. A permanent and unobstructed existing private road of record at the County Register of Deeds and having width of at least sixty (60) feet, and built in accordance with Township standards.
3. All street or roadway names shall be approved by the Township Building Department to avoid duplication.

**Section 5.08. PROHIBITED PARKING IN R-1A, R-1B, R-1C, RM, RMT AND PRO DISTRICTS.**

1. Automotive vehicles or trailers or any kind without current license plates shall not be parked or stored on R-1A, R-1B, R-1C, R-2, R-3 or RMT zoned property other than in completely enclosed buildings.
2. Commercial highway trailers and trucks with a Gross Vehicle Weight (GVW) of 10,000 pounds, or greater, shall not be parked or stored on R-1A, R-1B, R-1C, R-2 and R-3 and RMT zoned property, except when making a delivery.

**Section 5.09. DOG KENNELS.** In those districts where dog kennels are permitted, a minimum lot area of not less than ten (10) acres, with a minimum lot width of not less than five hundred (500) feet, is required for any dog kennel and all buildings, pens and runways, for housing or keeping of such animals, shall not be less than one hundred fifty (150) feet from any adjacent property line.

**Section 5.10. OPEN AIR BUSINESS USES.** Open air business uses, where permitted, shall be subject to the following regulations:

1. The minimum area of the site shall be ten thousand (10,000) square feet.
2. The minimum street frontage shall be one hundred (100) feet.
3. There shall be provision for the interception of wind-blown trash and other debris by appropriate fence along interior lot lines.
4. Off-street parking areas and aisles shall be paved in accordance with the requirements of Section 7.03.
5. Lighting shall be installed in a manner which will not create a driving hazard on abutting streets or which will cause direct illumination on adjacent properties.

**Section 5.11. TELEVISION, RADIO, AND MICRO WAVE TOWERS.** Radio, television, microwave, and other power and communication transmission towers, and their attendant facilities, where permitted, shall be subject further to the following regulations:

1. Said use shall be located centrally on a continuous parcel 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.
2. The proposed site plan shall also receive approval from the Director of the Township Department of Public Works as to adequacy of drainage, lighting, general safety, and other technical aspects.

**Section 5.12. SITE PLAN REVIEW.** Site plan review and approval is required for all uses other than detached residential single family built within recorded subdivision plats. Site plans shall be submitted to the Planning Department. The Planning Department shall forward to the Superintendent of the Building Department one copy of its approved site plan. No permits shall issue until receipt of such approved site plan, and all construction on the site shall be in accordance with such plan.

Submission, review and approval of site plans shall be in accordance with the following:

1. In the event that a development is proposed to be constructed in more than one phase or stage, a conceptual site plan of the entire development, as proposed, shall be submitted to the Planning Department, and shall contain the following maps, plans and information, including titles and revision blocks, legends, scales and north arrows:

- a. Developers name and address, and name and address of local agent, to be amended and updated, if applicable.
- b. Legal description of the entire parcel to be developed.
- c. Location map, scale 1 inch equals 2000 feet.
- d. Topographical map of the site and 100 feet beyond the site showing existing buildings and dimensional property lines with existing contours at 2 foot intervals, U.S.G.S. Datum.
- e. Map showing zoning classification of site and of abutting property.
- f. Existing and proposed R.O.W. lines.
- g. Size and number of parking spaces, number of residential units, kind and number of each non-residential structure, proposed for:
  - (1) The entire development.
  - (2) Each proposed phase of development, if any, specifying the approximate boundaries of each proposed phase, if known.
- h. Approximate location of:
  - (1) Streets, drives and parking areas.
  - (2) Greenbelts, screening walls and/or berm and fencing.
  - (3) Sewage disposal and water lines and facilities.
  - (4) Recreation areas, if any, specifying each kind of structure and facility.
  - (5) Non-residential structures.
  - (6) Residential structures.
  - (7) Non-recreational open space, if any.

1. Statement of intent concerning developer's estimate of dates for initiating and completing construction of each phase of the development, if known.

- a. Signature of the developer or agent.

2. There shall be no initiation of construction, nor erection or use of any building or structure until such time as, following review and approval of the conceptual site plan, if required pursuant to this ordinance, a detailed final site plan shall be submitted, reviewed and approved. Final site plans shall conform to the conceptual site plan, if a conceptual site plan shall have been submitted, provided that deviations therefrom shall be

submitted for approval at the time of final site plan review, and approval of said deviations shall be made in accordance with the provisions of this ordinance, and all other applicable local and state ordinances and regulations effective at the time of submission and review of the said final site plan.

3. The final site plan for the entire proposed development, or for one phase of development, shall contain the following maps, plans and information, including titles and revision blocks, legends, scales and north arrows, and shall be submitted to the Planning Department:

- a. A legal description of the property under consideration.
- b. A map indicating all land area in the development, showing easements, rights-of-way, present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development for five hundred (500) feet.
- c. A fully dimensioned map of the land showing topographic information at a contour interval of two (2) feet or less.
- d. A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites and other significant features of the community for an area of one (1) mile.
- e. A general development plan with at least the following details shown to scale and dimensioned:
  - (1) Location of each existing and each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building areas, distances between building and lot lines, setback lines, and the location of entrances and loading points.
  - (2) All streets, driveways, service aisles and parking areas, including general layout and design of parking lot spaces.
  - (3) All pedestrian walks, malls and open areas for parks, recreation and light and air.
  - (4) Location and height of all fences and screen planting, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and be maintained together with a brief narrative description of the landscaping concept.
  - (5) Architectural sketches, at an appropriate scale, showing building heights, elevations, and other features of the development.
  - (6) Types of surfacing, such as paving, turfing or gravel to be used at the various locations.
  - (7) Method of servicing area with water and sewer facilities.
  - (8) A grading plan of the proposed development.
- f. Other information as may be reasonably required to enable the Planning Department to determine that the proposed development meets the requirement of this ordinance.

4. The Planning Department Site Plan Review and approval shall consist of the following, with respect to conceptual and final site plans:

- a. The Planning Department shall submit site plans to other agencies or departments so that they might comment on any problems the plans might pose in all cases where the rules and regulations of such agencies or departments are relevant.
- b. The proposed structure, or structures, shall be of such location, size and character as to be in harmony with the specific regulations, standards and 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.
- c. 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, including all streets, buildings, parking areas, and like matter regulated by this ordinance, and the relation of the site to streets providing access, 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 nor conflict with the normal traffic or the neighborhood. In applying this standard, the Planning Department shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to freeways and main traffic thoroughfares and to street and road intersections; on-site traffic, parking, drives, walks, drainage, and other like and similar matters; and the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the Planning Department shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which is connected with the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.
- d. The location and height of buildings, the location and nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
- e. Streets, roads, and thoroughfares shall not be inconsistent with the Township General Development Plan. Further, the Planning Department shall make determinations with respect to the following:

- (1) In the event that the development proposed in the site plan shall have the effect of land-locking adjoining property concerning access to public thoroughfares, the site plan shall include streets, roads and thoroughfares, not inconsistent with the Township General Development Plan, which provide access to such other-wise land-locked property. Said streets, roads, and thoroughfares included in the site plan shall be either dedicated for public use or private easements having dimensions which meet the specifications of the Oakland County Road Commission.

- (2) In the event that the land being utilized for the development proposed in the site plan equals or exceeds the following areas in the respective zoning classification district, the site plan shall provide for the hard surface pavement of all streets, roads and thoroughfares abutting said land which provide vehicular access to the development, and shall not be less than ten (10) feet wide.



- (a) One Hundred (100) Acres in R-1A, R-1B, R-1C, R-1R, R-2 and R-3 and RMT Districts.
- (b) Fifty (50) Acres in O, C-1, C-2, C-3, C-4, REC, ME, and MH Districts.

5. Notwithstanding the above, if a development is proposed to be constructed in more than one phase or stage, the developer may waive the requirement of submitting a conceptual site plan, and submit a final site plan for the entire proposed development.
  6. The Planning Department may recommend such changes or modifications in the site plan as are needed to achieve conformity to the standards as herein specified. Upon the finding by the Planning Department that all of the standards as herein specified have been met, the Planning Department shall approve the site plan. If any part of the Site Plan is in conflict with any provision of this Ordinance the Planning Department may not approve the Site Plan until approval of such variances by the Zoning Board of Appeals. In the event that a dispute or disputes shall arise as to whether the site plan is in compliance with this Ordinance, the developer shall make application to the Board of Appeals for a determination and resolve of the dispute(s). A copy of the approved conceptual and final Site Plans, with any modifications, shall be maintained on record in the Township Offices, and shall have the signature of a member of the Planning Department. If variances have been granted, the Site Plan shall also bear the signature of the Chairman of the Board of Appeals.
- Any site plan denial shall be accompanied by the reasons therefore in writing, and shall entitle the applicant to reapply within sixty (60) days without any new or additional fees.
7. Any application for conceptual and final site plan approval shall be accompanied by a fee as may be determined by the Township Board.
  8. Any site plan approval may be revoked when the construction of said development is not in conformance with the approved plans, in which case the Planning Department shall give the applicant notice of intention to revoke such approval at least ten (10) days prior to revocation of the approval.
  9. If request is made for a certificate of occupancy prior to completion of all construction in accordance with an approved site plan, the owner shall post a cash bond or surety bond from a surety licensed in the State of Michigan, or equivalent guarantee in an amount which will insure the completion in accordance with the approved final site plan, of all proposed streets, sidewalks, berms, fences, service, utility and drainage facilities, as well as all areas, facilities, buildings and structures to be owned or used in common, or which are for the benefit of the principal use or uses, and which are proposed for use by the persons for whom certificates of occupancy are requested.
  10. The Planning Department shall prepare a report of each and every site plan submitted in accordance with this section, containing a synopsis of the relevant facts contained in and related to the site plan, together with the planning department's proposed determination. At each regular meeting of the Planning Commission, a member of the Planning Department shall make a presentation of said reports with respect to those site plans to be acted upon prior to the next regularly scheduled Planning Commission meeting. Upon request of a majority of the members of the Planning Commission present any site plan shall be fully reviewed, and a recommendation made thereon by the Planning Commission.

**Section 5.13. GREENBELTS.** Greenbelt, where required in this Ordinance, shall be constructed in accordance with the following minimum standards:

1. Any greenbelt shall be at least three (3) feet wide and five (5) feet high (including berm) unless otherwise specified herein. All greenbelt shall be maintained, and all dead plantings or plants shall be replaced with live plantings or plants in accordance with these standards.
2. Plant materials:
  - a. An evergreen tree (see below) having a minimum height of three (3) feet shall be placed every ten (10) feet apart.
  - b. Three (3) intermediate shrubs (see below) shall be placed in each ten (10) foot strip between the evergreens.
  - c. Approved evergreen and shrub planting:
    - (1) Medium Evergreens:
      - (a) Juniper
      - (b) Red Cedar
      - (c) American Arborvitae (White Cedar)
    - (2) Narrow Pyramidal Evergreens
      - (a) Pyramidal Arborvitae
      - (b) Columnar Juniper
      - (c) Irish Juniper
    - (3) Tree-like Shrubs
      - (a) Flowering Crab
      - (b) Russian Olive
      - (c) Smoke Bush
      - (d) Clump Birch
      - (e) Mountain Ash
      - (f) Dogwood
      - (g) Redbud
      - (h) Rose of Sharon
    - (4) Large Deciduous Shrubs
      - (a) Honeysuckle
      - (b) Viburnum
      - (c) Mock Orange
      - (d) Forsythia
      - (e) Lilacs
      - (f) Butterfly Bush
      - (g) Ninebark

**Section 5.14. CHURCHES, SYNAGOGUES, AND HALLS OF WORSHIP.** Where churches are allowed, they shall meet the following requirements:

1. Minimum lot width of one hundred fifty (150) feet.
2. Minimum site size of three (3) acres.
3. All front, side and rear yard space shall be a minimum of fifty (50) feet each from adjoining lot lines.

**Section 5.15. CONDITIONALLY PERMITTED USES.** The Conditionally Permitted Use as provided for in this Ordinance is intended to permit the inclusion in the zoning pattern of uses other than those permitted principal uses in a district when the regulations governing said district provide for conditionally permitted uses, and when said uses are determined by the Township Board of Appeals after recommendation by the Planning Commission to comply herewith.

1. Application for a conditionally permitted use shall be made to the Township Planning Commission. A minimum amount of

2. Such application shall contain all the information required by this Ordinance for review of final site plans.

3. In reviewing such application, the Planning Commission and the Board of Appeals shall apply the following standards:
  - a. The proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the Township, and the zoning districts in which situated, and shall not be detrimental to the orderly development of adjacent zoning districts; nor shall it be detrimental to the development of the general area within which it is located. Further, said use shall be determined to be compatible with the growth of the district, desirable to the community, and in compliance with all the other standards of this ordinance. Recognizing that said conditionally permitted uses may at times adversely affect the health, safety and welfare of the community in the districts where they are conditionally permitted, the conditionally permitted use as applied by this Ordinance is not intended to permit such uses in each and every instance. However, in recognition of the desirability of permitting reasonable land use, the conditionally permitted uses intended to mitigate against the restrictions as provided for in this Ordinance where said mitigation is reasonable as determined by the Board of Appeals, and where the district provides for conditionally permitted use upon such conditions. Conditionally permitted uses are created with the intent that the Board of Appeals will apply specific conditions to the implementation of a conditionally permitted use, which conditions must be complied with if the owner is to install the conditionally permitted use. Such requirements are imposed in recognition of the fact that while the necessity for certain specific uses is recognized, said uses must be located with due consideration to the existing and anticipated permitted uses in the district.
  - b. The location and size of the proposed use, the nature and intensity of the use, and the sites relation to the streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood or conflict with the normal traffic of the neighborhood. In applying this standard, there shall be considered the following: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed use to main traffic thoroughfares and to street and road intersections; and, the general character and intensity of the existing and potential development of the neighborhood.
  - c. The location and height of buildings, the location and nature and height of walls, and the nature and extent of landscaping on the site shall be such that they foster and encourage and shall not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.
4. The Planning Commission may recommend to the Board of Appeals such changes or modifications in the plan for the proposed conditional use as it deems necessary to conform with the standards as herein specified.
5. The Planning Commission shall then forward the application, together with all attachments, and a report and recommendation by it, to the Board of Appeals for action.
6. Following receipt of the application for the conditionally permitted use, the Board of Appeals shall act thereon at a hearing of the Board of Appeals duly noticed and conducted in accordance with Section 32.04 of this Ordinance.
7. The Board of Appeals shall approve the conditional use if it finds that the use meets the standards of this section and otherwise complies with this ordinance. If it finds that the standards or terms of this section or ordinance are not met, it shall deny the application.

**Section 5.16. OUTDOOR STORAGE OF GOODS AND MATERIALS.** The outdoor storage of goods and materials in all districts shall be prohibited unless otherwise specifically permitted herein (Reference: Article XXV, Footnote 1.b.).

**Section 5.17. MINERAL AND SOIL REMOVAL.** When in the judgment of the Board of Appeals, as recommended by the Planning Commission, public convenience and welfare will be substantially served in the appropriate use of neighboring property will not be injured thereby, and when the applicant complies with the requirements as established by the Board of Appeals in conformity with this Ordinance, said Board may authorize the Township Building Inspector to issue a permit for removal of sand, gravel, stone aggregate and other raw material in any district. However, nothing in this Section shall be construed or interpreted to prohibit the necessary preparation of land by balancing and through cutting or filling thereof with earth materials in connection with any immediate lawful use, including but not necessarily limited to, the development of land for which a building permit has been issued. Any such preparation shall be subject to the other terms of this Ordinance, and such other ordinances of the Township as may apply. In addition, it is not the intent of this Section to prohibit the construction of small scenic ponds (one acre or less in size) by the property owner for his own use and enjoyment provided said construction is performed in accordance with sub-section 4 a hereunder, and further provided that said construction is not for commercial purposes.

1. Application. Any application for a mineral mining operation shall be made to the Planning Commission and shall contain at least the following information:
  - a. Names and addresses of parties of interest in the premises to be mined setting forth their legal or equitable interest in said premises.
  - b. Vertical aerial photograph, enlarged to a scale of one (1) inch equals two hundred (200) feet, from original photography flown at a negative scale no smaller than one (1) inch equals one thousand (1,000) feet, and certified as flown not earlier than two (2) months prior to the date of application. The vertical aerial photograph shall cover:
    - (1) All land in permit application request.
    - (2) All contiguous land which is or has been used by the owner or leasehold applicant for sand and gravel extraction processing, storage or other permitted use.
    - (3) All lands within one-half (1/2) mile of proposed planned mining area.
    - (4) All private and public roads which provide access to the property.
    - (5) Boundary of the entire planned mining area by courses and distance.
    - (6) Site topography and natural features including location of water courses within the planned mining area.
    - (7) Average thickness of overburden in the area of proposed operation.
    - (8) Means of vehicular access to the proposed operation and



- c. Geological and engineering survey prepared by a geologist and engineer licensed by the State of Michigan indicating:

- (1) Quality of material to be excavated.
- (2) Depth of water table throughout the planned mining area which permit is sought.

