



LEAPING LILY!—Touted as the world's largest blossom, this Sacred Lily lived up to its name for members of Wayne Loontjer's fifth and sixth grade science class at St. Paul's Lutheran School. The plant was given to the class by Mrs. Lorraine Stauffer of Northville, whose daughter, Susan, is pictured above with Tamara Schlitters. The plant just recently blossomed after being in the classroom since last December.

Waits Millage Explanation

City Holds Fire

Northville City Council shelved a resolution opposing a county tax proposal Monday night.

Decision to table the resolution came following promise by County Commissioner Mary Dumas to arrange for a public hearing on the tax proposal.

The hearing, she said, very likely would be held in the Livonia area...possibly at Schoolcraft Community College as suggested by City Attorney Philip Ogilvie.

The county proposal (made by Board Chairman Robert FitzPatrick) suggests a special one-mill levy for purposes of raising money for beefed up police protection on both a county and local level.

If approved, the levy would raise \$13.5 million annually. Of this amount, 80 percent of the revenue—or about \$10.5 million—would be returned to the 43 cities and townships in the county.

The county would retain the remaining monies, according to FitzPatrick, to help finance its "county law enforcement and related activities."

Mrs. Dumas in her explanation to Northville councilmen Monday, said the county money would be used to sustain criminal justice programs which presently are being supported by federal monies. When these supporting grants run out, she said, the programs will either have to be abandoned or supported by tax monies.

Among the various kinds of programs

involved, she explained, is the new police helicopter surveillance force, police cadet program, community service officers, drug task force, etc.

Emphasizing that she is not campaigning for the proposal, which must yet be approved by the entire board of commissioners if it is to be placed on the ballot, Mrs. Dumas suggested that councilmen and Northville citizens might better be able to make a decision if it heard facts about the program explained at a public hearing.

"Frankly, I believe there is little chance this proposal will even get on the ballot," the commissioner said. She said she does not like the suggested formula—based on population and property valuation—that would return less money proportionately to Northville and Livonia than to other communities such as Detroit.

Concerning Councilman Paul Folino's expressed fear that part of the money would be used to subsidize the road patrol service, Mrs. Dumas said none of the money would be used for this purpose. She suggested that this service, which presently goes to five townships (including Northville) but not to cities, very likely will be ended with the next budget.

"I wouldn't support a (millage) proposal if it didn't earmark the use of funds," she declared.

Mayor A.M. Allen echoed sentiments of other council members when he suggested the 80-percent return to the local level appears to be a device used by the county to get local communities to support tax money for the county.

"Doesn't this put the local communities in the position of hiding behind the county?" he asked. "I'd rather go directly to the people for ourselves than let the county do the asking."

Mrs. Dumas agreed, pointing out that some local communities are indeed chary of going to people with their own propositions and therefore are supporting the county proposal.

She confirmed a suspicion of Councilman Paul Vernon that the one mill county proposal could be used by townships to raise additional revenues to avoid going to voters for a specific local tax hike. However, she emphasized that the money could only be used for police related programs.

Until Mrs. Dumas' appearance before the council, members were prepared Monday to enact a resolution opposing the county proposal. That resolution, prepared by Ogilvie, now has been placed on a back burner.

The council earlier went on record in opposition to placement of the county proposal on a special election ballot. If the election must be held, they argued, it should be held at a regular election to save election expenses.

Dr. Yudashkin Hears Gripes

Neighbors of Northville State Hospital will have an opportunity later this month of carrying their complaints about "walkaways" right to the director of the Michigan Department of Mental Health.

A spokesman for the homeowners group representing residents in the vicinity of the hospital disclosed that a meeting with Dr. E. Gordon Yudashkin, department director, and Hospital Superintendent Dr. Richard Budd will be held Tuesday, March 19.

The meeting will be held in the hospital chapel at 7 p.m.

Dr. Yudashkin offered to meet with local citizens when contacted last week by The Record on behalf of homeowners in the area. He said attempts to resolve the problem of patients wandering from the hospital grounds onto private property will be made.



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The Northville Record

IF IT'S NEWS...AND IT HAPPENS IN NORTHVILLE...YOU CAN READ IT IN THE RECORD

Vol. 103, No. 42, Three Sections, 30 Pages, Plus Supplement

Thursday, March 7, 1974—Northville, Michigan

15c Per Copy, \$6 Per Year in Advance

Northville Annexation Petitions Filed Again

Annexation petitions containing more than 1,000 signatures were to be filed in Lansing this morning.

For the second time within two years, the Michigan Boundary Commission is being asked to annex all of Northville Township to the City of Northville.

Most of the petitions were circulated over the weekend. They contain signatures of registered property owners in both the city and township, according to one of the 60 petitioners.

Under the law less than 200 qualified signatures were necessary for formal presentation to the boundary commission. Two years ago when annexation petitions were first presented to the commission they contained 350 signatures.

Thursday was the first date that new petitions could be filed. The law requires a two-year wait between the first filing and another.

Presumably, the same procedure that occurred two years ago will occur again now.

If the commission finds sufficient numbers of qualified signatures from both the city and township on the petitions, it will call for a public hearing on the annexation question.

After hearing arguments from proponents and opponents of annexation, the commission will rule in favor or against annexation. Then, unless citizens petition for an election, the decision of the commission becomes final at a specified date. If the commission's decision favors annexation, and no election is held, the decision automatically unites the city and township. If an election is held and voters turn down annexation the electorate's decision supersedes that of the boundary commission.

That's what happened the last time. Annexation petitions were filed, a hearing held, the boundary commission ruled in favor of annexation, citizens petitioned for an election, and the voters defeated the proposal last May.

To pass, the annexation question needed to be approved by the majority of voters in both the city and the township. It was approved in the city and narrowly defeated in the township.

Annexation was rejected in the

Continued on Page 12-A

Nisun Asks 73% Increase

Proposed township police department budget, reflecting a 73-percent increase over the current year, was presented to Northville Township board members Monday night by Chief Ronald Nisun.

Totaling \$122,616, the budget calls for hiring three additional patrolmen, thereby increasing the department to six patrolmen and a chief. "We cannot get by with any less," Nisun said.

Board members took no action and did not discuss the proposed budget for the police department, the first department budget considered during the board's budget talks.

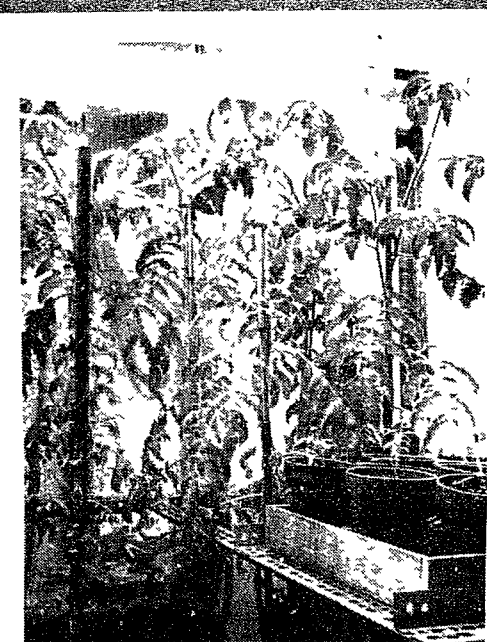
With the police budget the first received by the board, no estimate of total township expenditures for the 1974-75 has been made.

Although board members have not discussed total anticipated revenue, they have said the one mill township tax levy is expected to produce \$70,000.

A second budget session has been tentatively set for 7:30 tonight (Thursday) to discuss budgets for other departments. As of Tuesday afternoon, no other departments had

Continued on Page 12-A

NEWS BRIEFS



Grows 4-Footers

See Page 9-A

PROPOSED LEASE agreement between Northville Township and Wayne County for two Child Development Center buildings received approval Monday from the Ways and Means Committee, County Commissioner Mary Dumas reported. The agreement now goes before the full board of the county commissioners for the facilities the township is seeking to use as a township hall and fire station.

NORTHVILLE has been paired with Cassopolis for Mayors Exchange Day during Michigan Week, May 18-25, it was disclosed this week.

BETTING IS UP 12.4 per cent for the first 23 nights of the current harness racing meet ending March 20 at Northville Downs. Total mutuel handle through last Saturday was \$6,938,793, an average of \$301,687 nightly. Last year the average handle per night for the same period was \$268,507. Attendance is also up, but only 3.5 per cent.

'But Worse to Come!'

Gas Pinch Here Eases

"If you think February was bad just wait until late March," a spokesman for one of Northville's service stations warned this week.

"It's already so bad we could pump our whole month's supply in one day."

Although long lines of waiting gasoline customers were gone this week, the supply situation remained critical at most stations, The Record learned.

Most stations were pumping an allotted daily amount of gasoline and then locking their pumps. Most were turning off their pumps about noon.

Customers were being limited to from \$2 to \$5 purchases at local stations.

One manager declined to discuss the situation at his station, pointing out that a friend in Plymouth "got into a lot of trouble with his supplier for talking. I can't take the chance and tell you what's happening."

Here briefly is what is being reported at four of the local stations:

Asher Pure—was down seven days in February. The March allotment is in but the supply has been reduced. Sales are being limited to \$3 daily.

Cal's Gulf—out of gas nearly two weeks last month, closed entirely several days. Has a limited supply now, but operating hours have been trimmed to 7 a.m. to 5 p.m.

Northville Shell—closed 12 days last month; cut to 70-percent of last year's supply. Pumping a limited March supply now, with a quota of 1200 gallons Monday through Thursday and 2,000 gallons on Friday. Usually runs out about noon each day.

Phil's Pure—was given only half of its March supply and half of this is already gone. "Last week while the tanker was here, we were pumping out the gas as fast as the tanker could pump it in." Pumps were down about half of the entire month of February.

Hours have been cut to 7 a.m. to 6 p.m., but the station usually reaches its quota in a couple of hours and then locks the pumps. Customers limited to \$2 worth of gas.



Cars lined up for more than a block along Northville Road near Seven Mile last week as motorists waited their turn to buy scarce gas

Sees Late-Summer Start

Maybury Manager Looks Ahead

The energy crisis is going to have a real bearing on the development of Maybury State Park, the state's new urban park in western Northville Township.

No one is more aware of the fact than Robert Remer, park manager, who reported last week that he has had 7,000 telephone calls and 4,500 persons at the door of his combined home-and-office on Beck Road.

Such close-to-home activities as picnicking, hiking and bicycling are of interest to those wishing to use the park, which is not yet open to the public.

Speaking to members and guests of Northville Woman's Club last Friday, Remer said he expects that some portions of the park will be open by late summer.

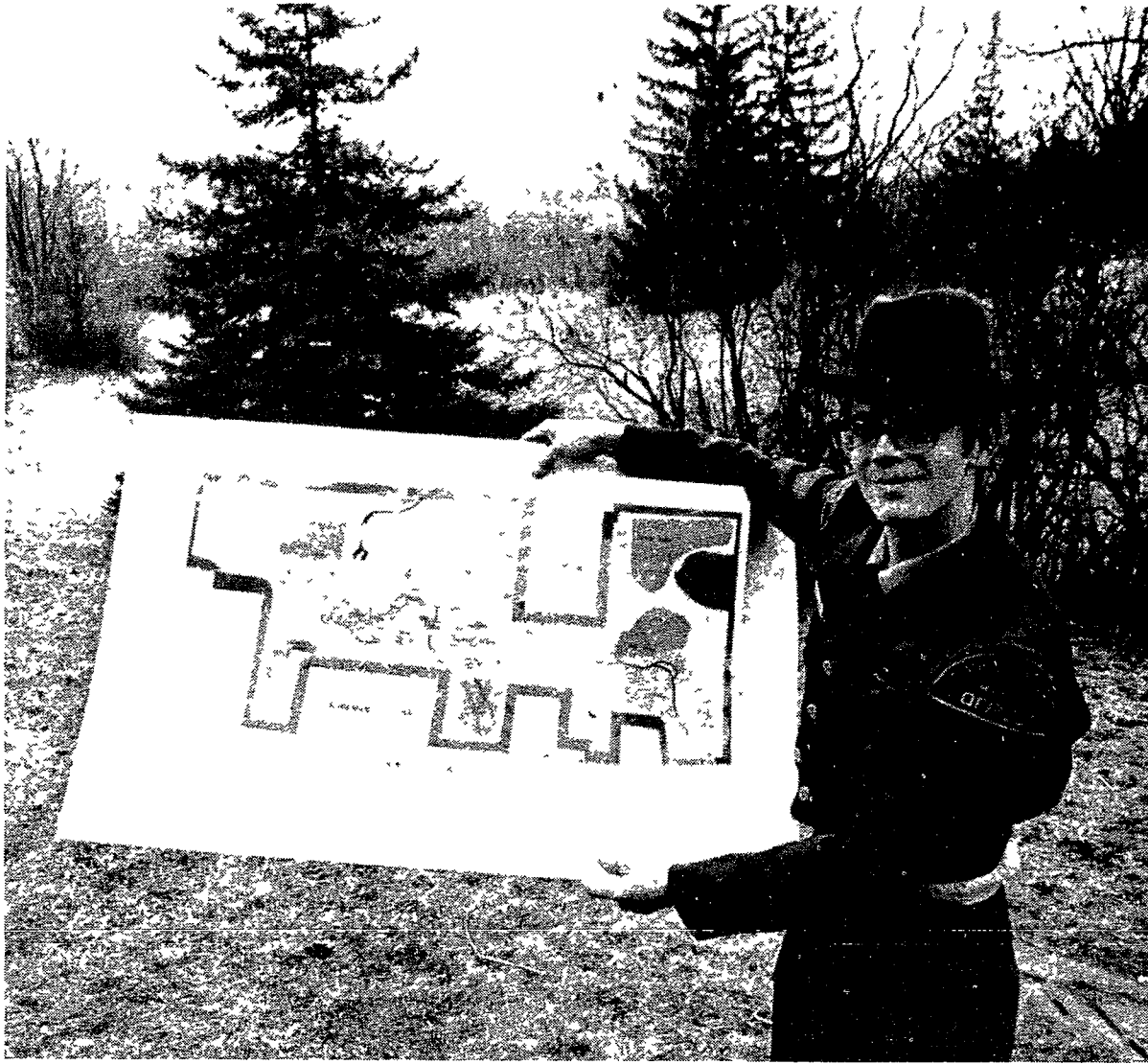
Designed for senior citizens, the young and the handicapped, Maybury, he said, should not be over-developed. At maximum, he continued, the two parking lots planned off the Eight Mile Road entrance are to accommodate 1,000 cars.

This number of cars, he explained, projects to 4,000 people. He added that he had seen this many arrive in an hour at some parks. Some of the people, he also pointed out, will be coming by reservation for reunions or ball games.

Remer displayed a new map of projections for the area, stressing that plans can change as demands vary and that priorities have not been established. He expects to have more definite information following a meeting in Lansing this week of the Natural Resources Commission.

The map shows screening and buffer zones edging the area. Remer indicated that rubble is being piled behind the Little Red Schoolhouse on Eight Mile Road intentionally to create a hill for planting-screening.

As most residents have seen, Remer said, the fencing



MAYBURY PROJECTION—Standing by some of the natural woodland he plans to preserve, Maybury Park Manager Robert

Remer displays a new projection of plans for Maybury State Park in Northville Township.

project at Maybury is complete except for one area on Seven Mile Road where there is a possibility of adding private property to round out the park boundary.

Three former Maybury Sanatorium buildings still are to be demolished, Remer said. The former children's

building, built to three-quarter scale, he reported, had been so vandalized that it was impossible to preserve it. He added that it was extensively photographed so that, in the distant future, it can be reconstructed.

At present, he said, workers are trying to find former sewer systems on the grounds.

In the near future he is hoping to have several trails started, including the beginning of a bicycle one. He expects that by next winter there will be winter sports at the park.

Referring to recent news stories that a bicycle trail may be developed at Maybury connecting the park with Hines Parkway and Huron-Clinton Metropolitan Park, Remer pointed out problems.

"How can we build a gate at the old Seven Mile-Beck Road entrance," he questioned, "that will admit bicycles but keep out motorcycles, trail or minibikes and horses?"

No solution yet has been found to open this entrance. Horses, too, have been discussed. Remer said that present plans do not include horseback trails although administrators are aware that horse-owning residents had been in the habit of riding

in the area before it was closed.

He envisioned riding to a limited degree, perhaps in a block section of the park. Snowmobiles are not in the plans either, he continued, although he said there had been consideration of having an educational training course for their operation in the future.

Pointing out that the Maybury property has areas along Beck Road that are "ideal for a natural preserve," an artesian well and ponds, Remer stressed that "we don't want to destroy too much of what we have."

While a golf area, probably with a Par Three, and an athletic field are planned, he said, it is hoped they can be constructed without eliminating woodland.

Also planned is a "living farm," which temporarily may be located west of the

Little Red Schoolhouse where a barn already exists on the property.

Originally, he said, the farm was to be in the eastern area where a house now stands. The house, built in 1857, he revealed, has caused conflict with the state historical commission which would like it preserved.

Picnic areas are among the immediate considerations, Remer said, and will be in the central area of the park in perhaps three or four locations.

Included in the planning are trails for the blind, which Remer pointed out "aren't found anywhere else."

In the realm of state parks, Remer continued, "Maybury is a different story." He explained that he knows of no other state park which has had such immediate consideration of its plans and so much money provided.

Money, personnel and equipment all are needed to develop Maybury, he said, with many details, including deciding if there is need for parking permits, still to be worked out.

Remer said that ideas and suggestions of local residents are being forwarded by him "through the chain of command" and are welcome.



In Our Town

By JEAN DAY

WHAT DO YOU say to a movie star?

What do you do with a barracuda?

Answers to these questions have added excitement to winter vacations of travelers returning with tales of adventure as well as glowing sunbans.

The movie actor is Robert Redford, currently starring in "Jeremiah Johnson" and "The Sting." He stopped beside a pretty Northville coed and invited her to ski at Snowmass, saying "You're too beautiful to be skiing alone."

The Northville girl is Linda Sepp, who is combining skiing she loves with a job. The June 1973 graduate of Michigan State University is in charge of reservations at Snowmass near Aspen, Colorado.

Because a ski pass is part of her salary, Linda was on the slopes at noontime during her lunch break when Robert Redford appeared.

It was through a sorority sister that she found the job at Snowmass last November. Initially she intended to stay only a short time. It's been so exciting that she now is planning to be there through April, the end of the ski season.

Linda's family, the Edward Sepps, 46108 Fönnor Court East, reports she may also be eligible for a reward. At the resort she recognized someone who resembled a picture in the Denver papers. The man, wanted for shooting a Denver policeman, was taken into custody and is awaiting trial.

All the Sepps are skiers. Her father presently is vacationing and skiing with Linda at Snowmass.

JODY AND PAM Hove, daughters of the Orin Hoves, returned Sunday from a week of skiing at Snowmass. They were with the Larry Robertsons, former Northville neighbors now living in Grand Blanc.

Jody was on recess from nursing classes at Nazareth College in Kalamazoo. The trip was a first flight for Pam.

In the Aspen area the girls were planning to visit another Northville High student, Sandy Bacsanyi, who went west following graduation in January and plans to spend nine weeks in Colorado skiing.

A **BARRACUDA**, a black-fin tuna and a shark were among the "catch" of three Northville couples who chartered a boat, the "Shangri-La," at St. Thomas to cruise in the British Virgin Islands for 10 days.

The Jack Dohenys, Richard Booms and William Tuckers had planned the February vacation for a year since it was necessary to book the charter that far in advance. Because the charter boat was a tri-maran, Mrs. Booms explains, it was able to cruise close to small islands most visitors don't see.

The barracuda, she adds, was bait

for the shark. The shark, in turn, was given to a Portuguese family to use as bait for lobster. The family hosted a lobster dinner for the travelers.

Before boarding the charter, they rented a condominium for a week in St. Thomas.

'ANOTHER CHARTER group of 12 returned last Saturday after cruising the British Virgin Islands for eight days on the sailing vessel, "The Maverick."

The sailors were Dr. and Mrs. H.G. Godfrey, the Robert Hallams, Andrew Smiths and the Charles Elys with Dr. R.G. Wetterstroem and his son, Tom, a Northville High freshman. Completing the group were Mr. and Mrs. William Bedo of Livonia.

They flew to Miami and then to St. Thomas to board the sailing ship. "The Maverick," Mrs. Godfrey relates, dropped anchor often in island coves so they could snorkel and swim. At Camille Bay they swam near the Rockefeller estate.

Before returning, the Godfreys visited her sisters in Fort Myers and Cape Coral. Her sister at Cape Coral is Mrs. Harry Smith, whose husband is former principal of Main Street Elementary School. The Smiths moved to Florida following his retirement.

The Elys went on to Texas to visit the Harold Blooms. The Blooms are at Port Isabel, South Padre Island, Texas, until late this month.

They had been warned of the gas shortage in the south by the George Millers who returned from a vacation at Sanibel Island, Florida.

Mrs. Miller, who collected the shells for which Sanibel Island is noted, relates that they flew to Tampa where they rented a car to get to Sanibel. In order to get gasoline to return to Tampa, she says, her husband had to sit in a line of cars from 6:30 to 11 a.m.

Other Sanibel vacationers at the same time were the John Millers. The Charles Elys also stopped there before flying to St. Thomas for their charter.

HAWAII already has gas controls with gas tanks being filled on odd-and-even days by license numbers, according to Mrs. E.O. Weber. She and her husband returned Saturday from two weeks in Hawaii.

They toured the Outer Islands, staying overnight on several.

BACK FROM TUCSON, Arizona, where they vacationed for 17 days are Mrs. Oscar Hammond and Mrs. Charles LeFevre. They visited the Joe Litsenbergs, who are wintering there, and also saw Mr. and Mrs. Howard Green, former Northville residents.

Mrs. Hammond visited her niece and her husband, the Aubrey Gates. They were guests at a reunion of retired Michigan Bell employees at Apache Junction. Included in their sightseeing was the national observatory at Kitt Peak.



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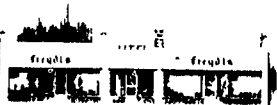


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She Will Make Goodwill Report

Mrs. Herbert C. Path of Jamestown Circle will be among members making reports at the meeting of the Women's Association of Goodwill Industries in Detroit March 13.

The meeting will follow a donation luncheon at 12:15 p.m. Mrs. Path, chairman of the group's Valentine Card Party-Book Review, will report on the event.

Sergeant Ernest McMahon of the 16th Precinct Police Task Force on burglary, an 18-year veteran of the Detroit Police Department, will speak on "Detroit Is a Great Place to Live."



124 E. Main — Northville

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HAIR DRESSING

'Peter Pan' Boasts Large AAUW Cast

"Peter Pan" and all his funny and fierce friends from Neverland will come to life for hundreds of area children this weekend when the Plymouth branch of the American Association of University Women stages its 14th annual children's play.

The five-scene production will be presented at 10 a.m., 1 and 3 p.m. Saturday in Northville High School auditorium.

Tickets for the three performances will be sold at 60 cents each as long as they are available at Del's Shoe Store, 153 East Main Street. Telephone orders are being taken by Nanci Olgren, 349-6432.

Director Joan Davis points out that "Peter Pan" has the distinction of having the largest cast in AAUW children's theater history with 33 speaking parts. "Because of the sheer number involved," she adds, "this year's production

probably is one of the group's most ambitious undertakings in terms of costuming, make-up and properties."

"Tinkerbell," Pan's flying, elfin companion, was one of the biggest casting problems, according to Mrs. Davis, who says the solution will "surprise and delight" young audiences.

Heading the cast will be Nancy Deck as Peter Pan, Lois Andres as Captain Hook and Chris Timochuk as Wendy. The rest of the Darling family will be played by Sharon Flowers, Joan Anderson, Sally Rowland, Linda Willing and Joyce Reeder.

Club to Meet

Northville Camera Club's meeting at 7:30 p.m. next Wednesday, March 13, will be hosted by Miss Elizabeth Beard, 41215 Eight Mile Road. The club now is meeting in members' homes.

The program will be "Tops for 1974."



PATRICIA SIMS



REBECCA WAGEMAN

Engagements Told

PATRICIA SIMS
Mr. and Mrs. Kenneth H. Sims of Greenville, Michigan, announce the engagement of their daughter, Patricia Marie, to John Michael Hanley, son of Mr. and Mrs. George P. Hanley of Rochester, Michigan, formerly of Northville.

The bride-elect, a 1970 graduate of Greenville High School, is a senior at Michigan State University in interior design. Her fiancé, a 1969 Rochester High graduate, is a senior in operations management at MSU.

A July 6, 1974, wedding at St. Charles Church in Greenville is planned.

REBECCA WAGEMAN
Announcement of the engagement of Rebecca Ann Wageman to Kim Robert Reh is made by her parents, Mr. and Mrs. Glenn E. Wageman, 360 East Cady Street.

He is the son of Mr. and Mrs. Robert Ronald Reh, 42801 Waterford Road, Northville.

Becky expects to be graduated from Northville High School in June. She is employed at the Northville branch of Manufacturers National Bank. Her fiancé, a June, 1973, Northville High graduate, is a draftsman for Ford Motor Company of Dearborn.

News Around Northville

W.C. Becker of Northville is among 40 faculty artists at Wayne State University whose work is on display in the community arts gallery, Cass and Kirby avenues, from March 10 through March 31 during the 1974 WSU faculty exhibit.

More than 100 works are being shown by the art and art history faculty, many of which are available for purchase. Hours are 9 a.m. to 9 p.m. weekdays and 1 to 5 p.m. Saturday and Sunday.

Northville Senior Citizens Club will hold a business meeting and program at 7:30 p.m. Tuesday at the Scout-Recreation building, 125 Cady Street.

Herbert Henstock, a King's Mill resident, will show slides of Agawa Canyon in Canada as well as local-interest slides.

"Ecology Around the House" will be the subject of the meeting of the Northville branch of the Woman's

National Farm and Garden Association at 12:30 p.m. Monday at the home of Mrs. Rahsan Anisoglu, 18126 Shadybrook.

The program will be presented by Mrs. J.J. DeMott and Mrs. James vanBuren, co-owners of the Eves Art Forum.

March 29 and 30 are the dates set for the rummage sale of the Women's Association of Northville First Presbyterian Church. It will be held from 9 a.m. to 6 p.m. on the Friday and from 9

a.m. to noon on the Saturday.

The committee adds that all remaining clothing at the end of the sale will be offered Northville State Hospital.

The 1974 Easter Seal campaign in the Northville area will begin this week and run through Easter Sunday, according to Hugh M. Archer, Wayne County general chairman.

The drive is to consist of "neighbor-to-neighbor" solicitations, selected mailing appeals, a "coffee day" in many restaurants and in

some communities a Lily Day parade.

In Wayne County 530 persons have been aided by the Easter Seal Society, receiving financial assistance, loans of such equipment as wheelchairs and occupational therapy in three centers. The society also runs a summer day camp for handicapped youngsters.

A macrame project and an ingathering to complete its hygiene drive at Northville State Hospital are planned for the meeting of Western Suburban Junior Woman's Club at 8 p.m., Monday, March 11, at Sword of the Spirit Lutheran Church.

Assisted by Mrs. Jean Bachelder, coordinator of volunteer services at the hospital, the club has planned a hygiene drive to provide patients with such necessities as soap of the fragrant commercial brands rather than institution-type supplied.

At Monday's meeting Mrs. Carolyn Kleinsmith will teach members how to macrame a belt with the project to be completed during the evening

Community Calendar

TODAY, MARCH 7

Wixom City Council special session, 7:30 p.m., council chambers.

Parent, Teacher, Student Organization (PTSO), 8 p.m., Northville High.

Northville Steering Committee, 12:30 p.m., 10857 Brookwood, Plymouth.

Novi Chamber of Commerce, 7 p.m., Saratoga Trunk.

Northville Cooperative Nursery, 8 p.m., 125 Cady.

Northville China Decorators, 10 a.m., Plymouth Credit Union.

Northville Senior Citizens Club, noon, Kerr House.

VFW Junior Girls, 7 p.m., VFW Hall.

Novi Rotary, noon, Saratoga Trunk.

Northville-King's Mill Civitan Club, 8 p.m., clubhouse.

Highland Lakes Women's Club, 9:30 a.m., clubhouse.

Northville Weight Watchers, 7:30 p.m., Presbyterian Church.

FRIDAY, MARCH 8

Senior party organizational meeting for parents, 8 p.m., Northville High.

Northville Council 89, 7:30 p.m., Masonic Temple.

SATURDAY, MARCH 9

AAUW play, "Peter Pan", 10 a.m., 1 and 3 p.m., Northville High.

MONDAY, MARCH 11

Novi City Council, 8 p.m., school board offices.

Northville Board of Education, 8 p.m., board offices.

Novi Community Band, 7-9 p.m., high school.

Northville Branch, WNFGA, 12:30 p.m., 18126 Shadybrook.

Alpha Nu, DKG, 6 p.m., Hillside Inn.

Northville Lodge 186, 7:30 p.m., Masonic Temple.

TOPS, 7:30 p.m., 125 Cady.

TUESDAY, MARCH 12

Northville Township Board, 8 p.m., township offices.

Wixom City Council, 8 p.m., council chambers.

Northville Senior Citizens Club, 7:30 p.m., 125 Cady.

Northville Rotary, noon, Presbyterian Church.

Novi Boy Scout Troop 54, 8 p.m., Novi Methodist Church.

King's Mill TOPS, 7 p.m., clubhouse.

Novi Weight Watchers, 7 p.m., Living Lord Lutheran Church.

WEDNESDAY, MARCH 13

MACLD (learning disabilities children) 7:30 p.m., Plymouth Pioneer School.

Junior Entertainment Series film, 2:45 p.m., Cooke cafeteria.

Northville Camera Club, 7:30 p.m., 41215 Eight Mile.

Northville Senior Citizens Club, cards, 1-5 p.m., Kerr House.

Northville Eagles, 8:30 p.m., 113 Center.

THURSDAY, MARCH 14

Northville Town Hall, 11 a.m., Thunderbird Hilton Inn.

VFW Anti-Crime Seminar for Businessmen, 10 a.m., VFW Hall.

Novi Parks and Recreation Commission, 8 p.m., high school.

Christian Women, noon, Mayflower Meeting House.

Wixom Senior Citizens, 11 a.m.-3 p.m., Wixom Elementary.

Scout Troop 731, 7:30 p.m., Northville Methodist Church.

Transactional Analysis

'OK' Book Is Basis For T-H Talk



J. A. BROWNE

An introduction to transactional analysis will be given members of Northville Town Hall at the third lecture in the 1973-74 series at 11 a.m. next Thursday, March 14, in the Thunderbird Hilton Inn.

J. A. Browne, a professional social worker, native Kentuckian and a former teacher and clergyman, will focus his presentation on the best seller, "I'm OK, You're OK" by Dr. Thomas Harris.

Transactional analysis is defined as "the study of transactions between people" using a theory of personality developed by Dr. Eric Berne which labels the components of personality as parent, adult, child.

The speaker received his MSW degree from Ohio State University in 1963. He presently is a lecturer in the department of psychiatry at McMaster University and is on the staff of the Hamilton Psychiatric Hospital where he is coordinator of mental health programs for a southern Ontario county.

He also has had extensive experience in working with families and children, having directed the program of a family and children's service agency. He has done group therapy with delinquent children and has organized the elderly for social action.

He served as chairman of the Kentucky commission on children and youth from 1965-68. He is a former board member of the United States National Committee for Day Care.

The Town Hall committee reports that luncheon tickets are "going well" and that reservations should be made by this Friday with Mrs. Richard Booms.

Girl Scouts Mark Week

National Girl Scout Week will be observed locally with displays in store windows, special church services and an all-troop Scoutingarama.

Sunday, March 10, Girl Scouts will be recognized at the 8 a.m. service at Our Lady of Victory Church and at the 11 a.m. service at Northville First Presbyterian Church. They will attend in uniform.

Senior Girl Scouts will host a program Saturday, March 16, from 2 to 4 p.m. in the Northville High School gymnasium, called "Happiness Is—." Jackie Gray, a senior scout, is chairman. All scouts from Brownies to Seniors are invited to participate by presenting skits, demonstrations or setting up display booths.

Senior leaders assisting with arrangements are Mrs. Flossie Wheaton and Mrs. Ellen Wilson.

Gus Kolb Celebrates 90 Years

Gus Kolb, one of Northville's senior citizens who still drives his own car and annually plants a vegetable garden at his home on Franklin Road, was honored Saturday at a 90th birthday celebration.

Forty friends and relatives attended the dinner party in the banquet room of the Tack

Room, with some coming from Houghton Lake, Kalamazoo, Albion and Jackson.

Among those present were his wife; his daughter and her husband, the Philip Chases; his son and his wife, the Thomas Curis, and five grandchildren.

A highlight of the surprise

event was a cake inscribed, "Happy 90th Birthday." Mr. Kolb has been a Northville resident for 23 years and always has had a garden and fruit trees, which his son now helps in spraying.

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'Everybody's Irish'

"Everybody's Irish come next Saturday," says Our Lady's League of Our Lady of Victory Church in announcing its St. Patrick dinner dance to be held March 16 at Farmington Holiday Inn.

A gourmet buffet will be served from 8 to 9 p.m. following cocktails at 7 p.m. Door prizes are planned.

"You don't necessarily have to wear green to enjoy

the music of the Musicales," adds the league. They are playing for dancing from 9 p.m. to 1 a.m. Tickets for the annual event are \$25 a couple or \$12.50 each.

For tickets or information call Mrs. Norman Faustyn, 349-9962, or Mrs. Francis Korte, 349-2032. Tickets have just gone on sale this week and are for parishioners, friends and relatives

Announce Birth

Mr. and Mrs. James (Barbara) Clinansmith of Curtis Road (Northville) announce the birth of a son, Andrew James.

Andrew was born February 22 at St. Joseph Mercy Hospital and weighed nine pounds, eight ounces on arrival. He joins a sister, Carrie, age three, at home.

Maternal grandparents are Mr. and Mrs. William Miner of Wixom.

Paternal grandparents are Mr. and Mrs. Arthur Clinansmith of Northville.



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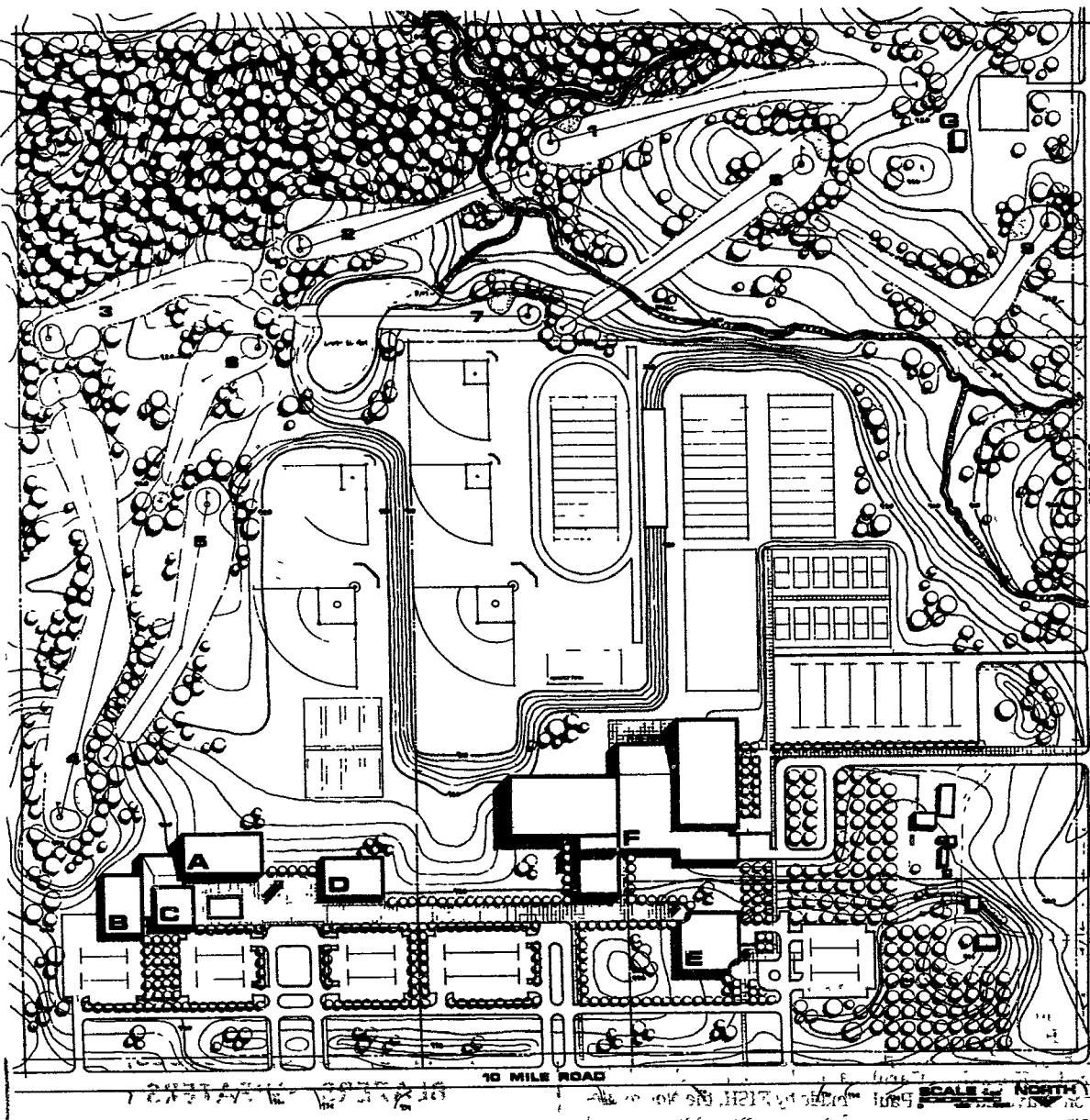
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Reveal Master Plan for Civic Center



NOVI CIVIC CENTER—Stressing that their recommendations should not be construed as final plans, land-use planners last week released their master plan for development of Novi's proposed civic center. Located on a 160-acre parcel on the southeast corner of Taft and Ten Mile Roads, the site is to be jointly developed by the City of Novi, Novi Schools, and Novi Library Board. The planners released the above drawing with their recommendations. "A" represents the

city and board of education administrative offices. "B" represents the police Headquarters. "C" represents a proposed court building. "D" represents a community recreation building. "E" is the public library. "F" is the new senior high school. And "G" is the club house for an accompanying nine-hole golf course. Both the school and library boards have already employed architects to implement their facilities and hope to break ground this year.

A land use and master plan study for the proposed Novi civic center at the corner of Ten Mile and Taft Roads has been turned over to representatives of the City of Novi, Novi Community Schools, and Novi Library Board.

The study provides a master plan for development of the 160-acre parcel on the southeast corner of the intersection. It was prepared by Harley, Ellington, Pierce, Yee and Associates, a metropolitan Detroit firm of architects, engineers, and planners.

The firm has previously designed the Dearborn Civic Center and the award-winning Woodhaven Civic Center, as well as the City-County Building in Detroit.

Incorporated in the study are proposals for a new high school, municipal library, city administrative offices, police headquarters, court facilities, civic auditorium, and community recreational facilities, including a nine-hole municipal golf course.

The City of Novi, Novi School Board, and Novi Library Board have agreed to mutual development of the 160-acre parcel. The three groups formed a municipal corporation which retained Harley, Ellington, Pierce, Yee and Associates on January 28 to prepare the study.

Implementation of the master plan now rests with the municipal corporation. The basic program calls for approximately 50 to 55 of the overall 160 acres to be used for the new high school, approximately six acres is to be used for the new library, and the remaining 90 to 100 acres to be used by the city for civic buildings and recreational facilities.

Joseph Stout, project director for the planning firm, stated that he was very excited about the concept of mutual development of the site.

"It's a unique situation that the city, school board, and library are joining together to develop the site," stated Stout. "As a result of their cooperation, the project will take on a magnitude far beyond what would have evolved if they had all acted individually."

"We're not aware of any other place in the state where this is being done."

Stout also lauded the municipal corporation for its site selection.

"It's an ideal location for a civic center—just one mile off the geographic center of the city and set apart from the commercial center which will be embodied in the regional shopping center at the corner of Novi and 12 Mile Roads," he said.

"Our architects ultimately see a monorail between the commercial and civic centers of Novi," added Stout. "The plan was designed to permit shared usage of buildings, recreational facilities, parking, and utilities."

The high school auditorium, for example, will be used for cultural activities when the community center is inadequate and the high school athletic fields are arranged to allow for sharing of facilities with the city's recreation programs.

The master plan was designed to provide a working basis for location of the buildings. Stout noted that the various forms indicated in sketches indicate approximate building size and are not to be regarded as final building forms since individual buildings still have to be fully programmed and designed.

The basic program requirements submitted by the city, school, and library to the planning firm for incorporation into the master land use plan were as follows:

High School Site

The high school site is planned to utilize approximately 50 to 55 acres and should incorporate a football stadium, a quarter-mile running track, field house with swimming pool, separate auditorium, academic facilities for 1,500 students, separate parking for students and faculty, and other related practice fields (tennis courts, etcetera).

Library Site

The library site was designed for approximately six acres to be located near the existing farm buildings on the northwest corner of the 160-acre site. The farm buildings are to be ultimately utilized as part of a historical museum.

City Facilities

The city facilities were designed to incorporate the remaining 90 to 100 acres. Included on those acres are to be city administrative offices (including sufficient area for the board of education offices), police headquarters, community recreation facilities, a city golf course, play field, an ice skating rink, tennis courts, and other related amenities. The possibility of adding future court facilities were added to the program as a potential part of the civic complex.

The master plan submitted by the planning firm calls for the buildings to be located on the site along 10 Mile Road. Because of the nature of 10 Mile Road traffic, the plan-

Continued on Page 5-C

Veto K&B Bid

Rezoning Request Rejected by City

A request from Village Oaks developer Kaufman and Broad (K&B) for the rezoning of a 122-acre parcel was rejected by the Novi City Council at a public hearing held a week ago Wednesday.

By a unanimous 7-0 vote the council rejected K&B's request that the zoning be changed from its existing R-1-S (suburban family residential) designation to R-1 (single family residential).

The parcel is located south of Nine Mile, midway between Meadowbrook and Haggerty Roads. The property was originally proposed as part of K&B's overall concept of the community of Village Oaks.

Both city officials and private citizens used Wednesday's hearing to register criticism of K&B.

Mayor Robert Daley, criticizing K&B's handling of the matter, said that the developer "was deserving of censure."

The rezoning request rejected by the city council last week was originally submitted by K&B last year as half of a two-part rezoning program for property south of Nine Mile Road.

In addition to the R-1 zoning for the 122-acre parcel, K&B also requested that a 56-acre parcel along Haggerty Road be rezoned from R-1-S to an R-2-A (multiple family residential) designation.

Originally brought to a public hearing last August, action on the two requests went through a series of postponements—some at the request of the city and others at the request of the developer.

In a public hearing before the city's planning board on January 30, discussion of the two requests was finally resumed. Decision on the requests was delayed by the planners for one week.

At that session, February 6, K&B Vice-president Thomas Loew announced that the request for the R-2-A rezoning was being withdrawn. The planning board then voted to recommend to the city council that the request for the R-1 zoning be denied.

Loew, the K&B vice-president, opened last Wednesday's hearing by asking that the hearing be postponed once again. Loew asked that the hearing be rescheduled for some date after April 9 to give him an opportunity to meet with members of the Village Oaks Homeowner's Association

who have strongly opposed the rezoning.

Loew's request for a further postponement was denied by a 5-2 vote of the council. Councilmen Edwin Presnell and Denis Berry cast the dissenting ballots, while Mayor Robert Daley, Councilwoman Romaine Roethel, and Councilmen Louie Campbell, George Athas, and Philip Goodman supported the motion to deny postponement.

Having failed to gain a postponement, Loew declined further comment on the rezoning request, saying he had attended only to request the delay.

It was this response which caused Daley to criticize the developer.

"I would hope that in the future your company will afford this council the decency to have someone represent its position after this city has been put through so much trouble," said the Mayor. "This attitude of Kaufman and Broad is deserving of censure."

K&B received further criticism from the citizens who attended the hearing. Mrs. Ina Gorman, representing homeowners in Orchard Hills subdivision,

Continued on Page 8-A

Citizens Oppose Purchase

Nature Center Dims

The proposed outdoor education study center near Proud Lake Recreation Area, with perhaps Farmington, Clarenceville and Huron Valley school districts.

Earlier the board had voted to enter into serious negotiations for the site, despite the strong objections by President LaVerne DeWaard who insisted the matter should be decided by a vote of the people and not the board.

Although he has been a strong supporter of the outdoor education center, Dr. Kratz recommended against further consideration of the

proposal Tuesday in view of the priority needs of the district during the current school construction period and because of school officials' "own vacillation" on the matter.

Nevertheless, the superintendent made it clear that he remains convinced of the educational value of an outdoor education center.

Henderson moved to rescind all previous board action on the matter but withdrew the motion when it was suggested by Trustee Robert Wilkins that the matter be

tabled pending the presence of the three missing members.

In making the motion, Henderson also indicated he sees value in the concept. "My motion doesn't mean I don't believe we need it (center)," he said.

He agreed with DeWaard that it "would be nice" to first give the people of the district some experience in existing camp facilities before moving to purchase the district's own site, but he disagreed with the

proposal Tuesday in view of the priority needs of the district during the current school construction period and because of school officials' "own vacillation" on the matter.

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Continued on Page 5-C

Accident Claims Life of Local Man

A 22-year old Novi man was killed late last Thursday when his van was struck by a double tanker truck at the intersection of Novi and Ten Mile roads.

According to police, the accident occurred when the driver of the tractor trailer failed to stop for a red traffic signal.

Dead is Douglas Scott Keith, 22, of 41009 Mallot in Novi's Willowbrook subdivision. A 1969 graduate of Novi High School, Keith was pronounced dead on arrival at Botsford General Hospital at 11:30 p.m.

The accident occurred at approximately 11 p.m.

Keith, traveling eastbound along Ten Mile Road, was passing through the Novi Road intersection when his van was struck broadside by the double-tanker tractor trailer driven by Charles Davidson, 27, of Unionville.

Corporal Frank Barabas, head of the Novi Traffic Safety Bureau, reported that witnesses and subsequent investigation indicated that Davidson had failed to heed the red traffic signal.

As a result of the impact, the van was pushed north down Novi Road and was airborne for a distance of 30 feet before coming to rest in a muddy field north of a gas station on the northeast

corner of the intersection.

The double-tanker truck veered slightly to the right, passed through the gas station, knocking a parked car into the gasoline tanks, and finally came to a stop in the field near the van.

Police stated that Davidson had just dropped a load of number six fuel oil at the Chevrolet plant on Eckles Road in Livonia and was on his way home when the accident occurred.

Police said that the case is still under investigation, but indicated that a warrant will be sought charging Davidson with negligent homicide. Corporal Barabas noted

that the traffic signal at the intersection was in full operation when the accident took place.

"There were two fatal accidents at that intersection last year and there was some concern that the signalization may have been a contributing factor," Barabas stated.

"The light has been changed so that it only operates as a blinker between 1-5 a.m., but this accident had nothing to do with the signalization. When people fail to heed traffic signals, accidents are going to happen."

Services for Keith were held at the Harbin Funeral Home on Monday, March 4. He was single.

Novi Homeowners Level Criticism Of City Council

Calling for "programs - not promises," residents from the Northern Novi Homeowners Association appeared at Monday's council session to register dissatisfaction with the Novi City Council.

"People in the North End have lost faith in this city," stated Mrs. Martha Hoyer, president of the Northern Novi homeowners. "And until we see something surface that shows the city is interested in the North End, we will continue to be discouraged."

Mrs. Hoyer then called for the council to set up a definite program for solving the problems in the North End. "We want definite projects with definite dates," she said.

"I want to be able to tell our membership that something is being planned to alleviate our problems."

Mrs. Hoyer was joined in her criticism of the present administration by two other citizens who registered complaints about road maintenance. Although they did not offer comments, several other members of the Northern Novi group accompanied Mrs. Hoyer to Monday's meeting.

Basic direction of Mrs. Hoyer's criticism was that several members of the council, elected to their seats last November, had not lived up to campaign promises. Singled out in her com-

ments were Mayor Robert Daley, Councilwoman Romaine Roethel, and Councilman Philip Goodman.

"According to comments we heard during the campaign, Northern Novi was supposed to be a priority item," she stated. "The council has had four months since the election and we don't feel that much has been accomplished."

"The things that have been done fall far short of being priority," she added.

In criticizing Mayor Daley, Mrs. Hoyer produced a letter he had sent to Northern Novi residents during the November campaign. The letter was critical of the previous council and promised "results instead of rhetoric" with a change of administration.

Mrs. Hoyer was also critical of Mrs. Roethel and Goodman, the two councilmembers appointed by Mayor Daley to serve as liaisons to the Northern Novi group.

"The question that our membership is asking is where are our two representatives," stated Mrs. Hoyer.

She specifically asked Goodman how long it had been since he was last in the North End of the city.

"Our members just don't

Continued on Page 5-C



NOVI WELL-WISHERS—One of the projects undertaken by Novi's flourishing Welcome Wagon Club is the sponsoring of monthly birthday parties for the residents of Beverly Manor and Whitehall Convalescent Home. Above, Mary Stertelberg and Carrie Semeyn

Welcome Wagon Program

Novi Newcomers Organize

By PHIL JEROME

City officials are well aware of the problems that arise in a city growing as fast as Novi is.

But rapid population growth also produces problems that go much further than sidewalks and sewer taps, and a group of Novi women has made significant strides toward solving them.

"It was last year in August that a group of about seven of us came to the realization that Novi lacked any women's clubs," recalled Mrs. Margaret Scheneman, head of public relations for Novi's Welcome Wagon Club.

"Northville has its Mothers' Club, Newcomers Club, and Garden Club, but the women here in Novi didn't really have any clubs or organizations where they could get together and get to meet each other," she added.

It was from that realization that the Novi Welcome Wagon Club came into existence. Affiliated with a national organization of similar clubs,

its membership has grown from seven to 70.

Now, six months after the club was chartered, the open membership period is coming to a close.

"According to the by-laws of the national organization, we are required to close our open membership period at the end of March," explained Mrs. Scheneman. "After March the only women who will be allowed to join the club must be newcomers who have lived here less than a year."

Until that March deadline falls due, however, membership is open to any woman who lives in Novi, and club officers are eager to enlist as many women as they can.

"We're rather proud of the fact that our club seems to scan the whole spectrum of Novi women," observed Mrs. Scheneman. "We have the newcomers from urban and suburban backgrounds, but we also have many of the long-time Novi residents with their predominantly rural backgrounds."

"It makes the club much more interesting and we consider it one of our strengths," she added.

Dues are set at \$5 per year and there is a general meeting on the third Thursday of every month at 7:45 p.m. in the Village Oaks Elementary School.

Featured at the monthly meetings are speakers who

lend a helping hand as James Green extinguishes the candles. Looking on are (left to right) Welcome Wagon Club President Ellie Saunders, Linda Wisner, Bernie Dean, Pat Kenney, and Jane Gass. The club is Novi's newest women's organization.

may discuss anything from drug and alcohol abuse to home decorating to the local political scene.

Perhaps an even more important aspect of the club is the wide variety of special interest groups which meet regularly throughout the month. Through the special interest groups, women may participate in such varied activities as bowling, bridge, arts and crafts, gourmet cooking, gardening, and tennis.

Lately, the club has branched out into community service projects, sponsoring monthly birthday parties for the residents at Beverly Manor and the Whitehall Convalescent Home.

"The special interest

groups are really the most important part of the club," commented Mrs. Scheneman. "Our purpose is to give women an opportunity to meet and interact with each other on a social basis. The interest groups are the means through which that goal is achieved."

The open membership period officially comes to a close March 30. Women interested in learning more about the group are urged to contact Betty Schultz at 349-3113.

"What we're trying to do," stated Mrs. Scheneman, "is help Novi women get better acquainted with each other. We think that will make our community a nicer place to live."

PTA Sponsors Movies

Northville elementary and junior high students each will be offered a series of three films to be shown on consecutive weeks this month in a new Junior Entertainment Series.

The Junior Entertainment Series, formed by the Northville PTA Council to bring enrichment and entertainment to youth, is exhibiting the full-length feature films here.

"Muscle Beach Party," "Black Sunday" and "Ensign Pulver" are featured in the junior high series to be shown on three consecutive Wednesdays, March 13, 20 and 27, in the middle school cafeteria. They will run from 2:45 to 4:30 p.m.

Cooke Student Council helped in selection of the films for which one ticket at \$1.50 will be sold for all three viewings.

The elementary series will be shown on Sunday af-

ternoons, March 17, 24 and 31, in Northville High School auditorium. They will run from 2 to 3:30 p.m.

The features are Walt Disney's "Johnny Tremain," "Magoo at Sea" and Walt Disney's "Shaggy Dog." They were chosen for

At High School

Novi Honor Roll Lists 235

A total of 235 students have been named to the first semester honor roll at Novi High School.

They are:

NINTH GRADE

Mark Adams, Mitch Adelman, Bruce Aittama, Kim Arnold, Robin Baker, Kim Beers, Cindy Berardi, Gordon Bergstrom, Laura Bersett, Julie Billing, Teri Bogues, Mark Boyce, Sherry Bryant, Judy Burnham, Brian Cornett, Connie Cronin.

Dave Fertitta, Dawn Finch, Susan Ford, Chris Fritz, Geoffrey Garcia, Steve Guimond, Scott Hamilton, Lisa Hastings, Debbie Henzel, Carol Hillard, Dawn Howard, Mary Howison, Lilli Jolgren, Ken Cardel, Jeff Kay, Kim Clement.

Joyce Kummer, Betsy Lane, Laurie Majors, Elaine Maki, Martha Mason, Sue Moran, Delphine McAllen, Andrew McComas, John McMurray, Mark McKenney, Judy Nelkin, Tim Northrup, Maureen O'Boyle, Molly O'Brien, Karen Osborne.

Judy Piercey, Melissa Pletcher, Patric Pohlman, Rick Pretty, Sherie Robbins, Jennifer Roethel, Lori Schnabel, Tami Sheehan, Jeri Sibole, Joseph Silvestri, Eugene Smith.

Regie Smith, Ruth Smith, Jim Starnes, Jane Streling, Rene Toda, Akira Tokuhito, Jill Truscott, Sue Waldenmayer, Jeanne Withers, Randy Wroten and Chris Zylinski.

TENTH GRADE

Kevin Anderson, Sharla Balthasar, Kevin Branshaw, Nancy Bruce, Leo Buckingham, Pat Cameron, Reggie Caskey, Janay Collins, Janet Cook, Ann Couch, Eileen Daley, Paul DeBrule, Jean Dinsler, Jerry Dobek, Sue Driscoll.

Karen Fisher, Mary Fischer, Sue Garcia, Guy Garufi, Beth Goltra, Bryant Hammond, Sheila Head, Claudia Hesse, Mary Kadel, Mark Kay, Nanette Kempf, Mildred Konkel, Carol Johnson, Dave Lavery, Paul Lukkari.

Richard Massuch, Marla McKenney, Lori Neutz, Tom O'Brien, Kathryn Ossian, Kate Pierce, JoAnn Piercey, Vicki Place, Carol Poyhonen, Deborah Pyant, Carol Rosey, David Seidel, Lori Shefka.

their general appeal, Mrs. Lawrence Gucken, series chairman, says.

Junior High tickets will be sold at the school next Monday and Tuesday.

Tickets will be sold in the elementary schools next Wednesday through Friday.

Robin Smith, Scott Spielman, Bill Spencer, Denise Stipp, Rhonda Sparks, Leigh Tarczy, Janice Telep, Asako Tokuhito, Mike Tuck, Juliann Volz, Patti Ward, Sharon Weber and Michline Wysocki.

ELEVENTH GRADE

Mark Adams, Mike Ashley, Pat Belanger, Kim Brines, Marcy Brooks, Bruce Broquet, Jim Campbell, Karen Carmichael, Pam Colbert, Julie Dingman, Mark Fertitta, Gary Ford, Jim Fortner, Debra Friedman, Gary Garcia, Pat Goers.

Lynda Hall, April Hare, Cindy Hornsby, Carol Jackson, Dave Jolgren, Denise Koenig, Vicki Kuick, Debbie Lowe, Laurel Lumley, Lynn Majors, Alex Mamo, Claire McComas, Gail Miller, Judy Mitchell.

Alisa Moffat, Michael Munro, Robin Norland, Juli Ollis, Martha O'Neal, Michael Ossian, Susan Peters, David Piotrowicz, Cheryl Pohlman, Debby Pukey, Cynthia Roberts, Bruce Robertson, Lynn Roderick.

Veronica Romanow, Robin Sale, Claire Salow, Karen Sarkissian, Brian Schingek, Mark Sherrard, Donald Sommers, Terri Stafford, Kitty Swope, Teri Townsend, Debra Turpin, Laura Valentine, Dennis Waldenmayer, Cathy White, Christine Wilkins and Bryan Yakel.

TWELFTH GRADE

Jim Anton, Laura Arrington, Linda Arvo, Paula Branch, Meg Boger, Nancy Brezinski, Harriet Needham Bureau, Debbie Cox, Jeff Davis, D'Ann DesMaris, Pam Dietrich, JoAnn Dinsler, Lynn Fertitta.

FISH Seeks

Clothing, Bed

An urgent appeal for boys' clothing, sizes 4 to 14, and for a usable sofa bed is being made by FISH, the Northville- Novi emergency help organization.

"We're not turning down any donations," said Mrs. Joan Schroeder, co-chairman of the FISH clothes closet now located in Tanger School, near Five Mile and Haggerty roads.

Anyone wishing to make a donation or any family in need is asked to call her at 453-3559 or Mrs. Mavis Pawlowski, 459-9592.

Diane Frere, Vince Fritz, Greg Garcia, Renae Garufi, Dave Guimond, Reid Harper, Charles Howison, Rosemary Johnson, Tom Kelly, Bob Lampi, Kitty Lane, Karen Lukkari, Johnene Lyons, Terri McGahey, Cathy Myers.

Metti Nielson, Debbi Norton, Sean O'Brien, Carol

Padget, Nancy Pisha, William Pyant, Karen Rice, Fred Schaffer, Ingrid Scharf, Mark Schoof, Elizabeth Sheppard, Jody Sibole, Ann Snowden.

Kim Spielman, Rich Swanson, Patrician Tamm, Karen Telep, Michael Telischak, Patti Tuck, Sandra Wajda and Annette Willacker.

Parents to Discuss Learning Disabilities

Parents and teachers of children who have learning disabilities are invited to attend a meeting at 7:30 p.m., Wednesday, March 13, at Plymouth Pioneer Middle School, 4601 West Ann Arbor Road, to consider forming a Plymouth-Northville chapter.

It is sponsored by the Michigan Association for Children with Learning Disabilities, a group of parents and professionals who work together at state and local levels to "insure appropriate public school education for such children."

A film, "Early Recognition of Learning Disabilities," will be shown at the meeting and the role and function of the MACLD will be discussed.

The association defines a learning disabled child as one of normal intelligence who

does not perform well in school. He may exhibit disorders in thinking, talking, listening, reading, writing, spelling or in arithmetic.

Additional information about a local chapter may be obtained from Mrs. Barbara Leffler, 455-2129.

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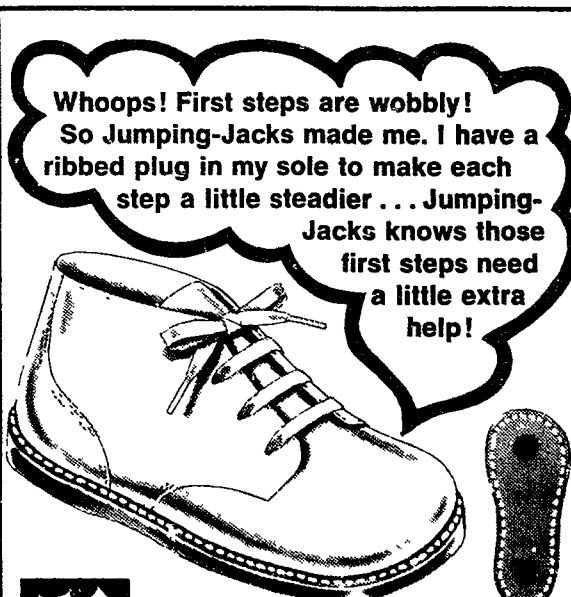
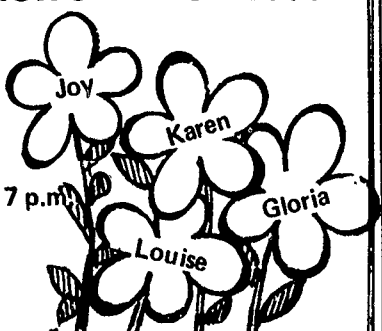
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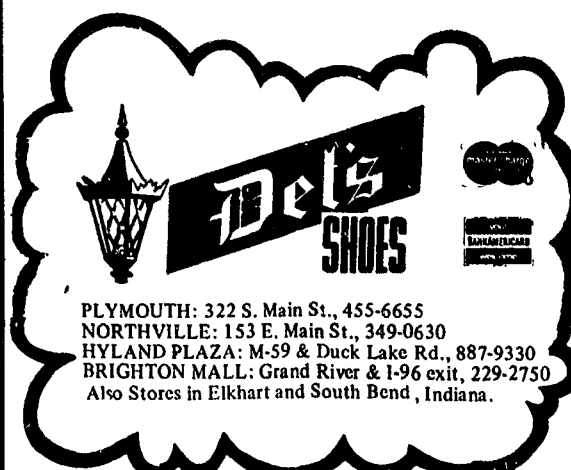
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Girls Find Snow, Bagels A Treat

In the United States for just about one month, Brazilian exchange students Ana Periard and Adelia Inagaki already have a number of memorable experiences to take back home.

Last week, the girls had their first taste of bagels at the Northville High School weekly sale.

And then there's Michigan's winters and snow. Neither girl had ever seen snow before.

"It's the first time I've seen snow and it's too cold," commented Ana. "But it was different."

Ana is staying with the Hugh Lockhart's on West Main while in the United States under the Youth for Understanding Program.

Adelia agreed that so far the weather has been cold but added that her first taste of a bagel "was delicious".

While she studies this

semester at Northville High, Adelia is staying with the William Scott family on Novi Road.

Ana is from Volta Redonda in Brazil and although she's been away from home before, this is her first trip to another country.

"My experience in your country has been good," she commented, adding that bagels "are different but good".

She finds basketball an exciting game and enjoys cheering for Northville's Mustangs.

While she hasn't had too much time to compare American schools with those in Brazil, Ana said her favorite class at Northville is business machines. "I really like to work with them," she said.

Adelia's home is in Sao Jose Dos Campos in Sao Paulo, Brazil. This is her first trip away from home, too, she said.

She said she has had some trouble with the English language because "here you speak so very fast".

Adelia said her school at home offers many of the same classes she's found at Northville High.

Although her home town is smaller than Ana's city of 200,000 people, Adelia said it is "very advanced and growing quickly. We are between Rio de Janeiro and Sao Paulo."

Both girls come from large families, with Adelia having four brothers and one sister in Brazil and Ana with two sisters and two brothers in Brazil.

As soon as the girls have a bit more time to adjust to the United States, they will be participating in a new program at Northville High.

According to Vic Temple of the counseling department, "We plan to have lunch time programs with all of the exchange students. Each day one of the girls will be talking with students about her home country."

In addition to Ana and Adelia, Kajsa Bjorquist will speak on Sweden and Christhilde Haase will talk about Germany.



SO THIS IS A BAGEL—Brazilian exchange students were introduced to bagels last week at Northville High's weekly sale. With a bit of coaxing from their American sisters, both

exchange students tasted the bagels. From left to right are Ana Periard and her American sister Caryn Lockart, Adelia Inagaki and her American sister Julie Scott.

Spannos Joins Rock Group

George Spannos has recently signed a contract to play drums with the Butts band, formerly The Doors.

The son of Mr. and Mrs. John Spannos of Seven Mile Road, Spannos will be recording with the band on Blue Thumb records.

Butts, which includes several members of The Doors which recorded hits like "Light My Fire", will be appearing on the Midnight Special Friday, March 15.

Beginning March 13, Spannos and the band will be playing at Max's in New York City. Spannos is one of the group's two drummers.

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LITTLE PEOPLE'S ART — On display through April 15 at the Old Mill Restaurant on East Main Street will be art projects done by Northville students. Represented in the show are grades one through five at Amerman, Moraine and Main Street elementaries and sixth graders at Cooke Middle School

Annex. Helping bring the materials to the Old Mill for exhibit are (outside left to right) Tess Armada, Tim Orr and Chuck Bischoff while standing inside with the poster are Kay Wolf and Bill Blanchard. Art instructors are Mrs. Shirley Talmadge, Mrs. Gail Raben and Mrs. Vaile Hall.

Anti-Crime Talks Slated Here

Two anti-crime seminars are scheduled to be presented to businessmen during the next week.

The first, which will deal with check fraud, will be given Tuesday, March 12, to members of Northville Rotary.

Presenting the program will be Northville City Police Captain Louis Westfall and Michigan State Trooper Michael Garrison.

The program will include a slide presentation and question and answer period.

Slides and tapes for the seminars have been purchased by VFW Post 4012 and donated to the city police department, Captain Westfall said.

At 10 a.m. on Thursday, March 14, seminars on shoplifting, robbery and check fraud will be presented at the VFW Hall on South Main Street.

Members of the panel will include Captain Westfall, Township Police Chief Ronald Nisun, Michigan State Police Lieutenant Robert Robertson and Jesse Eggleton of the prosecutor's office.

Pamphlets highlighting methods of preventing the crimes discussed will be

available at both programs.

While the two programs planned for next week are geared to the business community, several other programs for homeowners and women are also available to local groups.

Programs include burglary, crime reporting, auto theft and self-protection, Captain Westfall said.

Arrangements to have the programs presented to community organizations may be made by contacting

the captain at 349-1280.



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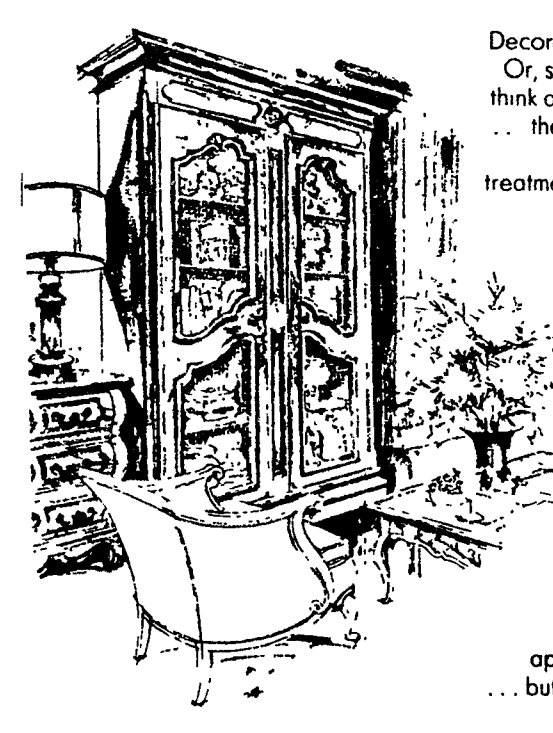
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During 1973

Serious Crimes Increase in Township

Narcotic violations and auto thefts nearly tripled in North-

ville Township during 1973 when compared with figures

for 1972, and larcenies nearly doubled during the same time.

fraud cases during 1973 and handled two offenses against family and children cases.

citizens, 67; assist fire and other police agencies, 112; family trouble, 15; juvenile trouble, 17; missing persons, 10; treating sick or injured persons, 17; suicides and attempts, five; deaths from natural causes, five; and suspicious circumstances, 21.

accidents which township officers investigated in 1972.

Accidents occurring last year included personal injury, 28; property damage, 101; and fatal accidents, two.

Township police also issued 740 traffic violations last year, wrote 115 parking tickets and issued 150 appearance tickets to juvenile offenders.

A total of 510 criminal cases were reported last year, up from the 362 handled during 1972, Chief Nisun said.

Non-criminal matters handled by township officers last year included animal complaints, 123; assist

The figures were released in a report recently issued by Township Police Chief Ronald Nisun

He added that "appreciable increases also occurred in assaults, drunk and disorderly and runaway cases.

"The increase in larcenies and narcotics was generated, in part, by the large crowds which gather nightly in our parks during the warm weather," Chief Nisun explained.

Crimes investigated during 1973 by township police include larceny, 109 compared with 64 in 1972; narcotic violations, 32 compared with 11; auto theft, 19 compared with seven; felonious assaults, five compared with three; drunk and disorderly, 19 compared with five.

Other offenses included burglary, 43 compared with 38; robbery, four compared with one; non-aggravated assault, 11 compared with four; drunken driving, 13 compared with nine; destruction of property, 56 compared with 47; weapons violations, 14 compared with five; runaways, 16 compared with six; and sex offenses, six compared with two.

Categories showing decreases include trespassing, 33 compared with 70 during 1972; prowlers, 23 compared with 24; and escapees, 26 compared with 31.

One arson case was reported during each year and one attempted rape was reported last year compared with none during 1972.

Township police also investigated four forgery and

• OBITUARIES •

DOUGLASS SCOTT KEITH
Funeral services were held Monday for Douglass Scott Keith, 22, of 41009 Malott, Novi, who died February 28 of injuries sustained in a truck-car accident.

A 1969 graduate of Novi High School, he had been a resident of the community since 1955 and was a tool and die maker at Electronics Company in Farmington.

He was born July 10, 1951, in Michigan to Roger and Nina (Bowen) Keith.

In addition to his parents, he leaves two brothers, David of Ohio and Roger of Springport, Michigan; a sister, Mrs. Ed (Diane) Hoskins of Howell; grandmother, Mrs. Charlotte Sarrah.

The Reverend Philip M. Seymour, minister of Novi United Methodist Church, officiated at the service at Harbin Funeral Home in Novi. Interment was in Roseland Park Cemetery.

SANDRA KIRKLAND
Six-year-old Sandra K. Kirkland, ill for some time, died February 27 at St. Joseph Mercy Hospital in Pontiac.

Born June 17, 1967, she was the daughter of Clifford L. and Diane (Williams) Kirkland, who live at 41011 South McMahon Circle.

Other survivors include four brothers, Paul, David, Todd and Scott, and a sister, Valerie; and grandparents, Mr. and Mrs. Clifford A. Kirkland of Youngstown, Ohio, and Mr. and Mrs. George W. Williams of Hillsdale.

Funeral services were held March 1 from the Farmington United Methodist Church, with the Reverends John Howell and Howard Snell officiating.

Burial was in Glen Eden Cemetery. Arrangements were made through Thayer Funeral Home in Farmington.

ALLAN J. MALTBY
Allan J. Maltby, 37, of 15930 West M-36, Pinckney, died in an automobile accident Thursday evening, February 28.

Mr. Maltby, a professional dog handler, had lived in the Pinckney area since 1969 moving there from Plymouth. He was employed at the Ford Motor Company.

He was born March 19, 1936, in Detroit, a son of Leslie and Doris Maltby. On October 1, 1957, he was married at Pleasant Lake, Indiana, to Mary H. Palmer.

Surviving in addition to his wife, Mary, is a daughter, Colleen; two sons, John and Kenneth, all at home; his parents, Mr. and Mrs. Leslie Maltby of Plymouth and a paternal grandmother, Mrs.

Martha Maltby of Houghton Lake.

Private funeral services were arranged by the Swarthout Chapel of the Lamb Funeral Home, Pinckney.

Memorial contributions may be made to the Putman Township Library, Pinckney.

MINNIE SCHAEFFER
Funeral services were held Friday, March 1, for Minnie R. Schaeffer of West Main Street who died February 28 at Cambridge Nursing Home in Redford Township. She was 89 years old.

A resident of Northville since 1932, she was born August 18, 1884, in Pennsylvania, the daughter of Mr. and Mrs. William Alexander.

In 1904, she married Harry E. Schaeffer and they moved to Detroit where they lived until his death in February, 1932.

In July of 1932, Mrs. Schaeffer came to live in Northville with the family of Mrs. Beth Lapham. Later she was employed at the Wayne County Training School and the Hudson Motor Car Company. In 1952, she moved back to live with Mrs. Lapham.

Following a severe stroke, Mrs. Schaeffer lived at the Northville Convalescent Home until recently moving to Cambridge Nursing Home.

Survivors include a brother, William Alexander, and a sister, Mrs. Sarah Croyle, both of Kittanning, Pennsylvania.

Services were held at the Casterline Funeral Home with burial following Monday in Kittanning Cemetery.

MARK A. SMITH
Funeral services for Mark A. Smith, the 12-year-old boy who drowned when he fell through the ice on a Novi pond February 26, was held Saturday morning at Our Lady of Victory Catholic Church in Northville.

Officiating was the Reverend Fr. John Wittstock, pastor. Prayers were offered Saturday morning at Thayer Funeral Home in Farmington, and Rosary was held Friday evening at the funeral home.

Burial was in Oakland Hills Memorial Gardens, Novi.

Born April 27, 1961 in Dearborn, Mark was the son of Russell and Adeline (Divetta) Smith.

Besides his parents, the boy is survived by a sister, Sheryl Lynn, and two grandmothers—Mrs. Pearl Smith and Mrs. Virginia Divetta.

PRESCRIPTIONS



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Police Blotter

Truck Hits Novi Student Waiting for School Bus

In Novi

A 16-year old Novi High School girl luckily escaped serious injury after she was struck by a pick-up truck while waiting for a school bus early Monday morning, February 25.

April Hare, 16, was taken to Botsford General Hospital where she was treated for lacerations on the face and legs, but was released later the same day.

Miss Hare was injured at approximately 7:30 a.m. on February 25 while waiting for a school bus at the corner of Ten Mile and Willowbrook.

According to reports, Miss Hare and a friend were crossing 10 Mile Road when the accident occurred. The girls had cleared the east-bound lane and were in the westbound lane.

The first girl made it to the shoulder of the road, but Miss Hare was struck by an east-bound pick-up truck. The truck was traveling approximately 50 miles per hour and was in the westbound lane passing another eastbound car when the accident took place, according to witnesses.

The driver of the truck, George Walter Carter, Jr., of South Lyon, was not held and no charges are pending, police said.

Novi Patrolman Gerald Pratt reported that it was still dark and that Miss Hare was dressed in dark clothing. Pratt further reported that serious injury was apparently avoided by the fact that Miss Hare was struck by a spare tire attached to the front of the truck.

Police are investigating the possibility of arson in conjunction with a fire which damaged a barn located behind a residence at 42100 West Eight Mile Road last week.

The fire occurred during the early evening on Thursday, February 28.

Novi Detective John L. Johnson reported that small fires had been started at three different locations in the large yellow farm-style barn which is a well-known site to area residents.

Lighter fluid and matches were found at the scene, Johnson reported.

Novi's Fire Department was able to extinguish the blaze and only minor damage was done to the barn, police stated.

Johnson indicated that police are hopeful of making an arrest in the case.

A car stolen from a residence at 105 Iva on Friday, February 22, was recovered four days later by the Wayne County Sheriff's Department.

According to Novi police reports, the car had been parked at approximately 11 a.m. on February 22. The theft was discovered at 1 p.m.

Owner of the vehicle told police that an electric guitar, flute, tambourine, and two amplifiers were in the car - a 1971 Mercury Comet - at the

time it was stolen.

The car was discovered on February 26 in the Seven Mile-Napier Road area. All of the musical equipment was gone, police reported.

Police are investigating a break in of a residence at 23927 Ripple Creek which occurred February 27.

The break-in was discovered by a Community Service Officer on routine patrol who noticed that a door had been jimmied open.

Police noted that the break-in is being investigated in conjunction with a number of other recent break-ins which have resulted in the theft of certain narcotic-drugs from medicine cabinets.

In Wixom

Wixom police have arrested two men in conjunction with the alleged breaking and entering of an unoccupied private residence at 50188 Pontiac Trail.

Daniel Barrett Evon, 21, of Farmington and Richard Brooks Pillsbury, 24, of Farmington Hills were each released on \$1,000 personal bonds after being arraigned before 52nd District Court Judge Martin Boyle last Friday.

They are charged with breaking and entering with intent to commit larceny.

Evon and Pillsbury were arrested at approximately 1:50 p.m. on Thursday, February 28. Officers were dispatched to an address at 50188 Pontiac Trail with a report of a breaking and entering in progress.

Upon arriving at the location, police reported that they observed two men (Evon and Pillsbury) carrying objects from the house to an automobile which was parked in the driveway of the BOAM Company, located two buildings west of the house.

Police further reported that the two men said they were "collecting antiques" when confronted by investigating officers. The pair were subsequently placed under arrest.

According to police, the two men had removed two wooden rocking chairs, two wooden straight back chairs, a metal stand, and several other items from the building.

An estimated \$1,150 worth of property was reported stolen from a residence during a breaking and entering which occurred Saturday, February 23.

The owner of a residence at 2640 Loon Lake Road told police that an unknown in-

dividual had broken into the garage behind his home and removed the property.

Among the stolen property was a set of golf clubs, an electric saw, a saber saw, a chain saw, an outboard motor, and an electrical kit containing some 30 assorted tools.

Owner of an apartment located at 48210 Pontiac Trail has reported the theft of \$310 from a purse.

The apartment owner told police that the money had been left in a purse on a bedroom dresser. The theft was discovered February 22.

An unknown individual apparently killed a dog with a knife and then broke into a garage located behind a residence at 1778 Charms Road.