- d. Sectional map at a scale of one (1) inch equals two hundred (200) feet covering the area within one (1) mile of the boundaries of the land included in the permit application showing the existing classification of all land appearing on the map as shown in the official Zoning Map, and all roads, streets, alleys, parks and other public or governmental areas in public ownership or on public rights-of-way, or proposed on master plans of local and regional planning agencies, and all railroad rights-of-way within the area covered by the map, and the names thereof, and corrected as to property lines by an engineer or surveyor licensed by the State of Michigan.

- e. Operations plan for the operation of the sand and gravel deposit, to be presented on a transparent overlay at the same scale as the vertical aerial photograph and delineating the following:

- (1) Area of active excavation.
- (2) Area requested for excavation.
- (3) Area of active settling ponds and washing plant facilities.
- (4) Area requested for settling ponds and washing facilities.
- (5) Area of existing treatment facilities and sand and gravel storage.
- (6) Area requested for treatment facilities and sand and gravel storage.
- (7) Area of production facilities for resource-related industry.
- (8) Area requested for production facilities for resource-related industry.

- f. Detailed description of what type of machinery or equipment will be used, and estimated period of time that such operation will cover.

- g. After reviewing the above information, and such other information as it may require, the Planning Commission shall report to the Township Board of Appeals, which report shall either recommend approval or denial of the application.

- h. After considering the Planning Commission report, and such other available facts as may be available to it, and after public hearing, the Board of Appeals may deny the permit, or in the alternative it may authorize the Independence Township Building Department to issue a permit conditioned upon compliance by the permit holder with the following requirements:

- (1) Such permit shall be for a period of ninety days to one year as determined by the Board of Appeals, subject to renewal for an additional ninety day to one year period and may be revoked upon a hearing of the Board of Appeals, with notice by regular mail of said hearing to the applicant, his heirs, successors or assigns, based upon a failure to comply with the requirements of this ordinance, or other state or local statute or regulation, or upon the ground that the use constitutes a nuisance or imminent danger to the public health, safety or welfare.
- (2) No cut within the mineral mining operation shall be made which creates a pit or depression in the earth closer than thirty (30) feet from the nearest street, highway or alley right-of-way line or nearer than ten (10) feet to the nearest property line; provided however, that the Board may prescribe more strict requirements in order to give sublateral support to surrounding property or soil or geographic conditions warrant it, or where the Board otherwise determines it to be necessary for the protection of the public health, safety or welfare from a particular danger.
- (3) No soil, sand, clay, gravel, or similar materials may be removed in such a manner as to cause water to stand or accumulate or to result in a place of danger or a menace to the public health or safety. The premises shall at all times be graded so that surface water drainage is not interfered with.
- (4) Where an excavation results in a temporary edge being formed which is in excess of a five to one slope, the applicant shall erect a fence protecting that portion of the site where said edge extends, said fence to be not less than five feet in height, and said fence to be in addition to the fence required under Independence Township Ordinance Number 59.
- (5) The finished slopes of the banks of the excavation shall in no event exceed a minimum ratio of five (5) feet horizontal to one (1) foot vertical.
- (6) No machinery or equipment shall be permitted on the premises other than those specified in the permit application unless said additions are specifically approved by the Board of Appeals.
- (7) The permit shall provide for reasonable hours of operation.
- (8) In addition, the permit may provide such other conditions as recommended by the Planning Commission and/or deemed necessary by the Board of Appeals.
- (9) The applicant shall provide the Board of Appeals with a recordable affidavit, which affidavit shall be recorded with the Oakland County Register of Deeds at the expense of the applicant, and which affidavit shall bind the applicant, his heirs, successors and assigns, to the terms and conditions of the permit, and the terms and conditions of Ordinance Number 59, as amended, of the ordinances of Independence Township, which ordinance controls the operation, maintenance and restoration of gravel and other mineral mining sites.

Should this ordinance conflict with any other ordinance of the Township of Independence concerning the institution and control of mineral mining sites, this Ordinance shall govern. To the extent that any other ordinance may impose criteria in addition to those imposed herein, those criteria shall be deemed cumulative, and shall apply, and shall not be waived hereby.

Section 5.18. PERFORMANCE STANDARDS FOR SOUND, VIBRATION, ODOR, GASES, GLARE AND HEAT, LIGHT, ELECTROMAGNETIC RADIATION, SMOKE, DUST, DIRT, AND FLY ASH, DRIFTED AND BLOWN MATERIAL, AND RADIO-ACTIVE MATERIALS. It shall be unlawful to carry on or permit to be carried on any activity or operation or use of any land, building, or equipment that produces irritants to the sensory perceptions greater than the measures herein established which are hereby determined to be the maximum permissible hazards to humans or human activities. Such measures may be supplemented by other measures which are duly determined to be maximum permissible hazards to humans or to human activity.

1. Sound. The intensity level of sounds shall not exceed the following decibel levels as measured from property adjacent to the following types of uses:

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

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

2. Vibration. All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of three thousandths (0.003) of one inch measured anywhere outside the lot line of its source, or ground vibration which can be readily perceived by a person standing anywhere outside the lot line of its source.

3. Odor. The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines, when diluted in the ratio of one volume of odorous air to four or more volumes of clean air or as to produce a public nuisance or hazard beyond lot lines, is prohibited.

4. Gases. The escape of or emission of any gas which is injurious or destructive or explosive shall be unlawful and may be summarily caused to be abated.

5. Glare and Heat. Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure and shield such operation from direct view from any point along the lot line, except during the period of construction of the facilities to be used and occupied.

6. Light. Exterior lighting shall be so installed that the surface of the source of light shall not be visible from any bedroom window, and shall be so arranged as far as practical to reflect light away from any residential use.

7. Electromagnetic Radiation. Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation are hereby made a part of this ordinance, and shall be on file in the office of the administrative official.

8. Smoke, Dust, Dirt, and Fly Ash. It shall be unlawful to discharge into the atmosphere from any single source of emission whatsoever any air contaminator for a period or periods aggregating more than four (4) minutes in any one half (1/2) hour which is:

- a. As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart. The Ringelmann Chart, as published by the United States Bureau of Mines, which is hereby made a part of this ordinance, shall be the standard. However, the Umbrascope readings of smoke densities may be used when correlated with the Ringelmann Chart. A Ringelmann Chart shall be on file in the office of the administrative official.

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

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

9. Drifted and Blown Material. The drifting or air-borne transmission beyond the lot line of dust, particles, or debris from any open stock pile shall be unlawful and may be summarily caused to be abated.

10. Radioactive Materials. Radioactive materials shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards.

#### Section 5.19. MAINTENANCE OF ANIMALS.

1. Class I Animals may be maintained in any zoning classification district, provided that there is compliance with the performance standards in Section 5.18, and subject to the provisions in and relating to Section 5.09.

2. Class II Animals may be maintained in the following zoning classification districts: R-1A, R-1B, R-1C, and R-1R; provided, however, that Class II animals shall not be permitted on a premises having less than three (3) acres; one Class II animal shall be permitted on a premises having three (3) acres or more; and one additional Class II animal shall be permitted per each full acre on a premises in excess of three (3) acres.

3. Class III Animals may be maintained in the following zoning classification districts: R-1A, R-1B, R-1C, and R-1R; provided, however, that Class III animals shall not be permitted on a premises having less than three (3) acres; ten Class III animals shall be permitted on a premises having three (3) acres or more; and one additional Class III animal shall be permitted per each one-tenth (1/10) acre on a premises in excess of three (3) acres.

4. In addition to, and notwithstanding, the above, the following regulations shall be applicable to the maintenance of animals:

- a. There shall be adequate fencing, or other restraining device, for the purpose of maintaining animals within the restricted areas provided for in this ordinance.

- b. The refuse and wastes resulting from the maintenance of animals shall be controlled upon the premises, and shall be cared for or disposed of within a reasonable time so as to minimize hazards of health and offensive effects upon neighboring people and uses.

- c. All feed and other substances and materials on the premises for the maintenance of animals shall be stored in appropriate enclosed receptacles and structures, excepting such storage as may otherwise be accomplished without adversely affecting the neighbors of the premises or the public health, safety and welfare of the citizens of the Township.

- d. Structures shall be provided to house, confine, and shelter animals, and the size of all accessory buildings and structures situated on a premises shall not exceed a total of one hundred fifty (150) square feet for each complete acre of land area, provided, that no single building or structure shall exceed the size of 2000 square feet. The following minimum sized structures shall be provided for each animal:



## (1) Class II Animals:

- (a) Bovine and like animals - 50 square feet.
- (b) Equine and like animals - 50 square feet.
- (c) Swine and like animals - 20 square feet.
- (d) Ovis and like animals - 8 square feet.
- (e) Other Class II animals shall be provided with a minimum of 50 square feet of structure per animal.

## (2) Class III Animals:

- (a) Class III animals shall be provided with a structure having a minimum size of 4 square feet per animal, provided, that in the event that animal stalls, cages, etc., are constructed on more than one floor, level or layer, square footage shall be computed by counting the area on each floor, level, or layer separately.
- e. Animals of Class II and Class III shall be restricted to areas on the premises upon which they are being maintained no less than 75 feet from the nearest residential lot line, other than R-1R, or any neighboring dwelling unit in any zoning classification district, said restricted area to include areas in which animals are fenced or otherwise restrained, and structures required to house, care for and maintain animals.
- f. On any premises upon which animals are situated or maintained in the Township, garbage, refuse, offal, and the like, shall not be brought upon the premises and fed to animals; said action is hereby deemed to be a nuisance.
- g. A nuisance shall not be created by the maintenance of animals in the Township, and, upon the inspection by the Building Official, or other Township official duly designated and authorized by the Township Board, concerning a premises on which animals are kept, and upon ten (10) days written notice given by said official to the person maintaining animals on said premises, stating in said notice that it appears that a nuisance does in fact exist on said premises, and specifically describing said nuisance, due notice being given to individuals residing within 300 feet of the said premises, and other interested parties known to the Township, the Board of Appeals shall conduct a hearing and make a determination as to whether the conditions on the premises in question constitute a nuisance; the person or persons maintaining the animals on said premises, or their legal representatives, shall be permitted to present evidence and argument. Upon a determination by the Board of Appeals that a nuisance exists, the Board of Appeals shall, in writing, apprise the person maintaining the animals on the said premises as to how the nuisance shall be abated, and provide a reasonable time therefor. The Board of Appeals shall order the animals upon the premises removed only in the event that the maintenance of said animals creates an imminent danger to the public health, safety and welfare, and, provided that such a removal order shall be limited to a minimum number of animals and minimum time period necessary to abate said danger.

## ARTICLE VI

## NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, NON-CONFORMING USES OF STRUCTURES AND PREMISES, AND NON-CONFORMING CHARACTERISTICS OF USE

Section 6.01. Within the districts established by this Ordinance there exist:

1. Lots.
2. Structures.
3. Uses of land and structures, and
4. Characteristics of use

which were lawful prior to adoption of this Ordinance or any amendment thereto. It is the intent of this Ordinance to permit these non-conformities to continue until they are removed, but not to encourage their survival. 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.

Non-conforming uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. A non-conforming use of a structure, a non-conforming use of land, or a non-conforming use of structure and land in combination 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, the nature of which would be prohibited in the district involved.

Section 6.02. NON-CONFORMING STRUCTURES. Where a lawful structure exists at the effective date of adoption of this Ordinance or any amendment thereto that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity.
2. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than one hundred (100) per cent of the State Equalized Valuation at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
3. Should such structure be moved for any reason whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Section 6.03. NON-CONFORMING USES OF LAND. Where at the time of passage of this Ordinance or amendments thereto lawful use of land exists which would not be permitted by the regulations imposed by this Ordinance or such amendment, and where such use involves no individual structure with a State Equalized Valuation exceeding \$500.00, the use may be continued so long as it remains otherwise lawful provided:

1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
2. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this Ordinance.
3. If any such non-conforming use of land ceases for any reason for a period of more than one (1) year, thereafter such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.
4. No additional structure not conforming to the requirements of this Ordinance shall be erected in connection with such non-conforming use of land.

Section 6.04. NON-CONFORMING USES OF STRUCTURES. If lawful use involving individual structures with a State Equalized Valuation of \$500.00 or more of structure and premises in combination exists at the effective date of adoption of this Ordinance or amendment thereto that would not be allowed in the district under the terms of this Ordinance or such amendment, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. An existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall not 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.
2. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any non-conforming use of a structure, or structures and premises, may be changed to another non-conforming use provided that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. Whenever a non-conforming use has been changed to a conforming use, or to a permitted use in a district of greater restriction, it shall not thereafter be changed to a non-conforming use.
4. Any non-conforming detached single-family residential structure may be expanded or increased in floor area up to fifty (50) per cent of the size of the structure at the time of adoption of this Ordinance, or amendment thereto.
5. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for one (1) year, the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
6. 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. Destruction for the purpose of this Section is defined as damage to an extent of more than one hundred (100) per cent of the State Equalized Valuation at time of destruction.

Section 6.05. NON-CONFORMING LOTS OF RECORD. This section applies to those districts in which single family residential is the principal permitted use and is intended to provide relief for the owners of non-conforming lots of record where said lot or lots in combination do not meet the minimum standards of this ordinance. It is not intended that this section be used to permit construction of a dwelling on all non-conforming lots of record; it is recognized that some such lots are simply too small to permit the construction of an adequate dwelling, the storage of family automobiles, (in recognition of the fact that on street parking is not desirable) the maintenance of sufficient open space to permit fire protection and reasonable light and air, as well as room and view to permit and encourage property maintenance.

1. No permit shall issue hereunder except as provided in subparagraph 3 below, except with approval of the Board of Appeals after public hearing in accordance with Section 11.04 of this ordinance. The application to the Board of Appeals shall simply state, "Non-Conforming Lot of Record," and the Board of Appeals shall permit the use of such non-conforming lot or lots if it finds that the following standards have been met:
  - a. Permits shall not issue hereunder unless the construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.
  - b. The proposed use will not have an adverse effect on adjoining and nearby property owners.
  - c. Subject to the above, where the owner of a non-conforming lot of record cannot reasonably acquire sufficient land to enable him to conform to the requirements of this ordinance relating to lot area, lot width, or both, such non-conforming lot of record may be used by such owner as a building site, provided that such owner meet such conditions, as required by the Board of Appeals.
  - d. The non-conforming lot of record shall meet all other requirements of this ordinance, which requirements for the purpose of this section shall be deemed to include reasonable provisions for automobile parking.
2. For the purpose of maintaining building sites in compliance or near compliance with this ordinance in those instances where the same owner has adjoining non-conforming lots of record, the following regulations shall apply:
  - a. Where two (2) abutting lots of record or portions thereof are held under one (1) ownership and where one or both of these lots or portions thereof are non-conforming, they together shall be considered as a single lot of record and are subject to the provisions of Section 6.05 3 of this Chapter, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this ordinance.
  - b. Where three (3) or more abutting lots of record are held under one (1) ownership, and where one or more of these lots are non-conforming, the lots shall be held and maintained in such a manner as to comply with the area and width provisions of this ordinance, and the provisions of this Chapter relating to lot area and lot width shall not be avoided by the sale or conveyance of any or any portion of such lots of record.
3. Notwithstanding the above provisions, the Building Department may issue a building permit in those instances where a non-conforming lot or combination of lots of record meets 80% of the minimum frontage, setback, and area requirements of this ordinance upon a determination that said 80% is in conformance with the general standard of the neighborhood.
4. In no event shall the side yards be less than five (5) feet to permit fire equipment reasonable access and further to prevent the spreading of fire, the Board of Appeals shall not have the right to vary this provision.

Section 6.06. REPAIRS AND MAINTENANCE. On any non-conforming structure or portion of a structure containing a 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) per cent of the State Equalized Valuation of the non-conforming structure or non-conforming portion of the structure as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by the Building Inspector to be unsafe or unlawful by reason of physical condition, it may be enlarged or structurally altered to make it comply with the health and safety laws or ordinances, provided further that the age as indicated on the title of the building is over ten (10) years.



the cost of such work does not exceed fifty (50) per cent of the State Equalized Valuation of such building or structure at the time such work is done.

#### Section 6.07. NON-CONFORMING VALIDATION CERTIFICATE.

- At any time after the adoption of this Ordinance should the Township Building Inspector become aware of a non-conforming use, the owner of said non-conforming use shall be notified by the Building Inspector of the provisions of this Section that his property constitutes a non-conforming use. Within thirty (30) days after receipt of said notice, the owner shall apply for and be issued a Validation Certificate for the non-conforming use. The application of such Certificate shall designate the location, nature, and extent of the non-conforming use and such other details as may be necessary for the issuance of the Validation Certificate.
- If the Building Inspector shall find, upon reviewing the application for a Validation Certificate, that the existing use is illegal or in violation of any other ordinance or law or if he finds that the building for which the Certificate is requested has been constructed or altered for the existing use or any other use without full compliance with the Building Code or Zoning Ordinance in effect at the time of construction or alteration, he shall not issue the Validation Certificate but shall declare such use in violation of this Ordinance.
- After the adoption of this Ordinance, or any amendments thereto, the Building Inspector shall prepare a record of all known non-conforming uses and occupations of lands, buildings and structures, including tents and trailer coaches, existing at the time of such adoption or amendment. Such record shall contain the names and addresses of the owners of record of such non-conforming use and of any occupant, other than the owner, the legal description of the land, and the nature and extent of use. Such list shall be available at all times in the office of the Clerk. However, any failure to prepare such record, or any failure on the part of any official to list any land, building, structure or use on any such record, shall in no way mitigate against the application of the rules and regulations controlling and eliminating said non-conforming buildings, structures, lands or uses as contained in this ordinance, said record being intended for use by the Township officials only, and not being intended as notice to any owner or person that has any such building, structure, property or use within the Township.

#### ARTICLE VII

##### OFF-STREET PARKING AND LOADING REQUIREMENTS

**Section 7.01. PARKING REQUIREMENTS.** Off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

- Area for Parking Space.** For the purpose of this Article, three hundred (300) square feet of lot area shall be deemed a parking space for one (1) vehicle, including access aisle.
- Fractional Requirements.** When units or measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) be disregarded, and fractions over one-half (1/2) require one (1) parking space.
- Location of Parking Space for One and Two Family Dwellings.** The off-street parking facilities required for one and two family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage.
- Location of Parking Space for Other Land Uses.** The off-street parking facilities required for all other uses shall be located on the lot or within three hundred (300) feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.
- Seating Capacity of Seats.** As used in this Article for parking requirements, seats shall mean that each twenty-four (24) inches of seating facilities shall be counted as one (1) seat.
- Similar Uses and Requirements.** In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned, and which said use is similar, shall apply.
- Existing Off-Street Parking at Effective Date of Ordinance.** Off-street parking existing at the effective date of this Ordinance which serves an existing building or use, shall not be reduced in size less than that required under the terms of this Ordinance.
- Collective Provisions.** Nothing in this Article shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with Section 7.02.
- General Use Conditions.** In non-residential districts, and except when land is used as storage space in connection with the business of a repair or service garage, a twenty-four (24) hour time limit for parking in off-street parking areas shall prevail, it being the purpose and intention of the foregoing that the requirements of maintaining vehicle storage or parking space is to provide for the public safety in keeping parked cars off the streets, but such requirement is not designed to or intended to provide the storage or parking on such open land of wrecked or junked cars, or for creating a junk yard or a nuisance in such area.
- Restriction on Parking on Private Property.** It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property, or use said private property for vehicle storage, or use any portion of any private property as parking space, without the expressed or implied consent, authorization, or ratification of the owner, holder, occupant, lessee, agent, or trustee of such property.
- Joint Use.** Parking spaces already provided to meet off-street parking requirements for theater, stadiums auditoriums, and other places of public assembly, stores, office buildings, and industrial establishments, lying within three hundred (300) feet of a church as measured along lines of public access, and that are not normally used between the hours of 6:00 a.m. and 6:00 p.m. on Sundays and that are made available for other parking, may be used to meet not more than fifty (50%) percent of the off-street parking requirements of a church.

**Section 7.02. TABLE OF OFF-STREET PARKING REQUIREMENTS.** The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings as spe-

cified above shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
<b>1. Residential</b>	
a. Residential, One Family and Two Family	Two (2) for each dwelling unit.
b. Residential, Multiple-Family	Two (2) for each dwelling unit.
c. Housing for Retirement Community	One (1) for each unit.
d. Trailer Park and Mobile Home Courts	Two (2) for each trailer or mobile home site and one (1) for each employee of the trailer or mobile home court.
e. Boarding and Rooming House	One (1) for each sleeping room.
<b>2. Institutional</b>	
a. Churches or temples	One (1) for each three (3) seats or six (6) linear feet of pew in the main unit of worship.
b. Hospitals	One (1) for each (1) bed and one (1) for each employee.
c. Homes for the aged and convalescent homes	One (1) for each two (2) beds.
d. Elementary and junior high schools	One (1) for each one (1) teacher, and administrator, in addition to the requirements of the auditorium.
e. Senior high school	One (1) for each one (1) teacher, administrator and one (1) for each five (5) students, in addition to the requirements of the auditorium.
f. Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by County or State fire or health codes.
g. Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses	One (1) for each two (2) member families or individuals.
h. Golf courses open to the general public	Six (6) for each one (1) golf hole, and one (1) for each one (1) employee.
i. Fraternities and Sororities	One and one-half (1 1/2) parking spaces to every two (2) persons, based upon the capacity of the house.
j. Day care center and nursery schools	One for each employee plus one for every five (5) pupils intended for maximum enrollment.
k. Stadium, sports arena, or similar place of outdoor assembly	One (1) for each three (3) seats or six (6) feet of benches.
l. Theaters and auditoriums	One (1) for each four (4) seats plus one (1) for each two (2) employees.
m. Colleges and Vocational Schools	One (1) for each student at a peak plus one (1) for each employee.
<b>3. Business and Commercial</b>	
a. Beauty parlor or barber shop	Three (3) spaces for each of the first two (2) beauty or barber chairs; and one and one-half (1 1/2) spaces for each additional chair.
b. Bowling alleys	Five (5) for each one (1) bowling lane.
c. Dance halls, pool or billiard parlors, roller or ice skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each three (3) persons allowed as established by applicable fire, building or health codes.
d. Establishments for sale and consumption on the premises of beverages, food or refreshments	One (1) for each sixty (60) square feet of usable floor space.
e. Furniture and appliance, household equipment, repair shops, showroom of plumber, decorator, 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 processing, one (1) additional space shall be provided for each two (2) persons employed therein.)
f. Automobile service stations	Two (2) for each lubrication stall, rack, or pit; and one (1) for each employee (excluding service vehicle parking).
g. Laundromats and coin-operated dry cleaners	One (1) for each two (2) washing machines.
h. Miniature or "Par-3" golf courses	Three (3) for each one (1) hole plus one (1) for each one (1) employee.
i. Mortuary establishments	One (1) for each fifty (50) square feet of usable floor space.
j. Motel, hotel, or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee; plus one (1) space for each 60 square feet of usable floor space in each dining room, ballroom and meeting room.
k. Motor vehicle sales and service establishments	One (1) for each two hundred (200) square feet of usable floor space of sales room and one (1) for each auto service stall in the service room. (Exclusion of inventory parking)
l. Retail stores, except as otherwise specified herein	One (1) for each one hundred and fifty (150) square feet of usable floor space.



4. Offices

- a. Banks One (1) for each one hundred and fifty (150) square feet of usable floor space.
- b. Business offices or professional offices except as indicated in the following item c. One (1) for each three hundred (300) square feet of usable floor space.
- c. Professional offices of doctors, dentists, or similar professions One (1) for each one hundred (100) square feet of usable floor area in waiting rooms, and one (1) for each examining room, dental chair or similar use area.

USENUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE5. Industrial

- a. Industrial or research establishments Five (5) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift, or one (1) for every five hundred and fifty (550) square feet of usable floor space, whichever is greater.
- b. Wholesale establishments Five (5) plus 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, whichever is greater.

**Section 7.03. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE.** Wherever the off-street parking requirements in Section 7.02 require the building of an off-street parking facility, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

- The construction of any parking lot shall be in accordance with the requirements and provisions of this Ordinance and such construction shall be completed and approved by the Building Inspector before actual use of the property as a parking lot commences. Plans for the development of any parking lot must be submitted to the Building Inspector, prepared at a scale of not less than fifty (50) feet equals one (1) inch and indicating existing and proposed grades, drainage, water mains and sewers, surfacing and base materials to be used and the layout of the proposed parking lot. The Building Inspector shall transmit the development plans to the Township Engineer for review. The plans are to be prepared by a registered engineer, licensed planner, registered surveyor or licensed architect.
- All such parking lots shall be hard-surfaced with a pavement having an asphalt or concrete binder, and shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area and shall be constructed in accordance with all other applicable ordinances and statutes. No surface water from such parking area shall be permitted to drain onto adjoining property, except through public drain.
- All illumination for or on such parking lots shall be deflected away from adjacent residential areas and shall be installed in such manner as to allow the reduction of the amount of light in other than normal parking hours each day. The source of illumination in all parking lots abutting a residential area shall not be more than thirteen (13) feet above the parking lot surface.
- Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles. Drives shall be at least 14 feet wide.
- Wheel chock shall be provided, so located as to prevent any vehicle from projecting over the lot line. A suitable barrier must be provided between any non-parallel parking space where said space abuts a sidewalk or building.
- Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
0° (parallel parking)	12 feet	9.0 feet	24 feet
30° to 53°	13 feet	10 feet	20 feet
54° to 74°	18 feet	10 feet	20 feet
75° to 90°	24 feet	10 feet	20 feet

**Section 7.04. OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES.**

- An off-street waiting space is defined as an area ten (10) feet wide by twenty-four (24) feet long, shall not include the use of any public space, street, alley or sidewalk and shall be located entirely within the commercial zoning district.
- On the same premises with every building, structure or part thereof, erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided five (5) off-street waiting spaces for each service window.
- Self-service motor vehicle wash establishments shall provide four (4) off-street waiting spaces for each washing stall. Motor vehicle wash establishments other than self-service, shall provide ten (10) waiting spaces for each washing stall. A drying lane fifty (50) feet long shall also be provided at the exit for each washing stall in order to prevent undue amounts of water from collecting on the public street.

**Section 7.05. OFF-STREET LOADING REQUIREMENTS.** On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale, market, hotel, hospital, convalescent home, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the streets, alleys, or any required access for off-street parking area.

- Such loading and unloading space, unless adequately provided for within a building, shall be an area ten (10) feet by sixty (60) feet, with fourteen (14) foot height clearance, and shall be provided according to the following schedule:

Gross Floor Area In Square Feet	Loading and Unloading Spaces Required In Terms of Square Feet of Gross Floor Area
0 - 2,000	None
2,000 - 20,000	One (1) space
20,000 - 100,000	One (1) space plus one (1) space for each 20,000 square feet in excess of 20,000 square feet

100,000 - 500,000

Five (5) spaces plus one (1) space for each 40,000 square feet in excess of 500,000 square feet

ARTICLE VIII  
SINGLE FAMILY RESIDENTIAL

**Section 8.01. R-1A - Single Family Residential.** The regulations are intended to encourage a suitable environment for families. To this end, uses are limited to single family dwellings, together with certain other uses such as schools, parks, and playgrounds which provide a neighborhood environment. In keeping with the intent, development is regulated to a moderate density. Commercial and other uses, tending to be incompatible with the intent, are prohibited.

**Section 8.02. Cluster Lotting** shall be permitted subject to the following:

- All land which is to be used for cluster lotting shall be subdivided in accordance with all rules and regulations, ordinances and statutes of all governmental units having jurisdiction.
- The minimum lot size as required in Article IX shall be reduced to 12,000 square feet in those areas without central sewer and water, and to 10,000 square feet in those areas with central sewer and water, upon application by the developer and upon a finding by the Board of Appeals after recommendation of the Planning Commission, of the presence of the criteria in either sub-section 8.02.2.a. or sub-section 8.02.2.b.
  - Major topographic problems which in the opinion of the Board of Appeals would make sound physical development under the normal subdivision approach impractical. In approving these areas for lot clustering development, the Board of Appeals shall find the following conditions to exist:
    - The natural land forms are so arranged that the change of elevation within the site includes slopes in excess of fifteen (15) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than exceptional or infrequent features of the site.
    - The achieving of road grades of less than six (6) percent is impossible unless the site were mass graded.
  - The land shall contain substantial natural assets which would be preserved by cluster development. Such assets shall include natural stands of large trees, land or water which serves as a natural habitat for wildlife, unusual topographic features or other natural resources which, in accordance with authoritative sources, should be preserved.
- If such a development is permitted, the area in open space (including subdivision, recreation areas and water) accomplished through the use of cluster lotting shall represent at least fifteen (15) percent of the horizontal development area of a cluster lotting development. This entire area may be used in computing density when preserved as open space. All such land shall be devoted to open space, and shall be so restricted and dedicated.
- The number of dwelling units within any subdivision permitted hereunder shall not exceed the number of dwelling units normally permitted in R-1A, averaged over the entire land area included within the general comprehensive plan.
- Yard requirements in those subdivisions approved for cluster lotting shall be the same as normally required in the R-1A District.

**Section 8.03. PERMITTED PRINCIPAL USES.**

- Single Family Residence.
- Any use customarily incidental to the permitted principal use.
- Maintenance of animals in accordance with Section 5.19.

**Section 8.04. USES PERMITTED AFTER CONDITIONAL APPROVAL IN ACCORDANCE WITH SECTION 5.15.**

- Churches, parish houses and convents.
- Public or private schools, providing however, that the Township Board of Appeals shall be guided by the following minimum standards concerning the ratio of pupils to the total size of lots:
  - For nursery schools, 300 square feet per pupil.
  - For elementary and junior and senior high schools, 500 square feet per pupil.
- Non-commercial recreation uses such as parks, playgrounds, ball fields, athletic fields and community centers.
- Municipal, State or Federal uses, public library, public museum, public utility building, telephone exchange, transformer station and substation, fire station, gas regulator station.
- Hospital, provided that the lot shall have one thousand one hundred (1,100) square feet for each bed in such hospital.
- Home occupations.

**Section 8.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.**

## ARTICLE IX

SUBURBAN RESIDENTIAL

**Section 9.01. R-1B - Suburban Residential.** The regulations are intended to encourage a suitable environment for families with large open space devoted to passive open space enjoyment. To this end, uses are limited to single family dwellings, together with certain other uses such as schools, parks, and playgrounds which provide a neighborhood environment. In keeping with the intent, development is regulated to a moderate density. Commercial and other uses, tending to be incompatible with the intent, are prohibited.

**Section 9.02. Cluster Lotting** shall be permitted subject to the following:

- All land which is to be used for cluster lotting shall be subdivided in accordance with all rules and regulations, ordinances and statutes of all governmental units having jurisdiction.
- The minimum lot size as required in Article IX shall be reduced to 15,000 square feet in those areas without central sewer and water, and to 10,000 square feet in those areas with central sewer and water, upon application by the developer and upon a finding by the Board of Appeals after recommendation of the Planning Commission, of the presence of the criteria in either sub-section 9.02.2.a. or sub-section 9.02.2.b.
  - Major topographic problems which in the opinion of the Board of Appeals would make sound physical development under the normal subdivision approach impractical. In approving these areas for lot clustering development, the Board of Appeals shall find the following conditions to exist:
    - The natural land forms are so arranged that the change of elevation within the site includes slopes in excess of fifteen (15) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than exceptional or infrequent features of the site.
    - The achieving of road grades of less than six (6) percent is impossible unless the site were mass graded.
  - The land shall contain substantial natural assets which would be preserved by cluster development. Such assets shall include natural stands of large trees, land or water which serves as a natural habitat for wildlife, unusual topographic features or other natural resources which, in accordance with authoritative sources, should be preserved.



- (1) The natural land forms are so arranged that the change of elevation within the site includes slopes in excess of fifteen (15) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than exceptional or infrequent features of the site.
- (2) The achieving of road grades of less than six (6) percent is impossible unless the site were mass graded.

- b. The land shall contain substantial natural assets which would be preserved by cluster development. Such assets shall include natural stands of large trees, land or water which serves as a natural habitat for wildlife, unusual topographic features or other natural resources which, in accordance with authoritative sources, should be preserved.
3. If such a development is permitted, the area in open space (including subdivision, recreation areas and water) accomplished through the use of cluster lotting shall represent at least fifteen (15) percent of the horizontal development area of a cluster lotting development. This entire area may be used in computing density when preserved as open space. All such land shall be devoted to open space, and shall be so restricted and dedicated.
4. The number of dwelling units within any subdivision permitted hereunder shall not exceed the number of dwelling units normally permitted in R-1A, averaged over the entire land area included within the general comprehensive plan.
5. Yard requirements in those subdivisions approved for cluster lotting shall be the same as normally required in the R-1B District.

#### Section 9.03. PERMITTED PRINCIPAL USES.

1. Any principal use permitted in the R-1A, Single Family Residential District.

#### Section 9.04. USES PERMITTED AFTER CONDITIONAL APPROVAL in accordance with Section 5.15.

1. Same as R-1A.

#### Section 9.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE X

#### SUBURBAN FARM RESIDENTIAL

Section 10.01. R-1C - Suburban Farm Residential District. The Suburban Residential District is intended as a district primarily for single family dwellings on large lots, of at least one and one half (1 1/2) acres in size. Because of the size of these lots, the needs of the residents, in those instances where the soil conditions and water table are normal, would not require urban services such as municipal water or sewer.