The break-in took place sometime between February 22 and February 26, according to police reports. The responsible party gained entry to the garage by breaking through a locked door and then removed an estimated \$100 worth of merchandise.

Stolen property included sockets and wrenches, screw drivers, and other tools.

The body of the dog was discovered in a field behind the garage on the day following the break-in.

In Township

Two 24-year-old men were apprehended by Northville township police Sunday morning after they allegedly siphoned gasoline from a car in Highland Lakes.

The men, one from Northville and one from Highland, Michigan, were stopped by township officers about 4:50 a.m. Sunday.

Police said they received a report of two men siphoning gasoline from a car. When they arrived on the scene, the men were gone but police found them in a car matching the description of the one seen near the location of the incident in another part of Highland Lakes.

The case remains under investigation, police said.

Police are investigating the theft of a 1974 Oldsmobile from Kings Mill.

The car, bearing Michigan license plates BXB-995, was taken between midnight Sunday and early Monday morning.

Described as brown with a beige top, the car was locked when it was left parked at Kings Mill, police said.

Theft of a \$300 am-fm stereo radio from a car in Highland Lakes is being investigated by police.

The theft took place between 8:30 p.m. Friday and 1 p.m. Saturday. Investigating officers said the car door had been pried open to gain entrance.

Police say lightning may be responsible for a fire which broke out during a storm early Saturday morning.

Township officers on routine patrol spotted smoke coming from a garage or storage building at 41012 Five Mile Road about 1:30 a.m.

According to reports, utility wires near the building were

also on fire when police arrived on the scene. The blaze was extinguished by firemen. No estimate of damage was available.

In Northville

A horse valued at \$1,500 was reported missing from Northville Downs Friday.

Owner of the black gelding told police the horse turned up missing last Thursday between 1 and 1:10 p.m. He said the door of the stable had been knocked down when he returned to the barn and the horse may have broken loose or been stolen.

The 10-year-old horse had a white blaze on its face. Police are continuing their investigation.

Unknown persons broke into a house on South Ely Drive last Wednesday and took \$50 in cash.

Police said the break-in was reported shortly after 9 p.m. Several drawers in the home had been opened but only the cash was missing. City police detectives are investigating the case.

Thirty tire rims valued between \$120 and \$180 were stolen from a storage bin at Asher's 76 station on Fairbrook. The theft took place between February 25 and 26.

Vandalism amounting to more than \$100 was done to two windows at the Northville Record Printing Plant on South Main Street.

The 10-foot by 10-foot windows are located on the east side of the building. One

SUBSTITUTE TEACHERS
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Northville Public Schools are in need of substitute teachers for the current school year.

If you are fully certified and interested in substituting, please contact MR. SUTTER at the

Board of Education Offices
303 W. Main St. Northville

ORDINANCE No. 18.205
AMENDMENT TO ZONING ORDINANCE OF
CITY OF NOVI

THE CITY OF NOVI ORDAINS:

PART I. That Ordinance No. 18, known as the Zoning Ordinance of the City of Novi, is hereby amended by the amending of the Zoning Map as indicated on Zoning Map No. 205 attached hereto and made a part of this ordinance.

PART II. CONFLICTING PROVISIONS REPEALED. Any Ordinance or parts of any ordinance in conflict with any of the provisions of this ordinance are hereby repealed.

PART III. WHEN EFFECTIVE. The provisions of this Ordinance are hereby declared to be immediately necessary for the preservation of the public peace, health and safety and are hereby ordered to take effect ten (10) days after final enactment and publication.

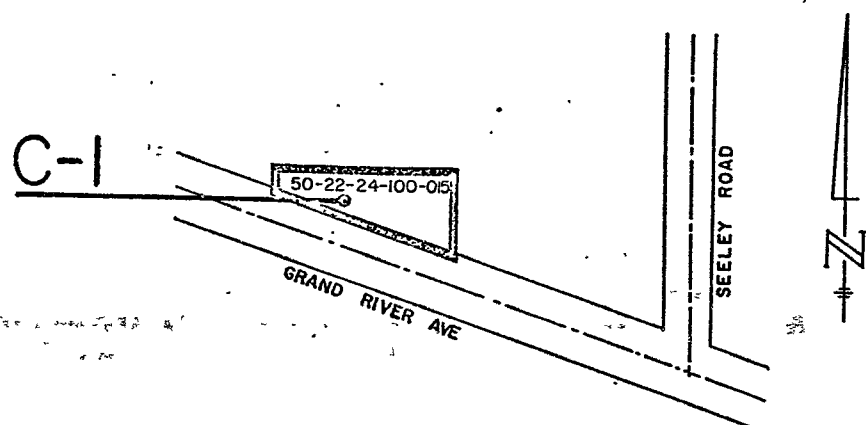
Made and Passed by the City Council of the City of Novi, Michigan, this 25th day of July, A. D. . . 1973.

Joseph Crupi, Mayor
Mabel Ash, Clerk

CERTIFICATE OF ADOPTION

I, Mabel Ash, Clerk of the City of Novi, do hereby certify that the above Ordinance was approved and adopted by the Council of the City of Novi, at a Special Meeting thereof, duly called and held on this 25th day of July, 1973, and was ordered to be given publication in the manner prescribed by law.

Mabel Ash, Clerk



To Rezone a portion of the W 1/2 of Section 24 T 1 N, R8E, said portion known as Parcel 50-22-24-100-015 on the City of Novi tax rolls.

From M-3 General Manufacturing District
To C-1 Local Business District

ORDINANCE No. 18.212
AMENDMENT TO ZONING ORDINANCE OF
CITY OF NOVI

THE CITY OF NOVI ORDAINS:

PART I. That Ordinance No. 18, known as the Zoning Ordinance of the City of Novi, is hereby amended by the amending of the Zoning Map as indicated on Zoning Map No. 212 attached hereto and made a part of this ordinance.

PART II. CONFLICTING PROVISIONS REPEALED. Any Ordinance or parts of any ordinance in conflict with any of the provisions of this ordinance are hereby repealed.

PART III. WHEN EFFECTIVE. The provisions of this Ordinance are hereby declared to be immediately necessary for the preservation of the public peace, health and safety and are hereby ordered to take effect ten (10) days after final enactment and publication.

Made and Passed by the City Council of the City of Novi, Michigan, this 26 day of September, 1973.

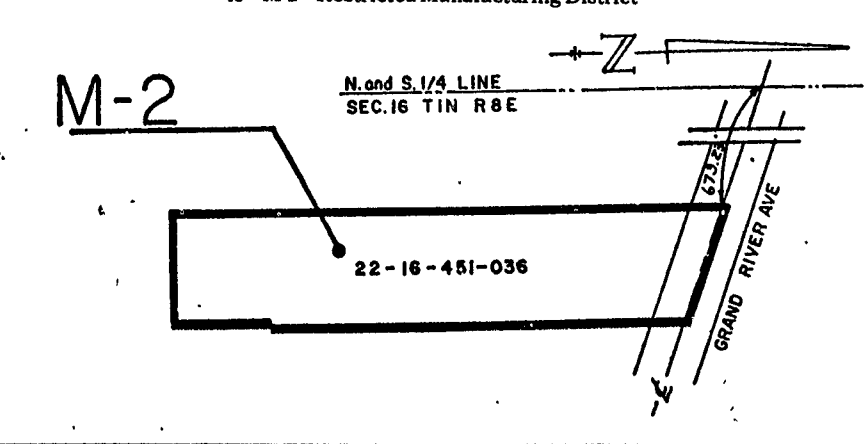
Joseph Crupi, Mayor
Mabel Ash, City Clerk

I, Mabel Ash, Clerk of the City of Novi, do hereby certify that the above Ordinance was approved and adopted by the Council of the City of Novi, at a Special Meeting thereof, duly called and held on this 26 day of September, 1973, and was ordered to be given publication in the manner prescribed by law.

Mabel Ash, City Clerk

To Rezone parcel 22-16-451-036 located in the SE 1/4 of Sec 16 T 1 N., R. 8 E., said parcel more particularly described as commencing at the intersection of the N & S 1/4 line of said section 16 with the centerline of Grand River Avenue, thence S. 70 degrees 47 minutes 35 seconds E. along the centerline of Grand River Avenue a distance of 763.68 ft. to the point of beginning of this description, proceeding thence S. 0 degrees 26 minutes 15 seconds W. 902.22 ft; thence N. 89 degrees 33 minutes 45 seconds W. 8.52 ft; thence S. 0 degrees 26 minutes 15 seconds W. 189.00 ft. to the N. line of the S 1/2 of the S.E. 1/4 of Section 16; thence along said N. line S. 89 degrees 52 minutes 54 seconds W. 77.12 ft. (76.92 ft. record); thence N. 0 degrees 26 minutes 15 seconds E. 1121.07 ft. to the centerline of Grand River Avenue; thence along said centerline S. 70 degrees 47 minutes 35 seconds E. 90.45 ft. to the point of beginning and containing 2.14 acres of land.

From C-2 General Commercial District
to M-2 Restricted Manufacturing District



Rezoning Request Denied

Continued from Novi, 1

stated that she was getting "pretty damn sick of Kaufman and Broad wasting the time of the council, the planners, and the citizens" with its requests for postponements.

"The only reason they want this rezoning is so they can turn the property over to somebody else," said Mrs. Gorman.

Representing the citizens in Olde Orchard, Mrs. Isabelle Collins said she was "getting tired of developers playing footsie with our city."

Representatives of other homeowner organizations in the southeast corner of the city also appeared at the hearing to voice objection to the rezoning. Said Edward Baldwin of the Village Oaks Homeowners Association: "We oppose the rezoning on the basis of density and on the basis that there would be no benefit to the city. The only benefit would be to the developer."

Council's deliberation centered on the question of whether the RUD ordinance could still be applied to the property. Under the RUD ordinance, a developer may decrease lot sizes provided he returns the property removed from each lot back to the homeowners in the form of common areas (parks, recreation areas, lakes, etc.).

Under the existing R-1-S designation, K&B would be required to develop lots with a front footage requirement of 90 feet and a square footage requirement of 12,000 square feet. By granting the R-1 request, the council would

permit K&B to reduce those requirements to 80 front feet and 10,000 square feet. George Athas and Romaine Roethel moved and supported the council's concern was the denial of the rezoning. That if the RUD were in effect, their motion was supported K&B would be able to reduce by the council's 7-0 vote.

CITY OF NOVI
REQUEST FOR BIDS

City of Novi will accept sealed bids for the demolition of several buildings located in the city. Bids should be submitted to the City Clerk, 25850 Novi Road, Novi, Mi. 48050 with the envelope plainly marked "House Demolition Bids" on or before 5:00 p.m. March 18, 1974. Bids will be publicly opened and read at the regular Council meeting on March 18, 1974 which will convene at 8:00 p.m. at the Novi School Administration Building, 25575 Taft Road, Novi, Mi. Specifications may be obtained from the city clerk at the city hall during regular office hours.

City reserves the right to reject any or all bids and to make the award in any manner deemed to be in the best interest of the city.

Geraldine Stipp
City Clerk

CITY OF NORTHVILLE
NOTICE OF MEETING
BOARD OF REVIEW

The Board of Review of the City of Northville will meet at the City Hall on the following dates and times...

FIRST SESSION:

Tuesday, March 12, 1974—1 p.m. - 4 p.m.
and 7 p.m. - 10 p.m.

Tuesday, March 19, 1974—1 p.m. - 4 p.m.
and 7 p.m. - 10 p.m.

SECOND SESSION:

Tuesday, March 26, 1974—9 a.m. - noon
and 1 p.m. - 4 p.m.

For the purpose of reviewing the assessment roll and hearing any objections thereto.

Rosanna W. Cook
Acting City Clerk

City Approves

Cooperative Steps

Policy revisions suggesting cooperative measures with the township, as suggested by the city manager, have received approval of the Northville council.

Specifically, the council has approved:

• Housing of township prisoners overnight in the city jail as long as sufficient space remains for city needs. Cost of such jailings is to be paid by the township.

• Authorizing the city police officer in charge to respond to township request for emergency assistance in the township when other police agencies (state and county) are unavailable.

NORTHVILLE P&A

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Color (PG)

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Tomato Plants 4 Feet High? You Betcha... And Flowers, Too



Jan Reef hoses down his giant tomato plants in a garage greenhouse

By Jack W. Hoffman

When the temperature climbed into the 60's Sunday it was the first signal for most people that the growing season is just around the corner.

But for Jan Reef, the inventor-manufacturer with a green thumb, the growing season is year-round delight that knows no vacation. "Why stop enjoying the garden when the first frost hits?" he asks.

"Gardening in the winter can be just as much fun," he adds.

Reef's observations are based on first-hand experience. He is a year-round gardener, and a visit to his Eight Mile Road home turns winter green with envy.

Tomato plants, four feet high...already blossoming, already loaded with green fruit...geraniums, and even a potted dogwood tree.

These and others occupy several rooms in the Reef home, giving the year-round gardener year-round pleasure.

Key to his success as an amateur year-round gardener (he still considers himself an amateur despite the constant flow of praise directed his way) stands in the large garage attached to the house.

There, inside the garage, are two home-made greenhouses, one of which is a portable variety that, with just a little effort, easily can be duplicated to enrich the lives of other senior citizens, he insists.

"I've tried talking them (recreation officials) into installing one (portable greenhouse) in the Kerr House for senior citizens but it doesn't seem to interest them. Yet, I'm sure the older people would get many hours of pleasure from it. And it wouldn't cost much."

Basically, the greenhouses are merely metal frames covered with a paper plastic, and mounted inside are fluorescent lamps. The light generates heat, creating a very humid jungle-like atmosphere in which plants thrive.

The larger of Reef's greenhouses—about nine feet by five feet by nine feet—holds his larger plants...blossoming tomatoes, for example. The smaller, portable greenhouse is his "starter" kitchen where seeds are coaxed to life, creating hundreds of tiny plants which later can be transplanted in the larger greenhouse or, as the season warrants, in gardens outside.

"By the time spring arrives and people start thinking about planting seeds, I'm way ahead and starting to transplant flowers that are nearly ready to blossom."

Growing his own plants from seeds has the added advantage of saving the cost of buying flower and vegetable plants at commercial greenhouses.

Although he's never really figured it up, Reef, who operates a factory in Northville Township, estimates he saves enough money to offset the cost of buying some of the materials he uses.

"But even if it's costing a little, the enjoyment I receive is well worth it. Some men like golf, I like to watch things grow. And I can assure you it costs a lot less here than drinks at the clubhouse."

Although Reef employs several home-made devices (such as a pump and storage tank to maintain room-temperature water for the plants) and numerous expert techniques (such as sterilizing dirt he uses for potted plants), the year-round gardener says none are essential to enjoy this hobby.

"Like everything else, once you get involved you start thinking you've got to use this or that fancy idea or product," he laughs. "They help but they aren't essential."

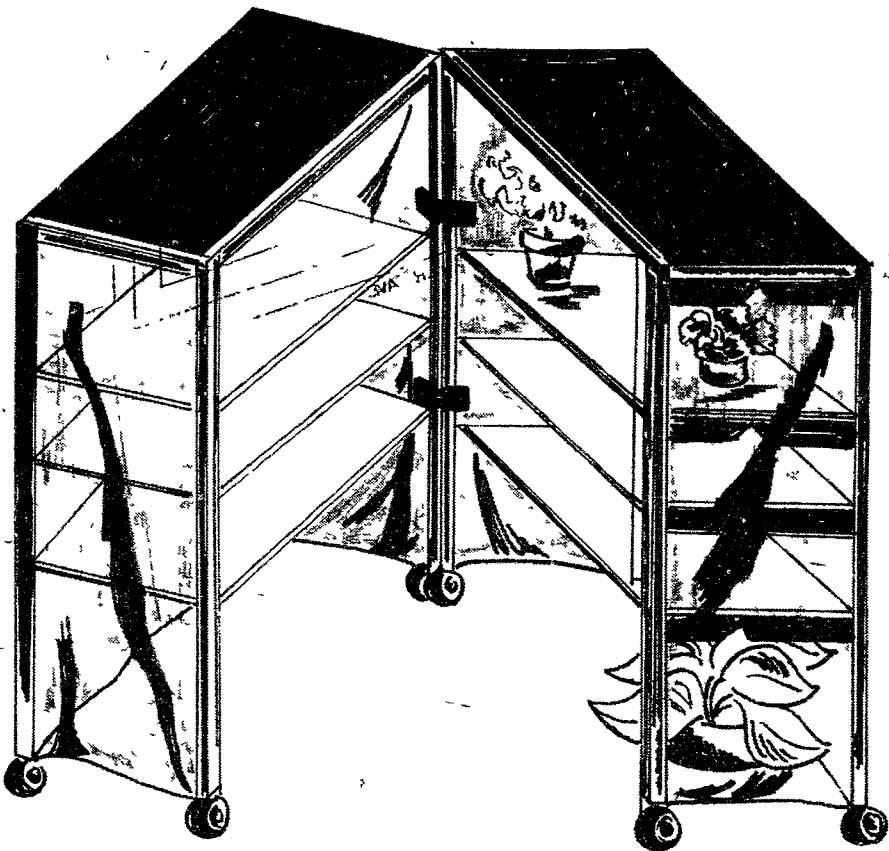
Just as is true with the one season gardener, the year-round adventurer soon learns that "fancy" procedures aren't as important as "tender, loving care," he says.



Greenhouses (above) occupy one side of Jan Reef's garage



TOMATO PLANTS



Here's artist's sketch of Reef's home-made portable greenhouse



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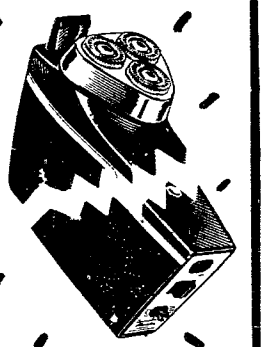
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ARRIVING DAILY



Editorials...

a page for expressions
...yours and ours



JOHN LABELLE

Speaking for Myself

Appoint or Elect County Manager?



WILLIAM O'BRIEN

APPOINT . . .

The appointed county manager could improve the administration in today's type of county government. This call for an appointed manager is based on the assumption that county commissioners will continue to be elected for two year terms rather than for longer terms. This short term, in my opinion, seems to keep commissioners responsive to the public.

The greatest need in county government is for an improvement in day-to-day operation. A continued crisis-type situation could be avoided by an efficient administrative person, (or department), with the background and training necessary to make rational operating decisions within the policy guidelines set by the Board of Commissioners.

Decisions also have to be made which will guarantee the county operates within the rules and laws involved in the many Federal and State programs counties are operating or administering.

My lack of enthusiasm toward the elected manager system is based on the feeling that one thing county government doesn't need is more possible conflict from within.

The appointed manager would serve at the pleasure of the Board, so if the job's not getting done, "Goodbye Charlie".

The elected manager, who may have been elected on the basis of personal popularity rather than administrative ability, could at the drop of a hat, flex his or her political muscles and say, "I am elected county-wide. We will do it my way or no way."

Boy, we have enough of this type of behavior in Livingston County already.

John E. LaBelle
Livingston County Commissioner
Brighton

ELECT . . .

Appointment or election is a question as old as the Republic. It has been answered "for election" many times by our predecessors. Our evolution to a larger electorate plus the expansion rate of our system of public education saw an end to the undemocratic elitism of the early Republic. The election of representative officials by a broad based electorate is a keystone of our democracy.

But, again we may be asked to decide by conservative partisan members of our County Board of Commissioners whether a county executive-manager should be elected or appointed. That is, we may be asked if the question is placed on the ballot this year.

Given that the choice is allowed. The obvious decision for Independents, Democrats, or Republicans alike is, and must be, to elect. To appoint for an indefinite term promotes not only a weak executive, compromised by a partisan organized legislative County Commission; but appointment also places a barrier between the people and the office holder in much the same way as the electoral college does in presidential elections. To elect, however, offers a fixed term and permits what Andrew Jackson called "rotation in office". Our heritage of selecting who will be the person to lead us is part of the tradition of democratically "standing for office". The electorate chooses both its statesmen and its "rascals". With error, the system in Michigan has a way of correcting itself—"the recall".

Election it must be. The appointment way suggests only a paleolithic-autocracy, snobbish-elitism, a breach of public trust, or even worse professional bureaucracy.

William R. O'Brien
Member, Executive Committees,
Oakland County Democratic Party
and 19th Congressional District

It's board of review time again.

And to the local property owner this is the signal to check the assessment roll at your city or township hall to find out what valuation has been placed on your property.

If you think it's too high, you can file your objection with the board of review.

Assessments are important to the property taxpayer because the millage you pay for school, county and city or township taxes is levied against the assessment (actually, state equalized valuation—SEV) of your property.

The higher the valuation of your property, the higher your tax bill.

Boards of review are composed of local people, fellow taxpayers in the community, with some knowledge of local property values. They consider each appeal and are authorized to reduce (or increase) any assessment they determine to be in error.

In Northville township review board meetings began this week. More sessions are scheduled for next Monday and Tuesday.

Township property owners should know that their assessments are increased by a 1.37 factor to bring property assessments up to state equalized valuations.

Millage (one mill equals \$1 of tax per \$1,000 valuation) is then levied against this SEV, which represents one half of the market value of the property.

Thus, if the township tax roll lists a property assessment at \$8,000 the SEV becomes \$10,960 (\$8,000 times 1.37).

And a \$10,960 SEV means the market value of the property is \$21,920.

Last year the equalization factor in Northville township was 1.31, so the hike to 1.37 means this year taxes go up even if there is no millage rate increase.

In the city board of review meetings are scheduled for the next three Tuesdays. Because reappraisal of all properties in the city was undertaken a year or two ago, assessments are not increased by a factor. The assessment equals the SEV, or one half the market price of the property.

In Novi the equalization factor is also 1.0. Board of review hearings are scheduled daily next week in the city of Novi. The remaining township portion of Novi has a board of review hearing slated for next Monday.

☆ ☆ ☆

It was exactly two years ago that petitions bearing 352 signatures were filed with the Michigan State Boundary Commission calling for

annexation of Northville township to the city.

The action caught many citizens in both the city and township by surprise, and despite a year of campaigning leading up to an election last May confusion and resentment lingered.

The annexation proposal won strong approval in the city, but was defeated by 146 votes in the township.

Now a broader-based committee with the benefit of experience has announced it will renew the effort to unify the community under one government.

Having waited the necessary two years to repeat the filing of petitions the new citizens' committee has obtained more than 1,000 signatures and is ready to try again for annexation.

It would appear that the newest Northville annexation effort will not be plagued by legal clouds that now hang over annexation actions in Midland, Brighton and Novi.

Circuit court decisions involving these annexation cases have ruled that the act under which the Boundary Commission was given authority to handle annexation matters was unconstitutional.

These lower court decisions are now awaiting appeal to the state supreme court.

Even if these circuit court opinions were upheld, however, there would not seem to be any application to Northville.

In rendering his Novi opinion Judge Jack Warren of the Ingham County Circuit Court stated:

"The State Boundary Commission Act was not so amended as to expressly grant authority over annexation matters until the passage of PA 362 of 1972 (effective January 9, 1973)."

Northville's 1974 petitions would therefore be valid. The question of whether or not the city and township of Northville should join forces under a single government will be a matter first for the Boundary Commission to decide, then for the people to vote upon.

The newest "One Northville" committee has indicated it will continue its drive to obtain signatures favoring annexation even after the scheduled filing today (Thursday).

It is the committee's hope that so many citizens will favor unification that the written (petition) indication will be strong enough to discourage a petition campaign for an election.

First, however, the Boundary Commission must accept the petitions and hold a local public hearing to determine whether or not the Northville petition for annexation deserves support and approval.

consideration, but realistic consideration, not "pie in the
Continued on Next Page

Photographic Sketches . . .

By JIM GALBRAITH



Tournament Time

Letters Welcome

EDITOR'S NOTE: We welcome letters to the editor. But we ask that they be limited to 500 words, that they be issue oriented and that they contain the name, signature, telephone number and address of the writer. Letters must be submitted no later than noon on Monday. We reserve the right to edit letters for brevity, clarity and libelous statements.



By JACK W. HOFFMAN

Seventy-seven year old Donald Nutten looks as chipper as ever, but the man whose retirement hobby decorates homes from here to England is admittedly slowing down.

He doesn't like it of course, but age, he says, is creeping up.

"It's this way," he explains. "I've got diabetes now and I can't keep up any longer. I'm only good for about three hours a day now. So I'm looking for someone who might want to share the hobby."

No, he's not selling his tools or giving up his hobby entirely.

It's just that Don Nutten so loves woodworking that he will do anything to stretch out the love affair awhile longer. He figures an extra hand in his workshop might do the trick.

"Look here, Jack, I'm not looking for no publicity. I just thought you or Bill might put me on to somebody who'd like to get started. I've got all the tools and a little bit of know-how and so many people wanting things I just can't do it anymore."

Only requirement Don asks is that the person "must love it. He's got to want to create things, and to want to make each thing a little bit differently each time."

None of the 80 or more full-size grandfather clocks (not counting the other kinds of clocks) he has made since retirement in 1961 was the same.

"There was something a little bit different about each one," he says. "I don't build model kits; I build a piece of me into each one."

Don started his woodworking hobby when he stepped down from his job as maintenance supervisor at Maybury TB sanatorium. It wasn't something new for him, it was simply "something to keep me from going stir crazy. A guy's got to have something to do, that's all."

During the Depression Don was a "builder...a builder of houses over at Birmingham. I went flat broke, lost everything." So in the Thirties he came to Northville.

"I'd do some woodworking now and then, but nothing like this until I retired. I started with footstools, and then tables and pretty soon the people started coming in with antiques to repair or they'd want me to do some work for them or build them a piece of furniture."

Today's there's hardly a business place in town

Continued on Next Page

Readers Speak

'Consider Alternatives'

To the Editor:
The idea of an "Outdoor Education Center", or

"Nature Center", for Novi students is an idea that does indeed deserve much con-

sideration, but realistic consideration, not "pie in the

Continued on Next Page



News From Lansing

BY R. ROBERT GEAKE
Michigan Representative

It appears that this is going to be one of those years when everything we discuss is going to generate a lot of controversy. Last week was certainly no exception. Not only did the fifty-five mile-hour speed limit result in lengthy debate (over the question of whether or not penalty points should be included) but so did a bill to permit pharmacists to substitute less expensive, generically equivalent, drugs for those prescribed by physicians.

As passed by the House last week, HB 4145 was changed substantially from the form in which it was originally introduced. Essentially, the bill, in its present form, would permit pharmacists to substitute less expensive, but generically equivalent drugs for the brand name drug prescribed by the physician. There is a provision in the bill, however, which permits pharmacists to refuse to substitute, presumably, when they deem it unwise. Furthermore, another provision permits the physician to prohibit substitution by writing the letters "D.A.W." meaning "dispense as written" on the prescription. An earlier amendment would have required the physician to write out the full wording.

One of the many amendments added to the bill requires that in the case that a pharmacist does substitute, he must indicate on the label both the brand name of the drug prescribed and the generic or brand name of the drug actually dispensed.

Another provision of the bill requires pharmacists to post the prices of the 100 most frequently prescribed drugs so that the consumers may compare drug prices before filling prescriptions. Defeated was an attempt to require the state board of pharmacy to monitor prices of the 100 most often prescribed drugs and disseminate the data widely. The pharmacy board estimated that the cost to the taxpayers of administering the monitoring would have been at least \$135,000.

Interestingly, although the membership voted to require the pharmacist to post the prices of these drugs within his place of business, the bill prohibits him from advertising his prices compared to other pharmacies or to advertise claims of superior professional or nonprofessional convenience services.

Proponents of the bill claim that it will mean a cost reduction of approximately 35 percent to the consumer. The bill passed by a vote of 72 to 29 in the House and now goes to the Senate for consideration there.



Craftsman Donald Nutten seeks a helper with his hobby

'Need More Study of YRS'

To the Editor:
I cannot believe that our Northville School Board would make a decision on the YRS based solely on surveys from the community, as the February 28th article pertaining to this issue implied.

Where is the research on student performance? Where is the information relevant to cost? Furthermore, is it economically feasible to institute the YRS and retain the traditional program? In addition, to what extent are teachers and students (where applicable) being involved in the decision making process?

It would be disastrous to plunge into the YRS until we answer the questions of educational merit,

economics, and student and community need.

Mrs. Lois J. Holmes

Thanks again,
Room 15
Amerman School

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Readers Speak

'People More Important'

To the Editor:

It was with great interest I read your article regarding the Historical Society's dance and the fact that they were able to raise \$3,000 for the preservation and restoration of some of the older buildings representative of Northville.

It is with DEEP REGRET that I report the success of a benefit dance less than a week earlier. A dance to benefit not buildings, or landscaping, or the preservation of memories; but a dance to benefit our fellow men. Men now listed as MIA's (Missing In Action), some of whom

there is proof they were at one time not MIA's but POW's and, whom have not yet been accounted for. These men have memories too. Memories of buildings (their homes) and memories of their families. Their families face empty chairs every day, as we faced empty chairs Feb. 16th when we asked the community to support a benefit in their honor.

As President of the American Legion Auxiliary I speak only for myself on this issue. If other members support me let them speak up and BE COUNTED AGAIN.

I am heartsick at the apathy of the members of our own organization and other veterans and community organizations, including our local government who did not even reply to our invitation, when it comes to demanding an accounting for they're OUR MEN.

The benefit for our MIA's commanded only 26 people and 10 of them were invited guests. Says a lot for "man's inhumanity to man", doesn't it?

Because the American Legion Post was kind enough to vote us \$125 (they too were

noticeable by their absence) we can report a grand total of \$175 going to VIVA for the cause of now 1100 fellow human beings.

BRAVO, NORTHVILLE: we really showed them we cared, didn't we?

Joan G. Fisher

Remember Patients While Housecleaning

To the Editor:

Yesterday was a warm, spring-like day and even I have started to think of spring housecleaning. That in itself is a miracle!

We are again trying to help the patients at Hawthorne Center for emotionally disturbed children and the young adult unit at Northville State Hospital with our Annual Rummage sale. Large donations are tax deductible. We hope you will open your hearts to help these youngsters in their fight to regain their health.

Emotional and mental illness are the hardest to cure and your donations of usable household items, such as small electrical appliances, small pieces of furniture, dishes, pots and pans, costume jewelry, toys, clothing will help tremendously. Please, please help these youngsters!

If you care to make a cash

To the Editor:

We are appealing to the power of the Press for help! We cannot get our home builder Fred A. Greenspan Company to live up to their stated obligations. Namely, to fix construction complaints and put in extras paid for by the home owner.

We think you will agree 4 years is long enough to wait for promises of action. Sending a registered letter within

the required length of time resulted in no action. Greenspan building superintendents came over and agreed we did have a problem but no action! At our subdivision association meetings, Mr. Greenspan, himself took down our name address, telephone number, and lot number, promised us it would be followed up but no action — not once, but at two separate meetings and again the results were the same no action!

Talk to the Township Supervisor, trustees, & building superintendents to see what they could do. They tried, got promises, but again No Action.

Most of the people who live in my subdivision, Northville Colony Estates, do not work in Northville area. Consequently, trying to hound these people by phone calls, is very difficult.

The question that comes to mind is why grant more building permits to people who seemingly ignore legitimate building complaints?

Can you help us get the much needed action we have requested?

Signed by
Peter R. June
and including names of
Irving McLeod
and Don Riffenberg

'Consider Alternatives'

Continued from Page 10-A

sky" consideration.

A school system as small as ours entering into a partnership with two or three larger or more affluent school systems would seem to me to place the votes of Novi "on the spot" to okay millage in the future so we could keep up our part of the bargain, a bargain that so far we, the voters, haven't been asked how we feel about.

I admit that \$45,000 doesn't sound like much for all the things that can be done at a center like the one described, but the guessed development cost is starting at \$180,000 and

the cost of maintenance isn't even being talked of.

Let's consider just a few of the alternatives. We could forget the whole thing and spend our money on basic education. Or if, as Dr. Kratz and some members of the school board seem to feel, our students really do need this type of center and if the people of Novi feel that our students really do need this type of center and say so at the polls, then I feel we should consider expanding our present "Nature Center" at the middle school. A center built mostly by volunteers, adult and student, with little

or no cost to the voters.

We could revise or expand the high school complex to include this type of facility.

We could develop the City Park in North Novi into this type of center and even use Walled Lake as part of it.

All these "we could's" may not be anymore realistic than the one the school board is considering, but they are all within Novi so we could proceed at our own speed rather than being locked in with several other school systems in an area outside our own community.

Sincerely,
Mack Porter
Novi resident

Top of The Deck

Continued from Page 10-A

that hasn't called on Don to build something. Many places proudly display his most famous workmanship—the grandfather clock. His most expensive sells for "about \$1,000," but most are considerably less expensive.

"A guy could get rich doing this, but I'm too old for that. I do it because I love it. Maybe you know someone who feels the same way...."

Room 15 Says Thanks

To the Editor:

We are the boys and girls in Room 15 at Amerman. Mr. Gross took us through the Northville Record Printing Office. We want to thank Mr. Gross and the Record for our informational tour.

We think we remember how a paper is made. Tell us if we're wrong.

The writers send their articles to the printing office. Next, a lady takes it and types it in a coded tape. The computer tape goes through a computer. The computer decodes the article and figures out how much space goes between words.

Then another lady types on a headline. The headline goes through a photographic machine so we can read it.

Next, the articles and headlines are waxed. A lady lays them on her layout sheet. Then the whole sheet goes into the dark room. There they make a negative and a plate. The plate is put on an off-set printing press. The web is folded and cut. Lastly, the paper is stuffed. Then we can read it.

Thanks again,
Room 15
Amerman School

News Briefs

PUBLIC HEARING on the text of the city's proposed new zoning ordinance has been scheduled for Monday, April 8. According to councilmen, two or more hearings are likely to be held before both the zoning ordinance and the zoning ordinance map are approved. Both have been recommended for approval by the planning commission. Northville Township last week approved its new zoning ordinance, the text of which appears in this week's edition of The Record.

A **FEMALE** member was appointed to the city's planning commission this week as the council named Mrs. Lisa Buckland to the post formerly held by David Van Hine, who moved from the community. Mrs. Buckland, who lives at 449 Hill Street, was recommended by both Van Hine and the League of Women Voters. Mary Conley and Harold L. Bourne, who were considered for the post, were given high praise by the council and placed on the "waiting list" of likely appointees.

A **RESOLUTION** opposing the suggestion by the Detroit Racing Association (DRC) of Livonia that the minimum age for attending race meets be scrapped has been adopted by the Northville council. Presently, the minimum age is 12. Letters indicating the council's opposition have been sent to the racing commissioner and local legislators.

COMPLETION DATES for Northville's three new schools show construction on the two elementary schools "is about six months behind schedule," Superintendent Raymond Spear said. However, the middle school is nearly on target, with the school to be finished by February, 1975. Elementary schools should be ready by December.

Pethers Aids

Team Victory

A former Northville youth helped his team win the Michigan Amateur Hockey Association (MAHA) championship in the PeeWee division (11 and 12-year olds) in Westland Sunday.

Cappy Pethers, son of former Northville residents Clayton and Sharon Pethers, is a right-winger on the Slasor's Heating team from Romulus which claimed the MAHA championship by defeating Detroit's Little Ceasars team 6-1 Sunday.

As a result of the victory, Pethers and his teammates will travel to St. Louis to compete for the national PeeWee division championship in April. His Slasor's Heating team finished the regular season with a 61-5-2 record.

Cap Pethers, Sr., was an outstanding basketball player at Northville High School in the mid-1950's.

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By Appointment

Irwin Sutter Resigns

Resignation of the administrative assistant and his request for reassignment within the district, along with the hiring of three new teachers, was approved by Northville School Board members last week.

Irwin Sutter, administrative assistant since December, 1972, asked to be relieved of his post and reassigned to another administrative position or given a teaching post.

Sutter, who declined comment on his reasons for resigning, asked that the move will become effective at the end of the school year in June.

His request was accepted with regret by board members. Board President Stanley Johnston thanked Sutter for "your dedication and willingness."

Contracts were granted to three teachers. Hired as a media specialist at Northville High was Daniel P. McCulloch who has 20 years library experience at Wayne State University.

McCulloch, who holds a masters degree from Wayne State, will earn \$7,099 for the remainder of the school year. Lefkotha V. Simeon was hired to teach French and social studies at Northville High two-thirds time at a salary of \$2,777 for the remainder of the school year.

Miss Simeon is a graduate of University of Michigan with majors in French and Russian.

Mrs. Dorothea Bach was granted a half-time position at Cooke Middle School Annex teaching humanities. A graduate of the University of Michigan, she will earn \$2,659 for the rest of the school year. She has four years teaching experience.

In other personnel matters, board members granted a maternity leave to Mrs. Deborah Huntington, humanities teacher at the Annex, effective June 22.

The board also adopted a resolution of appreciation for Mrs. Helen McCarthy, Annex humanities teacher, who has retired after 24 years of service.



Flood waters spilled over the banks of the Rouge River branch and surrounded this house on Northville Road

Council Asks Shorter Period For Dog Keeping

A resolution urging the legislature to eliminate the seven-day impoundment of animals provision has been adopted by the Northville Council.

If the provision is eliminated, the old law providing just five days of retention for impounded animals becomes effective again.

Presently, an impounded dog must be held for seven days before it can be destroyed. Unless the owner can be found, cost of caring for the animal during impoundment is borne by the local municipality.

By reverting to the five-day clause Northville and other cities hope to save money.

The present seven-day clause, they contend, "constitutes a burden on taxpayers to subsidize persons negligent in caring for their pets..."

Asks 73% Hike

Continued from Record, 1

yet submitted budgets, township officials said.

Police budget initially approved for the 1973-74 year totaled \$61,100 and an additional \$9,750, placed in contingency until after the annexation election, brought the total police budget to \$70,850.

That budget included \$53,250 in wages for officers, Nisun and reserves. Clerical wages were not included in cost.

The proposed budget calls for a total of \$105,516, in wages for Nisun, six patrolmen, one full-time clerk, two part-time clerks and reserve officers.

Nisun is asking for an increase in pay to \$16,880 from his present \$14,500.

He said the increase would make his salary "comparable with the building department head. He works a 35 hour week and mine is based on a 40 hour week," he told board members.

Present at the first budget session were Supervisor Lawrence Wright, Clerk Sally Cayley, Trustees John MacDonald and Richard Mitchell. Treasurer Joseph Straub was attending another township meeting and Trustees Leonard Klein and Charles Schaeffer were absent.

The chief said his "proposed top wage for township patrolmen matches that which the City of Northville presently has and they will be negotiating for a new contract soon."

"Since the departments are closely related, the pay scale should be the same," he added.

Township starting pay presently is \$9,300 and proposed to increase to \$10,010; six to 12 months, \$9,900 now, \$10,608 proposed; 12 to 24 months, \$10,530 now, \$11,258 proposed; 24 to 36 months, \$11,596 now, \$12,402 proposed; and 36 months, \$12,636 now, \$13,520 proposed.