#### Section 10.02. Cluster Lotting shall be permitted subject to the following:

1. All land which is to be used for cluster lotting shall be subdivided in accordance with all rules and regulations, ordinances and statutes of all governmental units having jurisdiction.
2. The minimum lot size as required in Article IX shall be reduced to 33,000 square feet upon application by the developer and upon a finding by the Board of Appeals, after recommendation of the Planning Commission, of the presence of the criteria in either sub-section 10.02.2.a. or sub-section 10.02.2.b.
  - a. Major topographic problems which in the opinion of the Board of Appeals would make sound physical development under the normal subdivision approach impractical. In approving these areas for lot clustering development, the Board of Appeals shall find the following conditions to exist:
    - (1) The natural land forms are so arranged that the change of elevation within the site includes slopes in excess of fifteen (15) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than exceptional or infrequent features of the site.
    - (2) The achieving of road grades of less than six (6) percent is impossible unless the site were mass graded.
  - b. The land shall contain substantial natural assets which would be preserved by cluster development. Such assets shall include natural stands of large trees, land or water which serves as a natural habitat for wildlife, unusual topographic features or other natural resources which, in accordance with authoritative sources, should be preserved.
3. If such a development is permitted, the area in open space (including subdivision, recreation areas and water) accomplished through the use of cluster lotting shall represent at least fifteen (15) percent of the horizontal development area of a cluster lotting development. This entire area may be used in computing density when preserved as open space. All such land shall be devoted to open space, and shall be so restricted and dedicated.
4. The number of dwelling units within any subdivision permitted hereunder shall not exceed the number of dwelling units normally permitted in R-1A, averaged over the entire land area included within the general comprehensive plan.
5. Yard requirements in those subdivisions approved for cluster lotting shall be the same as normally required in the R-1C District.

#### Section 10.03. PERMITTED PRINCIPAL USES:

1. Any principal use permitted in the R-1A, Single Family Residential District.

#### Section 10.04. PERMITTED ACCESSORY USES OF PRINCIPAL USE.

1. Same as R-1A.

#### Section 10.05. USES PERMITTED AFTER CONDITIONAL APPROVAL in accordance with Section 5.15.

1. Same as R-1A.

#### Section 10.06. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XI

#### RURAL RESIDENTIAL DISTRICT

Section 11.01. R-1R - Rural Residential District. The Rural Residential District is established as a district in which the principal use of land is for single family dwellings on large lots that provide a rural atmosphere.

#### Section 11.02. PERMITTED PRINCIPAL USES.

1. Farms, and general farming if the individual parcel is ten (10) acres or more in area, including horticulture, dairying, livestock and poultry raising, tree and shrub nurseries, farm forestry, roadside stands where operated by and for the exclusive use of occupants of the land on which the stand is maintained for sale of produce from the land only, but no farms shall be operated for the disposal of garbage, sewage, rubbish, refuse, or rendering plants.

2. Single family dwellings, if the lot is three (3) (non-farm lot) acres or more in area.
3. Churches.
4. Schools.
5. Community and Public Buildings.

#### Section 11.03. PERMITTED ACCESSORY USES TO PRINCIPAL USES:

1. For farm lots:
  - a. Any use customarily incidental to any and all of the foregoing uses may be erected and used for said purpose so long as they do not violate any laws and do not constitute a fire hazard.
  - b. All accessory buildings must be built at least 200 feet from the highway and seventy-five (75) feet from the side boundary lines of the farm.
2. For non-farm lots:
  - a. Same as R-1A.

#### Section 11.04. USES PERMITTED AFTER CONDITIONAL APPROVAL in ACCORDANCE WITH SECTION 5.15.

1. For farm lots:
  - a. Same as R-1A.
  - b. Dog kennels and establishments raising fur bearing animals.
  - c. Cemeteries, provided that the use and related structures are developed in a unified plan such that no structures are located nearer than 250 feet from an adjacent residentially zoned lot and that a greenbelt, as described in Section 5.13 is installed between the cemetery and any adjacent residentially zoned lot either contiguous or across a street.
  - d. Equestrian training facilities, provided that the minimum size area is 30 acres.
  - e. Semi-public recreation facilities providing large open space areas, i.e.: girl and boy scout camps, church camp, and picnic areas.
  - f. Truck gardening and poultry raising for owners own use.
2. For non-farm lots:
  - a. Same as R-1A.

#### Section 11.05. AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XII

#### MULTIPLE FAMILY RESIDENTIAL DISTRICT

Section 12.01. R-2, Multiple Family Residential District. The Multiple Family Residential District is designed to permit a more intensive residential use of land with various types of multiple family dwellings, two-family dwellings, boarding houses and convalescent or nursing homes. These areas would be located near major roads for good accessibility. The intent of this district is to allow various types and sizes of residential uses in order to meet the needs of the different age and family groups in the Township.

#### Section 12.02. PERMITTED PRINCIPAL USES.

1. Two-family dwellings.
2. Dwellings, multiple family, such as garden type apartments, townhouses, and similar types of housing.
3. Accessory buildings and uses customarily incidental to the above permitted principal uses.

#### Section 12.03. PERMITTED USES AFTER CONDITIONAL APPROVAL in ACCORDANCE WITH SECTION 5.15.

1. Convalescent or nursing homes.
2. Children's homes, orphanages.

#### Section 12.04. SITE PLAN REVIEW. For all uses permitted in a R-2 District, all structures and uses incidental thereto must have site plan review as required under Section 5.12.

#### Section 12.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XIII

#### SINGLE FAMILY ATTACHED

Section 13.01. R-3 - Single Family Attached. The intent of this district is to provide areas in the Township where a single family residential style of living is desirable, but where topographic and soil conditions, preservation of heavily wooded areas and like ecologically justifiable conditions, and like considerations, pre-empt the feasibility of developing land in a conventional manner; it is a further and alternate purpose of this district to provide areas in the Township in which elderly citizens may reside and have services peculiar to their needs located within an accessible proximity.

#### Section 13.02. PERMITTED PRINCIPAL USES.

1. Single family attached residences, subject to a compliance with the special development conditions set forth in Section 13.05.
2. Retirement community development, subject to a compliance with the special regulations and development conditions set forth in Section 13.06.
3. Single family detached dwellings, in accordance with the provisions of the R-1A District.
4. Uses customarily incidental to the permitted principal uses.

#### Section 13.03. PERMITTED ACCESSORY USES TO PRINCIPAL USES.

1. In a retirement community development, the following uses shall be accessory uses, to be limited in their design, construction, and exclusive use, and to be for the exclusive benefit of, the residents of the retirement community:
  - a. Recreational structures and facilities, including golf courses, and swimming pools.
  - b. Maintenance and administrative facilities and offices, and utility and storage buildings, a master television antenna tower, and a water tower, needed in conjunction with the operation of the retirement community.
  - c. Property sales offices and facilities to implement and administer the sale of the retirement community development dwelling units and furnishings therefor during the period of construction and development and until all individual



dwelling units in the retirement community development are sold to the first purchasers thereof.

**Section 13.04. USES PERMITTED AFTER CONDITIONAL APPROVAL in accordance with Section 5.15.**

1. In a retirement community development, the following uses shall be conditionally permitted:
  - a. Offices and facilities to implement the resale or lease of residential dwelling units, and furnishings therein, exclusively within the retirement community.
  - b. Health care office facilities, including clinics.
  - c. Travel agencies.

**Section 13.05. SPECIAL DEVELOPMENT CONDITIONS AND REGULATIONS FOR SINGLE FAMILY ATTACHED.** Compliance with the following special conditions and regulations shall be a prerequisite to development and use of land in the Township as single family attached residential:

1. Land proposed for development as single family attached residential hereunder shall comply with one or more of the following standards, documented evidence of which compliance shall be submitted by the developer and reviewed and determined by the Board of Appeals, after recommendation of the Planning Commission, as a condition to initiation of site plan review:
  - a. The land shall contain substantial natural assets which would be preserved through the use of single family attached development hereunder. Such assets shall include natural stands of large trees, land or water which serves as a natural habitat for wildlife, unusual topographic features or other natural resources which, in accordance with authoritative sources, should be preserved.
  - b. The land shall contain major topographic conditions which make development under the normal subdivision approach unfeasible. In approving an area for single family attached development, the Board of Appeals shall find the following conditions to exist:
    - (1) The natural land forms are so arranged that the change of elevation within the site includes slopes in excess of 15% between said elevations, and said elevation changes and slopes shall appear as the predominate feature of the site rather than the exceptional or infrequent feature of the site, and
    - (2) Mass grading of the site would be necessary in order to achieve the maximum road grade permitted by the Oakland County Road Commission and the use of single family attached development will allow for a greater preservation of a natural setting deemed by authoritative sources to be desirably preserved.
  - c. The parcel shall contain a flood plain, or wetlands in accordance with the Independence Township Wetlands Ordinance and accompanying map, which results in an unfeasibility of developing a substantial portion of the total land area. A flood plain map certified as to the area included within the flood plain, by a federal, state, county or local municipal agency, must be submitted to the Board of Appeals in order to support the proposal for the parcels qualification for single family attached development based upon its location in a flood plain.
  - d. The parcel shall contain soil conditions which result in a substantial portion of the total area being unbuildable. Soil test borings indicating the extent of unbuildable area must be submitted to the Board of Appeals in order to support the proposal for the parcels qualification for single family attached development.
2. The density of dwelling units per acre permitted in a single family attached development shall be governed by the following, provided that the requirements of this ordinance and all state and local requirements are otherwise met:
  - a. Considering all land included within the single family attached development, including land to be preserved as open space, the density of dwelling units per acre in the overall development shall not exceed the density of dwelling units per acre permitted in the R-1A District.
  - b. Notwithstanding the above, the density of dwelling units per acre shall in no event exceed one and one-half (1 1/2) times the density of dwelling units per acre permitted in the R-1A District with respect to the portion of the land upon which residential structures and accessory uses shall be constructed.
3. The attaching of one family homes shall be permitted:
  - a. When said homes are attached to a common party wall which does not have over thirty (30%) percent of its area in common with an adjoining dwelling wall, or
  - b. By means of an architectural wall detail which does not form interior room space, or
  - c. Through a common party wall in only the garage portion of adjacent structures, there being no attachment of other portions of the residential units.

The maximum number of units attached in the above described manner shall not exceed four (4) in a cluster.
4. Spacing between any grouping of four (4) clustered one-family units or less and another grouping of such structures shall be equal to at least one and one-half (1 1/2) the height of the tallest structure in either of said groupings, measured between the nearest points of the two groupings.
5. The minimum front yard set-back shall be forty (40) feet, and the minimum rear yard set-back shall be fifty (50) feet.
6. Each cluster of dwelling units shall have a yard abutting onto a common open space upon which there is no structural development of dwelling units or accessory buildings, except accessory buildings in common ownership or use.
7. There shall be no dwelling unit or accessory building situated within forty (40) feet of any public or private road, street, drive, or lane, nor within twenty (20) feet of parking bays, provided, that measurements from public roads or streets shall be from the future right-of-way line.
8. In the event that a cluster of dwelling units shall abut an existing residential use or recorded subdivision, and where the land in such use or subdivision which is situated on the common boundary constitutes the rear yard or yards of the dwelling unit(s) therein, the land in said cluster of dwelling units situated on the common boundary shall be treated as the rear yard of said cluster.
9. The minimum floor space area required for each residence shall be equal to the minimum requirements in the R-1A District.
10. The maximum building height shall be thirty-five (35) feet, or two (2) stories.
11. In reviewing plans submitted in accordance with this section, and reviewing the application of said plans under this section with respect to a particular site, in addition to the standards set forth in Section 5.12, the site plan review shall

the following standards shall be required:

- a. A landscaped berm, at least five (5) feet high shall be provided along the entire property line abutting the major thoroughfare. This berm may be included within the required side or rear yard. The Planning Department shall find that the slopes on said berm are gentle enough as not to erode when planted in grass; the design of the berm shall be reviewed as it relates to street intersections, so as to require that the view of on-coming vehicular and pedestrian traffic is not obscured.
- b. The site plan shall include building elevations and floor plans, topography drawn at a two (2) foot contour interval, all computation relative to acreage and density, and details relative to the proposed berm, and other details reasonably required.

**Section 13.06. SPECIAL DEVELOPMENT CONDITIONS AND REGULATIONS FOR RETIREMENT COMMUNITY DEVELOPMENT.** Inasmuch as the character and style of living in the retirement community, as well as the impact upon the area surrounding the retirement community, is distinct from other single family residential living in the Township, including the relatively lower generation of vehicular traffic and school age children and a distinguished demand for and ability to secure internal services such as health care, maintenance of roads and common areas, and the like, the following special development conditions and regulations shall be applicable to and required in retirement community developments:

1. All residents of the retirement community shall have attained the age of fifty-two (52) years old, or older, provided that, in the case of married couples residing in the same unit, one spouse may be less than 52 years old, and, provided further, that children 18 years old, or older, may reside with their parents in the same dwelling unit, and, provided further, that one qualified individual providing health care to the resident(s) of the dwelling unit may reside in the dwelling unit, and, provided further, that in the event that an ownership or lessee's interest in a single family retirement community dwelling unit shall become vested in one or more individuals who have not attained the age of 52 years old, or older, the developer of the retirement community shall, inasmuch as the regulations for a retirement community have been designed and permitted exclusively for occupants of the heretofore restricted age level, provide by way of a declaration of covenants and restrictions, or by other irrevocably committing means deemed suitable by Township Board resolution, that the said age restrictions be maintained by way of sale or sub-lease of the dwelling unit by the individual having the ownership or lessee's interest, or sale by the retirement community administration, or agents thereof, or by purchase of the dwelling unit by the administration or residents' association of the retirement community, or by rental of the unit to an individual or individuals meeting the age restrictions hereof, or by any other suitable and lawful means. The developers shall further provide and require that in the event that individuals not meeting said age restrictions do reside within the retirement community, children under the age of 18 shall under no circumstances be permitted to reside in the retirement community.
2. The density of dwelling units per acre in the retirement community development shall not exceed 4.6 dwelling units per acre, and said density of dwelling units per acre condition shall be applicable during all phases of development as well as at the completion of the retirement community. For the purpose of computing density, all land reserved and dedicated as open space or recreation area within the retirement community development shall be included, whether or not located within an area shown on a final site plan, provided that said reserved and dedicated open space or recreation area shall be permanently accessible to all dwelling units in each and every approved final site plan by roads, sidewalks or temporary access easements to be subsequently replaced by permanent roads or sidewalks, and, provided further, that temporary access easements shall be recorded with the Oakland County Register of Deeds and shall remain effective until such time as permanent roads and sidewalks replacing them have been constructed in accordance with an approved final site plan.
3. The minimum distances between buildings consisting of attached dwelling units shall be as follows:
  - a. Where the front planes of adjacent buildings are essentially parallel to one another, such that the angle formed by the intersection of said planes is less than 30°, or such that said planes do not intersect, the minimum distance between the adjacent ends, or exterior dwelling units, of such buildings shall be one and one-half (1 1/2) times the height of the tallest of the adjacent exterior dwelling units, provided that in no event shall said distance be less than 22 feet.
  - b. Where the front planes of adjacent buildings are such that the angle formed by the intersection of said planes is greater than or equal to 30°, the minimum distance between the adjacent ends or exterior dwelling units of such buildings shall be one times the height of the tallest of the adjacent exterior dwelling units, provided that in no event shall the distance be less than 15 feet.
4. The minimum front yard set back, as measured to the future right-of-way in the case of dedicated public ways, and to the curb line in the case of privately owned ways, shall be as follows:
  - a. The minimum front yard set back shall be 35 feet.
  - b. Where the front planes of the buildings are staggered or off-set, thus creating differing set-backs among individual dwelling units, the minimum average front yard distance shall be 40 feet, provided that in no event shall a set-back for any individual unit be less than 35 feet.
  - c. Where buildings consisting of attached dwelling units front upon an open area, green space and/or courtyard and face the front or rear of another building consisting of attached dwelling units, and:
    - (1) Where the angle formed by the intersection of the front or rear planes of said buildings is less than 30°, and are thus substantially parallel to one another, the minimum distance between said facing buildings shall be 60 feet at their closest points.
    - (2) Where the angle formed by the intersection of the front or rear planes of said buildings is greater than or equal to 30°, the minimum distance between the said buildings shall be 50 feet at their closest points.
5. The minimum rear yard for dwelling units shall be 10 1/2 feet, as measured between the rear of the building and the driveway, street, parking area, service drive, or other closer way, provided, that measurements from public roads or streets shall be from the future right-of-way line.
6. The maximum height of buildings and structures in a retirement community development shall be as follows:
  - a. The maximum height of any dwelling unit shall be one (1) story.
  - b. Accessory and conditionally permitted uses shall be a maximum of two (2) stories or thirty-five (35) feet in height.
  - c. A master television antenna tower shall be a maximum of sixty (60) feet in height and a water tower shall be a maximum of one hundred fifty (150) feet in height, provided that no buildings or structures shall be situated in the circle which has the height of the respective tower as a radius, and the location of the respective tower as a center point.