Full time clerical salary increase proposed is from \$6,242 to \$6,791. Part time clerical increases proposed are from \$2.50 an hour to \$2.75 per hour.

Nisun also said he has included \$5,000 in the budget for overtime pay for patrolmen. "They now are paid overtime for court time and holidays in a lump sum of \$410."

"I would like to see them paid overtime for actual hours spent in court, holidays worked or overtime work after a shift on an hourly basis and not a flat year rate," Nisun explained.

He said he did "not visualize there being a tremendous increase in pay for actual court time but there will be an increase."

He added that the wages for reserves is proposed at a total of \$6,000, up from \$5,000 last year. Hourly pay now is \$2 for officers and \$2.25 for reserve sergeant.

Supplies, gas, repairs, maintenance, transportation, dues, printing, telephone and miscellaneous expenses of the police department operation are pegged at \$17,100, bringing the grand total of the proposed budget to \$122,616.

Income produced by the police department during the 1974-75 year is estimated at \$12,400, including license fees, inspection fees, fines and refunds.

Nisun added that he would not be requesting purchase of a new police car during the 1974-75 budget year.

"I will be making a request for a replacement car at your next meeting (Tuesday)," he said.

The chief explained that the proposed budget "is basically what I asked for last year. It's the same number of manpower but costs have gone up."

"We need the additional manpower and cannot get by with any less than I am proposing," he concluded.

Novi Boosters Plan Dance

Time is running short to purchase tickets for the annual St. Patrick's Day Dance sponsored by the Novi Athletic Boosters.

This year's St. Patrick's Day Dance will be held Saturday, March 16, from 9 p.m. to 1 a.m. in the Wixom UAW Hall at 28900 South Wixom Road.

Music will be provided by the Sagittarians. Tickets cost \$10 per couple and entitle the holder to refreshments, beer, set-ups, and a shot at a door prize.

Tickets can be ordered by contacting Florence Pantalone at 474-8580.

Proceeds will be used by the Athletic Boosters to help further Novi's athletic program for both boys and girls.

House Threatened By Flood Waters

With flood water lapping at his doors, 62-year-old John Schultz contemplated evacuating his semi-invalid wife and two frightened dogs.

"What can I do? It's into my garage now, and starting to come into the house. Nobody seems to care," he said.

Schultz lives in a little white frame house tucked away on the east side of Northville Road between two factories.

The branch of the Rouge River, nearing flood crest Tuesday morning, crosses under the road and sweeps past his house on the north side, curves south behind his house at 16400 Northville Road, and then re-crosses the road into Edward Hines parkway.

The river, pushed far beyond its banks because of the thawing and the heavy rain-storm late Monday night, was threatening private property elsewhere in Northville Township as well. But the Schultz property appeared in greatest danger.

"I called the township, the township police, the state police...everybody, but nobody can do anything for me. I thought maybe they could put in some kind of pump to get the water out. They just shook their heads."

The flood water has left his house on an island, and Tuesday morning he had to wade through six-inch deep water to reach his car parked at the edge of Northville Road.

A dog house and pen in the rear of the house was flooded out. The attached garage floor also was flooded Tuesday.

"I stayed up all night long watching it rise," said Schultz. "I couldn't risk going to bed. If it hits the furnace (the house has no basement) I'll have to carry my wife out and maybe have her stay with a relative. I don't dare go to work."

Although Schultz appreciates that flooding normally occurs along the Rouge in the spring, he insists that earth fill operations by the adjacent factories in past years have compounded the problem.

"I've lived here since 1960, and the problem didn't get dangerous until after they (factories) started filling parts of their lands."

PTSO Meets Tonight

"Uniting the community to make its collective voice heard" is the basic concept of the Parent, Teacher, Student Organization (PTSO) which will hold its first meeting tonight (Thursday).

Beginning at 8 p.m. in the Northville High School cafeteria, the meeting is open to parents, teachers, students and other interested persons, spokesmen for PTSO said.

Tonight's meeting will include determining the direction the group will take plus small group discussion of common concerns which exist at Northville High School.

Top two concerns voiced by each "buzz group" and the reasons behind the concerns will be discussed by the organization as a whole.

Teams will then be appointed to sort out causes and facts and make recommendations to the group's executive board.

Al Geisler, member of PTSO, added that it is "very important to clearly define problems and clearly identify causes before action toward any solution can be taken."

Appoint Manager

City Manager Steven Walters has been designated Northville's street administrator by the city council.

I'd like to know why they permitted land-filling so close to the river," he said.

"To make matters worse I can't get flood insurance. It's available but I've got to have some kind of paperwork by the township and I've never been able to get it."

Annexation Asked Again

Continued from Record, 1

township by a vote of 1504 to 1358 and approved in the city by a vote of 942-259.

Among the persons who were to present the petitions to the commission today were Charles Rosenberg, Fred Philippeau, James Clarke, John MacDonald, and John Dugan, all of the township, and Annalee Mathes and Paul Vernon of the city.

According to MacDonald, no formal annexation organization has been established yet but he predicted formation within a week. Two persons already have agreed to head up a committee, he said. They are Barbara Kausler, who lives in the city, and Dr. George Berquist, a township resident.

The One Northville committee that campaigned for annexation last year has been dissolved.

Many of those who circulated petitions this past week were not actively involved in the previous annexation campaign, it was disclosed.

Among those who signed the petition were members of the city and township planning commission, the city council, township board, and the school board.

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Four Students Win Cooke Science Fair

Four students have been named overall winners in the Cooke Middle School science fair.

Included are Karin Lotarski, Jeff Hodge, James Pitar and Sue Kinnaird.

Their experiments will be representing the school in the metropolitan area science fair.

Those students winning awards, by category, include Botany: Shelly Millard, first; Linda Hoover, second; Richard LaVoie, third. Zoology: Lori Pope, first; Marvin Gesler, second; Craig

Raycraft, third. Medicine and Health: Jill Berquist, first; Don McCally, second.

Chemistry: Sue Kinnaird, first; Steve Pyett, second. Earth and Space Science: Dane Cates, first; Norman Tiilikki, second; Sheryl Wissman, third; David White fourth; Susan Harris, fifth.

Pure and Applied Physics: Krysta VanRenterghem, first; Kelly Williams, second; Lisa LaFevre, third. Social and Behavioral Science: Karin Lotarski, first; Ann Dayton and Lynn Oliver, second.

Engineering: James Pitar and Jeff Hodge, first; Lisa Raycraft, second; Kurt Kratz and Steve Dykstra, third; Bruce Worden, fourth; and Kim Kratz, fifth.

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'School Districts Can't Duck Special Ed Responsibility'

B-1

WANT ADS
In This Section

The Northville Record / THE NOVI NEWS

Argus / THE SOUTH LYON HERALD

EDITOR'S NOTE: Special education is no longer an optional decision of local school districts. Under a new state law, school districts are required now to provide special education programs for any handicapped child between birth and age 25. Last week a panel program, sponsored by the Farmington Chapter of the Michigan Association for Children with Learning Disabilities, Inc., was conducted in which experts on the mandated special education act discussed the law in terms of how it is working, its broad initial problems, and ways it can be used by parents of handicapped children. The program did not deal with specific financial and operational problems encountered by local school districts in implementing the law. Views of two of the panelists are expressed here in articles by staffer Jack Hoffman.

Special Education Programs, Numbers

Programs Offered Local Youngsters	Novi	Northville	Brighton	Pinckney	Hartland	South Lyon
Educable Program	16	6	43	36	26	48
Learning Disability	23	25				8
Adjusted Study Program (emotionally impaired)	12	2				17
Trainable Program	4	9	9	4	1	
Orthopedic Program	1					
New Horizon Workshop	1					
Oakland Training Institute	4					7
Severely Mentally Handicapped	9	3	1	1		4
Hearing Disabilities	1	6	13	3	2	2
Physically Handicapped		1				4
Visually Handicapped		1				
Total	71	54	66	44	29	90

The money pinch and facility crunch are no longer acceptable excuses for local school districts to deny education and training for mentally, physically or emotionally handicapped children.

Lynwood Beekman, the attorney who co-authored Michigan's controversial Mandatory Special Education Act drives that point home in advising parents of the handicapped of their rights under the new law.

And he urges parents to fight for the rights of their children...if need be right to the doorstep of the state superintendent of public instruction.

"If you bring a handicapped child to the door of the school...under the act the local board is obligated to provide services for that child," explains Beekman in an overlay of basic provisions of the law.

Furthermore, the act requires the board to provide transportation for the handicapped child and, where necessary even board and room, he added. Payment for these services is the responsibility of the school district.

One more fundamental thing: "The obligation for these programs is placed at the local school district level—not at the intermediate level," he emphasizes.

Local school districts have two basic ways they can provide these programs: they can operate the programs themselves or they can contract with others, such as schools for blind, the deaf, to operate them.

The only legitimate recourse open to local school districts that argue they cannot afford the services, explains Beekman, is to petition the state board of education for



Dr. Harrold Spicknall (left) confers with Lynwood Beekman, co-author of the 'Mandatory' law

permission to operate a reduced special education program of some kind. But in such cases the school district must detail its problem and indicate some positive manner in which it intends to resolve it.

In only two situations, according to Beekman, would intermediate districts be involved in providing special

education programs: One, if it has been contracted to do so by one or more local school districts; and two, if it has been ordered to do so by the state board of education.

The latter situation would arise, he says, when a local

Continued on Page 9-B

New Law Spurs State Programs

Although mandatory special education has run into some difficulty during its initial stages, overall the future looks very encouraging.

At least that's how Dr. Harrold Spicknall, supervisor of special services for the Michigan Department of Education, sees it.

Chary of prematurely disclosing specific data to support his view, he strongly suggests that things are looking up even though there is still a shortage of money and programs to meet the state's needs.

"We recently did a survey of all the intermediate school districts (in the state) and we asked them to project for us the number of children they were going to serve and the number of projected personnel they were going to hire for the next school year. They estimated hiring 9500 personnel...and that's the number we projected a year and a half ago that would be needed."

It's the projected figure, he says, that many found unrealistic in view of the numbers of special education teachers coming out of colleges and universities.

When educators first looked at this projection they were appalled. They just didn't think it possible. However, a closer look at the situation showed the supply of teachers might not be so bad after all. In fact only two areas were found lacking, he notes.

The shortage areas are "teachers of learning disabilities, which was not in special education until this last fall, and the area of emotionally impaired."

"I'm convinced (the latter) is more of a problem of retention than supply. A recent study showed that we keep teachers of the emotionally impaired in the classroom a little over two years and then they seek employment in some other area. Having had some training, some experience in that area let me tell you it's a tough job, and I can see why they last only two years."

Looking at some of the other broad problems encountered with the advent of mandated special education, Dr. Spicknall makes the following observations:

1...Funding.

"Yes, we have had some problems with funding, but we can go back and find that we've been having these kinds of problems for the last six years. Mandatory education has made very little difference."

Referring to print out data just now coming out of the



Paul Thams (above) and Gena D'Alesandro (below) of Oakland and Wayne county intermediate districts respectively also took part in the panel discussion on special education.



state's computers, Dr. Spicknall says this information very likely will show that much of the money promised by state legislators became a reality.

Nevertheless, he emphasizes that "we still have some problems in convincing the legislature that there is a need for additional funds for additional programs."

Perhaps as the intermediate special education planning becomes more sophisticated, legislators will be more responsive, he suggests. Meanwhile, early indicators suggest this year's growth in special education programs (1972-73 to the present school year) "is nearly double of what it was a year ago...and I think that increase can be attributed to the passage of the mandatory act"

2. Rapid growth.

Mandated special education is especially difficult to provide in those areas where staggering population growths occur. Although growths of this kind are by no means widespread, they nevertheless are occurring. One of these areas, he says, is Livingston County.

"The fastest growing county in the state in terms of population, Livingston has some real crunch problems on facilities," he points out.

3. Mental health policy.

Coinciding with mandated special education, observes the state official, was the policy of the department of mental health to return handicapped patients to the community as quickly as possible. And this influx of additional numbers of persons requiring special education has placed an added burden upon the local districts.

"I happen to know in your area here (Farmington) you are being impacted by large numbers of handicapped youngsters coming out of department of mental health institutions into fairly large size nursing home operations, which puts a severe strain upon facilities," says Dr. Spicknall.

4. Preliminary planning.

Preliminary plans for special education, as carried out under the law by the intermediate school districts in the state, were found inadequate and were ordered back to the drawing boards, he says.

Deadline for submission of the 1974-75 school year plans is March 15, he notes, indicating that the state department of education is hopeful these new plans will be more comprehensive than the first.

The 1975-1976 plans are due July 1, he adds.

Importance of these plans, which cover special education on a broad basis, is that they represent the data upon which legislators must rely in order to intelligently provide for special education programs in the state aid budget



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'The Exorcist'

Clergy Voice Both Pro and Con Opinions

The variety of opinions promulgated about one of today's most controversial topics, the book and film, *The Exorcist*, is not restricted to movie critics, media commentators and actors. Because of the topic, even clergy have been known to voice strong pro and con opinions on the worth of the film. And area clergy are no exception. The number of opinions almost equals the number of clergy.

Perhaps because Roman Catholic and Episcopal priests are empowered with, or have in the past been ordained with, the order of exorcism, more of these clergymen seem to have either read the book or seen the movie than clergy in the traditional Protestant churches such as Lutheran, Presbyterian and Methodist.

Opinions appear to be divided around the issue of whether the Devil or demons exist and whether there can be devil or demon possession.

In *The Exorcist*, a young girl's alarming changes in personality and unexplained actions both by her and to her are left undiagnosed by medical personnel. Finally her mother seeks an exorcist

to perform the ancient ritual of driving the demon from the body of the child.

The evil demon appears to be winning his battle to keep the child when, during the course of the ritual, the exorcist dies of a heart attack. But the young priest who has been assisting in the exorcism challenges the devil to leave the body of the child and take him, in what some have called the ultimate act of love of man for his fellowman.

The young priest then kills himself and the devil.

Father Patrick Jackson of St. Patrick's Catholic Church, Whitmore Lake, said he was quite provoked with this ending.

"It's a gimmick ending," he said. "There is no real insight into the meaning of evil or goodness in the book. It didn't deal with the realities of life and the meaning of good and evil which is another way of saying it is poor literature."

Father Jackson has not seen the movie and he does not intend to, but he reprinted a review of the movie for his congregation to give them some idea of the grossness of the movie and to stimulate their thinking. He chose the review of Pauline Kael,



renowned critic of the New Yorker magazine.

"She felt it was gross art and poor theology," he said.

Father Jackson, himself, believes in the devil and in demons, but he says a great deal of evil in the work is not necessarily Satanic.

"The Church always ascribed evil to the world, the flesh and the devil," he said, "but the world and one's personal capacity for evil could be responsible. However, on the basis of what I've read in theology and histories of exorcism, I see no reason to doubt the reality of possession."

Father Larry Carver of St. Paul's Episcopal Church, Brighton, agrees that much of the evil in the world is not Satanic. In fact, he does not believe a demon can take hold of man.

"The devil made me do it, is just an excuse," Father

Carver said. "Christ died to rid the world of the demonic in man and I don't believe in little spooks and goblins except on Halloween."

Father Carver allows that possession can take place, from within, however.

"Evil is something that's internal," he said. He said he believes this is shown in the end of the book. (He has not seen the movie.)

The Reverend Dave Kruger of Lord of Life Lutheran Church, Brighton, also does not believe in evil as an exterior being taking over a person.

Father Albert Matyn, of St. Joseph Catholic Church, South Lyon, does and he cites scripture to show that possession is a possibility, and that it has existed.

"In the scriptures, Jesus drives devils out," he said.

"I'm inclined to believe that in some cases this was severe

mental illness, but in some cases, Christ definitely speaks to the devil. I don't believe all of these could be attributed to lack of knowledge of mental illness or epilepsy at the time."

The Reverend Chester Brown of the First Baptist Church, Novi, also cites scripture to back up his belief in demons, but he also says no "born again" Christian can be possessed because they are indwelt by the Holy Spirit, according to scripture.

Father John Wittstock of Our Lady of Victory Catholic Church, Northville, has advised no one who is in his congregation to see the movie if they are easily disturbed emotionally.

He does not believe as others do, that demons can possess anyone now.

"I believe in the Lord's redemptive power on the cross, therefore, I don't believe anyone would be possessed today," he said. "I believe in demons insofar as Christ drove them into the pigs and then drove the swine into the waters in scripture, but I don't believe God would permit that now."

Father George McCullough of St. Stephen's Episcopal Church, Hamburg, believes demons have a personality and have the ability to intrude on the personality of another individual.

"In Biblical stories it talks about Christ driving these intruders out," he said. "That could also be a psychological problem and that is where all the care must be taken to determine whether there is possession. I believe that under the appropriate conditions the rite of exorcism is quite valid."

Father McCullough describes the book as fascinating. Father Matyn calls it absorbing, tense, frightening, obscene and fascinating. He also says it is a well-written descriptive literature.

Father Carver describes the book as a minister and rebel, though they do not even know I'm in the ministry," he said.

Continued on Page 9-B



DEMONIC POSSESSION—Or is she just in need of a psychiatrist's couch? This must be determined before an exorcism can take place.

Who'd Do an Exorcism?

"No way would I feel qualified to be an exorcist," said Father George McCullough of St. Stephen's Episcopal Church, Hamburg. Though he is technically qualified to be an exorcist in the Episcopal Church, Father McCullough expresses a common wariness of a performance of the rite.

Both Roman Catholic and Episcopal priests have been known to perform the ancient rite of exorcism, the act of expelling evil demons from the body of one possessed, through prayer and incantation.

Though Episcopalians do not receive a specific order to exorcise, as a part of their ordination as Catholic seminarians did as recently as three years ago, they do study the healing works of Christ which includes the study of exorcism.

According to Father Albert Matyn of St. Joseph's Catholic Church, South Lyon, the church discontinued ordaining priests with the order of exorcism after Vatican Council II. Though he and other older priests do have the order to exorcise, they cannot perform the ritual without permission of the bishop.

"I've been a priest for 37 and one-half years and I've never been commissioned to do an exorcism," he said. "I guess they felt it probably didn't make much sense to keep some of the older orders."

Neither Father Patrick Jackson, Whitmore Lake, or Father John Wittstock, Northville, have known of an exorcism performed in the Detroit area in their years as priests.

Father Matyn said he has known only one priest who has performed the ritual.

"He was commissioned by the Bishop to work in Minnesota," he said. "He had no doubt that the devil was involved in that. He said it was a very frightening experience."

Father Jackson, when asked if he would perform an exorcism if commissioned to do so, said that his decision would have to involve a lot of soul searching.

"It's a tremendously serious thing to go through and I'd have to go through soul searching on my own holiness, in approaching it," he said.

Episcopalians priests do not perform exorcisms except with permission of their bishops.

"I'd have to be first convinced that someone is just not hooked on the movie before I'd seek permission," said Father Larry Carver of St. Paul's Episcopal Church, Brighton. "The Archbishop of Canterbury has done quite a few exorcisms since the film and he has said that less than two percent have been true cases."

Father Carver says he's known two clergy in the eastern half of the lower peninsula who have had a part in exorcism. Father McCullough, in a seminary discussion last summer, said he had talked with two or three Episcopal priests who had conducted exorcisms in other states.

"They felt it appropriate and helpful," he said.

The Reverend Chester Brown of Novi First Baptist Church claims to have performed an exorcism during his ministry. The exorcism took place in Kentucky.

"There was a man who was demon possessed, who seemed almost a schizophrenic. He was deeply alcoholic and cruel at times. I believed him to be possessed because he was afraid of me and would walk around my house to avoid walking where I might see him," Mr. Brown said.

Mr. Brown explained further that the man's family left him. One night the man called him and asked him to come over at about 3 a.m.

"The lights were out in the house and I couldn't tell where he was. I asked him what he wanted and he said, 'you said you'd pray for me, now pray with me.'"

"We prayed and every so often he screamed, 'It's still here. It's not gone. Stay here.' Once I recognized that the evilness of what I was dealing with was beyond what I had ever come in contact with and that I could not withstand it, I took the name of Christ and relieved the man. Scripture has said that devils may be cast out in His name."

Reverend Brown said that as fundamentalists, Baptists are more dogmatic about possession than other faiths. To determine possession he looks towards the person's attitude toward God and whether he can stand to hear about Christ and to speak the name of Christ.

He says that often those possessed can not say the name, "Jesus Christ."

"Some stay away from me as a minister and rebel, though they do not even know I'm in the ministry," he said.

'Get Dirty For God'

Mission Teens to Speak

The Howard and Margaret Moffet Circle of the Presbyterian Church of South Lyon will sponsor "Get Dirty For God" Wednesday evening at 7:30 p.m. in the church.

Guest speakers for the program will be from Teen Missions Travel Team. An interdenominational youth missionary organization, Teen Missions provides opportunities for teenagers and youths to participate in missionary projects throughout the world.

The travel team is currently touring the country in search of new members for this summer's teams going to Brazil, Colombia, Venezuela, Bolivia, Peru, Honduras, the Canary Islands, Alaska and Haiti. Projects conducted in these countries include: churches, an orphanage, a dormitory, a pier, a school and an airfield. Teen Missions also send teams to colleges

and national parks and conducts Bible schools in remote areas of the United States.

Teen Missions is the organization sponsoring the Haiti team which includes two local high school students, Debbie and Diane White, daughters of Mr. and Mrs.

Donald White, Sr., of North Hagadorn, will be going to Haiti for two months this summer along with 20 other young people and group leaders.

This team will construct an orphanage near Cap Hietien,

Continued on Page 9-B

2 Groups Plan Film

"Isn't It Good to Know," a new film that abandons traditional story lines to involve the viewer in the life-experiences of real people, will be shown on March 10 at both the Brighton Wesleyan Church, 228 South Fourth Street, Brighton and at the Highland Church of the Nazarene, 1211 West Livingston, Highland.

Using a varying number of images on the same screen, J. Michael Hooser, the 26-year-old film maker, creates a multi-media effect to draw the viewer in this, his first major film. Included are scenes from the Dino de Laurentis production of "Barabbas," appearances by Billy Graham, video-vignettes, original songs and true stories of people today.

By shifting the viewer's attention, Hooser is said to have created a film conveying the ultimate drama of change. "Isn't It Good to Know" is currently being shown in thousands of locations across the country and Pastor T. D. Bowditch of the Brighton Church and Pastor James Krauss of the Highland Church extend invitations to all to attend.

The film will be shown at 6 p.m. in Brighton and 7 p.m. in Highland.

DIRECTORY of Area CHURCHES

FOR INFORMATION REGARDING LISTING OF CHURCH IN DIRECTORY CALL: IN BRIGHTON 227-6101; IN NORTHVILLE AND NOVI 349-1700; SOUTH LYON 437-2011.			
CHRISTIAN COMMUNITY CHURCH (Assemblies of God) 16200 Newburgh, Livonia Rev Irving M. Mitchell, 455 1450 Sunday School 9:45 a.m. Sun Worship 11 a.m. & 7 p.m. Wed "Body Life" Serv 7:30 p.m.	FIRST BAPTIST CHURCH OF NOVI Eleven Mile & Taft Roads Church Phone F19 3477 Rev Arnold B. Cook Sunday Worship, 10:30 a.m. Sunday School 9:45 a.m.	FIRST CHURCH OF CHRIST SCIENTIST 1100 W. Ann Arbor Trail Plymouth, Michigan Sunday Worship, 10:30 a.m. Sunday School, 9:30 a.m. Wednesday Meeting, 8 p.m.	IMMANUEL LUTHERAN CHURCH Established 1930 330 E. Liberty, South Lyon Pastor Tietel, 437 2289 Divine Service 9:00 Sunday School 10:15 Class on the Christian Faith 10:15
CHURCH OF CHRIST 6026 Rickert Rd., Brighton Doug Tackett, Minister Bible School 10:00 a.m. Worship Service 11 a.m. Wed. Eve. Service 7:30 p.m.	FIRST BAPTIST CHURCH OF NOVI Eleven Mile & Taft Roads Church Phone 349 3477 Rev Chester Brown Sunday Worship, 11 a.m. & 7 p.m. Sunday School 9:45 a.m.	FIRST UNITED METHODIST CHURCH 400 East Grand River, Brighton Rev Kearney Kirkby Church School, 9:30 a.m. Worship Service 11 a.m.	LORD OF LIFE LUTHERAN CHURCH (Lutheran Church in America) Worship 9:30 a.m. Church School 10:30 a.m. Nursery Provided Pastor Dave Kruger 229 4896 Spencer Ete School, Brighton
PLYMOUTH CHURCH OF CHRIST 9301 Sheldon Road Plymouth, Michigan Sunday Worship 10:30 a.m. & 6 p.m. Sunday School, 9:30 p.m.	FELLOWSHIP BAPTIST CHURCH 10774 Nine Mile Road Rev Walter DeBoer—449 2582 Sunday School and Worship Service 10 a.m. Young People 6 p.m. Evening Worship 7 p.m. Wednesday Evening 7 p.m.	FIRST UNITED PRESBYTERIAN CHURCH South Lyon Norman A. Riedesel, Minister Sunday Worship, 8:30 & 11 a.m. Sunday School, 9:45 a.m.	ST. GEORGE LUTHERAN 803 West Main Street, Brighton Rev Richard A. Anderson Worship Service 10 a.m. Sunday School 11 a.m. Catechism class 6:30 p.m. Wed Communion First Sunday
BRIGHTON BAPTIST CHURCH 525 Flint Road Rev George M. Cliffe, Pastor Morning Worship 10 a.m. Sunday School 10:30 a.m. Prayer Service 11 a.m. Phone 227 6403	NEW HUDSON CALVARY BAPTIST CHURCH Pastor B. DeWayne Hallmark 437 3390 Sunday School 10 a.m. Sunday Worship 10:30 a.m. & 7 p.m. Mid Week Service Wed 7 p.m.	HIAWATHA BEACH CHURCH A Friendly Bible Church in Hamburg Pastor David Funk—227 5882 Sunday School 9:45 a.m. Morning Worship 11:00 a.m. Evening Service 6:45 p.m. Wed Prayer Service 7:30 p.m.	ST. PAUL'S LUTHERAN CHURCH High & Elm Streets, Northville Rev. R. Schmidt, Pastors Church 349 3140, School 349 2868 Sunday Worship 8 & 10:30 a.m. Monday Worship 7:30 p.m.
FIRST BAPTIST CHURCH OF NORTHVILLE Rev. Cedric Whitcomb 349 1080 Res 209 N. Wing Street Sunday Worship, 11 a.m. & 7:30 p.m. Sunday School, 9:45 a.m.	FIRST CHURCH OF CHRIST SCIENTIST 114 South Walnut St., Howell Sunday Service 10:30 a.m. Wednesday Service 8 p.m. Reading Room 11 a.m. to 2 p.m.	CROSS OF CHRIST LUTHERAN CHURCH (Missouri Synod) Lake & Reese Sts., South Lyon Rev Lawrence A. Kinne Sunday School 9:15 Worship 10:30 a.m. NURSERY AVAILABLE	ST. JOHN'S EPISCOPAL CHURCH 574 S. Sheldon Road, Plymouth Office Phone 451 0190 Sunday 8 a.m. Holy Communion 10 a.m. Morning Worship Wednesday 10 a.m. Holy Communion

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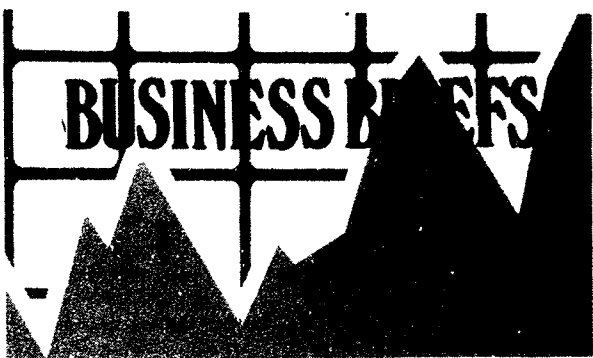
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Michigan Mirror

Legalize Teachers' Strikes Here?

LANSING—Although tradition dictates fall is the time to worry about teacher strikes, there's much discussion of them in the Capitol right now.

Two lawmakers introduced bills that would legalize teacher strikes in Michigan. The state's public employee relations act prohibits public employee strikes, including those by teachers.

(Unions representing teachers with contract problems are inclined to refuse to call their actions "strikes," preferring instead to label them "work stoppages." In recent years, however, the term "strike" has come into more general acceptance.)

ONE BILL now in House committee would simply state that the no-strike provision in current law does not apply to anyone working in public school service. That measure is sponsored by Republican Rep. William Jowett of Port Huron.

The second proposal would set out deadlines for negotiating teacher contracts. If there were no agreement, even with mediation and non-binding arbitration, the bill, sponsored by Republican Rep. Melvin Larsen of Pontiac, would allow teachers to strike.

That measure also provides for teachers to forfeit part of their pay if

the strike prevented their school district from offering the 180 days of instruction required for receiving state school aid payments.

LARSEN says it's time the legislature seeks answers to the problems of public employer-employee disputes and impasses "in a positive way."

"We must recognize the fact that there is no sure way to prevent all strikes," he adds. "There are no panaceas. However, some techniques exist which can reduce conflict, develop harmony and thus lessen the likelihood of strikes."

Larsen says that the "most significant preventative" is the attitude of both parties in the bargaining process toward each other. "The millennium is reached in employer-employee relations when both sides respect and acknowledge their individual obligations," he said.

MEANWHILE, Dr. John Porter, state superintendent of public instruction, also is getting into the talks about school talks.

Porter says the State Board of Education should set up voluntary guidelines to encourage school districts and teacher groups to start contract talks early enough so strikes can be avoided.

The state board, however, has

postponed consideration of Porter's proposal.

IF YOU'RE out of state next time your birthday—and driver license renewal date—roll around, you may not have to worry.

A bill now pending in the Senate would allow you to extend your license for three months—giving you extra time to get back to Michigan and complete the formal renewal process without causing problems over an out-of-date license.

The 90-day extension wouldn't cost you anything, under terms of the bill already passed by the House. And its sponsor, Rep. Lucille McCollough of Dearborn, figures it might save Michigan some money.

How would the state save?

Mrs. McCollough, a Democrat, explains it this way. If you're out of state and your license expires, you must either drive with it that way, risking problems with the police, or obtain a license from the state you're temporarily living in. And that means Michigan won't get your renewal fee for some time.

WHEELS are turning ever faster in Michigan as attempts are made to find homes for "hard to place" youngsters without families to call their own.

A new kind of directory, expected to be in use shortly, will list

children available for adoption. The improved handbook, a tool of the Michigan Adoption Resources Exchange, will be computerized.

Through the improved system, child welfare agencies will send information about their youngsters to the computer, which will collect the data about the adoptable ones and include it in print-outs for the directory.

"WE NEEDED some kind of system to know what's out there," says Don Haviland of the State Department of Social Services, which handles Michigan adoption work. "We (previously) had no way of keeping track of the children."

Haviland also notes the change in adoptions in the past few years—from healthy babies to older and handicapped youngsters. That's because babies are generally not available for adoption these days. More unwed mothers keep their children and less stringent abortion laws are reasons given for the change.

At the same time, Michael J. Hall, a supervisor at the Oakland County Department of Social Services, was named interstate consultant for adoption with the state department.

In his new job, Hall will be responsible for expediting the adoption of youngsters from other states and countries.

ELTON L. EPLEY of Northville has been elected vice president - controller of Peerless Cement Company, President Larry D. Walker announced.

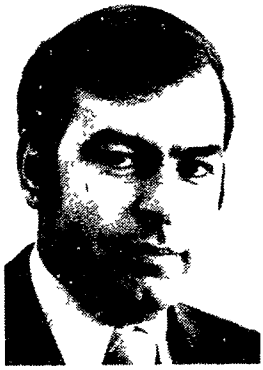
Before joining Peerless, Epley was a vice president - administration for the Hercules division of Amcord Corp., formerly American Cement Corp., in Bethlehem, Pennsylvania. Peerless Cement is an Amcord company.

A native of Green Forest, Arkansas, Epley was graduated from Arkansas Polytechnic College and received his master's degree in business administration from Drexel University.

He was formerly an audit manager for the General Accounting Office of the United States Government and an internal auditor for American Cement Corp., both in Los Angeles.

Epley is a member of the American Institute of Certified Public Accountants, the American Institute of Corporate Controllers, the Detroit Economic Club and the Junior Chamber of Commerce.

Married, he lives at 585 Morgan Court.



ELTON EPLEY

AMERICAN Pinball Association of Michigan, of which Arcade 5 in Northville Square is a member, will sponsor a state pinball-air hockey-TV tennis-soccer championship tournament March 31 in Detroit.

The tournament will be held in the Ponchartrain Hotel, with more than \$3,000 in scholarships being awarded the champions of the various events. Elimination rounds at local arcades will be held through March 17.

The APA is patterned after the American Bowling Congress, with only APA members being eligible to compete in APA sanctioned leagues and tournaments.

NORMAN S. YOUNG, C.P.C.U., was awarded the Insurance Institute of America Associate in Management diploma as a result of the successful completion of the Institute's December, 1973, examination.

The diploma is granted to personnel in property and liability insurance who have completed the four-semester IIA management studies program and four national examinations in the management area.

Young is regional manager for the Aetna Insurance Company, with offices in Southfield, and he is responsible for all operations in Michigan.

He lives at 22827 Balcombe Drive in Novi with his wife, Evelyn, and three sons.

RECENT DISMISSAL of a lawsuit brought against Michigan National Corporation by the Justice Department drew more than casual interest locally.

Some of the stockholders in West Oakland Bank, located in Novi at 43335 West 10 Mile Road, also are stockholders of Michigan National Corporation, common shares.

The Justice Department had sought in three separate but related civil actions to block MNC from completing affiliation with four Michigan banks, located in Wyoming, Grand Rapids, East Lansing and Saginaw.

In grant MNC's motion for dismissal of the suits, the U.S. District Court agreed that the Justice Department was premature in filing its actions. Such actions may not properly be brought until the Comptroller of the Currency takes final action approving the proposed mergers.

Preliminary approval of the interim banks involved in the proposed mergers had already been received from the Comptroller of the Currency.

HOLLOWAY CONSTRUCTION company of Wixom was one of the low bidders on three construction jobs on the north-south Interstate 275 Freeway, it was announced this past week.

The Wixom firm bid \$2.7 million for construction of 12 bridges on I-275 between Interstate 94 and US-12 in Wayne County.

Other low bidders on this freeway were:

Johnson Gree Company of Ann Arbor at \$6.9 million for 4.3 miles of work on I-275 between Romulus and US-12; and Sargeant Contracting Company of Saginaw at \$3.5 million for construction of 3.3 miles of I-275 from Ford Road north to Plymouth Road in Livonia.

WESTDALE COMPANY, one of the nation's largest brokerage firms, recently released figures showing a 1973 gross sales volume of over \$135 million.

Westdale has over 325 salespeople in 22 offices in Michigan and Florida including one at 300 W. Grand River, Brighton. Realtor associates at the local office are Rene DeCorte, Bob Gray, Doug Mackie and Kirk Wangbichler.

Westdale, formed in 1958, originated many innovations including:

Home trade-in department—facilitating moving into a larger home without possession problems;

Executive homes department—conceived for marketing higher priced properties;

Private computer matching of homes to buyers and

Training institute for intensive sales study.

The company is currently negotiating the purchase of the old Taylor building which has housed the Brighton facilities since mid-summer.

Babson Report

Aluminum Gains Seen in 1974

DURING THE LATE 1960s and early 1970s the aluminum industry suffered from excess capacity and a weak price structure. At the same time, costs continued to rise. Hence, operating margins of the major producers narrowed and by 1971 and 1972 they were well below the 1966 level.

While the decline in net income was tempered somewhat by a more favorable tax rate, three of the four leading producers (Alcoa the exception) reduced their dividend payouts in 1971 and 1972.

By the end of 1973, however, both the domestic and the world aluminum picture had changed considerably. After a smart 18 percent increase in U.S. shipments in 1972, the domestic industry chalked up another 20 percent gain in 1973.

LAST YEAR'S step-up was more than double the 9 percent advance in primary production (a new record despite power curtailments in the Pacific Northwest due to low stream flows) and was made possible by large purchases of government-stockpiled metal, a reduction of inventories, and higher production of secondary metal.

Although the supply-demand relationship finally improved to the point where the marketplace could support badly needed price increases, the aluminum producers were further frustrated by Phase 4 price restrictions.

16 Go Skiing

Sixteen members of the singles group at Ward United Presbyterian Church in Livonia recently enjoyed a weekend of skiing, tobogganing and hiking at Lake Arrowhead near Gaylord.

This multi-aged group invites all single persons interested in church-centered activities to join.

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a high level of production.

Also, demand may not fall off too much despite the economic slowdown, since many aluminum users who suffered severe shortages of metal during the latter part of last year will probably welcome the opportunity to rebuild inventories should supplies become readily available. Once the economy resumes its upward path, demand is again likely to exceed productive capacity since no large additions to U.S. smelting and fabricating capacities are coming on stream in

the near future.

WHILE WE LOOK for strong earnings gains from the aluminum producers this year, we do not expect these earnings to command very high price-earnings ratios for their stocks. 1974 may be an exception, but the industry will continue to be cyclical over the longer term.

While the Babson Research Department feels that common stocks of most leading aluminum firms may be held at current levels, sale of Alcan common was recently advised.

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dishwasher. In the bath: ceramic-tiled tub and shower and vanity. All through the apartment: wall-to-wall carpeting, individual gas heat and air conditioning unit, insulating glass. Acoustic barriers between apartments. Carports available.

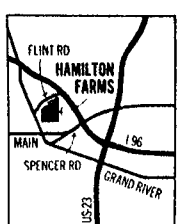
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All items offered in this "Absolutely Free" column must be exactly that, free to those responding first. This newspaper makes no charge for these listings, but restricts use to residential (non-commercial) accounts only. Please cooperate by placing your "Absolutely Free" ad no later than 4 p.m. Monday for same week publication.

FREE to good home. AKC Siberian (Mother) Father unknown, lovely family dog, 3 male & 1 female. Brighton 227 5169. A49

COCK A POO Puppies, free, 632 7761. 2

FREEZER, Sears Coldspot upright, 20 cubic ft., needs compressor. 227 6815 Brighton. A49

HOUND dog, 6 month old Beagle Red Bone, female, to good home. Pinckney 878 6256.

PUPPIES Healthy and cute. Mother miniature beagle. 2 males, 1 female. 2 months old. 433 3761. H10

REFRIGERATOR, 27" avocado, works good, needs new seal, 437 0212. H10

10 MONTH old puppy, free to good home. Loves kids. 437 2975. H10

FREE to good home, long haired, female dog. Spayed, housebroken. 349 0598.

220 GAL oil tank. Must be moved out of basement. 349 2474.

MINIATURE Dachshund, 2 years old, male, red. Free to good home, without children preferred. 349 6091.

FREE to excellent home, AKC, black silver male german shepherd. Housebroken, not a watch dog. Owner reserves right to inspect home. 349 0598.

SPAYED female tiger cat. 2 to 3 years old. Small, good mouster. 349 6167 evenings and weekends.

BLOODHOUND, female, AKC. Free to good home with puppy stipulation. 349 3467.

1-1 Happy Ads

GRUMP—That was some walk. A body could umm. Ethel, DumDum.

Fill Up. Why not take your new slender BODY and "STREAK" down Main St. at high noon. S, V & K.

1-1 Happy Ads

BIG 13 BIRTHDAY to Richard Golke.

Mom and Dad.

HAPPY BIRTHDAY and get well soon Richard.

Love, Your Sister.

PAT I accept your proposal.

Love, Deb.

A49

HAPPY BIG 13 to Richard.

Grandma.

HAPPINESS is having a daughter that has fulfilled our every wish.

Happy Birthday, Bobbi. "Wheel of View".

Mom and Dad.

NEW and strange in town? Want to meet a lively bunch of women? Call Gerry 437 1970. H10

Hello Lu,

What a Saturday morning afternoon evening Nice change—permanent change? I wish!!!

love, me.

H10

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1-2 Special Notices

ALCOHOLICS ANONYMOUS MEETS Tuesday and Friday evenings. Al Anon also meets Friday evenings. Call 349 1903, or 349 1687. Your call will be kept confidential. H10

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CAR POOL?? Brighton to Northland Area Mon Fri 8 30 5 15 Call Ed 229 8627. A49

THE Most Comforting Get Well Card you'll ever get—A Health Policy—smile—You're with Safeco. Call 229 9513 or 632 5528. ATF

"THE FISH" (Formerly Project Help), Non financial emergency assistance 24 hours a day for those in need in the Northville Novi area. Call 349 4350. All calls confidential. H10

McHATTIE Park Pavilion Fund tickets for the U of M Jazz Band performance will be on sale Saturday, March 9 at Showerman's IGA and the Kroger Store in South Lyon \$2.50 adults, \$2.00 students and Sr Citizens. Boy Scout Eagle Project. For information call 437 2929 evenings or weekends.

U OF M JAZZ Band tickets now on sale for Sunday, March 17 South Lyon High School, 3 00 p.m. Proceeds to McHattie Park Pavilion Fund. \$2.50 adults, \$2.00 students and Sr Citizens. Call 437 2929. 45

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1-3 Card Of Thanks

WE are sincerely grateful to friends and neighbors for their many acts of sympathy during our sad bereavement. Our appreciation cannot be adequately expressed.

LaFata Family

1-4 In Memoriam

IN loving memory of our son Ken

who left us March 4, 1970. He is gone, but never forgotten.

Mr & Mrs Clifford Markell

A49

1-5 Lost

NEW Hudson area—Male, buff colored, shaggy dog. No tags or collar. Owner can claim dog by paying for ad. 437 1374. H10

BLACK RETRIEVER, male. Spencer Rd West of Kensington Park. 313 685 3539. A49

REWARD Elkhound, silver, name "Smokey", lost in area Nine Mile and Pontiac Trail, 437 1563. H10

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2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale

2-1 Houses For Sale 2-1 Houses For Sale

2-1 Houses For Sale 2-1 Houses For Sale

2-1 Houses For Sale 2-1 Houses For Sale

New from ADLER HOMES, INC. A CUSTOM QUALITY BUILDER

4 for 74 Four Proven Ways to Build Your New Home

1 Custom Build On **OUR** Lot or Acreage A Completely Finished Home

WILL HELP YOU PAYOFF YOUR LAND CONTRACT

2 Custom Build On **YOUR** Property A Completely Finished Home

YOUR PLAN OR OURS

3 Custom Build On **OUR** Lots or Acreage With Your Qualified Participation

OUR STAFF WILL CO-ORDINATE ALL MTGE, TITLE SEARCH, SURVEY PERK TEST AND NECESSARY INSTRUMENTS.

4 Custom Build On **YOUR** Property with Your Qualified Participation



Office - 1077 W. Highland Road (M-59) Highland, Mich.

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The Realtor that is ready when you are!

... with these outstanding recreational and building properties from the Golden Triangle Listing Exchange.

PINCKNEY AREA: Beautiful rolling 10 acres. Some pines and maples. 2 natural springs. \$16,800. VA 2523. 437-2088

BUY NOW! BUILD LATER! 1/2 to 1 3/4 acre sites in scenic restricted area near I-96. VCO 2344. 227-1111

SOUTH LYON - Real nice commercial corner lot. 319' road frontage. 120' Pontiac Trail frontage. South Lyon Schools. \$36,000 Terms. VCO-VBU 2527. 437-2088

WE'VE GOT WHAT you've been looking for. A square 2 1/2 acres with a nice wooded hill and splendid view of the countryside. \$12,500 Terms. VCO 2219. 227-1111

SOUTH LYON AREA: 1 acre building site. Nice area. Paved road frontage. South Lyon Schools. \$10,000. VCO 2395. 437-2088

LOVELY HOME SITE with mature shade trees. Privileges on 2 lakes. VLP-VCO 2482. 227-1111

SILVERLAKE FRONT LOT. Nice area. Safe beach. South Lyon Schools. \$9,000. VL 2365 437-2088

PRICE IS RIGHT FOR this lovely 1 acre parcel. Conveniently located to Howell. Great buy at \$5,700. VCO 2321. 227-1111



Nine offices to serve you seven days a week, plus evenings.

13 1/2 VACANT ACRES: 1200 ft. canal frontage, 250 ft. Crooked Lake frontage. Tremendous possibilities. South Lyon Schools. \$55,000 VA-VL 2394

AIRCRAFT OWNERS - Park your aircraft in your own garage and fly off our hardtop runway in Airway Hills, Hyne Field, Brighton, Michigan. VCO 2331. 227-1111

40 LOVELY ACRES: Some woods at back. Excellent location. Close to X-ways. Paved road frontage. Perk O.K. South Lyon Schools. \$2,000 per acre. VA 2528 437-2088

TWO ROLLING 1.44 Acre building sites. In excellent area. 1 corner site and 1 on private road. VA 2008 227-1111

55ACRES RIGHT on M-36. 1 block west of Bradley road. Will divide into 3 parcels. VA 2452 437-2088

10 ACRES ON SMALL private lake with blacktop road frontage. Has several good building sites. VL-VA 2431 227-1111

ONE ACRE RIVER FRONT lot. 463' road frontage. 176' on river. High and scenic. VCO 2404 437-2088

STOCKBRIDGE AREA: Beautiful rolling 3 - 10 acre parcels. Great investment for the horse lover. Platted just for you. Hurry at these prices, it won't last long. VA 2227. 227-1111

Your Lot or Ours
Your Plan or Ours

HASENAU HOMES

OVER 50 YEARS' EXPERIENCE
YOUR LAND NEED NOT BE PAID FOR
MODEL AT 8370 PONTIAC TRAIL
(Just North of 6 Mile Road)
Open Sat., Sun., Mon., 12 noon till 6 or by appointment
CALL FOR OTHER LOCATIONS
BR 3 0223--DETROIT 437-6167--SOUTH LYON

*Ranches
*Colonials
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THIS IS IT! Small farm priced within reach. 2 miles to I-96. 16 acres with a modern all brick 3 bedroom ranch with attached garage. Deluxe kitchen equipment. 5 stall horse barn. Only \$69,500.00



CALLAN REAL ESTATE REALTORS

620 N. MILFORD RD.
MILFORD

Country home on 1 A. with 3 bedrooms. 1 1/2 baths, full basement, mud room, 2 1/2 car garage, pole barn, fully carpeted. A very clean, sharp home. \$34,900.00

Beautiful new 3 bedroom home in Howell area. 1 1/2 baths, fireplace in livingroom, also fireplace in basement, 2 car garage. Fully carpeted, air conditioning. A lovely home \$52,000.00

Desire a home where you can develop your own ideas. Needs work. 3 bedrooms. Convenient location. Dock privileges. Priced right \$18,500.00

Quality built 3 bedroom home in the country. Custom kitchen, elect garage door on 2 car garage, carpeted, 1 1/2 baths, full basement, gas heat, lovely yard. \$43,900.00

92 A. farm on hard surface road proposed 50 lots, 1/2 mile race track, barn has 35 stalls, good sandy soil, other buildings 6 room home. \$192,000.00 on terms.

1.23 A. lot in Hartland area. A beautiful site for that new home. \$6,000.00

5 A. in Cohoctah Twp. High and dry, a good investment for your future home. \$8,500.00



AND CONSTRUCTION COMPANY
HOWELL FOWLERVILLE
2649 E. Grand River 7150 E. Grand River
546-5610 223-9166

THE KEYS TO HAPPINESS

OPEN HOUSE

Saturday and Sunday

1:30 - 4:30

5460 Daniel Drive

Brighton

Near I-96 & U.S. 23 interchange. I-96 to Pleasant Valley Exit. Culver Road to Daniel Drive. Follow signs.

SHARP 3 bedroom Brick ranch that spells hospitality! Features are formal living room, warm, friendly family room with fireplace, super kitchen, fully carpeted. LAKE PRIVILEGES and plenty of community recreational activities. DON'T MISS THIS...occupancy upon closing. \$45,900.

STARTER HOME—Completely furnished, well kept 3 bedroom home near Brighton on black top. Close to shopping. Within 1/2 mile to U.S. 23 & I-96 \$28,000

Spreading Brick Ranch on beautiful large treed corner lot in Brighton's choice "IN TOWN" location—near schools, shopping, etc. 3 large bedrooms, gracious living room and warm comfortable family room. Many fine features too numerous to mention. \$65,000

NEED OFFICE SPACE??? in the growing Brighton area?? A 1016 square foot home perfect for conversion to office space in one of Brighton's best growing commercial areas. On a 50 x 150 lot, make your own parking lot in rear. Perfect for offices of any trade \$32,000.

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893 W. Ann Arbor Trail
Plymouth
453 - 1020
Multi-List Service

NORTHVILLE - 21404 Summerside—Drive by this handsome custom built ranch and call for further details. Notice its beautifully landscaped 3/4 acre lawn. Its attractive design is but a hint of the many luxury features offered in this fine home. In Northville Estates, off 8 Mile Rd. a mile west of downtown

NORTHVILLE HEIGHTS—A splendid value. Immaculate 4 bedroom colonial, built 1967, dining room, family room, fireplace, attached double garage, basement \$44,300

HOMES IN NORTHVILLE

NEW LISTING—2 or 3 Bedrms, Large Living Room and Dining Room, New Bath, New Aluminum Siding and Windows, Full Basement, Double Lot - LAND CONTRACT TERMS \$32,000

HISTORICAL 4 Bedrm Brick Home with Spacious Updated Kitchen with Built-ins. Large Living and Dining Room, Den, First Floor Sewing and Laundry Room, Two Full Baths, Full Basement, New Furnace, 2 Car Brick Garage, Large Lot. Must Be Seen To Appreciate. \$55,000

HANDYMAN NEEDED ON THIS 4 Bedrm Colonial Price Reduced Appraised Much Higher New Family Room With Fire Place, 2 1/2 Car Garage-1 ACRE Now \$39,900

SALEM

HORSE LOVERS SPECIAL 4 Bedrm 16 ACRE Farm with Beautiful Kitchen-Dining Room Living Room with Fire Place-New 12 Stall Barn-Fruit Trees-It's Fantastic \$79,900 Additional Acreage Available Market Appraisals At Your Request

ASK FOR DICK RUFFNER



349-1212
224 S. Main St.
NORTHVILLE

OPEN SUNDAY 1-5
Howell, I-96 to Pinckney exit west 5 miles. Private lake all custom homes. No fret about gas shortage for recreation all 4-seasons activities via the door of your new home—swim, boating, fish, golf—adjoins state land "sno-mobile", ski, bike and hunt—executive retreats!

542 E. Coon Lake Road contemporary 3 bedroom ranch on 1 1/2 acres. Slate foyer, island kitchen, 2 fireplaces fully exposed basement overlooking rolling lawn to lagoon waterfront. Too many features to mention. Seeing is believing! \$76,900 Land Contract terms.

578 E. Coon Lake Road beautiful custom quad built in 1966 situated on 3/4 acre. Four bedrooms, family room, fireplace, kitchen built-ins, 2 baths-dressing room, oversized 2 car garage, underground sprinkler system, etc., etc., etc., \$64,900.

OWNERS LEAVING STATE
HARRISON-MOORE REALTY
AGNES CHAPUT (313) 425-2172

NORTHVILLE REALTY

PLYMOUTH 9162 Tavistock
4 Bedrm. Colonial - Fam Room w-F.P. - 2 1/2 Baths - Home Clean & Sharp - 2 Car Attached Garage - Bsmt. \$42,500

710 W. Main St.
Northville Realty offers one of the finest homes in the City. Custom built 4 bedroom 2 story home on approximately 1 acre. Offers country living w-city conveniences. Three fireplaces, walk out lower level professionally landscaped. Call for details 349-1515.

3 Bedroom ranch in Novi with full basement, wet plaster large kitchen on 1.4 acres - 2 1/2 car garage. Land contract preferred. Sewer & water available. Additional lot 1.4 acre available.

Acreage
74 acres on 8 Mile Road, good frontage in potential growth area \$2300 per acre.

Nicely wooded 12 1/2 acres on 9 Mile Road on corner of Garfield \$49,500

Stan Johnston, Realtor
Office - Corner Main and Center.
Northville's Oldest Real Estate Office
349-1515
Open Sundays 1 to 5 p.m.

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CUSTOM BUILT RANCH HOMES
COMPLETELY FINISHED \$19,950 On Your Lot
3 Bedroom ranch, full basement, ceramic tile, Formica tops, insulated walls and ceilings, birch cabinets, doors, paneling and complete painting.
Model: 28425 Pontiac Trail. 2 Miles N. 10 Mi., South Lyon. On Crawl Space \$18,400
GE 7-2014

COBB HOMES

EDENDERRY SUBDIVISION
Donagall Court

Exclusive 11 room, 5 bedroom brick colonial features first floor laundry room, country kitchen with built-in modern conveniences. 350 sq. ft. family room displays beautiful fireplace, finished rec room. Central air, 2 car attached brick garage. Total living area of 3300 sq. ft. sets on 1/2 acre.

FULL PRICE \$115,000.
EARL KEIM 846-0400

Brighton-Pinckney Recreation Area



More Family Than Family Room

Take U.S. 23 to Pinckney M-36 exit, west to Whitewood Rd., South to McCluskey Dr.

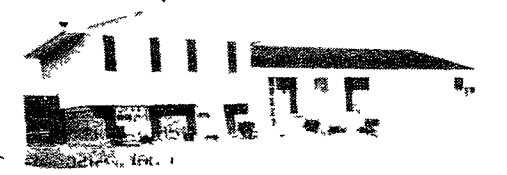
See the New '74 Model Ranches
Colonials, Quad-Levels with 2000-2500 sq. ft. of Living Area, 3, 4 or 5 Bedrooms.

—Models Open Daily 1-5—

Custom Built by

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BUILDERS 1-878-3798



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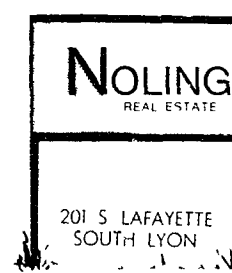
Country living at its best in this lovely 3 bedroom split level with 2 car attached garage. Family room with gas fireplace, 2 full baths, and carpeting thru out for only \$42,900

IMMEDIATE OCCUPANCY
On this lot offering Sharp broadfront ranch with 16x20 family room, attached garage, and 2 full baths. A must see at \$32,900

COUNTRY ESTATE
With a winding stream on over 2 acres of fabulous landscaping. This is a one of a kind cape cod with 4 large bedrooms and parlor, 20x40 gunite pool with cabana, large heated greenhouse, natural fireplace. Hurry call today for appointment. Realistically priced at \$59,900 With terms



478-9130
41160 Ten Mile Road, Novi
19050 Six Mile - 538-7740



MULTI-LIST OPEN 7 DAYS
COMMERCIAL
RESIDENTIAL

437-2056

Very neat comfortable home, low maintenance, on large lot in South Lyon's finest area. Close to schools, shopping, etc. \$24,500

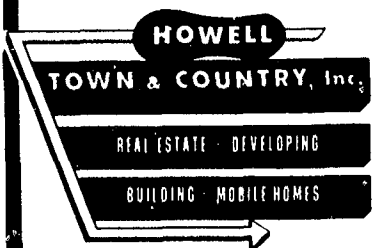
3 bedroom brick and aluminum ranch, 2 car garage, central air, carpeting, basement, close to the country, but close to town, too. \$34,900

Lovely 3 bedroom ranch on large corner lot in nice area. Attached 2 car garage, finished basement, fireplace, carpeted thru-out. \$34,900

Beautiful House & Land
3 bed c brick ranch, carpeted thru-out, basement, den can be 4 bedroom. 1800 sq. ft. living area. 2 acres, barn, metal insulated building. More land available. \$56,000

SPRING IS COMING

See this beautiful colonial setting on 15 acres of lovely countryside. 2 fenced pastures ready for grazing your horses. Live in the country and enjoy all the modern conveniences of this picturesque colonial home. \$95,900



Country Living at its nicest.

HOWELL 1002 E. G.R. 517-546-2880
BRIGHTON 102 E. G.R. 313-227-1111
PINCKNEY 117 E. Main 313-878-3177
HIGHLAND 179 W. M 59 313-887-4161
FENTON 1000 N. Leroy 313-629-4195
SOUTH LYON 209 S. Lafayette 313-437-2088
WILLIAMSTON 324 W. G.R. 517-655-2163
MOBILE SALES 6920 W. G.R. 313-227-1461
HOLIDAY INN I-96 at Howell 517-546-7444


2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-1 Houses For Sale 2-3 Mobile Homes

OPEN HOUSE
 Sunday, March 10 1 to 5 p.m.
 15060 SUSANNA, LIVONIA
 4 bedroom; 2 1/2 baths; family room in basement has fireplace (gas log) & wet bar. Patio in fenced-in back yard has barbecue. 2-car garage.
\$39,500
 Ashley & Cox 349-2790

OPEN
 SUN. 1 to 5 p.m.
 872 Carpenter, Northville
 E. of Sheldon Rd. - N. of 8 Mi. Rd. Very nice three bedroom on large lot 100 x 150 Alum. Siding - Attached Garage
 Best location - \$38,500.00

CARL JOHNSON REAL ESTATE
 125 E. Main
 Northville
349-3470

Rural Charm and Modern Living!



UNDER CONSTRUCTION!
 3 Bedroom Brick & Alum. Colonial with 2 1/2 baths. (Private Bath Off Master Suite) fully carpeted, large family room with fireplace, basement & 2 car attached garage on 1/2 acre lot. Gas heat, in area of fine homes. Priced to go! 1650 sq. ft. of living area

Will Duplicate on your lot \$36,900
 Tri Levels, Ranches & 4 Bedroom Colonials Available

ADVANCE CRAFT Home Builders
 Sales Model: 6100 Rickett, Brighton **229-2752**

TELEVISION PICTURES SAVE GAS IN SHOWING HOMES

TV Listing Service—List with us today. We are the only T.V. Video Tape Broker in this area.

NORTHVILLE, EFFICIENCY APTS.
 Five units, centrally located, good investment, small store also included. Present income \$700 a month.

NORTHVILLE CITY
 Lovely 3 bedroom home with den on tree-lined street. Basement, garage. Close to everything. Hurry on this one \$29,900.

LYON TOWNSHIP
 W. Nine Mile Road. Luxury rancho on 3 beautiful acres. Basement, 36' family room, 3 car garage, barn, pond. Must see—call now.

SALEM TOWNSHIP
 1 1/2 choice acres and house, barn, 1000' road frontage. W. 7 Mile Rd. Location. Won't last.

150 North Center Northville
349-8700

BRUCE ROY Realtors



This 3 B.R. home has an excellent view of the lake. Also, privileges very nearby. Fireplace in L.R. Full basement & gas furnace. Carpeted thru-out. Redwood deck at 2nd fl. level & patio overlooking the lake \$21,900.00 Land Contract Terms.

3 B.R. Brick & Alum. Ranch on 1 acre close to Brighton. Large country kitchen & dining area with glass door wall to redwood deck. Fireplace in L.R. convenient laundry facilities on 1st fl. Also a full basement and 2 car attached garage. \$41,990.00

New 4 B.R. Colonial on extra large lot with privileges on private spring fed lake. Formal dining room, wall to wall fireplace in family room, full basement & gas F.A. heat. Attached 2 car garage. Move right in. \$52,490.00

3 B.R. Ranch in the country. Approximately 1/2 acre. Paved enclosed porch. Large utility room. 2 car garage. Also 10' x 16' tool shed. A bargain at \$29,850.00 on Land Contract.

Acreage is getting scarce. We still have 2 ten acre parcels at \$1,800.00 per acre.

Ken Shultz Agency
 210 E. Main St., Brighton, Michigan
 229-6158 or 229-7017



Lake Living in Brighton

GRAND OPENING OSBORN LAKE HAS EVERYTHING

Controlled use of unspoiled Osborn Lake 3 minutes from large shopping mall—rural area yet close to good schools & churches.

FINANCING AVAILABLE
 Select from 17 different floor plans. Natural gas heat will be available.

Take I-96 to second Brighton exit at shopping mall—go 1/2 mi. west on Grand River to Hacker Road—go north 3/4 mi. to Hyne Road, go east 1 1/2 mi. to model at Osborn Lake Estates.

CUSTOM HOMES by National Suburbia, Inc.
 Model 1-229-8900 Models open 1-7:30
 Phone 1-229-6765 Closed Wed & Thur

EARL KEIM REALTY
 OF PLYMOUTH, INC.

BRIGHTON OFFICE
 201 East Grand River
1-313-227-1311

HARTLAND OFFICE
1-313-632-7491

REALTORS

IDEAL FOR CHILDREN-NICE 3 bedroom ranch with a family room, screened in porch and fenced in yard. Home is well cared for. New gas furnace and water heater \$22,900

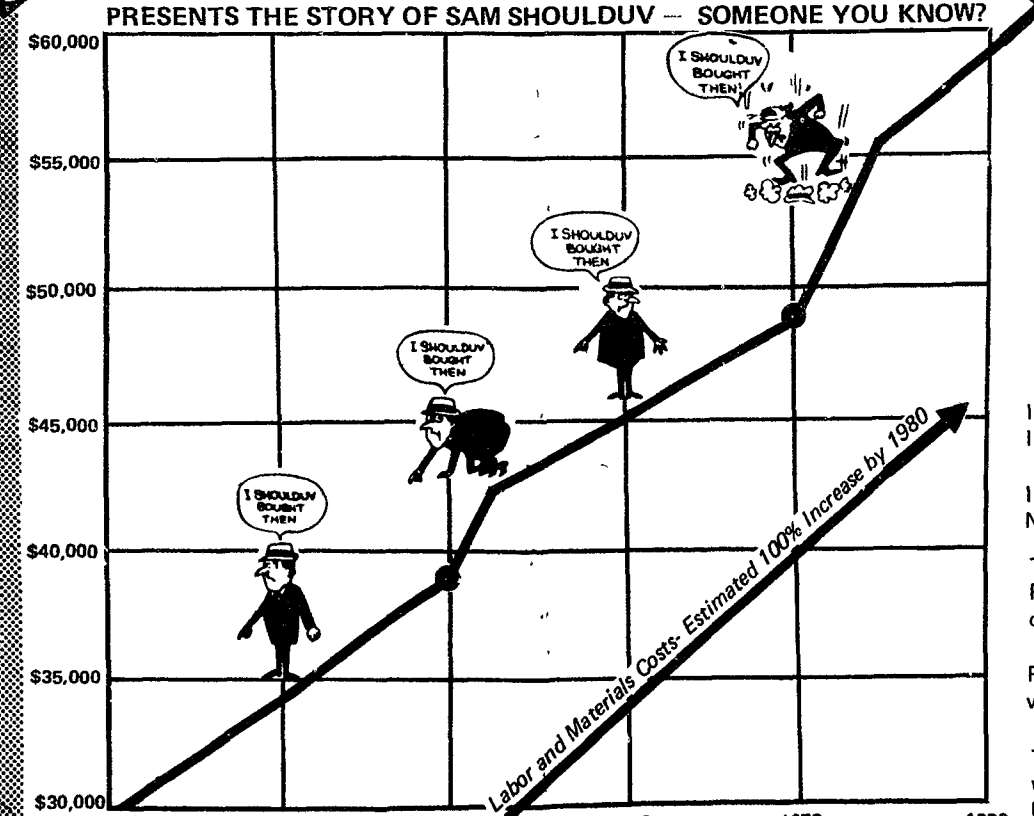
ATTENTION MINI FARMERS!—Here's your chance! Almost new 3 BR ranch, first floor laundry, full basement and attached garage on five acres, call today so you can start your farm this spring! \$48,000

IF YOU'RE NOT AN INTERIOR DECORATOR—That's good, because you don't have to be. This house is so sharp inside you don't have to do a thing. The three bedrooms, livingroom, kitchen are just great. There is a two car garage too. Call us and ask about the lake. \$32,900

CALL KEIM TODAY
 ...the helpful people

KEIM Gold MINE

PLEASANT VIEW ESTATES in Brighton
 PRESENTS THE STORY OF SAM SHOULDUV — SOMEONE YOU KNOW?



LOOK AHEAD
 ...Don't miss the boat like Sam did.
 Your home is an investment

Increased Valuation in Land and House is your Gain, Not your Loss

Inflation and Rising Costs Work for you, Not Against you

Take advantage of New Energy Saving Products and Ideas...including 6" ceiling insulation on Carrigan Homes

Payment based on Today's Cost will be very attractive in Future Years

The Total Valuation of your property will increase because of Inflation and Market Demand

Model Hours
 Sunday - Friday 1 p.m. - 6:30
 Saturday 10:00 a.m. - 6:00 p.m.

Stop in at our model and see a good quality investment
 in Pleasant View Estates (adjacent to Brighton City Limits)

Carrigan QUALITY HOMES, Inc.
 201 E. Grand River Brighton 227-6914 or 227-6450

CUSTOM BUILT RANCH, COLONIALS COMPLETELY FINISHED
 On Your Lot **\$20,300**

3 bedroom, brick ranch 40' wide, full basement over 1,000 sq. ft. Insulation walls & ceilings — hardwood floors. Will build within 30 miles of Detroit. Model and office at 23623 W. McNichols, 2 blocks east of Telegraph. Owner Participation Welcome.

437-2912
OPENING SECOND LOCATION
 57010
GRAND RIVER COR. MILFORD RD.
C & L HOMES
 KE 7-3640 KE 7-2699

BEFORE you Try to Build Tri C Construction! 437-3233 HTF

BEAT THE SPRING INCREASES
 \$1000.00 deposit will freeze the price on any home for six months! 1% percent down mortgages available! M E I RESIDENTIAL BLDGS 227 7017 ATF

GET OUT OF TOWN!
 Everyone loves the country and this is your chance to raise horses. Stop wishing and start moving. The home of your dreams! 15.64 acres with 600 feet road frontage. Rancher unique in design, open floor plan, 2100 square feet of living area. Brick and frame exterior, three bedrooms, 1 1/2 baths, full basement, two fireplaces one of which is Italian marble. Two car attached garage. Please phone Mary Rice eves at 313 741 8455 or Jim Moore eves at 313 426 8897. SPEAR & ASSOC., INC., (Realtor); 1935 Pauline, Ann Arbor, MI. Phone days 313 769 5750 a50

Sharp and Clean
 2 bedroom Bungalow. Sets in center of 3 lots. New furnace and well & pump. Siding and Roof 5 years old. \$16,000.00 Terms available.

OREN F. NELSON REALTOR
 9163 Main St.
 Whitmore Lake
 1 313-449-4466

HELP HELP HELP
 Select Mobile Homes Inc. of Ann Arbor is over-stocked
 Our Operating Costs are Eating us Up!
 Jack Kilbourne, vice president in charge of marketing and sales says to sell everything in stock. He has emphasized that we must sell or put on layaway every mobile home or close up shop.

We of the Select Ann Arbor sales lot must do the following in order to reduce our inventory.

1. If necessary, help to arrange your down payment (no monthly pmt. until May, 1974).
2. Accept any reasonable offer on any lot model.
3. Some models will actually be sold at invoice cost.
4. We have appropriated special lower interest rates and long term financing for this sale.
5. We the salesmen Dan Clark and Jim Purcell would like to keep our jobs so please help us pay our bills. Either buy or layaway a mobile home today.

Sales for the month of March Only
 Act Now and Save \$1500-\$2000
 Models Priced from \$2000 up

Select Mobile Homes, Inc.
 3201 Washtenaw 973 2340 Ann Arbor, Mi.
 (Next door to Ann Arbor Buick)

Mobile Home Sales
Style Homes

Announces inventory reduction sale. Save thousands of dollars on 4974 models on sales lot.

Double Wides,
 Singles 12 & 14 Wide

All mobile homes must be sold by March 11, 1974 — so come out and see this big sale. Find your luxurious dream home at an affordable price. Take US 23 south toward Ann Arbor to Whitmore Lake exit. We're across from Hoover tower.

350 W. Eight Mile
 Whitmore Lake

449-4266 477-6157

M E I RESIDENTIAL BUILDERS!
 We have 100's of custom home designs to choose from, or we'll build to your plans. Your lot or ours! And we'll save you at least \$1000.00! Call us for a brochure and a no nonsense fact finding discussion. 227 7017 "The Better Building People" ATF

3 OR 6 Unit apartment house
 wanted Quick closing. After 5 p m 437 1220 HTF

BY OWNER
 Freshly decorated 4 bedroom brick split level. Carpeted LR, DR with modern attractive kitchen, 2 full baths, roomy family room with full wall brick fireplace, opening onto a beautifully terraced treed yard in one of Northville's prime locations. Immediate possession.
 \$41,900.
 By appt. 349-4244

BY OWNER. Large older home in Brighton, all appliances, convenient walking distances \$29,500 Brighton 227 6602 A50

BY OWNER Access to Portage Lake. Maintenance free exterior, cyclone fenced yard, carpeted throughout. Asking \$21,500 313 878 6221 after 6 p m A49

A REASONABLY priced home for the small family. 2 bedrooms, large kitchen dining area, living room, sunroom, breezeway and 2 car garage that is heated, tiled and paneled, ready for many uses. Fenton area. Only \$28,500. (CO-766) SCHAEFER REAL ESTATE, 11518 E. Highland Rd., Hartland (313) 632 7469 or Milford (313) 685 1543 A49

BRIGHTON—By owner Hartland schools, close to I 96, private lake and beach privileges, rolling hills, 1 1/2 years old 4 bedroom, 2 1/2 bath, Dutch Colonial fully decorated, landscaped, many extras 7 1/2 percent mortgage, low taxes, owner transferred \$39,900 Brighton 227 5301 A49

9 1/2 percent GUARANTEED land contracts, we have seasoned 10 year land contracts between \$6,400 & \$9,000 for sale. Contact Mr. Frilich or Mrs. Keeney, Howell, call 517 546 2880

2-2 Condominiums Town Homes
 TOWNHOUSE CONDO 2 bedroom, private patio, 4 lakes, pool, low assumption 349 7721 after 6 00 p m 45

CONDOMINIUM for sale by owner, 3 bedroom ranches. Excellent location, air condition, refrig & stove, gas heat, carpeting. Priced to sell, \$24,500. Call 349 3624 after 5 p m No Real Estate agents please 45

KINGS MILL Co-op 3 bedroom end unit Family room, patio, air conditioned Carpet and draped. 349 1418

2-3 Mobile Homes

MARLETTE DOUBLE WIDE
 SALE save up to \$2000
 MARLETTE MARION 24' x 62' 3 bedrooms, 2 baths
 MARLETTE DONNA 24' x 48' 3 bedrm, 1 1/2 baths
 on site in Novi includes skirting, carpet, landscaping
DARLING MOBILE HOMES
 25855 Novi Rd
 (1 blk so. of Grand River)
 open 7 days a week
 349-1047

1966 LIBERTY 12X55, 2 bedroom, appliances, carpeted, skirting, porch, excellent condition \$3,250 Novi (313) 474 1539 after 6 p m and week ends A50

1973 CHAMPION, 12 x 60, 2 bedrooms carpeted, unfurnished, window air conditioner. Can remain on lot \$6000.00 or best offer Call evenings only 437 6320

1973—BEVERLY MANOR, 14 x 67, small equity required, take over payments Pinckney (313) 878 9907 A49

LIVE LIKE A MILLIONAIRE
 Choice sites available with purchase of mobile home in our beautiful mobile home community with swimming pool and recreation hall. New & late model mobile homes, featuring Oxford, Champion, Bayview, Hillcrest & Mansion.
 58220 W. 8 Mile Rd.
 Open Daily 9-7
 Closed Sunday and Holidays
 437-2046
 Credit terms easily arranged

COUNTRY ESTATES SALES & PARK

1971 WINDSOR, 12 x 60 expando. Two bedrooms, 1 1/2 baths, air cond completely furnished, insulated, skirting, many extras, excellent condition \$17 546 7029 after 4 p m Best offer A49

1973 BRISTLE, 14 x 65, 3 bedrooms, 2 full baths, furnished, 10 x 7 shed, \$1000.00 and lake over payments or make offer 437 3408 H11

12 x 65 FT OFFICE trailer. Can also be used for office to existing cottages or home 4 separate rooms plus complete bath Central air conditioning Reception room or living room One year old Contact Mr Page, 525 1220 44

24 x 52' SKYLINE Mobile Home, 1973 Fully skirting, 10 x 20 awning, 10 x 10 shed Located in Kensington Place 437 6545

1971 DOUBLE Wide Mobile Home Brighton 229 6343 ATF

NO REASONABLE OFFER REFUSED ON OUR SALE MODELS 12 & 14 Wides
BRIGHTON VILLAGE
 7500 GRAND RIVER
 Open 10-6 P.M. Daily
 Sun. By Appt.

2-4 Farms, Acreage
FARMERS We have dairy and grain farms in Owosso and Elsie area for \$600 per acre, rated by government to be better land in Michigan 40 to 400 acres We also have river and lake properties Call a farmer, Robert Cole, Gaines 517 271-8438 with State Wide of Perry Real Estate H13

2-5 Lake Property
 BEFORE you Try to Build Tri C Const! 437 3233 HTF

2-6 Vacant Property
 BUY your acreage, subject to water Call Claypool for water wells, since 1920 349 3580 TF

13 ACRES at Ten Mile and Dixboro, \$24,900, will sell on contract or cash Call 417 546-4968 or write Doug Anderson, Route 3, Box 56, Forsyth, Missouri 65653 H11

1 1/2 ACRES in Hamburg River rights Trees Land contract available Call 437 6801 after 6 p m \$8,500 HTF

ACREAGE parcel Priced for quick sale, US 23 1 1/2 acre, Hartland schools 1 313 968 8604 ATF

SABER Road, Conway Township, Fowlerville Schools Take your pick of three rolling parcels, 10 to 11 acres Area will be all new homes to enhance the value of yours. Must see at this reasonable price. \$11,500 \$12,000 (VA) SCHAEFER REAL ESTATE, 11518 E. Highland Rd., Hartland (313) 632 7469 or Milford (313) 685 1543 A49

2-8 Real Estate Wanted
 FARMERS/Acreage/Lots Wanted Will buy or sell Cheyenne Land Assoc Brighton 227 5097 ATF

3 OR 6 UNIT apartment house wanted Quick closing After 5 p m 437 1220 HTF

FOR RENT

3-1 Houses
 ANN ARBOR, South Lyon, Redford, 11 arm 437 6167, Detroit BR3 0723 TF

3 BEDROOM house in Northville \$250 per month. First year rent plus security deposit One year or longer lease 349 3082 44.c

BRIGHTON AREA—A new ranch, 3 bdrms, 1 1/2 baths, fully carpeted, appliances, basement, family rm air conditioned, gas lg attached garage 1/4 acre subdivision lot \$350 month, security deposit, lease, references Option to buy Ann Arbor 1 662 4942 ATF

ATTRACTIVE 3 bedroom house \$180 monthly 2 car garage 2 car garage Gas heat, kids, pets o k (161) Tip Top Rental Service 835 3240

SPACIOUS 5 room house, \$155 monthly Carpeting, gas heat, stove, refrigerator Kids o k (144) Tip Top Rental Service, 835 3240

FURNISHED 3 bedroom lake front home, utilities included, by week or month, 2 miles east of Brighton 229 6723 A49

UNFURNISHED 3 bedroom home in Novi Den, 2 car garage, immediate possession \$250 per mo Beautiful location 229 2397 A49

3-2 Apartments
 QUIET 2 bedroom apartment, minutes from expressway Adults only No pets South Lyon 437 3712 or 437 3650

SOUTH LYON—2 bedroom apartment, heat and air included \$155 Adults only 437 1680 H9

Howell:
 a nice place to live.

Holly Hills:
 a nice place in Howell.

1 & 2 bedroom apts.
 from **\$172**
 And...including carpeting, gas kitchen, refrigerator, swimming pool, and more.

Holly Hills
 Howell (517) 546-7660

3-2 Apartments

Enjoy life in the country....

PONTRAIL APARTMENTS

Located on Pontiac Trail between 10 & 11 Mile Rds., South Lyon

Rental Office: 437-3303. 1 & 2 bedroom apartments available. Quality living by Total Development Corp. RENTALS FROM \$165.

1 MONTH FREE RENT: 2 bedroom furnished apartments. Carpeting, appliances, patio doors, balcony, etc \$170 per month. Call now for this special offer! 1 517 223 9582 or 1 313 626-8888

SUB-LET April through August, moving 2 bedroom, central air, carpeting, gas heat, balcony, near lake, 15 m. from Brighton. Call after 6 p.m. Whitmore Lk. (313) 449-2664.

KENSINGTON PARK APTS FROM \$180 PER MONTH Kent Lake Rd. and I-96—New one and two bedroom apartments. Shag carpeting, drapes, appliances, community building with swimming pool. No children. No pets. Occupancy—April 1, 1974. Manager—278 5358, Job phone—437-2520, Office 557 9820. H13

FURNISHED apartment for rent. Adults only. References required. For information call 349-4537

SOUTH LYON—1 block from shopping. 1 bedroom, stove, refrigerator. Security deposit & references. \$135 ideal for retirees 459 1665

NORTHVILLE, charming 1 bedroom apartment. New appliances, carpeting, no pets. Lease Quiet. Walk to shops. Perfect for older person \$190. includes heat & water. 591 6423

CHILDREN welcome. \$175. monthly. Shag carpeting, drapes, stove, refrigerator, gas heat. Newly decorated. (155) Tip Top Rental Service, 835-3240

\$140 MONTHLY. All utilities included except electric. Shag carpeting, stove, refrigerator. Near schools and shopping (159) Tip Top Rental Service, 835-3240

FURNISHED efficiency apartment \$145 plus security deposit & lease. Call Realty, 349-4030.