7. The minimum usable floor space for dwelling units shall be as follows, provided that storage areas other than in a basement, and enclosed permanent dens, or the comparable, shall be included in the measurement of usable floor space:
    - a. Six hundred thirty (630) square feet for one bedroom dwelling units.
    - b. Eight hundred (800) square feet for two bedroom dwelling units.
    - c. Ten hundred fifty (1050) square feet for three bedroom dwelling units.
  8. Interior roads within the retirement community development shall consist of arterial roads, which provide access into the retirement community, and collector roads, which provide access between arterial roads and parking and driveway facilities for the dwelling units and other uses in the retirement community development. Interior roads which are dedicated, if any, shall comply with all state and local statutes, ordinances and regulations applicable thereto. All interior roads which are not dedicated shall conform to the following requirements:
    - a. Arterial roads shall have a minimum pavement width of forty (40) feet.
    - b. Collector roads shall have a minimum pavement width of thirty (30) feet.
    - c. Cul-de-sacs shall have a minimum radius of forty (40) feet, measured at the curb line.
    - d. Construction of all roads shall be in accordance with the specifications set forth in the Independence Township ordinance governing street and road construction.
  9. Driveways servicing the residential units, as well as the other uses in the retirement community, shall comply with all state and local statutes, ordinances and regulations applicable thereto, and, if not otherwise specifically so governed, shall comply with the following standards:
    - a. Driveways providing for one-way traffic shall have a minimum width of 20 feet.
    - b. Driveways providing for two-way traffic shall have a minimum width of 24 feet.
  10. Considering all land within the retirement community development, including land to be preserved as open space, the percentage of land coverage of all dwelling units shall not exceed 25 percent, and said land coverage restriction shall be applicable during all phases of development as well as at completion of the retirement community.
  11. The minimum area required for the development of a retirement community shall be 320 contiguous acres, and in the event that the development shall be constructed in more than one phase, the minimum area required in each phase of development of a retirement community shall be 10 acres, and, all recreational and maintenance facilities shown in the approved conceptual site plan for the entire retirement community development shall be completed prior to the issuance of any certificates of occupancy in the development, provided that in the event that the development shall be constructed in more than one phase, 75% of the said recreational and maintenance facilities shall be completed prior to the issuance of any certificates of occupancy with respect to the first phase of development, and said recreational and maintenance facilities shall be completed in their entirety prior to the issuance of any certificates of occupancy with respect to the second phase of development.
  12. All dwelling units situated in the retirement community development shall be single family attached dwelling units. A maximum of six (6) dwelling units shall be permitted to be attached as one building or structure.
  13. The developers of the retirement community shall, by a declaration of covenants and restrictions, or other irrevocably committing means deemed suitable by Township Board resolution, make adequate provision for the aforementioned age regulations and restrictions in the retirement community, as well as for the ownership, administration and maintenance of all streets, sidewalks, common areas, buildings and structures, and all other commonly owned or usable facilities within the retirement community, and also make adequate provision for services to be provided in the retirement community including, but not limited to, the removal of garbage, trash, snow, lawn and gardening care, and all other services normally incidental to the uses proposed in the retirement community. Said declaration of covenants and restrictions, or other means, shall be submitted at the time of conceptual site plan review, and approval thereof shall be a condition to conceptual site plan approval. There shall be no issuance of any building permit, nor shall there be an initiation of any construction or erection of any building or structure in any phase of development, until said declaration of covenants and restrictions shall have been filed with respect to such phase or phases and recorded with the Register of Deeds for the County of Oakland, State of Michigan, or until such time as the said other means approved by the Township Board shall have irrevocably committed a method of accomplishing the aforementioned objectives with respect to such phase or phases. The beneficiaries of said Declaration of Covenants and Restrictions, or other means of commitment, shall include, but shall not be limited to, all residents and property owners within the retirement community development, the Township of Independence and all property owners within 300 feet of the retirement community as completed pursuant to the approved conceptual site plan.
  14. Submission, review, approval, and validity of site plans, documents and other supporting data shall be in accordance with the following:
    - a. A conceptual site plan of the entire retirement community development, as proposed, shall be submitted to the Planning Department, and shall contain the following maps, plans and information, including titles and revision blocks, legends, scales and north arrows:
      - (1) Developers name and address, and name and address of local agent, to be amended and updated, if applicable.
      - (2) Legal description and proof of ownership of the entire parcel to be developed.
      - (3) Location map, scale 1 inch equals 2000 feet.
      - (4) Topographical map of the site and 100 feet beyond the site showing existing buildings and dimensional property lines with existing contours at 2 foot intervals, U.S.G.S. Datum.
      - (5) Map showing zoning classification of site and of abutting property.
      - (6) Existing and proposed R.O.W. lines.
      - (7) Approximate density of persons per acre, approximate size and number of parking spaces, number of one, two and three bedroom residential units, kind and number of each non-residential structure, proposed for:
        - (a) The entire development.
        - (b) Each proposed phase of development, if any, of said development, showing the approximate boundaries of each proposed phase, a known village and to routes.
- (8) Approximate location of:
  - (a) Streets, drives and parking areas.
  - (b) Greenbelts, screening walls and/or berm and fencing.
  - (c) Public sewer and water lines and facilities.
  - (d) Recreation areas, specifying each kind of structure and facility.
  - (e) Non-residential structures.
  - (f) Residential structures.
  - (g) Non-recreational open space.
- (9) Proposed forms for surety bond, or other proposed means of security, as herein required.
- (10) Proposed declaration of covenants and restrictions, or other means of irrevocable commitment, as herein required.
- (11) Statement of intent concerning:
  - (a) Developer's estimate of dates for initiating and completing construction of each phase of the development, if known.
  - (b) Developer's estimate of the number of persons to reside in the retirement community development upon completion.
  - (c) Developer's intent with respect to the nature of legal interest to be held by the residents of the retirement community in their dwelling units, e.g., all or a portion of the residential units to be owned in fee simple or to be leased, and, an explanation of ownership of common areas.
- (12) Signature of the developer.
- b. The conceptual site plan shall be reviewed by the Planning Department, and all disputes between the Planning Department and the developer with respect to compliance of the conceptual site plan with this ordinance shall be submitted by the developer to the Board of Appeals for determination.
  - c. No building or structure shall be erected or used in a retirement community development until such time as, following review and approval of the conceptual site plan, and during the period of validity thereof, a detailed final site plan for a minimum of 10 acres shall be submitted, reviewed and approved in accordance with Section 5.12. No final site plan shall be approved until all sewer and water lines and facilities, streets, service facilities and utilities serving the dwelling units in the final site plan being submitted have been constructed or are included in another valid and approved final site plan or are included in the final site plan being reviewed, and, provided further, that there is compliance with all other applicable provisions of this ordinance, and other local and state ordinances and regulations. Building permits may be issued and buildings and structures may be erected and used only in accordance with and to the extent of approval granted in said final site plan. Final site plans shall substantially conform to the conceptual site plan, provided, that deviations therefrom shall be submitted for approval at the time of final site plan review, and review of said deviations shall be made in accordance with the provisions of this ordinance, and all other applicable local and state ordinances, statutes, and regulations effective at the time of submission and review of the said final site plan.
  - d. Validity of approved conceptual and final site plans, and procedure for resubmission of expired conceptual and final site plans, shall be in accordance with the following:
    - (1) A conceptual site plan shall remain valid for a period of ten (10) years following the date of approval thereof, and at the end of said ten (10) year period, the conceptual site plan shall expire.
    - (2) Final site plans shall remain valid for a period of two (2) years following the date of approval thereof, and shall expire at the end of said two (2) year period unless extended by reason of the following:
      - (a) In the event that one or more building permits are issued pursuant to a final site plan during the initial two year period of validity thereof, the period of validity of said final site plan shall be extended for one additional two (2) year period.
      - (b) In the event that all sewer and water lines and facilities, and all streets, roads, curbs and utilities have been completed in accordance with a final site plan, said final site plan shall not expire until the expiration date of the ten (10) year period of validity of the approved conceptual site plan.
    - (3) An expired conceptual or final site plan shall be void and of no effect, and shall be resubmitted in accordance with the procedures provided in this ordinance for submission, review and approval of conceptual and final site plans as this ordinance may be amended upon the date of resubmission, and in accordance with all other applicable local and state ordinances, statutes and regulations effective upon the date of resubmission.
15. There shall be no issuance of any building permit until there shall be filed with the Township Clerk a surety bond, irrevocable letter of credit or other means of security deemed sufficient by Township Board resolution, in a sum adequate to complete construction and development of a given phase for which a final site plan has been submitted and approved with respect to all proposed streets, sidewalks, service and utility facilities, as well as all areas, facilities, buildings and structures to be owned or used in common by the residents of the retirement community and to be completed in a given phase; provided, that surety bonds shall be obtained from a corporate surety authorized to do business in Michigan and licensed by the Michigan Insurance Commissioner, and letters of credit shall be executed by a National or State bank which is a member of the Federal Deposit Insurance Corporation. The obligee on said bond, or other security, shall be the Township, and the beneficiaries of said bond, or other security, shall be the purchasers and lessees of the residential and other accessory and conditionally permitted uses in the retirement community. The requirement of filing security in this section shall not be applicable as to streets, sidewalks, service and utility facilities, as well as all areas, facilities, buildings and structures to be owned or used in common by the residents of the retirement community, which have been completed in accordance with an approved final site plan, and following the filing thereof in accordance with this subsection, said security may be released, pro-rata, as and to the extent that completion occurs in accordance with an approved final site plan.
16. With respect to notification for final inspection and issuance of a certificate of occupancy for a dwelling unit, or other use approved in accordance with the provisions of this article, all improvements, including, but not limited to, streets, curbs, sidewalks, utilities, buildings and structures in accordance with the approved final site plan, shall be completed sufficiently to serve any such dwelling unit or use, and there shall be made on



compliance with all other applicable state and local statutes, ordinances and regulations, before a certificate of occupancy is granted with respect to any such dwelling unit or other use.

**Section 13.07. SITE PLAN REVIEW.** To the extent that procedure has not been pre-empted by specific requirement or regulation in this Article, there shall be site plan review in accordance with Section 5.12.

**Section 13.08. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS** in accordance with Article XXX, Schedule of Regulations.

#### ARTICLE XIV

##### MOBILE HOME PARK DISTRICT

**Section 14.01. RMT, Mobile Home Park District.** The Mobile Home Park District is intended to regulate the location and installation of mobile home parks, both transit and non-transit, to prescribe uniform standards and to provide conditions and limitations for the use of the land therein.

**Section 14.02. PRINCIPAL PERMITTED USE.**

1. Mobile home park, either transit or non-transit.

**Section 14.03. PERMITTED ACCESSORY USES TO PRINCIPAL USE.**

1. Recreation facilities for the exclusive use of residents of the mobile home park and their personal guests.
2. Storage and service facilities for residents, except no such facility may be located in a mobile home.
3. Office and residence for manager.

**Section 14.04. SPECIAL REQUIREMENTS.**

1. Permit and Fee:

- a. It shall be unlawful to use a mobile home as either a permanent or temporary dwelling place when said mobile home is located outside of a mobile home park.
- b. It shall be unlawful for any individual, firm, trust, partnership, public or private corporation, to construct or operate a mobile home park without first having obtained a permit from the Township Building Department, which permit shall be in lieu of any other permits required by this Ordinance. The fee for said permit shall be as established from time to time by the Township Board.
- c. Application for an initial mobile home park permit shall be filed with the Township Building Department of Independence Township. The application shall be in writing on forms prescribed by the Building Department and approved by the Township Board, signed by the applicant, and shall include the items required for site plan review in accord with Section 5.12 of this ordinance.
- d. Before construction is begun, the Township Planning Commission shall review the above application in accordance with its powers of site plan review as provided by this Ordinance. Further, the Planning Commission shall ascertain that the proposed construction is in accord with all applicable provisions of this and other ordinances, statutes, and regulations regulating Mobile Home Parks, and the Planning Commission shall confer with the Township Engineers, the Township Building Department, and such other sources as the Planning Commission shall deem necessary in making said determination. Upon receipt of a favorable report from the Township Engineers, the Township Building Department and any other requested source and approval in writing from any necessary officials, and upon satisfactory determination of compliance as per above, the Planning Commission shall authorize the Building Department to issue the permit. The licensee shall file a copy of the approved plans with the Building Department.
- e. No mobile home space within the mobile home park shall be occupied for dwelling purposes until construction of all sewer, water, and electrical services, paving and street and parking area lighting have been completed and approved and the Superintendent of the Building Department has approved the premises for partial or total occupancy.
- f. In addition to meeting the above requirements, the mobile home park must meet the requirements of the Independence Township Construction Code Ordinance and all applicable state and local statutes and regulations.

2. Mobile Home Park Density and Like Requirement:

- a. There shall be no more than 4 mobile homes per acre in a mobile home park. In computing this density, there shall be included the land used for internal roadways, parking, sidewalks and recreation areas; however, there shall be excluded the land used for office, administration, laundry, lavatory, service or other buildings of like kind, and the land used for a buffer zone or zones. All such land for these latter uses following the semi-colon above shall be in addition to the land required to meet the 4 units per acre requirements.
- b. Each mobile home coach site shall be occupied by only one (1) mobile home.
- c. Each mobile home site shall be grass covered, covered with asphalt, or some dust-free material except for the space directly under the trailer coach, which shall be made of concrete of 6" thickness reinforced with 6" x 6" 11 gauge wire mesh, and shall be of such construction as to be of a permanent nature considering the weight and size of the trailer.
- d. No temporary structures of any nature shall be attached to any mobile home, nor shall any such structure be located on any mobile home lot.
- e. No mobile home shall be located within 20 feet of any building in the park.
- f. Recreation space shall be provided in a central location within the mobile home park and at a ratio of eight hundred (800) square feet per mobile home lot.
- g. No mobile home shall be located closer than 30 feet to the buffer zone described below.
- h. A minimum storage area of 800 cubic feet shall be provided for each mobile home unit.

3. Buffer Zone:

- a. There shall be a fifty (50) foot wide greenbelt established around the entire perimeter of the mobile home park. No building, structure, mobile home or other or like objects may be located on this greenbelt. Said greenbelt shall be occupied by greenery only, except that a sign in conformance with this Ordinance may be erected in said zone identifying the mobile home park only. No other signs shall be allowed on this greenbelt.

Trees and shrubs must be planted and arranged so that they will attain such heights as to effectively screen the mobile home from the surrounding areas, and the Planning Commission may, where the public health, safety and welfare are insufficiently protected, require a berm. Said buffer zone shall be maintained at all times by the park management.

**Service Drives, Parking & Sidewalks:**

- a. All vehicular arteries within the mobile home park which are not dedicated for public use shall be the private property of the park and shall be maintained by the management of the park; all such arteries shall be called, for the purpose of this ordinance, service drives.
- b. All mobile home lots shall abut a service drive.
- c. All service drives which are not dedicated for public use shall be constructed in accordance with the following standards:
  - (1) One way traffic service drive with no parking, minimum width 16 feet.
  - (2) Two way traffic service drive with no parking, minimum width 24 feet.
  - (3) One way traffic service drive with parallel parking on one side only, minimum width 22 feet.
  - (4) Two way traffic service drive with parallel parking on one side only, minimum width 30 feet.
  - (5) One way traffic service drive with parallel parking on two sides, minimum width 32 feet.
  - (6) Two way traffic service drive with parallel parking two sides, minimum 40 feet.
  - (7) All service drives shall be hard surfaced and designed and graded for proper drainage according to standard road building practice as developed by the Oakland County Road Commission and be approved by the Township Engineer both prior to the issuance of permit and prior to the opening of the mobile home park.
- d. Mobile home parks shall provide an approved hard surface entrance road not less than 60 feet wide, and of sufficient length to properly disperse traffic, which design shall also be subject to the Township Engineer's approval.
- e. Two hard surface automobile parking spaces shall be required for each trailer coach site. One such space may be placed in the service drives, provided parking is permitted on said service drives in accordance with the standards of this ordinance. Each parking space, wherever located, shall be a minimum of 20 feet in length and 10 feet in width.
- f. Parking spaces on service drives and on parking areas shall be clearly marked.
- g. All service drives shall be provided with curbs and gutters and be properly drained.
- h. The service drives must provide a system for convenient access to all mobile home sites and to all facilities in the mobile home park. The street system shall provide convenient circulation by means of minor streets and properly located collector and arterial streets. Closed ends of dead end streets shall be provided with a turning circle of not less than forty feet outside radius.
  1. In addition, concrete sidewalks not less than 36 inches wide and 4 inches thick and set back at least 36 inches from edge of roadway shall be provided from the mobile home spaces to the service buildings and in front of the mobile home sites, and further, the sidewalks shall not be counted in any respect as a part of the public street, alley or highway.
- j. Street and yard lights sufficient to permit safe movement of vehicles and pedestrians at night shall be provided and shall be so located and shaded as to direct the light away from adjacent properties.
- k. "No parking" signs shall be erected on all streets where parking is not permitted by the terms of this ordinance.
- l. All paving shall be in accordance with Oakland County Road Commission standards for the construction of roads in single family residential subdivisions.

**5. Utilities:**

- a. All electrical service conduits and other utilities shall be underground. Each mobile home lot shall be provided with underground electrical service. When separate meters are installed each meter shall be located on a uniform post on the lot line of each mobile home space. Wiring shall comply with the recommended standards of the local utility and the Electrical Code of Independence Township.
- b. All fuel oil and bottled gas tanks shall be located on each mobile home lot in a uniform manner. All fuel oil tanks shall be of an approved type to comply with the building code standards and shall be equipped with vent pipes and fused valves. All tanks shall be elevated on noncombustible stands and placed on a concrete base. As an alternative, a centrally located pump system may be used where said system meets state and local codes.
- c. In lieu of b. above, a centrally located pump system may be used that meets state and local codes.