ON the shores of Little Crooked Lake, Brighton. Two bedroom with porch, furnished, unfurnished, \$190 a mo. all util. inc. First & last mo. rent & damage security deposit requested. Call 229 4729 or 1 444-9070 or 1-541 0148. ATF

2 BEDROOM, carpeted, appliances, air, laundry, carport, security deposit required. 229-2908 or 229-2122 before 5 p.m.

APT in Hartland on M 59 & US 23 Woodsey setting, carpeted & utilities 517 634-5441 A49

SPACIOUS 2 bedroom apartment. New Hudson area. Country living, minutes from expressway, no pets, one child. Call after 4 p.m. 437-1382. H10

ONE & two bedroom, drapes, carpeting, GE appliances, laundry facilities. one year lease security deposit, no children or pets. Brighton 229 8485. ATF

THE GLENS BRIGHTON'S MOST LUXURIOUS APARTMENTS

On a quiet gently rolling site with duck ponds, woods, the beauty of unspoiled nature. The glens of Hamilton Farms. With quality of design and construction these apts. feature large sliding glass doors to patio or balcony, wall-to-wall carpeting, acoustic sound barriers between apts. Private swim club and much more. Live in peaceful harmony with nature!

STUDIO 1 & 2 BEDROOM APTS. FROM \$165.00 MODELS OPEN DAILY 12-7

THE GLENS AT HAMILTON FARMS FLINT RD. OFF GRAND RIVER IN BRIGHTON CALL 229-2727

FREE MONTHS RENT South Lyon. Spacious, 2 bedroom apartment from \$175.50. Carpeting, drapes, and heat included. Child permitted 349 4749. A5

BRIGHTON, new 2 bdrm duplexes, fully carpeted, appliances, carport, condition. other extras 1313 273 3704. H1

UNFURNISHED, 2 bedroom, carpeted, appliances, laundry, all utilities paid. Deposit required. Brighton 229 2217

SLEEPING room for middle age man—in South Lyon, 437 2521. H10

3-5 Mobile Homes

GUY or girl to share fully furnished 2 bedroom 12 x 60 trailer. Garage & 3 acres land. Also fantastic stereo to play heavy jams \$75 per mo. Call between 5 p.m. 12 p.m. Anytime weekends Brighton 227 5960. A49

3-5 Mobile Homes

TWO MOBILE homes, Pine Lodge Trailer Park, Brighton 227 6723. A49

2-BEDROOM, washer, dryer, dishwasher, carpeted throughout, air, 2 yrs old, big lot. Howell 1 517 546 0602

3-7 Office Space

NORTHVILLE Professional Center. New building, Office space available. Will finish to your needs 349 4180. H1

OFFICE Space, Modern, centrally located. For leasing information call West Oakland Plaza 349 7200. A5

NORTHVILLE 20 x 40' store for rent. Available soon 349 2210 or 591 6675

OFFICE space, 7674 E M 36, Hamburg. Panelled offices, furnished or unfurnished. Answering service & secretarial service available. Ample parking 229 4430. A50

3-8 Vacation Rentals

COTTAGE on Whitmore Lake \$150 month, first and last month. Security deposit required 455 4469

3-10 Wanted to Rent

NEWLYWEDES need one bedroom apartment by April 1. South Lyon. Call 437 4300. H11

FAMILY wants to rent 3 bedroom house by March 22. Will pay up to \$200 per month. References. 437-2958. H11

\$950 REWARD for information leading to the rental of a farm or home in the South Lyon New Hudson area. 761-0956. H13

FEMALE, student teaching in Wallaced Lake needs office space or efficiency. 349 3860 or 563-5403. A5

FAMILY wishes large house, reasonable by March if possible. 437-3302. H15

HOUSEHOLD

4-1 Antiques

Antique Show and Sale Michigan State Fair Grounds Community Arts Building March 9-10 Saturday 1-10 p.m. Sunday 1-8 p.m. 50 Quality Dealers (No Fee Market Junk) Admission \$1.50 (\$1.25 with this ad)

FEATURED THIS WEEK at Poor Richard's Antiques Double size polished brass bed and double size ornate iron and brass bed. Plus lots of new Williamsburg flower arrangements in Salt's room to add touch of spring to your home. Open 11 to 5:30 Tuesday through Sunday. 1141 Main, Brighton, across from Farmer's Market. 437-2122

FECKMARKET March 9, 10 & 11 p.m. MARCH 10, 11 & 12 p.m. PAKA PLAZA Jackson 127 194 and 127 194 (terrace). M & L Purvey's MERRY MARKETERS!

BRIGHTON MALL. Antique Show & Sale Mar 7 10 Thursday, Friday, Saturday, 10 a.m. to 9 p.m. Sunday 11 a.m. to 5 p.m. Free admission parking. A49

CANE SUPPLIES for furniture weaving. Hamburg Warehouse, 227 5690. ATF

SPECIAL - One week only. Any Chair stripped, \$5.00. With this ad. THE STRIPPER, 308 S. Ashley, Ann Arbor, Mich. 9-30 6:00 Mon thru Sat. A4

4-1A-Auctions

DUE to limited seating capacity, there will be a \$2.00 charge per person, refundable on purchase. PARTIAL LISTING - Leaded crystal glass china cabinet, 42 in. round Oak table, ornate carved oak sideboard, leaded curved glass secretary book case, wood burning stove, wicker baby high chair, 2 kitchen cupboards, oak ice box, commode, oak hall tree, schoolmaster's desk, wicker swinging baby cradle, Benetton sewing rocker, Jenny Lind type single beds, upright phonograph, chairs, rockers, picture frames, mantle, ogee clocks, crocks, lugs, oil paintings, Model 12-1897 Winchester, custom deer rifle with scope, marble top plant stand, Windsor back rocker, small oak sideboard, nice refinished furniture, signed lamp, signed Tiffany, signed Moser, signed Loetz, signed Webb, aladdin lamp, ironstone tea leaf, unsigned Porcelain, Nippon, patterned glass, carnival glass, silverplate, cutglass, brass, copper items, pocket watches, 17 in hand painted oil lamp with original shade, art glass, hand painted china, fry candle sticks, Bohemian glass, and much more....Antiques may be viewed starting Thurs March 7th. Including Fri. evening until 9:00 p.m. Ray Egnash, Hitching Post Auction, 517 546 9100 or 517 546 7496

4-1B-Garage and Rummage Sales

MARCH 8 & 9 10 Ladies clothing, dresses, slacks, pant suits, size 7 & 15 \$1.00 or less. Heating lamp, traverse rod, child's pool & misc. 10269 Colonial Brighton 227 7385. A49

4-1B-Garage and Rummage Sales

RUMMAGE Sale, March 8 and 9, 10.00 a.m. 3.00 p.m., South Lyon Methodist Church. H10

4-2 Household Goods

CARPET REMNANT SALE Roll Balances, indoor-outdoor and shags. Good selection of sized and color Plymouth Rug Cleaners 453 7450. TF

WE expertly specialize in Drapery Finishing and Cleaning at Apollo Home Service Center, 437-6018. H1

TWO matching green chairs, 4 Danish Modern, end tables Couch and Studio Couch. Brighton 227 5778. ATF

CUSTOM made draperies, selection of fabrics, decorator's service in your home, 437 6405. H15

SINGER cabinet style zig zag sewing machine \$75 Sears full size pool table \$50 Green avocado couch \$20 Call 437 0452. H16

HOTPOINT electric stove, \$35. \$49 0127

21" PHILCO reconditioned used color TV \$99 A & A Novi TV, 349 0140. ATF

ANTIQUE secretary \$200 Oak dresser \$40 7 p.c. diningroom suite \$140 Chair & ottoman \$40 Cedar chest \$40. Mantel clock \$30 349 6435. ATF

SOFA sleeper, gold nylon queen size. Like new 349-0649 after 6 p.m.

PIANO, Adam Schait Antiquie white, \$125. 348 1117 after 6:00 p.m.

25" ZENITH reconditioned used color tv \$125 A & A Novi TV, 349 0140. ATF

TWIN beds only 3 weeks old Extra fine mattress and box springs Metal swing out frames Will hinge to combine for king size Complete new bedding set for each bed Three blankets including electric. 4 sets of quality sheets. Some still in wrap pings Down pillows. \$50 less than cost Call 349-0845 evenings

STEREO with AM-FM radio. French Provincial fruit wood \$130 349 3345

19" SYLVANIA reconditioned used tv \$119. A & A Novi TV, 349 0140. ATF

ROASTER and stand Electric. Good condition. Call after 6 p.m. 437 2738

FRIGIDAIRE washer and dryer 6 months old \$200 or best offer. 437 0827. H10

20" APARTMENT size gas range Excellent condition Never used. Gambles, South Lyon 437-1735. H10

COLEMAN stove, 3 burner \$19.00 Large Coleman ice chest \$16.00 437 1374. H10

KROEHLER Mr & Mrs Chairs, 6 years old; large lamp. 437 6696. H10

4-1974 MODEL SEW MACHINES \$44.50 Slight paint damage in shipment, only 4 left. Sewer stitch material Comes with a beautiful walnut sew table, writes names and is fully equipped to Zig Zag, but tonholes, overcast, makes fancy designs by inserting Camo. Only \$44.50 Will discount for cash or terms arranged. Trades accepted. Call Howell collect 546 3962 9 a.m. to 9 p.m. Electro Grand A49

REFRIGERATOR, Westinghouse \$40, Hamilton dryer 229 2722. H1

4-1974 VACUUM CLEANER \$25.50 Brand new sweeper, paint damage in shipment Excellent working condition includes all cleaning tools plus rug shampooer. Cash price \$25.50 Cash or terms arranged. Trades accepted. Call Howell collect 546 3962 9 a.m. to 9 p.m. Electro Grand A49

STOVE—30" GE, self cleaning oven, like new Waste King food disposer, continuous feed 313-6853-339. A49

SPINET piano, good condition 229 8976. A50

COMPLETE living room, including couch, chairs, tables & lamps, excellent condition Brighton 229-4645. A49

KITCHEN table, with 4 chairs, chrome legs, black & white naugahyde seats Brighton 227 5634. A49

FIREWOOD—delivered and stacked. \$25 per load South Lyon Boy Scout Troop 38 Call Jack, Jr. 437 1152. H1

FIREWOOD, mixed hardwood, split-delivered & stacked. \$25. Call after 5:30 p.m. Brighton 227 6692. ATF

FIREPLACE wood all 2 wheel trailer. Brighton 227 7432 after 5 p.m. A52

FIREWOOD, mixed hardwood Immediate and free delivery \$28 cord 349 2157. A4

FOR SALE—Firewood face cords \$15 and \$20 Immediate delivery 437 1691. H10

4-3 Miscellany

WE have a complete line of P.V.C. plastic drainage pipe. Martin's Hardware and Plumbing Supply, South Lyon 437-0600. H6

BEFORE you Tri to Build Tri C Construction! 437 3233. H15

Aluminum Siding, seconds \$17.00 per square. Shutters & Gutters. Garfield 7-3309 Reddy Aluminum Co.

WANTED Customers for Saturday for homemade pasties. Also homemade cakes and pies. Myk's Restaurant, 16900 Northville Rd 349 4150. H12

SNOW Blower, used only couple times, very reasonable, can be seen at McFarland's, 8860 Pontiac Trail, South Lyon 437 1341. H12

BEFORE you Tri to Build Tri C Construction! 437 3233. H15

POLE Barns, quality construction, any size or style Phone George Gysson 1 313 449 2529 Whitmore Lk. A1

NEW and used ice skates. Loeffler Pro Hardware, 29150 Five Mile at Middlebelt GA2 2210. A4

U OF M JAZZ BAND Coming to SOUTH LYON Sunday, March 17, 3:00 p.m. Adult tickets \$2.50 Students and Sr. Citizens \$2.00

Call 437-2929 for ticket information "Boy Scout Eagle Project." Proceeds to build a pavilion in McHattie Park, South Lyon.

AUTO GONE! Rent a new Ford! As low as \$8 per day and 8 cents per mile. WILSON FORD Brighton 227-1171. ATF

SOUTH LYON Children Center—Now Open. Full Day Care and Private Nursery. Call 437-2854. H15

WELLPOINTS and pipe 1/4" and 3/4", use our well driver and pitcher pump free with purchase, Martin's Hardware and Plumbing Supply, South Lyon, 437-0600. H7

PAK'S CERAMICS, moving to new location—320 W Grand River, Brighton, across from A&W Nice spacious build. Opening March 4 quality greenware, supplies, firing, certified teacher. Come in and look around. A50

SALE—Supplies and molds March 1 thru 23 437 1131 429 Whipple Blvd South Lyon. H15

STEEL, round and square tubing, angles, channels, beams, etc. Also work uniforms. Regals Howell 546-3820. ATF

PLUMBING supplies, Myers pumps, Bruner water softeners, a complete line of plumbing supplies, Martin's Hardware and Plumbing Supply, South Lyon, 437 0600. H7

RECLAIMED brick, any quantity, pick up or delivered Brighton 229 6857. ATF

SHOP Dancer's for shoes for all the family. 120 E Lake St. South Lyon, 437-1751. H1

DRIVEWAY culverts South Lyon Lumber and Farm Center, 415 E. Lake 437-1751. H1

FREE—Colored TV with any family room or addition Ralph April, 517 546 9421. A51

U OF M JAZZ BAND tickets now on sale for Sunday, March 17 South Lyon High School, 3:00 p.m. Proceeds to McHattie Park Pavilion Fund. \$2.50 adults, \$2.00 students and Sr. Citizens Call 437-2929. ATF

TENNER 8 track stereo tape with FM Multi Plex radio built in. Two speakers, 6 mo. old \$75 Brighton 229 6042. A49

MCHATTIE Park Pavilion Fund tickets for U of M Jazz Band performance will be on sale Saturday, March 9, at Showerman's IGA and the Kroger Store in South Lyon, \$2.50 adults, \$2.00 students and Sr. Citizens's Store South Eagle Project. For information call 437 2929 evenings or weekends

SCUBA equipment complete with 2 tanks, like new, \$550 Value sacrifice, \$450 Polyester bag with 2 Ratan backed stools. \$400. value, \$100 349 9293

AWAY—household products, 437-0832. H12

USED 3 wheel all terrain vehicle, 8 horsepower Like new. Gambles, South Lyon 437 1755. H10

WINDOW shades cut to size, up to 73" wide Gambles, South Lyon 437-1755. H10

IRONRITE, and baby items 761 8205. H10

ZIG ZAG sewing machine Like brand new \$175 437 3046. H10

AQUARIUMS—10, 20, and 29 gal tanks Plus accessories All or part 437 9366. H10

235 LB SEALDON shingles \$12.95 per square, aluminum siding \$30.00 per square, all colors, complete line of accessories, special bent trim, we bend or you bend. Lee Wholesale Supply, Inc., 55965 Grand River, New Hudson, 437-6044 or 437 6054. H15

CLEAN rug, like new, so easy to do with Blue Lustre. Rent electric shampooer \$2 Gambles, South Lyon. H13

MAKE beaten down carpet nap at doorways bright and fluffy again with Blue Lustre. Dancer's, South Lyon. H10

SEASONED firewood \$22.00 a cord. Delivered and stacked. Call after 5 p.m. 349-4697

How about a Vacuum Cleaner with a 20 year motor warranty, triple filtering system and... call me, won't you? Brighton 229-7984. A4

4-3 Miscellany

CARPETS a fright? Make them a beautiful sight with Blue Lustre. Rent electric shampooer, \$1 at Ratz Hardware, 331 W Main, Brighton, MI. A49

SEAR'S 1971, frostless avocado refrigerator freezer \$125 Baby gates \$1, crib \$12, play pen \$10. Brighton 229-4272. A49

CONN DRUM set, 4 piece, complete with cymbals, stands, etc like new, \$500. Brighton 229 9360

SNOWBLOWER for Sears Tractor, \$90; Magnavox stereo console, peacen, excellent condition \$20; Frigidaire gas dryer, like new, \$75 firm; Brighton 227-5267. A49

SPACE HEATER, oil, Kenmore, 5 gal., \$30 Brighton 227 4653. H11

CUSTOM FIT Knapp Shoes for greatest comfort Brighton 229 7964. A4

TWO BAR stools, 1 b-w TV, room divider, etc. Howell 1 517 546-0602. A49

SCHWINN—10 speed, Varsity Sport, light speedometer, excellent condition \$100 Brighton 229-4533. A49

POOL TABLE, 8 ft Frederick Williams, 34 inch slates top, complete. Like new \$125.00 or best offer. Brighton 229-4666. A49

RADIO EQUIP Citizen Band, an tennas, radio, hand mixer and meters. Plinkney 878-6357. A49

STEREO, Philco Console, walnut, record player, AM-FM radio \$75. Howell 1 517-546 3058. A49

USED Fuel Oil furnace, Brighton 229 9689 after 5 p.m. A49

4-4 Farm Products

POLE barn materials. We stock a full line. Build it yourself and save. We can tell you how. South Lyon Lumber and Farm Center 415 E. Lake, 437-1751. H1

HORSE hay, 95 cents a bale. Brighton 229-8038. A49

4-4A-Farm Equipment

POLE Barns, quality construction, any size or style Phone George Gysson 1 313 449 2529 Whitmore Lk. ATF

TRACTOR, Allis Chalmers, WC. 437-0091.

OLIVER farm tractor F88, 6 cylinder, good cond. \$500, Ford 8 N, good cond. \$825; double axle equip trailer \$450; Massey's Saw 14 Target 10-220, \$400, 7 ft. Scarper Blade \$50; Tires, four, 12-X-50-X16 10ply, 1-16 X 9 X 28, 1-16 X 9 X 24; Oil Furnace \$30; 12 inch bucket. 1 517-546-3058 Howell. A49

4-5 Wanted To Buy

WANTED: Band saw, drill press or any wood shop tools you have to sell, 437-1610, 437-6456. H10

LATE sixties Evinrude or Johnson 5 to 10 h.p. outboard motor, reasonable, 437-0940. H10

WANTED Industrial scrap iron, copper, brass, aluminum, alloys, batteries, used machinery and equipment. Will pick up. 437-0856; 1-923-0288. H15

FIREPLACE WOOD, Now buying seasoned hardwood, wholesale. Picked up or delivered. Farmington 313-474-6914. ATF

FURNITURE, glassware, china, etc. One piece or a houseful. Call (517) 546-9100 or 546-7495. ATF

NON-FERROUS scrap metal wanted, copper, brass, batteries, radiators, aluminum, lead, stainless steel, diecast starters, generators, scrap cast iron. Regal Scrap, Howell 199 Lucy Road 1 517-546-2820. ATF

AM buying silver coins, paying more than double silver dollars, top prices, all collections and old coins wanted. 522-3533. H15

SILVER AND GOLD COINS WANTED TO BUY

PAYING Silver Dollars... \$4.10 each \$20.00 Gold Pieces \$215.00 each \$10.00 Gold Pieces \$107.50 each \$5.00 Gold Pieces \$52.50 each \$2 1/2 Gold Pieces \$42.50 each

ALSO BUYING Proof sets, Canada silver, \$2.00 bills, silver bars, war nickels, sterling silver, diamonds, guns, antiques, and coin & antique estates.

HOPE LAKE STORE 3225 U.S. 23 Brighton 227-7614

PETS

5-1 Household Pets

AIREDALE pups, AKC Won't shed, shots 349 5406

5-1 Household Pets

6-1 Help Wanted

BABYSITTER, 7:30 to 5:00, 5 days, my home Nine Mile Meadowbrook area 349 4993 after 5:00

WAITRESSES, part time Apply Gurney Farm Dairy, 21300 Novi Road, Northville

THE City of Novi is taking applications for stenographer clerk positions Apply at 25850 Novi Road 349 4300

STRONG man required with lathe experience Northville, 349 3082 44, c

PART time typist with knowledge of simple mathematics Northville, 349 3082 44, c

Male help over 18 Must have valid Drivers License Full time Apply in person Allen Monument 580 S Main Northville

RECEPTIONIST Statistical typist for Gal Friday type position in local firm Must work well under pressure Company paid benefits Start \$110 per week AC COUNTANTS, all local companies, \$8500 up SECRETARY, must be mature and excellent typist \$2.95 hr Call Placements Unlimited, Brighton 227 7651

Women's Fashions Part time 2-3 evenings, 3 hours a night, \$80 \$100 I will teach you how to narrate Mini Fashion shows Manager training positions available No investments Call Spencer Designers, USA, 1 313 729 1744 or 227 5363, Brighton A50

MECHANICAL DETAIL DRAFTS MAN—Minimum 6 months experience Detailing and minor layout of mechanical assemblies Excellent opportunity in newly formed company Liberal fringe benefits 1 517 546 7800 Howell A49

TEMPORARIES UNLIMITED needs typists, receptionists, secretaries To register for temporary jobs in Northville Novi, South Lyon Milford area call 1 227 7651 A49

ADMITTING CLERK Receptionist needed 9 to 5 p.m. Mon Friday Good typing essential Must have pleasant voice & personality Whitmore Lake Convalescent Center, 449 4431 A49

6-1 Help Wanted

ADULT Sales Clerk with sewing experience 5 days weekly Fabrics by Henry, Brighton Mall 227 7043

ATTENTION Ladies If you are between 18 & 55 & would like to earn extra mad money by helping me out, Call Judy 229 4267 A49

CUSTODIAN, to work in modern clean plant Applicants should have previous experience in his duties 1 313 426 4666

LEGAL SECRETARY—Legal or business experience necessary Southfield preferred. Accuracy and a willingness to assume considerable responsibility required Salary commensurate with qualifications Send resume to Brighton Argus, Box K 228 Brighton, MI, 48116. ATF

FITTER WELDER wanted for general fabrication near I 96 & Grand River Call 476 4800 A49

KITCHEN HELP Apply in person, 1080 E Grand River, Brighton A49

MAC Tools Distributor This Area, Contact Donald Holzhausen 313 475 892 A50

BABYSITTER 3 hrs Regularly, Sundays, 7 to 10 p.m. Brighton area, 227 6520 A49

BABYSITTER, part time in a m. for 2 and 4 year old Located City of Brighton References Own trans. portion 229 9826 A49

CARPENTER Experienced Qualified for rough and finished work No layout work required Brighton 227 1261 A50

SOUTH Lyon Nursery and Day Care Center will be interviewing teachers for part time teaching position on Thursday, March 14 7 years college is a minimum requirement Please call the school for appointment 437 2854 A50

ANY type mechanical work, engine rebuild, under carriage work—Dozer and heavy equipment work 437 6192 H11

WILL baby sit in my home Northville-Novi area Daily or by week. 349 6237

6-2 Situations Wanted

HOUSEKEEPER 5 days per week Will help with sick person if necessary Have excellent references and own transportation 349 0017

DUE to winter slow up experienced carpenter will do remodeling or all kinds of odd jobs reasonable 1 485 6272 Milford A49

STUDENT NEEDS part time work tending horses, phone 421 2932 H10

BABYSITTING in my home, Sayre School district 437-2505 H10

MALE, 57 over 8 years supervision shipping & receiving etc. Reliable & trustworthy 517 546 0855 A49

BABYSITTING in my home, close to town, Brighton 227-6789, A49

WILL babysit. South Lyon Call after 3 p.m. 437-2854 H11

QUALITY ironing done in my home Downtown Brighton vicinity Reasonable 227 3901 ATF

BABYSITTING in my home Days, South Lyon 437 3046, Ask for Brenda H11

SOUTH Lyon Children Center Now open Full Day Care and Private Nursery Call 437 2854 H11

WILL do housecleaning in Brighton area, \$4 per hr. Brighton 227-5451. ATF

6-3 Business and Professional Services

HAVE guides will travel. Instructions & information of spiritual subjects including healing & E.S.P. Readings \$5.00 donation Rev. Elvie 1 313-229 4217 ATF

PLUMBING, new install issue, repairs, well pump service, low rates 229 6782 Brighton A50

PIANO lesson Beginning students enroll now Located in Novi 349 7147. A46

HOME Owners Insurance Package Policy, A 3 Pay Budget Plan—Try It—You'll Like It Call 229 9513 or 632 5528 ATF

ROOFING, reroofing, siding, remodeling, carpentry, maintenance, improvement G.L. Rockol Construction Co., Brighton 227 7927. A50

6-3A Income Tax Service

INCOME TAX SERVICE Experienced - Local References Personal-Business-Farm Reasonable Rates John Wilson 437-6501

6-3A Income Tax Service

Experienced Bookkeeping & Tax Services. Call 349-8292. A44

D & R INCOME TAX SERVICE Fed. & State \$5 up D. L. Fultz 8966 Christine Brighton 229-8597

DeCeL Accounting & Tax Service City, State & Federal Notary Public Dennis C. Laughlin 437-1106

COURTEOUS & QUALIFIED INCOME TAX SERVICE C. J. Darnell 120 N. Center Northville By Appt. 349-9000 A49

INCOME TAX SERVICE 20 years experience. Reliable, professional service. Reasonable fees.

STEVEN'S ACCOUNTING 624-2616 2207 Crump Corner of Welch Walled Lake A49

6-4 Business Opportunities PARTY STORE SODA FOUNTAIN Living Quarters Rotarius Old Cracker Barrel, Downtown Brighton 229 2195 A50

TRANSPORTATION YAMAHA, 360 Enduro, 1973, Brighton 229 8558

7-1 Motorcycles 72 SUZUKI, 125, duo trans, \$425 Brighton 229 4455 after 5 p.m. A49

1970 BFA Victor Special 441-cc. Asking \$500 Brighton 229 9185 after 6 p.m. A49

3 WHEEL ATV All-Sport, excellent cond \$500 Pinckney 878 6357 A49

6-3A Income Tax Service

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7-1 Motorcycles

1971 SUZUKI 50 Gaucha, good condition, \$200 or best offer Call after 3 p.m. 437 0601 H9

SUZUKI 1973 - 74 Models Moore's Motor Sport 21001 Pontiac Trail at 8 Mile, South Lyon 437-2688

WARNING! Due to the serious gasoline shortage, we are selling many more Suzuki motorcycles at this time of year than ever before. The manufacturers did not foresee this and no way will we be able to get enough bikes in 1974 to satisfy the demand. If you intend to buy a motorcycle we strongly urge you to bring in a small deposit to begin a layaway plan. This will assure you of getting the bike of your choice this spring. Custom Fun Machines, 4475 E. Grand River, Howell, 517-546 3658 ATF

7-2 Snowmobiles TRADE your cycle on a used car or new snowmobile SPORTS CYCLE, 227 6128 Brighton ATF

ARTIC CAT 440 EXT \$695, Ski Whiz 400 cc \$550 Rupp 634 Wide trac, El. start \$495 Sport Cycle Brighton 227 6128. ATF

72 SKI DOO 399 Olympic, Ski Whiz double trailer Both for \$800 437 3282 HTF

SUZUKI, RUPP and RAIDER Snowmobiles & Motorcycles CUSTOM FUN MACHINES, INC. Now located at 4475 Grand River Howell 546-3658 (1st Howell Exit off West 195) att

1971 POLARIS, two (125 hp 135 hp) Good condition Both for \$800 437 3282 HTF

1973 SPEEDWAY. Good condition \$700 or best offer. 349-4278

SALE! 74 Harley Davidson Snowmobiles Near invoice prices Ski Daddies parts, Tracks, belts, bogie wheels...engines for most makes Wolf's Harley Davidson, Fowlerville 517 223 9278 A49

1971 OLYMPIC Ski Doo, electric, 1974 Elan Ski Doo, manual 437 2726 H10

7-3 Boats and Equipment 12 FT ALUM Boat & trailer, regular engine & electric, lots of extras \$250 Brighton 229 2102 A49

7-4 Campers, Trailers and Equipment

PICK UP covers and custom caps Datsun, Toyota, Mazda, Luv. Buy direct from \$129 up General Trailer, 876 W Seven Mile and Currie, Northville Monday Friday 8-5 TF

72 CREE Travel Trailer, 19 ft, fully self-contained luxury trailer Never been trailered Sleeps 6 Bathub, battery pack, and water pump \$2700 437 3282

CUSTOM travel trailer, 1972 Country Squire, Must see to appreciate. New price, \$5,100, asking \$3,600 Call 437-3233 days, 437-1220 nights HTF

1972 FORD Camper Special with Corsair Camper, loaded with extras Brighton 227 7418 between 8 a.m. and 12 noon A49

1964 WINNEBAGO Travel trailer, fully self contained, sleeps 6, new 8 ply tires Very clean, good condition \$950 685 3758 A50

INDUSTRIAL TRAILER, 3 axle camden, electric brakes, running lights with side gates \$1400 517 546 9389 A50

7-5 Auto Parts and Service 4-15 x 7.50 E.T. Magas. Brand New Best Offer Cheap 437 6179 after 5. H10

FOUR 14" ET Mags, tape player, two 650 X 16 Tires 227 7567 Brighton A49

SNOW TIRES and wheels 2 Kelley Springfield, Will fit all cars with 14 inch, E-78 14, one month old, \$50 or best offer Brighton 229 4686 A49

RUSTPROOF Your Car Our Service Department at Bullard Pontiac is well equipped to rustproof any car, covering exposed metal and penetrating inside doors. At a cost of \$50 Call Bullard for an appointment 227 1761 ATF

CENTURY FAN, LaSTRADA TRAVEL TRAILERS Fan, Road Cruiser, Sightseer, Cruise-Air Motorhomes Gem, Starcap truck-tops Complete Service Center Hitches, Parts, Accessories Indoor Showroom - L.P. GAS Auxiliary Tanks 227-7824 or 349-4466

TRAVEL SPORTS CENTER 8294 W. Grand River Brighton Mon Thur 9-6, Fri 9-7; Sat 9-4, Eves by Appt.

7-6 Autos 71 CAMARO p.s., p.b air con ditioned-vinyl roof Spoiler - rally wheels - mint condition \$2400 00 or call after 5 p.m. 349 4697

1972 VEGA Hatchback, base engine, 4 speed, deluxe interior, good condition \$1800. Brighton 227-7808. A49

1971 VOLKSWAGEN Fastback, radio 2 snows, automatic shift, 50,000 miles, recent tuneup \$1500 or best offer Brighton 229 2590 after 6 p.m. A49

72 jeep, V8 engine, snow plow, leather top, 24,000 miles, \$3100 00 349 3909. H10

1973 CHEVY Suburban Cheyenne Super 20, automatic, power steering and brakes Soft ray glass, hit wheel, trailer hitch and more Excellent condition by private owner One year old and low mileage, \$3495.00. H10

1970 VOLKSWAGEN bus, good condition \$1650 437 6940 H11

1969 Ford Custom Good trans. portion. Good mileage. 46,000 miles 437 2700 after 5 p.m. H10

1973 FORD Pinto Squire Station wagon 4 speed shift 20.25 MPG. Colony Chrysler 433 2255

7-7 Trucks 69 DODGE 3/4 ton Automatic, power brakes \$450 349 7693

7-8 Autos 70 CHEVY Impala No rust, real clean. 349 2230

1973 FORD Galaxie 500 Like new, 5,500 miles 349 1395

PONTIAC Tempest, 1967, vinyl top, new tires, automatic transmission, A.M. radio, 62,300 miles \$300 Call after 6 p.m. 453 4608

1972 MAVERICK, V.8, auto on floor, bucket seats Call after 5 p.m. Brighton 227 7567 ATF

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7-7 Trucks

69 DODGE 3/4 ton Automatic, power brakes \$450 349 7693

73 CHEVY 1/2 ton pick up, excellent condition, take offers Brighton 229 9041. ATF

1968 1/2 TON Pick-up Ford Ranger, good condition & tires \$895 Call Fri & Sat, Brighton 227 6344 A49

69 CHEVY pick up, 4 wheel drive, for sale or trade 878 6818 A49

71 FORD PICKUP, snow tires, best offer, 546 2690

1972 CHEVY, 4 wheel drive 1/2 ton pick up, HD, 3 gas tanks 474 7121 or 229-2632. A49

19

7-8 Autos

1972 VEGA Station Wagon, low mileage, radio, automatic, trans good condition \$2,100 517 546 9389 A50

1969 CHEV Brookwood Stat. Wagon good tires auto, ps, \$600 Call 349 2567

1964 OLDS DYNAMIC 86, automatic, like new inside and out! Brighton 229 9387 evenings. A49

1968 GTO Convertible, 400 cu. in. Rise Posi AM 8 track tape deck, 4 speed, excellent condition inside and out. Fast and sporty, \$850 or best offer. Call evenings only 434 0826 or 437 0807 TF

MAVERICK, 1973 red 2 door with vinyl roof, low mileage, PS, tinted windows, deluxe upholstery, 8 cyl. auto, radio, white walls \$2500 477 8651 A4

BUICK 1972 Electra, 4 dr. hardtop, white with blue interior, fully equipped, new radial tires, excellent condition \$2500. Brighton 229 2475 A49

'65 PLYMOUTH, very good condition 227 7612 or 449 2204. A49

1971 FORD Country Sedan Wagon, excellent condition. Must sacrifice. Brighton 229 8947 after 1 p.m. A49

LEMANS Sport, 1971, 400 V8, ps pb, auto, am fm stereo, console w/ buckets, new tires, excellent condition Brighton 227 5021 A49

CHEVY, 1969, good transportation, 6 cylinder, \$125 Fenton (313) 632 7650 A49

15 ACRES OF CHEVROLET FACILITIES

• New & Used Cars
• Top Dollar Paid for Used Cars & Trucks
• Service • Parts
• Bump Shop

If anyone says he can sell for less than **ROGER PECK**, he's just got to be kidding.

474-0500



30250 Grand River
Just West of Middlebelt.

OPEN
Mon. & Thurs. 11-9
Closed Saturday

Before buying a USED CAR see **SOUTH LYON MOTORS**

105 S. Lafayette - South Lyon
Phone 437-1177
Used Cars Bought & Sold

1969 CHEVELLE Station Wagon, runs good \$600 Brighton 227 5451. ATF

'73 CHEVY, 9 passenger wagon, A/C, loaded. Best offer, 437-6659 HTF

1970 MAVERICK 2 door 6 cyl automatic 33,000 miles one owner \$995 Colony Chrysler 453 2255

FORD Galaxie, '65 good condition \$400 437-0980 after 5 p.m. H10

'68 FORD Station Wagon, good condition, good gas mileage, 437-2761 H10

'71 COUGAR XR7, stereo, air, Michelin tires, mint cond Brighton 227 0254 A49

COME TO MARK FORD SALES

20801 Pontiac Trail at Eight Mile

SOUTH LYON 437-1763

FOR YOUR BEST DEAL WE'RE OPEN

Mon & Thurs 9:00 a.m. - 8:00 p.m. Tues., Wed, Fri. 9-6 Sat. 9-4

TRY US YOU'LL LIKE US

WHILE 1968 Olds. Excellent running condition. Good mileage. Must sell now, make offer 349 3422

1971 FURY wagon, 383 Air, AM FM Stereo, Power steering, power brakes, automatic, 6 way seat, cruise control, Air shocks, Remote mirror, electric tailgate, Luggage rack, new white wall tires, Zebarted \$1,400 or best offer 349 2338 after 6:00 p.m.

'70 SPITFIRE Low mileage, needs engine work First \$300 takes it 349 0845

For Your Car Lloyds Auto Sales 437-2065
601 S. Lafayette
So. Lyon, Mich
Small lot - Big deals

MARCH (STOCK REDUCTION) CLEARANCE SALE

TAKE ADVANTAGE OF THE CRISIS NOW AT **JACK SELLE BUICK-OPEL**

200 Ann Arbor Rd. (M 14) Plymouth, Michigan

Phone 453-4411

Open Mon & Thurs. 11-9 p.m. CLOSED SATURDAYS

Sales Service Selle

all to believe in.

JEEP FIESTA MOTORS, INC.

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Horse's Mouth



This column is open to news of all breeds of horses and ponies. Send your questions, comments and horse show news to "Horse's Mouth", care of South Lyon Herald, South Lyon MI 48178.

Dear Readers:

In response to a great many questions asked me personally on this subject, the following article on expectant mares is provided as a complete guide from an expert.

Sally Saddle FOALING—CARE OF MARE AND NEWBORN FOAL

O.G. Swannstrom, D.V.M. Extension Specialist in Equine Veterinary Medicine

When is your mare due to foal? The normal gestation period of the mare is 315 to 350 days. However, it is said that any gestation period is normal if it terminates with a live, healthy foal. Colts are carried up to 1 1/2 to 3 days longer than fillies. A foal born less than 315 days from breeding (about 2 weeks early) is considered premature. If a normal, healthy, perky foal is dropped three to four weeks early, the mare may have conceived to a mating before the last one. In other words, if a mare is bred, but shows heat on the next cycle, she might already be in foal. Oh yes, mares sometimes do show heat in pregnancy!

Facilities from pasture to "Tartan" (3M) stalls may be adequate for foaling provided that at least three criteria are met:

1. Cleanliness
2. Adequate space (over 14 by 14 ft.)
3. Reasonable quiet

Clean straw is better bedding than shavings or sawdust since the foal may aspirate (or inhale) the latter. The foaling stall is bedded after thorough cleaning and sprinkling with slaked lime.

The mare's udder and vulva should be gently scrubbed with warm water, mild soap (Ivory, for example), and clean cotton. In some Apaloosa mares, the oily secretion (sebum) between the halves of the udder is reddish-colored; it may give the false impression that bleeding has occurred there. Clean 4-inch flannel, gauze bandage or Derby bandage may be used to bandage the tail. Remember that if the blood supply to the tail is cut off by an extremely tight bandage, or even a tight elastic bandage, the tail may

slough—i.e., die and eventually drop off. You should also have these items stored by the foaling stall and ready for use before foaling:

- 1 A fresh solution (4 oz. or more) of strong tincture iodine (7 percent).
- 2 A container for disinfecting the navel with iodine; it should be 1 to 2 inches in diameter and about 3 inches deep. An empty "Equisol" or "Top Form" container is ideal; you could also use a clean jar of about that size.
3. Two large, clean turkish towels.

If foaling troubles (dystocia) develops, your veterinarian will want clean hot water in two clean buckets; have them ready when he gets there—he won't have time to waste. You may also need a foal enema set (2 qt.), a douche can or bag with a 5 ft., 3/8" rubber tubing will also suffice.

Listed below are the usual signs of foaling; needless to say, each mare is an individual, and may not "read the book". Many foal without notice. Experienced foaling attendants have said that foaling time has arrived when the head and feet are seen at the vulvar orifice.

The difficulty of predicting the time of foaling necessitates watching mares nightly within 2 weeks—or longer—of their due date. Few mares have dystocias, but when they occur, an emergency situation exists. Most rectovaginal fistulas (tearing of the shelf between vagina and rectum) occur in unattended foaling.

About 2 weeks before Udder begins to fill with milk: The mare "makes bag".

About 24-48 hours before "Waxing": Beads of honey-colored colostrum at ends of teats. Only about 50 percent of mares show "waxing".