**6. Water & Sewage Facilities:**

- a. The grounds of the mobile home park shall be graded to drain properly.
- b. Prior to construction, all plans and specifications for water and sewage facilities shall have the approval of the Independence Township Health Department, Oakland County Health Department and the Michigan State Health Department. A certificate of approval from each of those agencies must be on file with the Township Building Department before final inspection of the completed facilities.
- c. An adequate supply of pure water for drinking purposes shall be supplied to meet the requirements of said mobile home park from the township water supply system or from a central system within the park.
- d. Fire hydrants of a size, type and pressure as used by Independence Township Fire Department shall be placed within said trailer park so that no trailer site shall be located more than 500 feet from a fire hydrant.

**7. Special Restrictions and Limitations:**

- a. No business of any kind shall be conducted in any mobile



home park, except that of a manager's office.

- b. It shall be unlawful for any person to remove the wheels or other transporting device from any mobile home or otherwise to affix said mobile home permanently to the ground so as to prevent ready removal of such mobile home, unless a permit to do so is obtained as required for the construction of a new building. Any such alteration shall be construed as converting the mobile home into a building and subject to the requirements of the zoning and building ordinance.

- c. Nothing in this ordinance shall be construed to prohibit the storage of any mobile home for any length of time when said mobile home is not used for living or sleeping purposes, where said storage otherwise complies with the terms of this and other applicable Independence Township Ordinance.

#### 8. Transit Trailers and/or Parks:

- a. This ordinance shall apply in all respects to transit trailer parks, with the following limitation:
- b. If the park combines transit and non-transit uses, the transit area will be a separate area from any non-transit area. The time limit on a transit trailer in the transit area or in any transit park will be 21 consecutive days and once said 21 days have elapsed said transit trailer shall not come back into said park until it has been absent therefrom for 14 days.

#### Section 14.05. PERMITTED USES AFTER CONDITIONAL APPROVAL IN ACCORDANCE WITH SECTION 5.15.

1. Same as R-1A.

#### Section 14.06. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XV

##### OFFICE DISTRICT

Section 15.01. O - Office District. The intent of the Office District is to permit those office and personal service uses which will provide modern office buildings which provide office related services to the community.

#### Section 15.02. PERMITTED PRINCIPAL USES.

1. Office buildings for the use of any of the following occupations: executive; administrative; professional; accounting; writing; clerical; stenographic; drafting; and sales.
2. Medical, dental or veterinary office, including clinics and medical laboratories, except animal hospitals, or sanitariums for the care of contagious, mental, or drug or liquor addict cases.
3. Banks, credit unions, savings and loan associations.
4. Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices.
5. Business, private or public schools.
6. Photographic studios.
7. Accessory buildings and uses customarily incidental to any of the permitted principal uses.

#### Section 15.03. PERMITTED USES AFTER CONDITIONED APPROVAL in accordance with Section 5.15.

1. Pharmacy or apothecary shops; stores limited to corrective garments or bandages; optical company; restaurant may be permitted, provided that it is within the building to which it is accessory and does not have a direct outside entrance for customer use.
2. Private service clubs, fraternal organizations and lodge halls subject to the following:
  - a. The minimum lot area shall be one (1) acre.
  - b. The site shall have at least one (1) property line abutting a major thoroughfare.
  - c. All vehicular ingress and egress to the site shall be directly from a major thoroughfare.

#### Section 15.04. SITE PLAN REVIEW.

1. For all uses permitted in an O District there shall be site plan review as required under Section 5.12.

#### Section 15.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XVI

##### LOCAL BUSINESS DISTRICT

Section 16.01. C-1 - Local Business District. The Local Business District is intended for retail business and service uses which are needed to serve the nearby residential areas. The intent of this district is also to encourage the concentration of local business areas in locations which contribute to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and discourage marginal strip business development.

#### Section 16.02. PERMITTED PRINCIPAL USES.

1. Shops for the retail sale of baked goods, beverages, including liquor outlets, books, confections, drugs, flowers, food stuffs, including meats, gifts, hardware, hobby equipment, jewelry, notions, paint, periodicals, sundry small household articles and tobacco.
2. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
3. Laundry or dry cleaning customer outlets, coin-operated laundromat, self-serve dry cleaning center and the like. Dry cleaning or laundry plants serving more than one retail or wholesale customer service outlet shall be prohibited.
4. Professional offices of doctors, lawyers, dentists, chiropractors and similar professions.
5. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses.

#### Section 16.03. PERMITTED USES AFTER CONDITIONAL APPROVAL IN ACCORDANCE WITH SECTION 5.15.

1. Churches.
2. Public utility buildings, quasi-public buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but without storage yards.

#### Section 16.04. SITE PLAN REVIEW. For all uses permitted in a C-1 District there must be site plan review as required under Section 5.12.

#### Section 16.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XVII

##### PLANNED SHOPPING CENTER DISTRICT

Section 17.01. C-2 - Planned Shopping Center District. The Planned Shopping Center District is intended to provide for a combination of commercial and office uses, together with on-site parking therefor, in a single planned facility. The purpose of this district is to provide large, uniformly planned areas where people may work, shop, and conduct business in an atmosphere which has been created so as to minimize parking and traffic difficulties and dangers, and maximize ease and safety of pedestrian circulation.

#### Section 17.02. PERMITTED PRINCIPAL USES.

1. All principal uses permitted in the O and C-1 Districts.
2. Retail business or service establishments as follows:
  - a. A business whose principal activity is the retail sale of merchandise within an enclosed building.
  - b. Places of assembly when conducted within an enclosed building.
  - c. Bowling center, billiard hall, and other indoor commercial recreation uses when located entirely within an enclosed mall.
  - d. Restaurants or other places serving food or beverages except those which permit food or beverages to be consumed on the premises in a motor vehicle.
  - e. Personal service establishments performing services on the premises, such as barber and beauty shops, watch and shoe repair, tailor shops, locksmith and similar establishments.
3. Retail business and service establishments shall be subject to the following conditions:
  - a. The outdoor storage or display of goods or materials shall be prohibited irrespective of whether or not they are for sale.
  - b. Warehousing or indoor storage of goods or material in quantity greater than normally incident to the above permitted uses, shall be prohibited.
4. Hotels, motels, indoor theaters.

#### Section 17.03. SPECIAL DEVELOPMENT STANDARDS.

1. Together with, and in addition to, other submissions required for site plan review in accordance with this Ordinance, a general conceptual development plan drawn to scale shall be submitted which shows the design of, and relationship of the proposed use to the entire district.
2. Parking, loading, setbacks, and protective screening must comply with the requirements of Article VI and the Sections of this Ordinance which regulate the proposed permitted uses.

#### Section 17.04. SITE PLAN REVIEW. For all uses permitted in the C-2 District, there must be site plan review as required under Section 5.12.

#### Section 17.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.

##### ARTICLE XVIII

##### HIGHWAY COMMERCIAL DISTRICT

Section 18.01. C-3 - Highway Commercial District. The intent of this district is to provide areas in the Township where the principal use of land is for establishments offering accommodations, supplies, or services to motorists and for certain specialized uses which, because of their use, and because of the need for quick highway and neighborhood access, must serve the Township by being located along the various highways within the Township. The Highway Commercial District is intended to be located along numbered State or Federal highways.

#### Section 18.02. PERMITTED PRINCIPAL USES.

1. All principal permitted uses in C-2 Districts subject to the conditions for those uses covered by Section 16.02.3.
2. Building material sales, heavy equipment sales, and motels.
3. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations with service yards but without vehicular or material storage yards. Water and sewerage pumping stations.
4. Accessory buildings and uses customarily incidental to the above permitted principal uses.

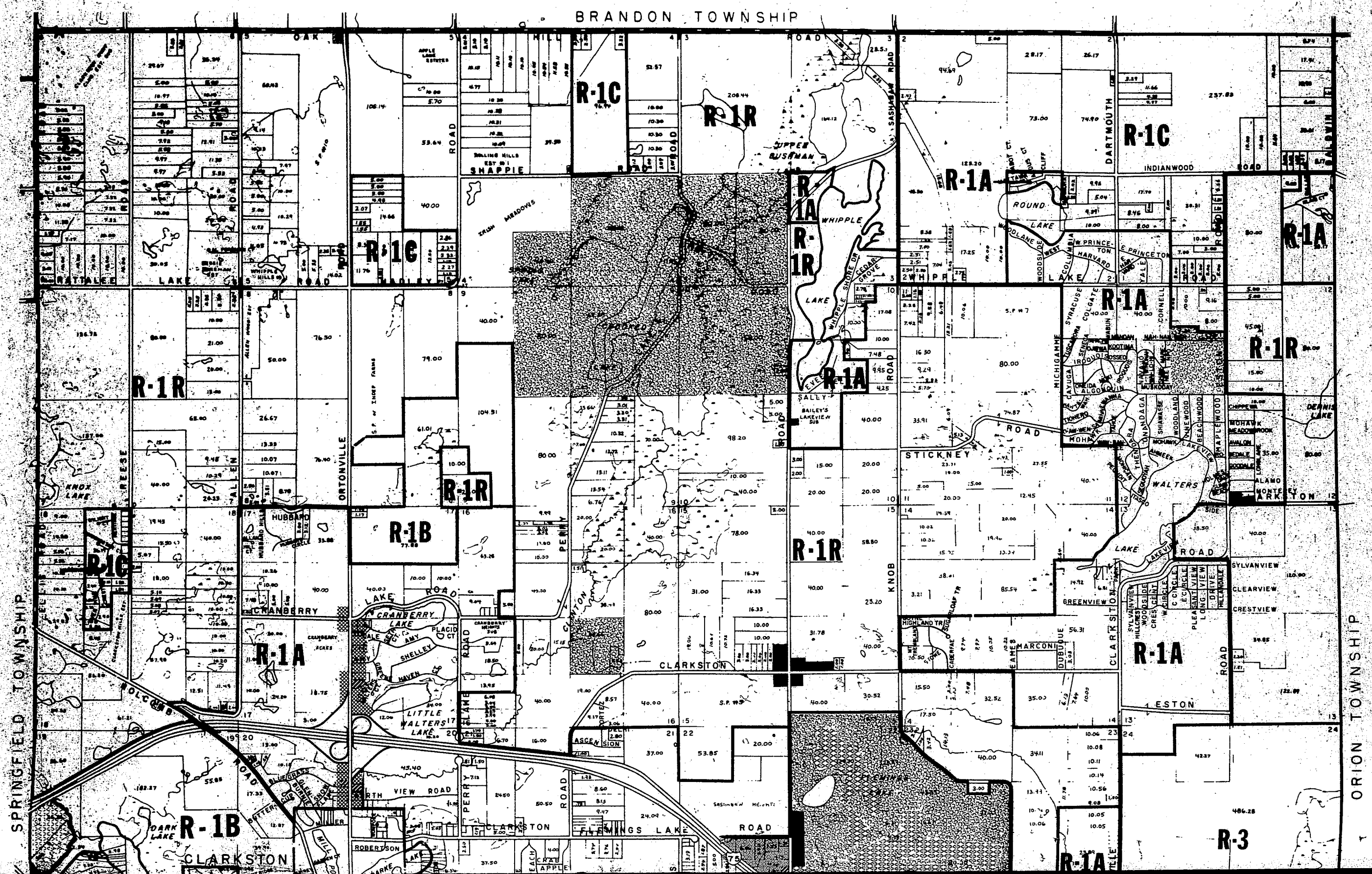
#### Section 18.03. CONDITIONALLY PERMITTED USES in C-3 Districts in accordance with Section 5.15.

1. Outdoor drive-in theatre: Plans for complete development must be submitted to the Township Planning Commission for review; it must be found that the site development will not cause excessive traffic congestion, the screen must not be visible from a highway and the overall size must not exceed 500 cars.
2. Eating and drinking establishments: Drive-in establishments provided that a setback of at least sixty (60) feet from the right-of-way line of any existing or proposed road or street is maintained; that all ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) public or private roads or streets; that all lighting shall be shielded away from adjacent residentially used or zoned areas; that the portion of the lot used for parking shall be paved, with a permanent, durable and dustless surface and graded and drained so as to dispose of all surface water accumulated with the lot, and all parking areas which immediately adjoin pedestrian walks on the premises shall have posts, wheel-stops, or other restraining devices designed to maintain a separation between motor vehicles and pedestrians, and that a six (6) foot high completely obscuring decorative masonry wall is provided between the drive-in establishment lot and adjacent (across an alley or street) or abutting residentially zoned property.
3. Uses which have outdoor storage of merchandise for sale on the premises, including new and used car sales, trailer sales, boat and marine sales, and nursery and garden sales.
4. Trade contractors, provided that no services shall be performed on the premises.

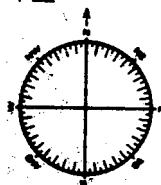
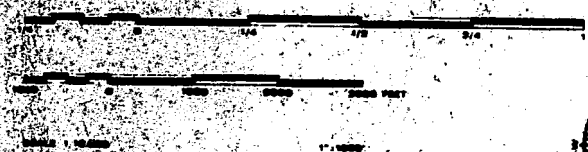
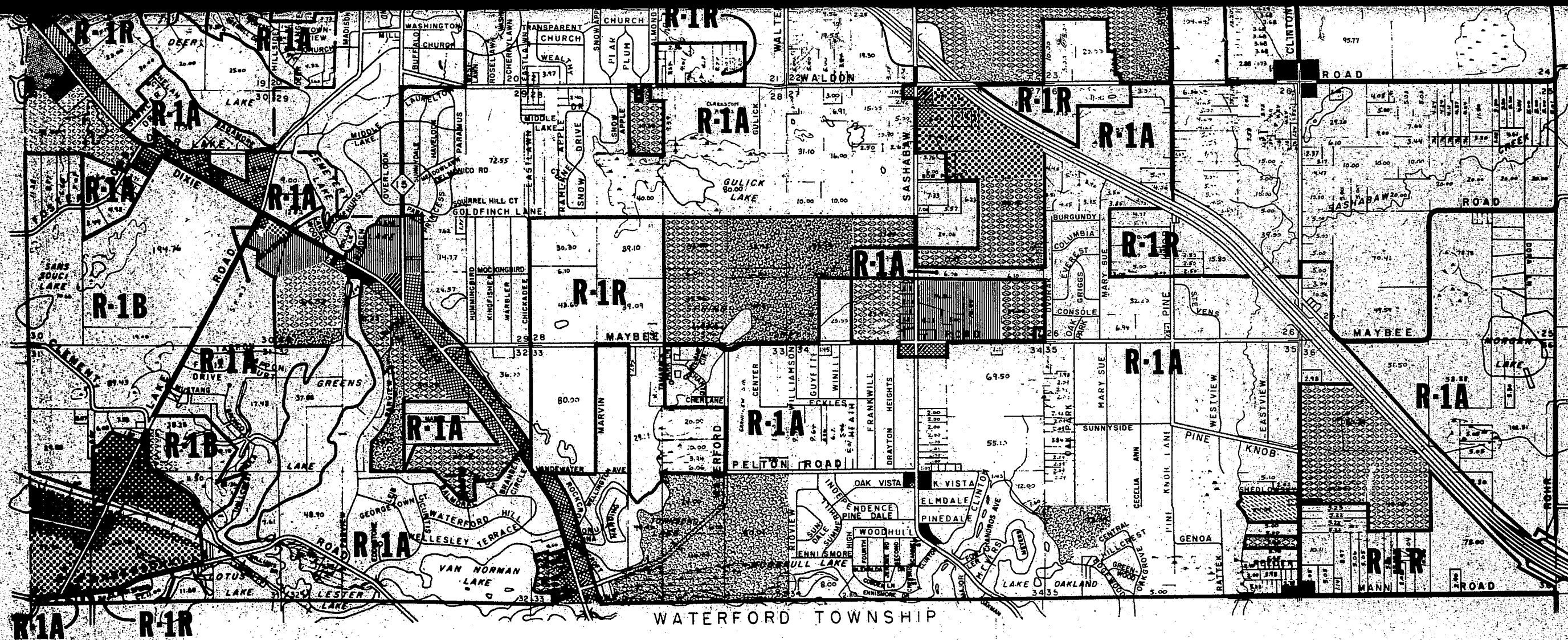
#### Section 18.04. SITE PLAN REVIEW. For all uses permitted in a C-3 District there must be site plan review as required under Section 5.12.

#### Section 18.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XXX, Schedule of Regulations.









**PROPOSED ZONING MAP  
INDEPENDENCE TOWNSHIP  
PLANNING COMMISSION**

- R-1A** R-1A SINGLE FAMILY RESIDENTIAL
- R-1B** R-1B SUBURBAN RESIDENTIAL
- R-1C** R-1C SUBURBAN FARM RESIDENTIAL
- R-1R** R-1R RURAL RESIDENTIAL
- R-2** R-2 MULTI-FAMILY RESIDENTIAL

- RMT** RMT MOBILE HOME PARK
- O** OFFICE
- C-1** C-1 LOCAL COMMERCIAL
- C-2** C-2 PLANNED SHOPPING CENTER
- C-3** C-3 HIGHWAY COMMERCIAL

- C-4** C-4 FREEWAY SERVICE
- REC** REC RECREATION
- MS** MS MOTOR VEHICLE SERVICE STATION
- LI** LI LIMITED INDUSTRIAL
- HI** HI HEAVY INDUSTRIAL

- R-3** R-3 SINGLE FAMILY ATTACHED

OCTOBER 1974



## ARTICLE XIX

## FREEWAY SERVICE DISTRICT

**Section 19.01. C-4 - Freeway Service District.** To provide services to automobile expressway-freeway traffic at the interchange areas within the Township, other than motor vehicle service station facilities. The avoidance of undue congestion and promotion of smooth traffic flow at the interchange areas, both on and off the expressway, and the protection of adjacent properties from adverse influences of traffic are prime considerations in the application of this district.