About 12-24 hours before "Running Milk": Strings of colostrum, or streams from udder. Relaxation of muscles of pelvis, soft swelling of vulva.

About 2-4 hours before Mare may leave the broodmare band, stand and graze alone; pin ears and wheel at other mares.

Nervous and crampy (colicky signs, squint urine, paw, etc.)

Onset of labor—

- a Walk around stall
- b Break out in sweat
- c Reflex emptying of bladder and rectum

Continued on Page 10-B

Clergy Voice Pro and Con

Continued from Page 2-B

calls it enjoyable literature and a fair representation of the demonic, but The Reverend Richard Henderson of Northville First Presbyterian Church calls it silly.

"I have not read the book or seen the movie, but if I understand it, it's really kind of silly," he said. "I don't believe in demons or possession. I think it ranks in the same category as astrology."

And the Reverend Kearney Kirkby of the First United Methodist Church, Brighton, says he agrees with a recent editorial in a Michigan Methodist publication.

"The editorial ended with, 'For those who claim it is not an expression of the sickness of our society, I wonder what a sick society would go to see.' I guess I would have to concur," he said.

Teens to Speak

Continued from Page 2-B

Harti after learning building skills in Boot Camp held in Florida Boot Camp is held two weeks prior to each project. All Teen Missions teams assemble in Miami before leaving for their particular assignment.

Refreshments will be served at the program and the public is invited.

'Schools Can't Duck Responsibility'

Continued from Page 1-B

school district either refuses to operate any program at all or if it refuses to operate a program in accordance with the law. In either case, the local district is given a period of time to comply.

If no program is forthcoming the state board then has the right to order the intermediate school district to operate the program and it (state board) can deduct the cost of the program from the local school district's state aid payments.

That's the clout in mandated special education: no program, no state aid.

Beekman suggests parents of handicapped children acquaint themselves with the provisions of the law:

The superintendent of schools, he explains, is chiefly responsible for the placement of the handicapped child. He must, by regulation, appoint a placement committee and the parent of the child being considered by this committee for placement may participate on that committee.

In effect, the parent together with professional personnel decides how the child should be placed, in what program the child should be enrolled.

An attorney who represents the Michigan Education Association, urges parents to take an active role in this committee and, if the procedure is not being followed, to demand adherence to the law.

If the recommendation coming out of the committee is found unsatisfactory by the parent, state regulation sets forth a detailed procedure for appealing that recommendation, notes Beekman.

Within 30 days after the recommendation is handed down, the parent must be given notification and explanation. Secondly, the parent must be advised of the options open to his child, and the parent must be informed of his rights of appeal and the procedures to appeal.

Also, the parent is to be advised of the various available organizations where he may seek assistance.

Appeals on the local level, according to Beekman, generally occur before a hearing officer who is usually appointed from outside the district by the superintendent.

Although in most cases, the recommendation made at the local level is likely to be found acceptable by the parents, the opposite possibility remains and the parents, says Beekman, should be aware he can also appeal directly to the state board of education.

Just as a hearing officer usually hears an appeal at the local level, so also a state hearing officer considers the appeal to the state.

Should the parent find the decision at the state level unsatisfactory, his only remaining recourse is through the courts. But Beekman is convinced in most cases, if the parent fully utilizes the provisions of the law, the problem will be resolved before it reaches court.

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See Page 1 C

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Ah, Spring's Just Two Weeks Away!

Spring arrives at 8:07 p.m. March 20, nearly six hours later than last year, according to University of Michigan astronomer Hazel M. Losh.

"Spring is said to begin when the sun crosses the equator on its way north, an event known as the vernal equinox," she says, adding that on this date night and day are "technically" equal.

"Actually, however, refraction allows us to see the sun before it rises and after it sets," she explains. Refraction is the bending of the sun's rays by the earth's atmosphere. At this latitude, she notes, refraction tacks on about seven extra minutes of daylight on the 20th, so day and night will appear equal about three days earlier. Several springtime stars

and constellations are on view, Prof. Losh says. Appearing low over the eastern horizon just after sunset is the outstanding constellation of the month, Bootes, the giant "Bear Driver", she observes. Bootes appears to be "a mighty man carrying a spear and pursuing the Great Bear—the Big Dipper—around the north celestial pole.

"Shaped like a kite, Bootes is easily spotted," she goes on. "In the tail of the kite is the bright orange star Arcturus, often referred to as Job's star because it is mentioned in the Book of Job. Shining brilliantly over the northeastern horizon, Arcturus, a vast sun some 100 times brighter than our sun, is usually the first star to break through the twilight."

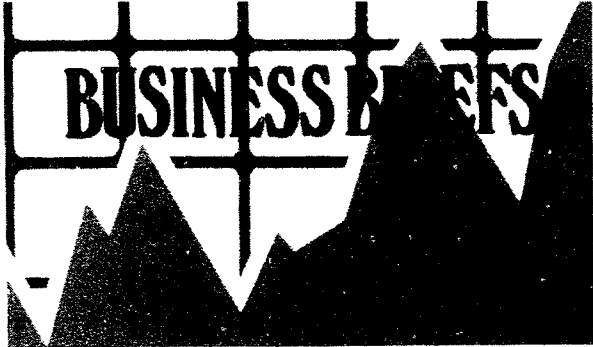
South of the Big Dipper handle on a line about halfway between Arcturus and the constellation Leo is Coma Berenices, a faint star cluster, Professor Losh points out. "Despite its faintness, Coma Berenices is listed as a constellation," she says, "and one feels a great sense of accomplishment in locating this dim blob on a clear

moonless night. With the aid of binoculars, its individual stars become visible." Rising below Bootes is Corona Borealis, the Northern Crown. Composed of seven fairly bright stars about equal distances apart, this group resembles a giant tiara or the letter "C" backwards. "The brightest star in the tiara is known as Gemma, the 'Pearl of the Crown',"

Professor Losh says.

Planets of the month include Venus, shining in the southeast from two to three hours before sunrise, and Jupiter, which follows closely behind. The two form "a lovely early morning configuration," Professor Losh notes. Moving steadily eastward is Mars, which can be found just west of the meridian at

sunset. Saturn is located on the meridian at sunset. "The path of the Moon relative to the planets will be interesting to watch during March," Professor Losh says. "On the 19th it will have caught up with Venus, passing very near it; on the 21st it will be six degrees north of Jupiter; and by the 29th and 30th it will be close to Mars and Saturn."



HUB Real Estate Service, Inc. firm of Realtors announced a major expansion of its Real Estate Services by joining Partridge & Associates, Inc. HUB Real Estate Company is located at 2900 E. Grand River, Howell.

Partridge & Associates, Inc. is a Michigan-wide organization of Realtors specializing in the sale of land, commercial and industrial properties, businesses, farms and recreational properties. Members must be Realtors and adhere to the high ethical standards of the National Association of Realtors and they are also subject to the standards and discipline of Partridge & Associates, Inc.

The President of HUB Real Estate Service, Inc. is Hollis L. Miller, who has been President, Secretary and Treasurer of the Livingston County Board of Real Estate. He has been in Real Estate for 13 years and prior to this, he was involved in the financing business for 13 years in the metropolitan area. Robert G. Smith is Vice-President of this company and has a fine educational background in Real Estate. Secretary-Treasurer, Louis M. Crandall is President-Elect of the Livingston County Board of Real Estate for 1974. HUB Real Estate Service, Inc. has a well qualified sales staff of 10 to serve your Real Estate needs. HUB Real Estate Service, Inc. will represent Partridge & Associates, Inc. in Livingston County. They will work in direct association with the many other P & A, Realtor firm offices throughout Michigan. This new membership in effect gives HUB Real Estate Company branch offices throughout Michigan.

Horse's Mouth

Continued from Page 9-B

Labor Rupture of "water bag": 2-5 gallons of fluid; may come in spurts or in large quantities. May rest 10 to 20 minutes before laying down in true labor.

Contractions: essentially all will be lying down; only 3 or 4 contractions may be necessary to push foal out.

If foaling is delayed 30 minutes after head and feet are presented, call your veterinarian.

If the mare is having severe non-productive contractions, she needs assistance if:

a. You can feel one or both forelegs in the vagina, but no head.

b. You can feel the head, but neither of the forelegs.

c. You can feel more than 2 feet.

d. You cannot find any part of the foal in the vagina.

Placenta—mares usually expel the "afterbirth" within an hour. If not passed in 3 hours, there is a retained placenta, and your veterinarian should be called to start treatment. A plastic garbage liner bag may be placed around the placenta as it hangs from the mare and tied with a string or piece of twine close to the vulva. This keeps the placenta moist and intact, therefore keeping it heavier and allowing gentle traction. After the placenta is passed, it should be spread out and examined carefully for missing pieces. A small bit of retained placenta may result in inflammation of the uterus with subsequent laminitis.

Don't rush the mare in foaling. You should do no more than apply a maximum of 50 pounds traction straight backwards on the foal's legs; certainly an attendant's hands and arms should be thoroughly scrubbed before assisting the mare.

After the foal is born, his struggling will normally break the afterbirth. If not, clear his head and wipe out his nose and mouth with a clean Turkish towel.

It is important that the umbilical cord not be broken prematurely. Normally, a

mare will lie quietly after the foal is born, leaving the cord intact. The foal gains a pint or more of blood from the placenta; if he is denied that blood supply, he may be predisposed (weakened) to disease, or even be a "barker" foal. "Barkers" suffer brain damage due to inadequate blood flow to the brain, and usually die within a day or two.

The foal's navel should be disinfected 3 to 4 times within the first 24 hours. It is easiest to grasp the foal's tail near the base to restrain it, push the container tight against the abdominal (belly) wall, and shake for a minute or two. Too often, strong tincture of iodine is poured in the general direction of the foal's navel while on its back, resulting in a blistered belly.

Within 60 minutes of birth, most foals are standing and nursing. Some may not show interest in nursing for up to 4 hours, but be normal—they're just not hungry. The mare might have a tender udder, or may be reluctant to allow nursing; she should be twitched until the foal's nursing relieves congestion. It is critical that the foal get colostrum (first milk).

Highway Toll Drops

Fuel conservation, reduced highway speeds, and economic factors continued their apparent influence on Michigan traffic in February with the state counting 105 deaths in road mishaps, according to provisional figures of the State Police traffic division.

The total was 51 fewer, or a drop of 32 per cent, compared with 156 for the month last year. February's average was 148 in the five years 1969-73. Record high for the month was 161 in 1972 while the low was 51 in wartime 1943.

Along with the decrease in deaths in January, Michigan's two-month toll of 212 this year is 131 or almost 40 per cent less than the total of 343 recorded in the same period in 1973.

Delayed death reports will increase somewhat the totals for February and the accumulated period.

Part of their two and one-

half years of training included three months in the jungles of Mexico where they built a house "from materials found in the jungle. We couldn't even use nails, just jungle materials," Eagan said.

"We also built furniture for the house and lived in it for six weeks."

Both have also had training in camping out on the trail, mechanics, cooking native foods, giving shots and diagnosing diseases.

Missionaries the Eagans will be helping will be translating Brazilian tribal languages into written form by the use of phonetics and then translating the Bible into the tribal language.

"We'll be learning Portuguese once we arrive in Brazil," Eagan said.

Janet said her husband has been interested in mission work since before we were married.

"He fell in love with flying while in the Air Force and trained at the Jungle Aviation and Radio Service Center in North Carolina," she explained.

The missionaries "need all sorts of workers to help them, but the wives are not as important as the men," she added.

"We hope to make a lifetime of missionary work if the Lord leads us," Janet commented.

Eagan said that currently there are about 150 missionaries working in Brazilian jungles and "about seven or eight pilots. One translator used to spend 28 days hiking to his village but with air service, his journey has been shortened to four hours."

Summer Institute of Linguistics is an international organization composed of missionaries from United

States, Canada, Europe and Australia among other countries.

"It's an experience of a lifetime helping others," Eagan

commented, "and because we're going permanently, the only restriction on what we can take is how much we can afford to ship."

So until their flight leaves April 29, Donald and Janet Eagan will be busy packing and waiting for their dream to come true.

"No matter how much people tell you about missionary life in Brazil, it's always different than you expect," he concluded.

Missionary Dream Becomes Reality

Couple Heads for Brazilian Jungles

By SALLY BURKE

For the two and one-half years Donald and Janet Eagan have been married they've had a dream which will come true at the end of April.

"We're really excited and ready to go," Eagan said of their assignment to Brazil as support personnel for missionaries.

He will be flying in supplies, mail and personnel to the Brazilian jungles and flying out persons who need medical attention.

Janet, who hopes to teach in Brazil, will be working in the mission office until she completes her training.

"We're going permanently," Eagan said. Each term of work is four years long with a one year break before the next term begins.

Since May, the Eagans have been living with his parents in Northville's Highland Lakes.

Based in Belem near the mouth of the Amazon River, they will be living in a rather advanced area of Brazil.

"But if I am stranded in the jungles while flying, we've been trained to handle the situation," he explained.

The Eagans met while both were students at The Moody Bible Institute in Chicago. They are going to Brazil with the Summer Institute of Linguistics which also is known as Wycliffe Bible Translators.

Part of their two and one-



BOUND FOR BRAZIL — Donald and Janet Eagan are packing their household belongings into barrels for their permanent move

next month to Brazil. He'll be flying missionaries into the jungles from the home base near the mouth of the Amazon.

Permit Costs \$5

Windshield sticker-type "Metropark ANNUAL Motor Vehicle Permit" costing \$5 and a "Metropark daily motor vehicle permit" costing \$1, which will be required on all vehicles beginning in May of this year, will be offered by the Huron-Clinton Metropolitan (Park) Authority.

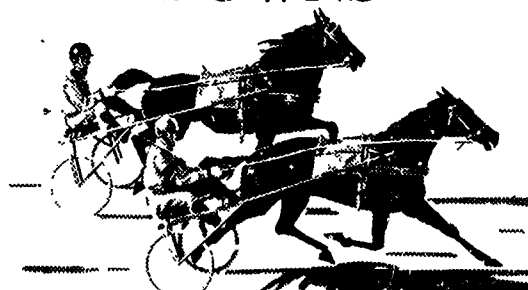
"The permit system is designed to accommodate area citizens who are frequent

users of the Metroparks," explained Eugene J. Ellison, chairman of the seven-member HCMA board of commissioners, who made the announcement.

"A great many persons, including senior citizens, have expressed the hope that the Authority would offer a low cost annual sticker and this plan meets that need."

Vehicle charges will be in effect May through September at all nine Metroparks

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Mustangs Post 62-47 Triumph

Defense Leads Northville Past Canton

A strange new chant, heretofore exclusively reserved for those behemoths who roam the country's gridirons wreaking punishment and destruction, is beginning to be heard more and more often in the nation's fieldhouses these days.

Popularized by the success of the style of play espoused by such proponents as Indiana's Bobby Knight, the chant goes something like this: "DEE-fense. DEE-fense. DEE-fense."

And if Friday's 62-46 season-ending victory over Plymouth Canton is any indication, Walt Koepke and the members of his Northville basketball team should not be in the least surprised if they hear that same chant welling forth from their fans.

There's no question that the Mustangs' aggressive, clawing man-to-man defense was the big factor in their 62-46 victory over Casey Cavelle's Canton Chiefs.

"We had a little trouble right at the start with the weak side forward cutting across the lane, but once we got that straightened out, I thought we played pretty good defense," commented Koepke. "Our press was working well and I thought our guards did a particularly fine job for us defensively."

The victory brought Northville's 1973-74 regular season to a close.

The Mustangs finished third in the Western Six Conference with a 6-4 record and were 12-8 overall—both high-water marks since Koepke took over the reins of the cage program three years ago.

"We didn't beat a team with a record over .500 and we didn't lose to a team with a record under .500," observed Koepke. "But we should have been 14-6 overall. We should have beaten Lutheran East and we should have beaten Livonia Franklin."

Still, it should be remembered that five of Northville's eight losses were administered by teams with a combined record of 52-8. Livonia Churchill (19-1) and Waterford Mott (16-4) both trimmed the Mustangs twice, while Livonia Franklin (17-3) inflicted a fifth loss on the Northville cagers.

Canton carried a 12-7 record into the season's finale against Northville, but neither Koepke nor his Mustangs were fooled by the meager record. Northville had won the first meeting with Canton by a mere three points, and two weeks ago the Chiefs trailed mighty Livonia Churchill by just two points with less than three minutes left on the clock.

The Mustangs never did get their offense untracked in Friday's return engagement with Canton, but were able to lead all the way thanks to their defense.

It was the defense which limited Canton to just five field goals and 15 points in the first half.

And it was the defense—the Mustangs' full-court zone press, to be specific—which enabled Northville to pull away from the Chiefs midway through the second quarter.

After employing a full-court man-to-man press in the first eight minutes of play, Koepke switched to a zone press in the second quarter. Leading by six points, 14-8, at the end of the first quarter, Northville suddenly jumped ahead by 11, 22-11, when two quick steals led to two quick buckets by Joe Bishop at the six minute mark of the second period.

Northville led 28-15 at the half and stretched their lead to as much as 17 points during the third quarter before settling for a 42-27 bulge at the third quarter. Canton narrowed the lead to 11 points twice during the final minutes of play, but the Mustangs pulled away to finally win by 16.

Another defensive key to the Northville victory was the defensive effort turned in by Jim Yanoschik, the Mustangs' 5-8 senior guard and defensive specialist.

"Canton has a player named Tom Close who burned us for 16 points the first time we played them," noted Koepke. "But Friday Close didn't score a single point and it was Yanoschik who guarded him most of the game. Yano's

probably our best defensive player and he proved it again against Canton."

Koepke also had words of praise for two other Northville cagers, senior guard Joe Bishop and junior forward Joe Boland.

"I thought Bishop played an outstanding ball game both on offense and on defense," commented the Northville coach. "And we also got a good game from John Boland. He hit the boards for 14 rebounds and really did an outstanding job for us. He goes 100 percent all the time."

Bishop paced the Mustangs in scoring by tossing in 14 points—ten of them in the first half and four more in the final quarter when the Chiefs were threatening to come back and make it close.

Todd Eis, Northville's 6-3 All-Conference forward and co-captain, backed up Bishop with a 12-point effort, while brother Tom Eis just missed double figures with nine points. Ten of the 12 players on the Northville varsity scored in the game, but the loudest cheers were reserved for Norm Boerger's twisting reverse lay-ups in the game's waning moments.

Boland's 14 rebounds paced Northville in that department, while Todd and Tom Eis each captured seven caroms.



UP FOR GRABS — Three players have at least one hand on the ball and three others are in close proximity as they battle for this rebound during the first half of Novi's Southeastern Conference season-closing clash with South Lyon Friday. That's Gary

Ford (24) with one hand on the ball, while Bill Barr (center) keeps an eye on the action. It was the Wildcats' Mike Collins (hidden by the South Lyon player) who ended up with the errant shot, however.

NORTHVILLE			PLYMOUTH CANTON		
Yanoschik	0	6-9 6			
Bishop	5	4-4 14	Lack	3	0-1 6
Boland	2	3-4 7	Edwards	4	4-8 12
Todd Eis	4	4-9 12	Stemburger	2	2-2 6
Tom Eis	4	1-4 9	Mandle	1	3-4 5
Kirtch	3	0-0 6	Close	0	0-1 0
Leu	0	0-1 0	Thom	3	2-2 8
Campbell	1	0-0 2	Lloyd	4	0-1 8
Crisan	1	0-0 2	Peck	0	1-2 1
Norton	1	0-0 2			
Boerger	22	18-31 62		17	12-22 46

Novi Cagers End Season With Loss to South Lyon

Bill Barr hit 21 points in Friday night's Southeastern Conference finale but it wasn't enough to stop the Wildcats from taking their 14th straight league bath this season.

This time it was arch-rival South Lyon that administered the licking—a 72-54 edition behind the double-barrel shooting exhibition of Ed Segars and Tony Kern.

The game was the regular season wrap-up for the Novi quintet, which finished the season with a dismal 0-14 showing in the SEC loop. Novi won just one game all year—a squeaker over non-league Fowlerville mid-way through the season.

showing contrasted sharply with the Wildcats, all-wins, championship fling in football earlier in the school year.

Actually, Novi claimed two of the four quarters of action Friday but South Lyon put together such big margins in their two stanzas that the Wildcats couldn't recover. In the first, for example, the Lions, netted 21 points—13 more than their hosts.

Nevertheless, Novi stayed in the game most of the way. The Wildcats shot reasonably well, and a full-court press defense periodically bottled up their opponents.

The two teams were pretty evenly matched in shots from the floor with South Lyon firing 73 times and making 29 and Novi making 24 of their 68 shots. From the free throw line South Lyon was 14 for 24,

while Novi converted just six of 13.

At the intermission, South Lyon—which had won its first encounter with Novi earlier in the season by a score of 73-45—was out front by 10 points, 35-25. The Lions increased their lead to 19 points going into the final frame, 60-41, before the Wildcats started bouncing back.

Barr, in putting together his second best shooting effort of the season, netted 10 field goals and one of his two free throws. Second best effort for Novi was by Pat McAllen, who fired 12 points.

The two biggest guns of the game, however, were South Lyon's Segars and Kern, who hit 23 and 22 points respectively.

In the last quarter with just two points to go to make an

even 400 points for his career, Kern came off the bench to claim the honor in his last game.

NOVI			SOUTH LYON		
Barr	10	1-2 21	Segars	10	3-4 23
McAllen	5	2-5 12	Kern	9	4-5 22
Collins	3	0-1 6	Hartman	3	0-1 6
Marchetti	2	2-2 6	Phillips	1	1-3 3
Ford	2	0-0 4	Stephens	3	2-2 8
Withers	1	1-2 3	Hock	0	3-5 3
Pyant	1	0-0 2	England	1	0-0 2
	24	6-13 54	Wallace	1	0-0 2
			Barker	0	1-3 1
			Zdavkovich	1	0-0 2
				29	14-24 72

Armada Paces Scoring

Jayvees Net 14th Win

Coach Omar Harrison was forced into making a rather substantial change in his game plan, but the results came out as expected anyway as Northville's junior varsity basketball team finished its season with a 51-40 victory over Plymouth Canton Friday.

"What we've been trying to do is play man-to-man defense in the first half and then switch to our trapping zone and a full-court press in the second half," commented Harrison.

"But Canton was driving right around our man-to-man so we had to switch to the trapping zone before the first quarter was over."

Canton had raced away to a quick 8-2 lead against the man-to-man, but once Harrison turned to the zone his Mustang jayvees regained control of the game.

With sharp-shooting sophomore guard Chris Armada hitting five field goals, the Mustangs knotted the score at 10-10 by the end of the first quarter and then outscored the Chiefs 10-6 during the second stanza to take a 16-16 lead at halftime.

Harrison turned to his full-court press in the third quarter and his Mustangs outscored the Canton jayvees 20-10 to pull away to a 40-26 third-quarter edge that just about wrapped up the victory.

Armada scored five more field goals in that third quarter to match Canton's field goal production in the quarter. And Bill Piccolo and Jay Slagle added six and four points respectively in the frame to give the Mustangs their 10-point edge.

Armada finished the game with 26 points to clinch scoring honors for Northville. Piccolo added 10, while Slagle finished the game with eight points. Piccolo paced the Mustangs in rebounding by hauling in 10 caroms.

The victory gave the Mustangs a 14-6 record for the season. And even though Harrison noted that it is the best record compiled by a Northville jayvee team in a 20-game season (last year's jayvees were 13-7), the Northville coach is convinced that mark could have been even better.

"We could have been 18-2 or even 19-1," stated Harrison. "We missed a field goal in the

last minute and lost by one point to Clarenceville; we lost twice to Mott—once in the final seconds and the other time we blew a 14-point lead in the second half; and we lost twice to Churchill after wasting leads of 10 points in both games."

Armada was the team's leading scorer, finishing the season with 407 points and a 20.4 average. Slagle, the 6-2 sophomore center, was the second-leading scorer with a 7.8 point average and also led the Mustang jayvees in rebounding with an average of 8.2 per game. Piccolo had a 6.6 average in rebounding to take runner-up honors in that department.

Chiefs Eliminate Novi; Mustangs Meet Salem

There was nothing but bad news to report from Tuesday's opening round action in the state basketball tourney. None of it, however, was unexpected.

Novi's 1973-74 season came to an end Tuesday as the Wildcats were eliminated from the MHSAA district tourney at Brighton by Plymouth Canton which raced to a 16-0 lead and then coasted to a 68-47 victory.

The Chiefs now advance to a Thursday night meeting with Brighton, victors over Dexter in another first-round contest.

Northville didn't play Tuesday but received bad news from first round action at the Farmington Harrison districts as heavily-favored Plymouth Salem broke away from a 29-28 third-quarter deficit to top Harrison 67-44. The Mustangs are scheduled to meet Salem Thursday (tonight) at 8:30 p.m.

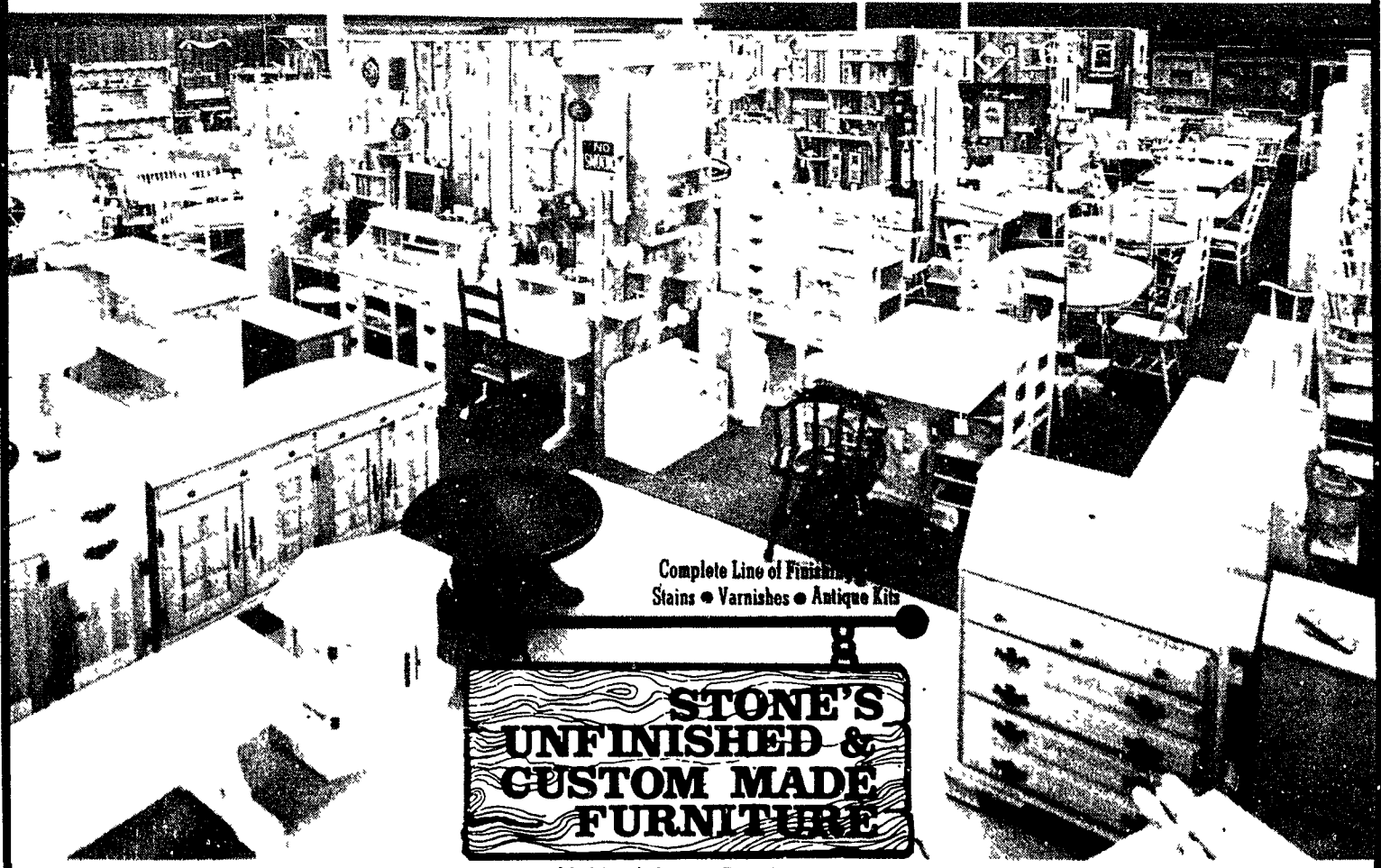
As a result of Tuesday's win, Salem is now 19-2 for the season and boasts a front line composed of 6-5 forward Bruce Johnson, 6-6 forward Jim Ellinghausen, and 6-9 center Eric Agardy.

"It's going to be a challenging assignment," commented Coach Walt Koepke.

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Mustang Tankers Dunk Farmington, Canton

Ben Lauber was adamant. "Of course," he shot back without a moment's hesitation when asked if his Northville swim team has a chance in the 1974 Western Six Conference Swimming and Diving Championships at Livonia Churchill this weekend.

"We don't ever go into a meet thinking that we don't have a chance."

"But," he added with a reluctant smile, "I might be willing to admit that what we have is an 'outside' chance. We know what we're up against."

What the Mustangs are "up

against" is Farmington Harrison, the defending conference champions and one of the top teams in the state this year. Led by Mike Rado, the Harrison swimmers are so good that last week they went all the way down to the final 400-yard freestyle relay before dropping a dual meet decision to Birmingham Groves—one of three teams favored to win the Class A state championship later this month.

"That's proof of just how good they are," commented Lauber. "But we don't need any more proof of that. We already know how good they

are, and we also know that we've got our work cut out if we're even going to come close to them in the league meet."

In spite of Lauber's insistence, however, hardly anyone else is giving the Northville swimmers much of a chance against the powerful Harrison squad.

Regardless, the conference championship meet at Churchill will bring an end to the season for the Mustang swimmers.

Northville wrapped up the dual meet portion of its 1973-74 season with a pair of victories last week over Farmington and Plymouth Canton. The two wins brought their final record to 14-2 for the year and set their five-year record at 65-5.

And when not busy extolling the strength of Farmington Harrison, Lauber took time out to do some extolling of his own team's 14-2 record.

"I'm really proud of that record," stated the Northville swim coach. "Last year was a peak year for us and we had to come back and do a rebuilding job this year. When you consider the quality and quantity of swimmers who graduated from our state championship team last year, I think that a 14-2 record is pretty outstanding."

The Mustangs were hard-pressed in neither of their two wins last week. First, they swamped Farmington 125-46 and then came back two days later to down Plymouth Canton 54-29.

The meet with Farmington was particularly one-sided as the Mustangs took first place in 10 of the 11 events, second place in eight events, third place in seven events, and first, second, and third places in three events.

Steve Luckett, one of the Mustangs' squadron of super sophomores, was the meet's only double winner, taking first place in both the 200-yard freestyle (1:58.7) and the 100-yard butterfly (1:02.4).

Sharing honors with Luckett was Tom Cook who won the diving with a 267.95 total that established a new Farmington pool record. Cook, a senior, now holds pool records at Farmington, Northville, Livonia, Stevenson, Livonia Churchill, and Schoolcraft College.

Other first place finishes against Farmington were recorded by Kevin Kelly in the 200 individual medley (2:17.6), sophomore Ed Erdos

in the 50-yard freestyle (24.7), Jeff Guider in the 100-yard freestyle (54.5), Mark Haynie in the 100-yard backstroke (1:04.4), and Art Greenlee in the 100-yard breaststroke (1:05.8).

The Mustangs also won both relay events. Haynie, Greenlee, Kelly, and Don Cook won the 200-yard medley relay (1:49.8) and Kelly, Erdos, Luckett, and Don Cook won the 400-yard freestyle relay (3:35.3).

Northville copped seven first place finishes in their 54-29 conquest of Western Six Conference rival Plymouth Canton.

This time honors were shared by Don Cook and Tom

Cook. Don Cook, no relation to the Mustang diving ace, was the meet's only double winner, taking honors in both the 200 freestyle (1:54.5) and 500 freestyle (5:20.8).

Cook—Tom, that is—who seems to set a new record of one sort or another every time he competes, did it again against Canton. This time the Northville ace broke his own Northville High School pool record with 269.1 total points.

Other winners were Erdos in the 50-yard freestyle (24.7), Pete Talbot in the 100-yard butterfly (1:00.5), Kelly in the 100-yard freestyle (53.5), and the 400-yard medley relay team of Tom Cook, Kelly,

Greenlee and Don Cook (3:43.0).

Lauber also cited one other performance in the Canton meet—Joe Devereaux's second place total of 217.05 points in the diving.

"Our divers have probably been the strongest single event this year," commented Lauber. "Tom Cook, of course, has been outstanding, but we have three very fine divers right after him in Mark Owens, Scott Knapp, and Joe Devereaux."

"Our divers have taken first and second or first, second, and third in just about every meet this year and that's been a big factor in our 14-2 record. "The competition between

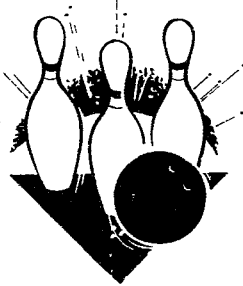
the divers has been one of the big reasons they've all performed so well. Tom (Cook) has been trying to get his scores up high enough so that the others will have something to shoot for when they're seniors," Lauber continued.

"But I think they've got him (Cook) worried. Devereaux's 217 against Canton was higher than Tom ever did during his sophomore year."

The Mustangs will be counting on the divers for a bundle of points in the conference meet, but it will take a lot more than just the divers to upset Mike Rado and Company from Farmington Harrison.

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NHA's Squirt, Bantam Clubs Secure Second Place Finishes

Two more Northville Hockey Association (NHA) teams finished their Western Suburban League schedules last week as the 1973-74 season begins to wind toward a close.

Northville's Perkins Engines-sponsored entry, in the Squirt division (9-10 year olds) skated to a 6-1 victory over the Taylor Hawks, to wrap up a second place finish. And the NHA's Northville Botanical Products-sponsored entry in the Bantam division (13-14 year olds) also wrapped up a second place finish in last week's action.

Combined with the two Western Suburban League championships secured by the Dave Pink Mites and Thomson Sand and Gravel PeeWees, the two second place finishes add to the success enjoyed by NHA teams this year.

The Perkins Engines Squirts had little trouble in their final league contest of the season as they downed the Taylor Hawks 6-1.

Terry Evans paced the win with a three-goal hat trick, while defenseman Pat Rapin

tallied twice and Tim Hoult rounded out the scoring with a single tally. A third-period Taylor goal robbed goalie Scott Kerry of a shutout.

The Northville Botanical Products Bantams dropped a 4-1 decision to Taylor in their final league game, but still finished up in second place. Gary Williams tallied the lone Northville goal in the regular season-ending loss.

In two other games last week, the Bantams played to a 2-2 tie with Wayne and then topped Detroit 2-0. Goals by

Don DiComo and Jeff MacDermid gave the Northville Bantams a 2-0 lead against Wayne, but two third-period scores produced the deadlock.

MacDermid and Steve Kerr were the goal scorers in the 2-0 win over Detroit, as goalie Tom Caswell was credited with the whitewash.

The Thomson Sand and Gravel PeeWees reaffirmed their right to the league championship by skating to a one-sided 7-1 victory over Wayne in a one-game elimination play-off.

John Pawlowski was all the offense the Northville PeeWees needed as he tallied four goals. Single scores were tallied by Roger Pattison, Richard Pattison, and Doug Horst.

The Dave Pink Mites (7-8 year olds), undefeated champions in their division of the Western Suburban League, found the going much tougher in a pair of non-league contests against Farmington, 2-1 and 1-0.

Northville won the first game 1-0 as John Grimshaw converted Paul McKelvey's pass for a second period goal and netminder Todd Bartling registered his fifth shutout of the season.

Grimshaw assisted Bob Pegrum on a goal in the second contest against Farmington, but the Farmington squad also netted a goal to play to a 1-1 deadlock.

In "house league" action,

Northville's Audito-Alert squad in the PeeWee division (11-12 year olds) moved into a tie for first place by defeating Northville's Hamlet Food Mart squad 4-1. Doug Smith scored twice and Todd Vincent and Greg Williams added single goals to spark the win. Pete Cameron had the lone score for Hamlet.

In non-league games, Audito Alert played to a 4-4 tie with Garden City and lost to Highland 5-4. Gary Anthony and Doug Smith scored against Garden City, but it was two third-period goals by John Higgins which gave Northville the tie.

Doug Smith netted a pair of goals against Highland and Jeff Wilson and Gary Wilson added single tallies, but it wasn't enough as Northville dropped a 4-1 decision.

The Novi Drug-sponsored Squirts played to a 3-3 tie with the Farmington Blues in a non-league game and then split a pair of league encounters.

Mike Oliver, Gary Kucher, and Kevin Henderson were the goal scorers in the 3-3 tie with the Blues. Bob Darrow scored once against the Plymouth Bruins as Northville dropped a 4-1 decision. The Novi Drug Squirts bounced back to take a 2-0 decision from the Plymouth Blackhawks as Darrow scored twice and Mike Wiest registered the shutout in the nets.

3 Wildcats Get Honorable Mention

SEC Coaches Announce All-Conference Squad

Coach Ron Flutur's Novi Wildcats were shut out, as Southeastern Conference (SEC) coaches met last week to select the 1974 All-Conference basketball team. The Wildcats, who finished the season with an 0-14 record against conference competition, had to content themselves with three honorable mention selections.

Cited for honorable mention were guard Gary Ford and forwards Bill Barr and Mike Collins. All three are juniors. Three players were named unanimously to the All-SEC squad. They are Dan Scotton, the 6-5 junior center who led Saline to the 1974 SEC championship; Stan Joplin, Milan's outstanding 6-4 junior guard who was named to the first team for the second consecutive year; and Tony Kern, the stylish 5-10 senior guard from South Lyon.

Joining Scotton, Joplin, and Kern on the first team were Derrick Thomas, Ypsilanti Lincoln's 6-1 senior forward, and Tim Slepisky, a 6-2 junior forward from Saline.

Heading up the second unit was Ed Segars, the fine 6-3 senior forward from South Lyon who won first-team honors during his junior season. Rounding out the

second team were two players from both Chelsea and Brighton. Chelsea placed 6-2 senior forward Tim Treado and 5-8 junior guard Dave Alber on the second-team, while Brighton was represented by 6-2 senior forward Jim Johnson and 6-3 junior center Dave LewAllen. SEC champion Saline placed two players on the first team, but the top ten selections were divided evenly between the first six teams in the final conference standings. Saline, third-place Chelsea, fourth-place South Lyon, and sixth-place Brighton each placed two players on the first and second teams, while second-place Milan and fifth-place Lincoln each had one player named to either the first or

second units.

Novi's failure to place anyone on either the first or second teams came as no great surprise. With a team composed predominantly of underclassmen under the direction of a first-year coach, the Wildcats struggled to an 0-14 record against SEC teams and a 1-19 record overall.