**Section 19.02. PERMITTED PRINCIPAL USES:**

1. Retail establishments to service the needs of the expressway traveler, including such facilities as drug stores, gift shops, and restaurants, but not including drive-in restaurants or motor vehicle service stations.
2. Motels and hotels.
3. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, water and sewerage pumping stations, and gas regulator stations with service yards but without vehicular or material storage yards.

**Section 19.03. SPECIAL CONDITIONS:**

1. All developments shall be physically separated from local roads by a curb and planting strip or other suitable barrier. Such barrier shall effectively limit vehicle ingress and egress to designated accessways to the use, as submitted in the site plan.
2. Each separate use, grouping of buildings or grouping of uses as a part of a single planned development shall not have more than two accessways from a local road.
3. All uses in this district which abut residential zones shall have a solid masonry wall not less than six (6) feet in height erected on the common boundary with the residential zone to screen the view and impede the noise of the operations and motor vehicles on the premises.

**Section 19.04. PERMITTED ACCESSORY USES TO PRINCIPAL USE.** Any use customarily incidental to the permitted principal use.

**Section 19.05. SITE PLAN REVIEW.** For all uses permitted in a C-4 District there must be site plan review as required under Section 5.12.

**Section 19.06. AREA, HEIGHT, BULK, PLACEMENT REQUIREMENTS** in accordance with Article XXX, Schedule of Regulations.

## ARTICLE XX

## MOTOR VEHICLE SERVICE STATION

**Section 20.01. MS - Motor Vehicle Service Station.** This district is intended to provide for the location, size, operation, installation, alteration and manner of construction and maintenance of motor vehicle service stations; to require permits and the licensing of motor vehicle service stations; and in recognition of the fact that motor vehicle service stations are increasingly being erected and maintained on properties in the Township of Independence; and that the continued erection and operation of said motor vehicle service stations may, if not properly regulated, contribute a public hazard to vehicular and pedestrian traffic; are detrimental to the general health, welfare and safety because of lack of regard for public convenience and the close proximity to churches, schools, hospitals and other institutions where large numbers of pedestrians congregate; constitute a public nuisance by creation of noise, odor, lights, fumes, vibrations, danger of fire and explosions in close proximity to residential areas; and endanger the public safety and general welfare through the uncontrolled construction of motor vehicle service stations whereby the abandonment of existing stations is forced, through economic pressure, thus causing the development of blighted areas in the Township of Independence. The requirements covering motor vehicle service stations shall also govern underground storage maintained at general storage plants and places other than motor vehicle service stations, so far as applicable.

**Section 20.02. PERMITTED PRINCIPAL USES.**

1. Motor vehicle Service Stations.
2. Accessory uses; Vending machine sales of food and beverages.

**Section 20.03. PERMITTED USES AFTER CONDITIONAL APPROVAL** in accordance with Section 5.15.

1. Eating and drinking establishments.

**Section 20.04. SITE PLAN REVIEW.** For all uses permitted in a MS District there shall be site plan review in accordance with Section 5.12.

**Section 20.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS** in accordance with the attached Article XXX, Schedule of Regulations.

## ARTICLE XXI

## RECREATION DISTRICT

**Section 21.01. REC - Recreation District.** The Recreation District is intended to provide areas for the development of recreational facilities and uses of an outdoor nature that will preserve the land in its natural state, as well as for the encouragement of large outdoor recreation uses that could not easily be provided in the portions of the metropolitan area which are substantially developed and urbanized.

**Section 21.02. PERMITTED PRINCIPAL USES.**

1. Archery ranges, country clubs, campgrounds, beaches, day camps.
2. Educational facilities such as: zoological gardens, botanical gardens, bird sanctuaries, arboreta.
3. Fairgrounds, public, semi-public and private golf courses, golf driving ranges and hunting, fishing and shooting preserves.
4. Historical monuments, picnic parks, public or private parks, swimming pools, ski resorts, toboggan runs, reservoirs, wildlife preserves, zoos, marinas.
5. Other outdoor recreation uses similar to the above subject to Planning Commission approval as compatible with surrounding land uses.
6. Township government buildings and uses, not including service or outdoor storage yards.
7. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations but not including service or outdoor storage yards.
8. Public, semi-public and private recreational areas not operated for profit.

9. Off-street parking and loading in accordance with Article VII.

10. Accessory buildings and uses that are customarily incidental to any of the permitted principal uses when located on the same premises.

**Section 21.03. PERMITTED USES AFTER CONDITIONAL APPROVAL** in accordance with Section 5.15.

1. Riding academies and public or private stables with a minimum site size of forty (40) acres.

**Section 21.04. SITE PLAN REVIEW.** For all uses permitted in a REC District, there must be site plan review as required under Section 5.12.

**Section 21.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS** in accordance with Article XXX, Schedule of Regulations.

## ARTICLE XXII

## LIMITED INDUSTRIAL DISTRICT

**Section 22.01. ML - Limited Industrial District.** The regulations of this district are set up to provide land for various types of industrial and manufacturing uses that are compatible with one another. The lands included in this district are those suited for use primarily by industries characterized by low land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and large, landscaped, park-like areas. The purpose of the district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district.

**Section 22.02. PERMITTED PRINCIPAL USES.**

1. Trade contractors, building materials sales, and wholesale outlets.
2. Utilities and communications, such as: electrical receiving or transforming stations, radio or television broadcasting station, transmitting and receiving towers.
3. Warehousing, refrigerated and general storage, except that there shall be no outdoor storage.
4. Local and suburban transit and passenger transportation facilities, trucking transportation terminals, maintenance and service facilities.
5. Laundries, laundry services, and cleaning and dyeing plants.
6. Industrial plants, manufacturing, processing or assembling the following:
  - a. Agricultural products.
  - b. Food and Kindred products.
  - c. Furniture and fixtures.
  - d. Converted paper and paperboard products.
  - e. Printing, publishing and allied industries.
  - f. Biological products, drugs, medicinal chemicals and pharmaceutical preparation.
  - g. Glass products made of purchased glass.
  - h. Electrical machinery, equipment and supplies, electronic components and accessories.
  - i. Professional, scientific and controlling instruments, photographic and optical goods.
  - j. Jewelry, silverware and plated ware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists' materials, costume jewelry and miscellaneous notions, and signs and advertising displays.
  - k. Canvas products made of purchased canvas.
  - l. Fabricated metal products, except ordinance, machinery and transportation equipment, provided that no stamping, punching or pressing machine exerting more than two (2) tons is installed or used.
  - m. Metalworking machinery and equipment, general industrial machinery and equipment.
  - n. Office, computing and accounting machines.
  - o. Jobbing and repair shops.
  - p. Monuments, cut stone and stone products.
  - q. Any use customarily incidental to the permitted principal uses.

**Section 22.03. SITE PLAN REVIEW.** For all uses permitted in an ML District, there must be site plan review as required in Section 5.12.

**Section 22.04. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS** in accordance with Article XXX, Schedule of Regulations.

## ARTICLE XXIII

## HEAVY INDUSTRIAL DISTRICT

**Section 23.01. MH - Heavy Industrial District.** This district is designed to provide land for the more intense types of industrial and manufacturing uses. To minimize their incompatibility with other districts and for the mutual protection of the industrial areas, the MH District should not be adjacent to any residential or business district.

**Section 23.02. PERMITTED PRINCIPAL USES.**

1. Any principal use permitted in the ML Limited Industrial District subject to all the regulations of the ML District.
2. General construction contractors, heavy construction and general building contractors, coal and coke dealers.
3. Bulk storage of petroleum products, provided, that refining is not conducted on the premises.
4. Railroad and railroad terminal facilities.
5. Transportation, communication, power and fuel right-of-ways.
6. Industrial plants, manufacturing, processing or assembling the following:
  - a. Prefabricated wooden buildings and structures, all framed



- b. Chemical products such as plastic materials, medicinal chemicals, biological products, and pharmaceutical preparations.
- c. Leather and leather products, such as industrial belting and packing, footwear, gloves and mittens, luggage and handbags.
- d. Stone, clay and glass products, such as flat glass, pressed or blown glass and glassware, brick and structural clay tile, ceramic wall and floor tile, pottery products, concrete brick and block, concrete products, cut stone and stone products, abrasive, asbestos and miscellaneous nonmetallic mineral products.
- e. Wooden containers, such as boxes, crates and tubs.
- f. Aluminum, bronze, copper, copperbase alloy and other nonferrous castings.
- g. Machinery, such as engines and turbines, farm machinery and equipment, industrial machinery and equipment. The installation of presses exerting more than two (2) tons must be approved by the Board of Appeals, with reference to a compliance with the performance standards set forth in Section 5.18 of this ordinance and a protection of the public health, safety and general welfare.
- h. Transportation equipment, such as motor vehicle equipment and parts, motorcycles, bicycles and parts.
- i. Any use customarily incidental to the permitted principal uses.
- j. Metal plating plants.

Section 23.03. CONDITIONALLY PERMITTED USES in accordance with Section 5.15.

1. Junk yards, scrap and waste wholesaling, when conducted entirely within a building enclosed on all sides or when entirely enclosed with a fence approved by the Planning Commission; such fence shall be totally obscuring and no higher than eight (8) feet and shall be maintained in a good state of repair with no signs and/or advertising thereon except a sign identifying the business not to exceed 100 square feet as measured pursuant to the formula set forth in Section 5.04.3a(3). The Commission shall not approve locations for such uses where, due to topography, it would be impossible to screen the use from view. In no case may the stored materials be piled higher than the obscuring fence.
2. Asphalt and concrete mixing plants.
3. Mineral and soil removal.
4. Auto dismantling yard.
5. Sanitary landfill and recycling facilities, and other facilities used and required incidental thereto.

Section 23.04. SITE PLAN REVIEW. For all uses permitted in an MH district there must be site plan review as required in Section 5.12.

Section 23.05. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS in accordance with Article XX, Schedule of Regulations.

ARTICLES XXIV through XXIX (reserved for future use).

ARTICLE XX. SCHEDULE OF REGULATIONS								
District (f)	Minimum Yard Setback in Feet (a,b) (per lot)			Maximum Building Height		Minimum Lot Size *Minimum Land Area Per Dwelling Unit.		
	Front Yard	Side Yards Least	Total	Rear Yard	In Feet	In Stories	Area in Square Feet	Width In Feet
R-1A Single Family Residential	40 <sup>b</sup>	10 <sup>d</sup>	20 <sup>d</sup>	50	35	2	*15,000	100 <sup>j</sup>
R-1B Suburban Residential	40 <sup>b</sup>	10	20	50	35	2	*33,000	125 <sup>j</sup>
R-1C Suburban Farm Residential	75 <sup>b</sup>	10	20	50	35	2 1/2	*1 1/2 acres	200 <sup>k</sup>
R-1R Rural Residential	75 <sup>b</sup>	50	100	75	35	2 1/2	*3 or 10 <sup>m</sup> acres	200 <sup>l</sup>
R-2 Multi-Family Residential	40 <sup>b</sup>	20 <sup>h</sup>	40	40	35	2 1/2	*10 acres <sup>e</sup>	C
R-3 Single Family Attached	bm	m	m	m	m	m	m	m
RMT Mobile Home Park	30 <sup>bf</sup>	15 <sup>f</sup>	30 <sup>f</sup>	15 <sup>f</sup>	25 <sup>f</sup>	1 1/2		
O Office	30 <sup>ab</sup>	10 <sup>i</sup>	20	20	25	2	15,000	100
C-1 Local Commercial	30 <sup>ab</sup>	15 <sup>i</sup>	30	20	20	1	15,000	100
C-2 Planned Shopping Center	50 <sup>ab</sup>	50 <sup>i</sup>	100	50	30	2	5 acres	C
C-3 Highway Commercial	30 <sup>ab</sup>	15 <sup>i</sup>	30	20	30	2	20,000	150
C-4 Freeway Service	50 <sup>ab</sup>	25 <sup>i</sup>	50	50	35	2	20,000	150
MS Motor Vehicle Service Station	30 <sup>abg</sup>	15 <sup>g</sup>	30 <sup>g</sup>	20 <sup>g</sup>	20 <sup>g</sup>	1 <sup>g</sup>	15,000	150
REC Recreation	50 <sup>ab</sup>	25	50	50	35	2	10 acres	200
ML Limited Industrial	40 <sup>ab</sup>	20	40	40	35	2	40,000	100
MH Heavy Industrial	50 <sup>ab</sup>	30	60	50	35	3	125,000	200

The minimum size of buildings shall be as follows:

Type of Building	Sq. Ft. usable floor area first story	Sq. Ft. total usable floor area	Sq. Ft. additional floor area for storage and/or utility
<b>SINGLE-FAMILY:</b>			
1 story in height	1,000	1,000	
1 1/2 stories	850	1,000	
2 stories in height	800	1,600	
<b>TWO FAMILY DWELLING</b>			
Per dwelling unit		800	100
<b>MULTI-FAMILY DWELLING</b>			
Efficiency Unit		450	100
1 Bedroom unit		630	100
2 Bedroom unit		800	100
3 Bedroom unit		1,050	100

1. Footnotes to ARTICLE XX:

- a. Except in residential districts, the parking of vehicles is not allowed in the required front yard setback. Said setback is to be landscaped and is not to be used for storage or operation.
- b. In determining the placement of a structure on a lot, the front of the building setback line shall be measured from the future right-of-way line in accordance with the Oakland County Right-of-Way Plan adopted by the Independence Township Board on July 5, 1972, and as amended by the Independence Township Board from time to time. Outdoor storage of goods and materials in commercial and industrial districts shall be prohibited unless otherwise specifically permitted in this ordinance. And, where permitted, said storage shall be shielded from vehicular traffic and surrounding property by an opaque screening wall, greenbelt or berm. In residential districts there shall be no outdoor storage in the front and side yards.

- c. If a site has frontage on one roadway, the minimum frontage shall be 400 feet. If a site has frontage on two roadways, the total frontage of the two roadways may be counted. However, in no case shall the depth be less than 300 feet.

- d. All non-conforming lots of record shall have required side yard setbacks of at least one side of 5 feet, and a total on two sides of 15 feet.

- e. Two-family dwellings shall have a minimum lot area of 20,000 square feet per two-family unit. Where multiple family dwellings are permitted, a minimum of 10 acres shall be provided for such developments. In addition, the lot area for the first unit in any multiple-family development shall contain 15,000 square feet, plus the additional lot requirement per unit as listed below.

- |                     |                    |
|---------------------|--------------------|
| One bedroom unit:   | 6,000 square feet  |
| Two bedroom unit:   | 8,000 square feet  |
| Three bedroom unit: | 10,000 square feet |

- f. In no case may a mobile home be placed closer than 80 feet to a property line which is not a part of the same mobile home park, or to the boundary of property having another zoning classification. Said 80 feet may include the greenbelt and property constituting required setback pursuant to this ordinance.

- g. Site requirements for an MS District are as follows:

- (1) Repair, lubrication or washing facilities shall be provided wholly within the main structure.
- (2) Where an open space is used for storage, parking or sales purposes and is adjoining a residential district, separated only by an alley, or other accessway, a solid masonry wall with brick facing, not less than six (6) feet in height, shall be erected to screen the view and impede the noise of the station from the adjoining residential district.
- (3) Fuel pump islands shall be placed and used only inside the lot lines and shall be set back not less than eighteen (18) feet from any street line to which the pump island is perpendicular and twelve (12) feet from any street line to which the pump island is parallel, and not less than ten (10) feet from any residential boundary line; no servicing shall be permitted on any vehicle while said vehicle is resting wholly or partially on a sidewalk or on a public street or highway.



- (4) On all corner lots all vehicular entrances to or exits from any curb opening shall be set back a minimum of ten (10) feet from the corner property lines extended. All curb openings, whether on a corner lot or not, shall not exceed thirty-five (35) feet in width at the curb line, and thirty (30) feet at the property line. There shall be a minimum of thirty (30) feet measured along the property line between any series of driveways. On corner lots no driveway from a side street shall be less than twenty (20) feet from the rear property line as measured along the side street property line.
- (5) Motor Vehicle Service Stations shall be composed of the building housing the office of the facilities for servicing, greasing and/or washing, and the pumps for dispensing gasoline. Such facilities shall contain not more than five (5) pump islands. Any station designed for more than five (5) pump islands shall provide an additional land area of three thousand (3,000) square feet for each additional pump island.
- n. The distance between multiple dwelling units shall be not less than 1 1/2 times the height of the tallest of the two end structures. Where such units are spatially placed at right angles, the distances at the closest point of such units shall not be less than the height of the tallest structure.
- i. Where any O, C1, C2, C3, C4, ML or MH zoned premises adjoins residentially zoned property, at the time of construction a continuous, unperforated masonry wall with brick facing on both sides not less than six (6) feet in height shall be constructed along said boundary. Where such commercial development occurs on O, C1, C2, C3, C4, ML OR MH zoned property, separated from residentially zoned property by a public alley, said wall shall be located on the commercially used side of the alley. Screening walls shall be constructed in such a manner so as to permit an unobstructed view of approaching pedestrian traffic.
- j. The width and depth of lots at the highest and widest point of same shall conform to a width to depth ratio of 1 to 3 maximum.
- k. The width and depth of lots at the highest and widest point of same shall conform to a width to depth ratio of 1 to 3 1/3 maximum.
- l. The width and depth of lots at the highest and widest point of same shall conform to a width to depth ratio of 1 to 4 maximum.
- m. See Individual Zoning District Text.

## ARTICLE XXXI

## ADMINISTRATION AND ENFORCEMENT

Section 31.01. ENFORCEMENT. The provisions of this ordinance shall be administered and enforced by the Building Official or any other employees, inspectors, and officials as the Building Official may delegate to enforce the provisions of this ordinance.

Section 31.02. DUTIES OF THE BUILDING OFFICIAL. The Building Official shall have the power to issue permits and to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Official to approve any plans or any permits for any excavation or construction until he has inspected such plans in detail and found them in conformity with this Ordinance. To this end, the Building Official shall require that every application for a permit for excavation, construction, moving or alteration or change in type of use or the type of occupancy be accompanied by written statement and plans or plats drawn to scale, in triplicate, and showing the following, in sufficient detail to enable the Building Official to ascertain whether the proposed work or use is in conformance with this Ordinance.

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 buildings 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.

If the proposed excavation, construction, moving, or alteration, or use of land as set forth in the application are in conformity with the provisions of this Ordinance, and all other applicable ordinances, statutes and regulations, the Building Official shall issue a permit. The fact or allegation that a proposed use will effect a violation of a private contract, covenant, restriction, or other private agreement, shall not be a basis for a denial of a permit, where said use complies in all respects with the provisions of this Ordinance. If any application for such permit is not approved, the Building Official shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as waiving any provision of this Ordinance.

The Building Official is under no circumstances permitted to grant exceptions to the actual meaning of any clause, order, or regulation contained in this Ordinance, to any person making application to excavate, construct, remove, alter, or use either buildings, structures or land within the Township.

The Building Official is under no circumstance permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building Official.

Section 31.03. PERMITS. The following shall apply in the issuance of any permit.

1. Permits for construction, alteration, remodeling and repair. It shall be unlawful for any person to commence excavation for or construction of any building or structure, structural change, or repair in any existing building or structure, or move an existing building without first obtaining a permit from the Building Official. No permit shall be issued for construction, alteration, or remodeling of any building or structure until an application has been submitted in accordance with the provisions of this Ordinance and all other applicable ordinances, statutes and regulations, showing that the construction proposed is in compliance with the provisions of this Ordinance and with the Building Code.
- No plumbing, electrical, drainage or other permit shall be issued until the Building Official has determined that the plans and designated use indicate that the structure and premises, if constructed as planned and proposed, will conform to the provisions of this Ordinance.

2. Permits for New Use of Land. A permit shall also be obtained for the new use of land, whether presently vacant or a change in land use is proposed. This permit shall be issued by the Building Official and shall be subject to the provisions of this Ordinance and the Building Code.

3. Permits for New Use of Buildings or Structures. A permit shall also be obtained for any change in use of an existing building or structure.

Section 31.04. CERTIFICATES OF OCCUPANCY. It shall be unlawful to use or permit the use of any land, building, or structure for which a permit is required, and to use or permit to be used any building or structure hereafter altered, extended, erected, repaired, or moved, until the Building Official shall have issued a Certificate of Occupancy stating that the provisions of this Ordinance have been complied with.

1. Certificate Validity. The Certificate of Occupancy, as required for new construction of, or renovations to existing buildings and structures, in the Building Code, shall also constitute Certificates of Occupancy as required by this Ordinance.
2. 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 and all other applicable ordinances, statutes and regulations.
3. Temporary Certificates. Certificates of Temporary Occupancy may be issued for a part of a building or structure prior to the occupancy of the entire building or structure. If after inspection it is found that there has been compliance with all provisions of this ordinance and all other applicable ordinances, statutes and regulations, and provided that such Certificate of Temporary Occupancy shall not remain in force more than ninety (90) days, nor more than five (5) days after the building or structure is fully completed and ready for occupancy.
4. Records of Certificates. A record of all Certificates of Occupancy shall be kept in the office of the Building Official, and copies of such Certificates of Occupancy shall be furnished upon request to a person or persons having a proprietary or tenancy interest in the property involved.
5. Certificates for Accessory Buildings to Dwellings. Accessory buildings or structures to dwellings shall not require a separate Certificate of Occupancy but rather, may be included in the Certificate of Occupancy for the principal dwelling, building or structure on the same lot when such accessory buildings or structures are completed at the same time as the principal use.
6. Application for Certificates. Certificates of Occupancy shall be applied for in writing to the Building Official co-incidentally with application for building permits and shall be issued within ten (10) days after written notification of completion of the building, if it is found that the building or structure, or part thereof, or the use of the land is in accordance with the provisions of this Ordinance, and all other applicable ordinances, statutes and regulations. If such Certificate is refused for cause, the applicant shall be notified of such refusal and the reasons therefor within the aforesaid ten (10) day period.

Section 31.05. FINAL INSPECTION. The recipient of any building permit for the erection, construction, alteration, repair or moving of any building, structure or part thereof, shall notify the Building Official immediately upon the completion of the work authorized by such permit, for a final inspection.

Section 31.06. FEES. Fees for inspections, in an amount set from time to time by Township Board Resolution, and the issuance of permits or certificates or copies thereof, required or issued under the provisions of this Ordinance shall be collected by the Township Treasurer in advance of the issuance of such permits or certificates.

Section 31.07. AMENDMENTS. The Township Board may, after recommendation from the Planning Commission, amend, supplement or change the regulation or the district boundaries of this Ordinance pursuant to the authority and according to the procedure set forth in Act 184, of the Public Acts of 1943, as amended. Whenever a petitioner requests a zoning district boundary amendment, he shall be the owner in fee of the premises concerned or else have the owner in fee also subscribe to his petition, and shall submit a petition for rezoning to the Township Offices. Any applicant desiring to have any change made in this Ordinance shall, with his petition for such change, deposit the required fee as established by the Township Board with the Township Treasurer at the time that the petition is filed, to cover the publication and other miscellaneous costs for said change.

## ARTICLE XXXII

## BOARD OF APPEALS

Section 32.01. CREATION OF BOARD OF APPEALS. There is hereby established a Board of Appeals, which shall perform its duties and exercise its powers as provided by Act 184 of the Public Acts of 1943, as amended, in such a way that the objectives of this Ordinance shall be observed, public safety, morals and general welfare assured, and substantial justice done. The Board of Appeals shall consist of three (3) members as follows:

1. The first member shall be the Chairman of the Planning Commission.
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 and appointed by the Township Board among the electors residing in the unincorporated area of the Township, and shall serve for a period of one (1) year. An elected officer of the Township or any employee of the Township Board may not serve simultaneously as the third member or as an employee of the Township Board of Appeals.
4. The total amount allowed the Board of Appeals in any one year as per diem or as expenses actually incurred within the discharge of their duties shall not exceed a reasonable sum, which sum shall be appropriated annually in advance by the Township Board. Members of the Board of Appeals shall be removable by the Township Board for non-performance of duty or misconduct in office upon written charges and after a public hearing.

Section 32.02. MEETINGS. All special meetings of the Board of Appeals shall be held at the call of the Chairman, and regular meetings at such times as the Township Board may determine. All meetings of the Board of Appeals shall be open to the public. The Board of Appeals shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its findings, proceedings at hearings, and other official actions, all of which shall be immediately filed in the office of the Township Clerk and shall be a public record.

Section 32.03. APPEALS. An appeal may be taken to the Board of Appeals by any person, firm, or corporation, or by any officer, department, board or bureau affected by a decision of the Building Official. Such appeals shall be taken within such time as shall be prescribed by the Township Board by resolution, by filing with the Building Official and with the Board of Appeals, a Notice of Appeal, specifying the grounds thereof and the payment of a fee established by the Township Board.



The Building Official shall forthwith transmit to the Board of Appeals all of the papers constituting the record upon which action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Official certifies to the Board of Appeals after the Notice of Appeal shall have been filed with the Building Official that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed, provided, however, that, notwithstanding said certification by the Building Official, the Board of Appeals may grant a stay of proceedings.

The power or authority to alter or change the Zoning Ordinance or Zoning Map is reserved to the Township Board, as is provided by law.

The Board of Appeals shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.

**Section 32.04. NOTICE OF HEARING.** The Board of Appeals shall cause notice of each appeal which it has scheduled for hearing to be given to all persons to whom any real property within 300 feet of the premises in question is assessed, and to the occupants of all single and two family dwellings within 300 feet. The Notice shall be delivered personally or by mail to the respective owners and tenants at the address given in the last assessment roll. If the tenants name is not known, the term "Occupant" may be used. If the Notice is delivered by mail, an Affidavit of Mailing shall be filed with the Board of Appeals prior to the hearing. The Notice shall be made at least eight (8) days prior to the hearing. Said Notice shall state the time, place, date and purpose of the hearing. In addition, a Notice stating the time, place, date and purpose of the hearing shall be published in a newspaper of general circulation in the Township at least once not less than ten (10) days prior to such hearing.

**Section 32.05. POWERS OF BOARD OF APPEALS CONCERNING ADMINISTRATIVE REVIEW AND VARIANCES.** The Board of Appeals shall have the following specific powers and duties:

1. Purpose. To hear and decide appeals where it is alleged there is an error of law in any order, requirement, decision or determination made by Township Officials in the enforcement of this Ordinance, and to hear and decide appeals where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Ordinance so that the spirit of the Ordinance shall be observed, public health and safety secured, and substantial justice done.
2. Authorization. In hearing and deciding appeals, the Board of Appeals shall have the authority to grant such variances as may be in harmony with the general purpose and intent of this Ordinance, so that public health, safety, and welfare are secured, and substantial justice done, including the following:

- a. Interpret the provisions of the Ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the Zoning Map fixing the use districts, accompanying this Ordinance, where street layout actually on the grounds varies from the street layout as shown on the map aforesaid.

In case of any question as to location of any boundary line between zoning districts, the Board of Appeals shall interpret the Zoning Map after recommendation from the Planning Commission.

- b. 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 zoning district to a greater height or of a larger area than the district requirements herein established, and permit the location in any district of a public utility building or structure if the Board of Appeals shall find such use, height, area, building or structure reasonably necessary for the public convenience and service.
- c. Permit the modification of the off-street motor vehicle parking space or loading space requirements where, in the particular instance, such modifications will not be inconsistent with the purpose and intent of such requirements, after recommendation from the Planning Commission.
- d. Permit such modification of the height, lot area, yard setbacks, floor area and lot width regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape or size, or so located with relation to surrounding development or physical characteristics, that it cannot otherwise be appropriately improved without such modification, provided that modification of lot area regulations shall be permitted only in instances where the nature of the soil and drainage is such that there is sufficient area for safe water supply and sanitary disposal of waste (unless central water distribution and/or sanitary sewage are provided). Whenever the Board of Appeals determines that the same are necessary in order to render a decision, it may require the appellant to submit a topographical survey or the results of percolation tests certified by a registered engineer or land surveyor.

3. Conditions. The Board of Appeals, by majority vote, may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as ought to be made and to that end shall have all the powers of the Building Official from whom the appeal is taken.

**Section 32.06. STANDARDS.** In consideration of all appeals for variances, the Zoning Board of Appeals shall review each case individually as to its applicability to each of the following standards so that the proposed variance or new land use:

1. Will be of such location, size and character that it will be in harmony with the appropriate and orderly development of the surrounding neighborhood and applicable regulations of the zoning district in which it is to be located.
2. Will be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking and provisions for pedestrian traffic, with particular attention to minimizing pedestrian-vehicle contacts in residential districts.
3. Will be designed as to the location, size, intensity, site layout and periods of operation of any such proposed use to eliminate any possible nuisance emanating therefrom which might be noxious to the occupants of any other nearby permitted uses, whether by reason of dust, noise, fumes, vibrations, smoke, odors, and nuisances, as to intensity.
4. Will be such that the proposed location and height of buildings or structures and location, nature and height

of walls, fences and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

5. Will relate harmoniously with the physical and economic aspects of adjacent land uses as regards prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.
6. Is necessary for the public convenience at that location.
7. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
8. Will not cause substantial diminution to the value of other property in the neighborhood in which it is to be located.

**Section 32.07. BOARD OF APPEALS' APPROVAL.** The Board of Appeals may require the appellant to submit all necessary surveys, plans, or other information necessary for the Board of Appeals to investigate thoroughly the matter before it. The Board of Appeals may impose such conditions or limitations in granting a variance as it may deem necessary to comply with the spirit and purposes of this Ordinance.

**Section 32.08. APPROVAL PERIODS.** No order of the Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than six (6) months, unless a building permit for such erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board of Appeals permitting a use of a building or premises shall be valid for a period longer than six (6) months unless such use is established within such period; provided, however, that such order shall continue in force, and effect if a building permit for said erection or alteration is obtained within such period, and such erection or alteration is started and proceeds to completion in accordance with such permit.

#### ARTICLE XXXIII

##### INTERPRETATION AND APPLICATION

**Section 33.01.** 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, comfort, morals, prosperity, and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any ordinance, rules, regulations, or permits previously adopted or issued, and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises, and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces, or larger lot areas than are imposed or required by such Ordinance or agreements, the provisions of this Ordinance shall control.

#### ARTICLE XXXIV

##### VIOLATIONS AND PENALTIES

**Section 34.01.** Any person, persons, firm or corporation, or anyone acting in behalf of said person, persons, firm or corporation, who shall violate any of the provisions of this Ordinance, or who fails to comply with any of the regulatory measures or conditions of the Board of Appeals, or the Township Board, adopted pursuant hereto, shall upon conviction thereof be subject to a fine of not more than Five Hundred (\$500.00) Dollars and the costs of prosecution or, in default of the payment thereof, by imprisonment in the County Jail for a period not to exceed ninety (90) days, or by both such fine and imprisonment in the discretion of the Court. Each day such violation continues shall be deemed a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

Uses of land, and dwellings, buildings, or structures, including tents, trailer coaches and mobile homes, used, erected, altered, razed, or converted in violation of any provisions of this Ordinance, are hereby declared to be a nuisance per se. The Court may order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, trailer coach, mobile home, or land may be adjudged guilty of maintaining a nuisance per se.

#### ARTICLE XXXV

##### CONFLICTING PROVISIONS REPEALED

**Section 35.01.** All other ordinances and parts of ordinances in conflict with this Ordinance to the extent of such conflict and no further, are hereby repealed. The Zoning Ordinance No. 51, for the Township of Independence, Oakland County, Michigan, effective Jan. 17, 1975 and as amended, is specifically repealed in its entirety, provided, however, that all provisions of said Ordinance No. 51 pursuant to which Ordinance violations have been issued prior to the effective date of this Ordinance shall remain enforceable exclusively with respect to said ordinance violations, and shall remain so enforceable until final adjudication of the respective ordinance violation cases shall occur, and, provided further, that Section 10 of said Ordinance No. 51 shall not be repealed and shall be effective and applicable exclusively and only with respect to developments in the Township to which approval of an application under said Section 10 have been heretofore granted by the Township.

#### SEVERABILITY

**Section 36.01.** This Ordinance and the several articles, sections, paragraphs, provisions and clauses of this ordinance are hereby declared to be severable, and in the event that any article, section, paragraph, provisions, clause, phrase or word of this ordinance shall be held void, ineffectual, or unconstitutional, by a court of competent jurisdiction, said holding shall not affect the validity and effectiveness of the remaining articles, sections, paragraphs, provisions, clauses, phrases or words of this ordinance, provided, however, that in the event that Section 23.06.1, 23.06.13, 23.06.14 or 23.06.15, or any combination or provision(s) of said sections, shall be finally adjudicated to be invalid by a court of competent jurisdiction, Section 23.02.2 and all provisions in this ordinance permitting and relating exclusively to retirement community development shall be void and of no effect, and the remaining provisions of this ordinance shall remain in full force and effect, and, provided further, that in the event that actual construction and development of a retirement community, in whole or in part, shall have taken place prior to the date upon which the said retirement community provisions may be invalidated, as aforementioned, all provisions of this ordinance permitting and relating to the development and operation of a retirement community which have not specifically been finally adjudicated to be invalid by a court of competent jurisdiction shall remain in full force and effect exclusively with respect to said previous construction and development.

#### ARTICLE XXXVII

##### ENACTMENT AND EFFECTIVE DATE

**Section 37.01.** The provisions of this Ordinance are hereby declared to be immediately necessary for the preservation of the public peace, health, safety, and welfare of the people of the Township of Independence, and are hereby ordered to be given immediate effect from and after the date of its passage by the Township Board and subsequent publication as required by law.