With Ford, Collins, and Barr all returning for the 1974-75 season, Novi's prospects appear somewhat brighter.

Only one Novi player has ever been selected to the All-SEC first team. That happened in 1972 when Jim VanWagner was named to one of the starting guard positions. John Pantalone, a 6-1 forward, was named to the All-SEC second team last year.

FIRST TEAM

C Dan Scotton	6-5	11	Saline
G Tony Kern	5-10	12	South Lyon
G Stan Joplin	6-4	11	Milan
F Derrick Thomas	6-1	12	Lincoln
F Tim Slepisky	6-2	11	Saline

SECOND TEAM

C Dave LewAllen	6-3	11	Brighton
G Dave Alber	5-8	11	Chelsea
F Jim Johnson	6-1	12	Brighton
F Ed Segars	6-3	12	South Lyon
F Tim Treado	6-2	12	Chelsea

HONORABLE MENTION

Brighton: Greg Martin. Chelsea: Rick Miller. Dexter: Gary Winchester. Milan: Greg Armstrong and Jay Cummings. Novi: Bill Barr, Mike Collins, and Gary Ford. Saline: Dennis King. South Lyon: Dave Hartman. Ypsilanti Lincoln: Doug Roome and Kevin Woods.

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JIM YANOSCHIK

Mustang of the Week

Jim Yanoschik has been selected Mustang of the Week. The 5-8 senior guard turned in another fine defensive performance in helping the Northville basketball team defeat Plymouth Canton last week. "Yano" was assigned the task of stopping Canton's Tom Close, who had burned the Mustangs with 16 points earlier in the season, and performed his assignment perfectly, holding the Canton ace scoreless.

Sports Schedule

THURSDAY, MARCH 7
Basketball Northville in MHSAA Class A District Tourney at Farmington Harrison (winner of Tuesday's game between Plymouth Saline and Farmington Harrison) 8:30 p.m. Semi-finals of MHSAA Class B District Tourney at Brighton (winner of Monday's Brighton-Dexter game

versus the winner of Tuesday's Novi-Plymouth Canton game), 8 p.m. Gymnastics Walled Lake Western at Northville, 6:30 p.m.

FRIDAY, MARCH 8
Swimming Northville in Western Six Conference championships at Livonia Churchill (first day)

SATURDAY, MARCH 9
Basketball District championship at Farmington Harrison, 8 p.m. District championship game at Brighton, 8 p.m. Swimming Northville in Western Six Conference championships at Livonia Churchill (second day)

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Porterfield, Fialon Fall

Grapplers Lose in Regionals

Northville won't be sending anyone to the state wrestling finals in Grand Rapids this weekend.

Neither of the Mustangs' two entries in the MHSAA Class A regional tourney at Temperance Bedford last Saturday managed to qualify for the finals.

Dan Fialon, the Mustangs' fine 129-pound senior, was eliminated from the regional tourney in two straight matches. While Jim Porterfield, Northville's outstanding senior heavyweight, came within one victory of finishing in the top four, but failed to qualify for the state championships, nevertheless.

But Ed McLoud, coach of the Northville grapplers, was unperturbed by either setback. In fact, McLoud had nothing but praise for the performances turned in by his two senior matmen.

"Sure it would be nice to be sending someone to the state championships, but I'm not at all disappointed in the way either Fialon or Porterfield performed Saturday," commented the Mustang mat mentor.

"This is our first year in Class A competition and it's an honor just to qualify for the regionals. Fialon and Porterfield both deserve a lot of credit for what they've accomplished this year."

The Mustangs weren't the only ones taking their lumps in the Bedford regional which pitted the top four wrestlers in each weight division from the Walled Lake Western and Trenton district tourneys.

The winners from the downriver district dominated the competition.

"Of the 48 wrestlers from Bedford who qualified for state, 31 of them were from the Trenton district and only 17 were from the Walled Lake Western district," noted McLoud. "That qualified as an official wipe out for our district."

"There were an awful lot of good teams there from the Trenton districts," reported McLoud. "Wayne Memorial is shooting for the state championship and there were a lot of wrestlers who will be heavily favored to win state championships in their individual weight classes."

"Trenton's Joe Dixon won the 185-pound championship last year, Romulus has an undefeated heavyweight in Jerry Reed, and Denny Brighton from Bedford is undefeated this year and finished third in the junior world olympics during the summer."

By virtue of his third-place finish at Walled Lake Western, Fialon was pitted against the second-place finisher from the Trenton districts—Wayne Memorial's Mike Collanyi.

Fialon suffered a 10-0 loss in that first match and then was eliminated from the tourney when Taylor Truman's Ted Niblet piled up a 5-0 first period lead and then held on for a 5-0 victory.

Porterfield's chances for victory were hindered by a bad case of flu which kept him out of school four days last week.

"Jim was just too weak to wrestle as well as he is capable of," observed McLoud. "To qualify for state you have to be sharp, and the flu just took too much out of him."

The powerful Northville heavyweight gave it his best shot, nevertheless.

Pitted against Temperance Bedford's second-seeded Rick Heasley in his first match, Porterfield suffered an 11-5 setback.

"I think I could have beaten him if I hadn't been sick all week," commented Porterfield. "I know I could have beaten him—he just wasn't that good."

Porterfield came back to win his second match, however, pinning Walled Lake Western's 290-pound

sophomore Bob Miller—the heavyweight who had defeated him 6-3 for the Western Six championship.

Needing just one more victory to move into the consolation finals and clinch a trip to the state meet, Porterfield dropped a 9-5 decision to North Farmington's Brian Chisholm.

Chisholm had suffered an overtime loss to Romulus' undefeated Jerry Reed and also needed the win to qualify

for state. Porterfield got a first period takedown, but Chisholm came back to grab a 6-2 lead at the end of the first period and then held on for a 9-5 victory.

"He was about my size, but was very strong and in great shape," said the Mustang heavyweight. "I had him on his back in the third period but was just so totally exhausted that he was able to bridge out of my pinning combination."

Cooke Swimmers Rewrite Records

All you have to do to bring a smile to the face of Northville Swim Coach Ben Lauber is say "Cooke Middle School."

Eventhough Lauber's varsity tankers have experienced more than a moderate share of success over the past five years, the performance of this year's Middle School swim team would seem to indicate that Northville is going to get better and better.

Coached by Rod Whitbeck and Kay Moran, the Cooke Middle School team stroked its way to an 8-1 dual meet record, made a shambles of its league meet by besting the second-place team by nearly 100 points, and virtually rewrote the junior high record book.

Northville's only loss came in the very first meet of the season when they dropped a 55-31 decision to the powerful Birmingham Berkshire team which hasn't lost a meet in the past ten years.

Since that opening loss, however, the Cooke team were never threatened in eight consecutive victories.

In the league meet Cooke recorded its fourth consecutive conference championship by rolling up 277 points to far outdistance Belleville South which was second with 180 points and Belleville North which was third with 87 points.

Steve Laffler paced Northville in the league meet by winning the 50-yard butterfly, 50-yard freestyle, and anchoring the first place 200-

yard medley relay team of Dave Boor, Matt Sullivan, and Carl Haynie. Other league championships were registered by Haynie in the 100-yard backstroke and Sullivan in the 100-yard breaststroke.

The 1974 Cooke Middle School squad also did a major re-write job on the junior high record book by breaking nine of the ten existing records.

Laffler, Boor, Sullivan, and Haynie set a new record in the 200 medley relay with a 1:58.3 clocking, while Boor, Mark Yanoschik, Bruce Hackmann, and Kyle Roggenbuck broke the existing mark in the 400 freestyle relay with a 4:14.4

clocking

Laffler and Boor also broke two individual records. Laffler's 1:09.3 set a new mark in the 100-yard individual medley and his 27.6 set a new record for the 50 yard butterfly. Boor's records came in the 50 and 100 yard

freestyle events where he set new marks of 26.1 and 1:00.6 respectively.

Other school records were set by Bruce Hackmann in the 200 freestyle (2:16.4), Carl Haynie in the 100 backstroke (1:09.9), and Matt Sullivan in the 100 breaststroke (1:13.4).



AIRBORNE GYMNAST—With her pigtail standing straight up, Northville's Laurie Handy sails along parallel to the floor as she competes in the vaulting. The Mustang gymnasts dropped a narrow 75.55 to 75 point loss to Dearborn in their most recent competition.

Equipment Failure Dims Gymnasts' Performance

Lisa Baetz wasn't upset.

"Upset" just doesn't do justice to the thoughts of malevolence running through the head of the Northville gymnastics coach.

It wasn't so much the fact that her Northville girls had dropped a tight 75.55 to 75 point loss to Dearborn which upset the Mustang coach, as it was the fact that Northville's long-awaited, recently-

arrived uneven parallel bars had cracked during warm-ups prior to the start of the meet. "I was just furious,"

commented the Northville coach. "We waited so long for those bars and then when they finally arrive they are of such inferior quality that they crack in two weeks. We're just lucky that nobody was seriously injured." The incident with the bars detracted from what was otherwise a fairly decent performance by the Northville gymnasts in spite of the loss.

"I was really pleased about our score," commented Mrs. Baetz. "When we first started competing last year we were

scoring in the 30's. Now we're in the 70's and if we had been able to compete in the bars against Dearborn our score would have been in the 80's. "It's really encouraging to see how fast our scores keep going up," she added.

Star of the meet, as far as Northville was concerned, was Terry Rader who won the floor exercise with a score of 7.0 - the highest score ever earned by a Northville gymnast in any event (a score of 10.0 is perfect).

Two other Northville girls won their respective events against Dearborn. Sheila Fasang took first on the balance beam and Kay Heath had the top score on the trampoline.

Second place finishes were scored by Laurie Plumley in the vaulting and Paula Dyke in tumbling. Thirds were registered by Laurie Handy in vaulting, Nancy Heckler in floor exercise, Charlene Benoit on trampoline, and Terry Rader in tumbling.

Northville Girls Tie For Volleyball Title

Northville's girls' volleyball team posted victories over Walled Lake Western and Plymouth Canton last week to gain a share of the 1974 Western Six Conference championship.

The two wins lifted Northville's record against conference competition to 4-1 and enabled them to tie the Farmington Harrison girls for the conference championship. Harrison handed the Mustangs their only loss of the season, but were subsequently defeated by the Livonia Churchill girls. Churchill finished third in the final standings with a 3-2 record.

The Mustang volleyball team had to go three games before topping Walled Lake Western, winning the first game 15-3, losing the second 10-15, but then coming back to win the third game, 15-10.

The victory over Canton was considerably easier as the Northville girls won easily in two straight games, 15-10 and 15-3.

In a non-league contest, Coach Wendy Spade's Northville girls topped Plymouth Salem 16-14, 14-16, and 15-5. The win ran their overall record for the season to 7-1.



GOLF TIPS

JOHN KOCH

Building rhythm in the swing means you have the club always in motion at the proper time. The towel exercise will help in the address position grasp a large twisted towel in both hands. Start moving the backswing with the left arm and shoulders straight away from your target. (Feel the left shoulder work under chin.) Once you feel that you have coiled your body to the maximum, start the downswing with lateral movement of the left side. If done properly the towel will seem as it's been in motion at all times. Towel doesn't rest or touch the main body. Proving you don't have to think of pausing at the top. (Article 9)

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NOVI HIGHLIGHTS

JEANNE CLARKE

624-0173

Parents of a new girl are Mr. and Mrs. Brown. The baby's name is Janis Lynn Brown, born February 6 at New Hospital. Weighing 5 1/2 pounds, she joins a Tommy at home.

Parents are Mr. and Mrs. Brown of Novi.

Thelma Hoffman, wife of Paramount, is a patient at Pontiac Catholic Hospital, Room 4.

Mrs. Phil Baynes daughter Rachel have from Taft Road to Carolina where they are working with the for Christ programs.

Robert Travis, admitted to St. Joseph Hospital by ambulance on Saturday night, is in room 562, Bed 2.

Bert Belanger of Rose celebrated his 7th birthday with his family at the home of his aunt, Mrs. Pat of Thirteen Mile Road.

Wally Chisholm of Taft came home on Tuesday last after an operation last at St. Joseph Hospital.

Bobek was pleasantly surprised by a birthday party given by his wife, at the home of his Mr. and Mrs. Ed of Twelve Mile Road.

There were many of his friends and former classmates.

Bertha Reid of Detroit was weekend guest at the home of Eugene Choquet and Dochof of South Lake.

Frances Denton is a patient at Mt. Carmel Hospital, Room 472 and Bed 1.

Joyce Brewere and her daughter Barb are in Dallas, Texas for a while.

Frank Boone of Novi and Mrs. Hughie of East Lake Drive are patients at Botsford.

Cafeteria Employee Association met at the Novi Elementary School on March 6 with a need for help in the kitchen being discussed. Any mothers able to help are asked to contact the school.

Irene Wendland of Novi has returned to home following a two week vacation in Florida. There she visited her son in Pompano Beach, St. Petersburg, and her daughter, Mrs. Allen, at Port.

Skellenger was awarded a special trophy at the Firemen's meeting last night for 27 years as member on the Novi Fire.

Vicki Weir plans a birthday party this year for her daughter, Barrill of Warren.

Mrs. James Frisbie of Novi returned from spending two weeks in St. Petersburg, Fla. While there they visited former resident Clara, who is still in the.

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Mark Stohler of the Novi Community Service Bureau presented Brownie Troop 711 with a tour of the Novi Police Department recently. It included a visit to the Detective Bureau, the Traffic Bureau, and demonstration of the police equipment.

Cub Scout Pack 239

At the annual Blue and Gold on February 28, the following awards were presented: Den 1 Larry Henderson, bobcat badge; Mike Henderson was inducted into the Webelos; Larry Tabaka, received the bear badge, the mothers pin and one gold arrow.

Den 3 - Scott Monheimer, Dennis Skvarce and Douglas Spencer, wolf badge and mothers pin; Den 4 - Mike Bonbentore and Scott Gross, one year pin and bear badge, and mothers pin; Jim Bezeau, wolf badge and mothers pin; Jim Pietrowski, one year pin, David Majors two year pin, two silver arrows and was inducted into Webelos.

Den 5 - Robert Stramy, bear badge, mothers pin; Vincent Noble the bear badge, mothers pin, gold arrow and silver arrow; Kevin Franks, wolf badge, bear badge and mother pins; Chris Ramsey and Todd Kucera were inducted into Webelos; Den 2 - Rod Johnson, one year pin.

The Webelos received the following: Dan Sasena - engineers; Dale Beckman - citizen; Mike Colliu - naturalist; Keith Zemke - outdoorsman; Dean Kalinovich, the artist, showman, scholar and sportsman; Scott Hare - naturalist, artist, athlete; Kirk Ramsey, the aquanaut, and athlete.

A reminder of the bowling on March 9 at 2 p.m. at Country Lanes: Cubs free, everyone else 60 cents plus shoes for 25 cents. A committee meeting is planned at the Johnsons, 24009 Glenridge Court, at 8 p.m. on March 7.

VOICE

This group is starting plans for the Spring Fling to be held May 3. If you want to help in any way contact Dolly Hensel at 349-0437. Wanted items for the Gift Boutique are new gift items, including perfume, vases, handmade items; and for the Flea Market, used toys, small household items, books, trinkets, etc. Contact Sharon Serra at 349-6422 if you can help furnish any of these items.

Information will be coming soon for the April VOICE meeting and program.

Novi Girl Scouts

Girl Scout Week is March 10-16 with Girl Scout Sunday starting off the week. Girls will attend the churches of their choice in uniform. There will be a special Girl Scout Mass and Recognition Service at the Shrine of the Little Flower at 3:30 p.m.

Troops are asked to help spread the story of Girl Scouts to school or library with posters, exhibits, displays, contact your Troop Service director for help on this.

The Novi Elementary School will have its annual mother and daughter dinner on Tuesday, March 12 at 6:30 p.m. at the Orchard Hills Cafeteria. Special speaker will be Dorothy Pilo, with music being led by Mrs. Barbara Walling. Parents may contact leaders for additional information.

"The Emperor's New Clothes," a Hans Christian Andersen Classic, is being presented at the Community Arts Auditorium at the Michigan State Fairgrounds on March 23, 25 through 30th. Special prices are available for troops of 10 or more. Contact 353-8969.

Boy Scout Troop 54

The Court of Honor will be March 11 at 7:30 p.m. at the Middle School Cafeteria and at this time Kerry Fear will receive the Eagle award.

The Boy Scouts will be starting their annual fertilizer sale on Saturday, March 9.

Cub Scout Pack 240

At the Blue and Gold Banquet in February the following cubs received awards:

Den 1 - John Lane, wolf badge; Den 2 - David Heinz, two silver arrows under the wolf; Jim Gannon, two silver arrows under the wolf, bear badge and one gold arrow under the bear; Rick Vykdyal, wolf badge, one gold arrow and two silver arrows; Keith Nichols, wolf badge, one gold arrow and four silver arrows; David Goodrich, wolf badge, one gold arrow and one silver arrow.

Den 3 - Mike Brewster, two silver arrows under the wolf, bear badge; Spence Brinker - two silver arrows under the wolf; Don Pietrol and Pat Brown, two silver arrows under the wolf; Eric Laverty the wolf badge, one gold arrow and three silver arrows.

Den 4 - Richard Milnichuk, one silver arrow under the bear; Todd Cencich, one gold arrow, two silver arrows under the bear.

Den 5 - Todd Parsons, bear badge and one gold arrow; Den 6 - Jeffrey Shippe, wolf badge; Bruce Folsom, wolf badge, one gold arrow and one silver arrow; Carl Frank, wolf badge; and Ronald Evans, wolf badge.

Everyone is reminded of the committee meeting set March 7, with the Pack meeting following on March 21 at the Orchard Hills School at 7:30 with the theme: Tournament for Cowboys.

Novi Booster Club

Plans are continuing for the dance set for Saturday, March 16 at the V.F.W. Hall starting at 9 p.m. with a buffet dinner near midnight of ham sandwiches, macaroni salad, baked beans, etc. In addition there will be door prizes. Cost will be \$10 per couple. Tickets are available from any member.

Novi Co-Op Nursery

Mothers of youngsters now attending the nursery are urged, to remember the general membership meeting on Thursday at 7:45 p.m. at Holy Cross Church.

Novi Lions Club

At the last meeting, the Lamplights Lions Club presented the Novi group with the Lamplighter banner as a token appreciation for the invitation to the Novi meeting. The next meeting will be March 13 at 6:30 p.m. at the Depot Novi. Anyone interested in becoming involved with this service organization may contact President Dick Faulkner.

Novi Pin Pointers

Mystery game was won by Bonnie DeSiri. High Bowlers were Judy Wilson with 209 and Lora Lee Longhurst with 180.

League of Women Voters

There will be a local study committee meeting this week at the home of Peg O'Brien. For further information contact Cathy Mutch at 349-

NORTHVILLE Lodge No. 186

F & AM

REGULAR MEETING SECOND MONDAY Harold W. Penn W.M. 349-1714 Lawrence M. Miller, Sec'y EL 7-0450

6774. On March 14 there will be a Land Use Consensus meeting at 9:30 a.m.

Novi Senior Citizens

The Novi Senior Citizens met February 26. Guest Speaker Milan Obrenovich outlined plans of the Novi Parks and Recreation for the seniors.

Next meeting will be at 12 noon on March 13 at the Novi Methodist Church on Ten Mile. It will be a covered dish luncheon. Everyone is asked to bring his own table service and a passing dish. For additional information or transportation contact President Frank Davis at 349-0320 or Secretary Dolly Aleganani at 476-7867.

Novi Rebekah Lodge

The Visitation of District 6 at the Novi Lodge last Thursday was a huge success, with 110 brothers and sisters attending. The lunch was hosted by Blanche Clutz and Hildred Hunt.

There will be a special meeting on Monday, March 11 at 8 p.m. for those presenting the entertainment at the Pride of Oakland visitation scheduled for March 13 in Royal Oak. Please bring your costume.

The Independent Club met at noon on March 4 at the hall with Jenny Champion as hostess.

Novi Blue Star Mothers

A meeting is to be held at the home of Barbara Baldwin on Glenda on Thursday at noon, with a business session following at 1 p.m. Ladies are asked to remember to bring a sandwich, and their own table service. The hostess will provide the dessert and coffee.

Novi Youth Assistance

Next meeting of Novi Youth Assistance will be on March 19 at the Holy Cross Church on Ten Mile at 8 p.m. Service organizations, subdivision groups, etc. are urged to give top priority thought as to representatives attending this important meeting.

Novi School Menu

Monday - Chili con carne and crackers, bread and butter, carrot strips, peaches and milk.

Tuesday - Macaroni and cheese, peanut butter and jelly sandwiches, buttered green beans, orange juice, chocolate cake and milk.

Wednesday - Roast beef and gravy, whipped potatoes, bread and butter, buttered vegetable, cookies and milk.

Thursday - Sloppy joe hamburger, potato chips, buttered vegetable, fruited dessert and milk.

Friday - St. Patrick Day oven baked fish, tartar sauce, french fries, bread and butter, shamrock cake, and milk.

Welcome Wagon Club

Next general meeting will be at Village Oaks Elementary School at 7:45 p.m. on March 21. Special speaker will be on "Concepts of Independence."

Bridge Schedule for the remainder of the month will be: Ladies evening bridge on March 14, couples bridge on March 16.

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RESOLUTIONS OF COMMENDATION — Five individuals - two private citizens, a city policeman, and two volunteer firemen - were issued resolutions of commendation by the Novi City Council for their actions in a skating incident which claimed the life of a 12-year old Novi boy last week. Mrs. Dona Northrup and her 15-year old son Tim were cited for their actions in saving the lives of

three other boys who fell through the ice, while Patrolman John Zimmer and Firemen Gordon Appleton and Marvin Tobel were cited for their efforts in trying to save the life of the boy who died in the incident. Above, City Manager Harold Saunders (right) hands a resolution to Appleton, while Patrolman Zimmer, Tim Northrup, Tobel, and Mrs. Northrup look on.

For Life Saving Action

Resolutions Honor Five

Resolutions of commendation were issued to five individuals by the Novi City Council Monday for their efforts in an incident which claimed the life of a 12-year old Novi boy.

Cited for their actions were Mrs. Dona Northrup and her 15-year old son, Tim Northrup. Also cited by the council were Novi Police Officer John Zimmer and volunteer firemen Gordon Appleton and Marvin Tobel.

The incident for which the five were cited occurred Tuesday, February 26, at approximately 6:15 p.m. A group of four boys had decided to go ice skating on a small pond located north of Nine Mile Road, east of Ennashore Drive.

One of the boys, Tim

Northrup, skated out onto the ice and was followed by the three others. The combined weight of the three youngsters was too much, however, and the ice gave way with all three falling into the water.

Northrup went to the aid of his three friends, but also fell into the water when additional ice gave way beneath him.

Mrs. Northrup, who had observed the incident, ran to the pond and was able to pull her son and two other children from the water, but was unable to find the other child - 12-year old Mark Smith, a student at the Novi Middle School.

Police officer John Zimmer was the next to arrive at the scene and immediately plunged into the freezing

water to try to locate the fourth boy.

He was joined shortly later by Firemen Appleton and Tobel who also plunged into the water to try to locate the body of the other child to administer first aid.

The body of the youngster was located approximately an hour after the incident occurred.

In passing the resolutions, the council noted that the "prompt and efficient action of Tim and Dona Northrup is deemed responsible for preventing a greater loss of life."

Their actions, said the resolution, are "outstanding examples of citizen involvement at a time of crisis."

The efforts of Zimmer,

Appleton, and Tobel were praised by the council as typical of the work of police and firemen who "daily dedicate their lives to the service of the community."

PARSON to PERSON

Cedric Whitcomb, Pastor

The man huddled on the cabin floor, high in the Rockies, slowly freezing to death. Outside a blizzard raged. John Eliot had slogged miles that day through the deep snow as he checked for avalanches and as dusk and exhaustion overcame him had decided to "hole-up"—but he had not lit a fire. Now, as the blizzard blasted at the old cabin walls, the sleeping forest ranger sank deeper into oblivion, paralyzed by the pleasure of the storm's icy caress. Suddenly, a fuzzy-muzzled bundle sprang into action and unrelenting whines finally managed to rouse his nearly-frozen friend. It was John's companion—Tiny—a St. Bernard.

"If that dog hadn't been with me, I'd be dead today," John Eliot says. "When you're freezing to death you actually feel warm all over and you don't wake up because it feels too good."

This story illustrates the spiritual condition of many people today. They're freezing spiritually, and are oblivious of their true condition. Thank God for the way He rouses such sleepers. He sends His messengers to nudge them awake. Sometimes the methods used to awaken them are drastic, but it's always for their own good. Let's not imagine because He shakes us, He hates us. He awakens us because He loves us and wants to save us from an eternal death. When we're "ready to perish" (Isaiah 27:13), He was "ready to save" (Isaiah 38:20). Trust your case in His hands.

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Wixom Newsbeat

By NANCY DINGELDEY

Just think...a couple months from now we'll be able to call it spring. For now, a few tantalizing warm days, some sunshine, rain, and we think it's spring.

Sunday afternoon found lots of neighbors taking strolls and enjoying the chance to get out of the house into something more than bone-chilling air.

Other sure signs of spring...kids digging through closets for baseball mitts and balls; finding last year's tangled mess of kite string and trying to patch the few remains of something left-over from a treacherous kite-eating tree.

Now is the time to start planning a garden. Perhaps start a flat or two inside just to be a little ahead of the game. Plant some hyacinths or tulip bulbs in a shallow dish and have some blooms in a short while to brighten up a dull corner.

Things coming up to plan on doing...the Northridge annual dinner dance this Saturday night at the Farmington V.F.W. No longer a mystery, this is a place for a fun evening of dinner, dancing, and socializing. Tickets cost \$16 per couple and are available from Bonnie Haight and Rosemary Victory.

The Performing Arts Department of Western High School with this year's musical production of "The Sound of Music". All tickets are \$2 and should be purchased ahead of time.

Senior Citizen cards will be honored for the Thursday night performance only. For those of you new to the area, don't pass up the opportunity to see the high school kids in action. The productions have

always been top grade. with all involved really putting their heart and soul into a great evening of entertainment. "The Sound of Music", March 14, 15, and 16 at Western's E. V. Ayres Auditorium.

Wixom Brownie Troop 505 made the trek to downtown Detroit last Saturday to see a production of "Pocahontas" staged by The Children's Theatre at The Detroit Institute of Arts.

All the girls bubbled happily about the experience and thoroughly enjoyed the afternoon. Afterwards they had the opportunity to meet the members of the cast, and it's a sure bet that many little Brownies came home just a wee bit stage-struck.

Before the journey home, the Troop had time to see a few of the exhibits at the Institute which made the whole day really exciting. There is also a reminder from the Brownies that they will be delivering their cookie orders in a week or so.

Home from a trip to Minnesota to see their daughter and her family are Ollie and Jane Wiamaki. Jane spent the entire week with Rob and Karen Adams and their children, while Ollie had to come home after a few short days.

And when the opportunity presented itself, Karen and Jane made the crepes recipe from the "Happy Cooker" cookbook and reported it really wasn't all that difficult. I have yet to try them but must admit it didn't look or sound all that easy.

Sympathies of friends and neighbors are extended to Bonnie and Denny Haight of Hopkins Drive on the death of Denny's mother last Saturday. Funeral services were held Tuesday.

Nature Center Plans Dim

Continued from Novi, 1

president that the matter should be decided by a vote of the people.

Novi Elementary Principal Roy Williams added a parenthetical note to the discussion by suggesting that "camping" is a misnomer because, in his opinion, the center concept has a far broader, educationally enriching meaning.

The board reminded members of the audience Tuesday that a public meeting is to be held Thursday, March 14 for the purpose of reviewing the educational specifications for the new high school proposed for the southeast corner of 10 Mile and Taft roads.

It is to begin at 7:30 p.m. in the high school commons area.

Also, it was announced that the public hearing on the proposed annexation of a portion of property along 10 Mile Road from the Northville School District to the Novi School District will be held March 12 at 4 p.m. at Oakland

Schools, 2100 Pontiac Lake Road in Pontiac.

Concerning the annexation proposal, Superintendent Gerald Kratz reported that

apparently Northville officials misunderstood Novi's ultimate intent in the 10 Mile area.

Specifically, he said the

current annexation proposal represents just the first of a two-phase program to straighten out the boundary between the two districts

Reveal Civic Complex Plan

Continued from Novi, 1

ners recommended that access to the school be gained from Taft Road and therefore recommended placement of school facilities on the western side of the parcel.

Placement of the library was determined by proximity to the school site and the existing farm buildings on the northwest corner of the parcel.

Municipal facilities were recommended for placement at the eastern side of the parcel.

Both city and school athletic fields were recommended for placement behind the buildings fronting on 10 Mile Road.

Placement of the golf

course was recommended along the eastern and southern borders of the site to allow for utilization of natural amenities (a large wooded section and a creek) and to provide a green belt buffer between the adjacent residential areas and the overall site.

Although the program presented by the planning firm is no more than a recommended master plan

for development, action toward actual development of the site has already begun. The school board has submitted educational specifications to an architect and expects to break ground on a new high school this fall.

Also moving ahead with development plans is the library board which has contracted Harley, Ellington, Pierce, Yee and Associates to design a new library building

Novi 'Pops Cabaret'

Set for March 15

Featuring the combined talents of the community, high school, and middle schools bands, Novi will present its first annual "Pops Cabaret" concert on Friday, March 15.

Each band will present a different section of the three-part concert which will be held "cabaret-style" in the Novi High School gym at 7:30 p.m.

Tickets may be purchased at the door or from any band member at a price of \$1 for adults and 75 cents for students. Proceeds will go to the high school band fund.

Band Director Gordon Seiler announced that each table in the cabaret will seat four people and refreshments will be available during the concert.

Seiler announced that each table in the cabaret will seat four people and refreshments will be available during the concert.

Criticize Council

Continued from Novi, 1

think that we're getting the services they are paying for with their taxes," Mrs. Hoyer continued. "We feel that we're paying all taxes for just police and fire protection because that's all we ever see up there. We want to know what's happening to the rest of our tax money."

Mayor Daley responded to the criticism by saying that the people in the North End have received "more action in the past six months than they've ever received previously."

"We're working on legislation such as the land lord ordinance which will have a profound affect on improving the North End and the problems which exist up there," he stated. "But it

takes time to prepare this type of legislation properly and if you're looking for instant results, I'm afraid you're going to be disappointed."

Mrs. Roethel and Goodman also responded to the charges made by Mrs. Hoyer.

Mrs. Roethel reported that she had forwarded a list of items to the city manager for his disposition but had not yet received a report on the items.

"We did attempt to distribute the work, but it hasn't been done," said Mrs. Roethel. "We can't go up there and do it ourselves."

Goodman stated that he was well aware of the problems that exist in the North End. "If anyone wants to talk to me, I'm only as far away as the telephone," he added.

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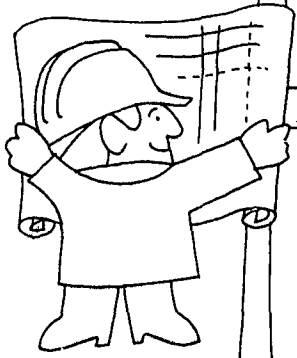
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'Walk for Mankind' Route Approved

A route for the proposed Walk for Mankind project, to be sponsored by Jaycees here this spring, has been approved by the Northville City Council.

Similar approval is being sought in Novi for the portion

of the route in that community.

Decision as to whether or not the May 18 project should be jointly sponsored by the Jaycee chapters in both communities has not yet been made.

The project represents a local attempt to raise money for Project Concern, an international help organization for people in need.

According to Jaycee spokesmen, walking par-

ticipants will soliciting sponsorship of money for each mile they walk on the 20-mile route through Northville and Novi. Members are hopeful of raising several thousand dollars.

The route, as presently

approved, starts at Northville Downs, proceeds north on Center to Baseline (not Eight Mile), east on Baseline to Griswold, Griswold to Main, Main (Northville Road) to Seven Mile, and east on Seven Mile.

The route continues through Novi and returns to Northville via West Main to Clement, south to Seven Mile, and concludes via Fairbrook at Northville.

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Announce the opening of their third office

FREWAY SHOPPING CENTER
38495 W. 10 Mile, Farmington
477-9300

Landfill Permit Granted

Acceptance of a grading plan and granting of a landfill permit were approved Monday night by Northville Township trustees in a special meeting.

Recommended for approval by the planning commission, the fill will be used in the

proposed mobile home park on Seven Mile Road at Northville Road.

Attorneys for Steward Oldford, developer of the mobile home park, said only earth would be used to fill the 12.3 acres in question. The total site covers 25 acres.

DETROIT JUNIOR LIVESTOCK SOCIETY FINANCIAL STATEMENT 1973

Assets	Expenses
Cash on hand \$873.90	Premiums plus Trophies & Ribbons \$3,131.07
Receipts	Sale 23,881.12
Entry fees 393.00	Other Expense 2,355.33
Premiums from	Total 29,367.52
State 2,534.00	
Sale 25,138.04	
Total 28,065.04	

Kenneth L. Baur,
President
Dorothy Mulholland,
Secretary

TOWNSHIP OF NORTHVILLE

NOTICE BOARD OF REVIEW

For the purpose of reviewing and adjusting the Assessment Rolls for the Township of Northville, 301 West Main Street, Northville, Michigan, the Board of Review will meet on the following dates:

March 5-9 a.m. to 4 p.m.
March 6-3 p.m. to 9 p.m.
March 11-9 a.m. to 4 p.m.
March 12-3 p.m. to 9 p.m.

MEMBERS OF THE BOARD OF REVIEW

Marguerite Young
Joseph Fiorilli
James Ford

NOTICE TO SALEM TOWNSHIP TAXPAYERS

The Salem Township Board of Review will meet in Salem Township general office at 7912 Dickerson Street on MONDAY, MARCH 11, 1974 from:

9:00 a.m. — 12 noon
1:00 p.m. — 4:00 p.m.

on TUESDAY, MARCH 12, 1974 from:

6:00 p.m. — 9:00 p.m.

to review the assessment role with the taxpayers.

Phillip A. Brandon
Supervisor

NOTICE

OF PUBLIC HEARING

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

TAKE NOTICE That Sugden, Inc. and SOS Consolidated, Inc. have filed an application for a license to fill portions of the area described below, in accordance with Ordinance No. 72-52, using approximately 25,000 cubic yards of fill.

The legal description of the property to be filled is as follows:

T1N, R8E, SEC 14—E ½ of SW ¼ lying S of Relocation of US 16 Hwy. exc W 200 feet of S 265 Ft., Also exc E 220 Ft. of S 200 Ft. Containing 43.33 Acres, more or less.

TAKE FURTHER NOTICE that the City Council will meet at the Novi Middle School Cafeteria, 25299 Taft Road, on Wednesday, March 20, 1974, at 8:00 p.m., or as soon thereafter as the same may be reached, pursuant to Ordinance No. 72-52 for the purpose of reviewing said application.

Dated this 4th day of March, 1974, at Novi, Michigan.

Geraldine Stipp, Clerk

ORDINANCE No. III ELECTRICAL ORDINANCE FOR THE TOWNSHIP OF NOVI

An ordinance for safe-guarding life and property by regulating and providing for the inspection of the installation and maintenance of electric wiring, electric devices and electric material; to provide for the licensing and registration of Electrical Contractors and the licensing of Journeymen electricians in the Township of Novi; to provide a reciprocal arrangement for the recognition of examinations and licensees issued by other municipalities in the State of Michigan voluntarily cooperating in the enforcement of this ordinance; to provide a penalty for violations thereof and to repeal all other ordinances and sections of ordinances in conflict therewith of the Township of Novi, Michigan.

BE IT ORDAINED by the Township Board of the Township of Novi, County of Oakland and State of Michigan by authority of Act 246 of the Public Acts of the State of Michigan for the year 1945 as amended.

SECTION I

Title

This ordinance shall be known and cited as ordinance No. III, being the electrical ordinance for the Township of Novi, Oakland County, Michigan.

SECTION II

Electrical Inspection

The Township Clerk, hereinafter called the Inspection Authority, shall have and hereby is given jurisdiction, subject to review as hereinafter provided, over the inspection of all electrical installations, including changes, repairs and additions thereto within the Township of Novi. The Township Board shall appoint an Electrical Inspector who shall inspect all electrical installations and report to the Inspection Authority. This jurisdiction shall apply to the installation of wiring devices, apparatus and equipment for connection to electricity supply systems having voltages over 30 volts, except as provided in Section V.

SECTION III

Fees for Inspection

When an application is made for a permit required under the terms of this ordinance, a fee shall be paid in an amount as prescribed by the Township Board of the Township of Novi.

SECTION IV

Right of Access to Buildings

The Electrical Inspector and/or his deputy shall have the right during reasonable hours to enter any building in the discharge of his official duties or for the purpose of making any inspection or test of the installation of electric wiring, electric devices and/or electric material contained therein and shall have the authority to cause the turning off of all electric supply and cut or disconnect, in cases of emergency, any wire where such electrical currents are dangerous to life or property or may interfere with the work of the Fire Department.

SECTION V

Permits

(a) Permits. No alterations or additions shall be made in the existing wiring of any building, nor shall any building be wired for the placing of any electric lights, motors, heating devices, or any apparatus requiring the use of electrical current at a potential over 30 volts, nor shall any alterations be made in the wiring in any building after inspection, without first notifying the Inspection Authority and securing a permit therefor. Applications for such permit, describing such work, shall be made by the person, firm or corporation installing same and permit when issued shall be to such applicant.

(b) This section shall not apply to maintenance and repairs on the premises of a person, firm or corporation regularly employing qualified electricians for that purpose, nor such minor repair work as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bare joints or repairing drop cords.

(c) Owners Constitutional Privilege. Nothing herein contained shall prohibit any bonafide owner of a building or structure from personally installing electrical wiring, or electrical equipment providing that said owner shall: (a) Apply for and secure a permit in accordance with Section IV. (b) Pay required fees. (c) Do the work himself or herself in accordance with the National Electrical Code. (d) Apply for inspections. (e) Receive approval of the Electrical Inspector.

SECTION VI

Inspection

Upon the completion of the wiring of any building, it shall be the duty of the person, firm or corporation installing the same to notify the Inspection Authority, who shall notify the Electrical Inspector to inspect the installation as soon as possible, and if it is found to be fully in compliance with this ordinance and does not constitute a hazard to life and property, he shall issue to such person, firm, or corporation for delivery to the owner a certificate of inspection authorizing connection to the electrical service and the turning on of the current. All wires which are to be hidden from view shall be inspected before concealment, and any person, firm or corporation installing such wires shall notify the Inspection Authority giving sufficient time in which to make the required inspection before such wires are concealed.

SECTION VII

Re-Inspection

The Electrical Inspector may make periodically a thorough re-inspection of the installation in any buildings of all electric wiring, electric devices and electric material now installed or that may hereafter be installed, within the Township of Novi, and when the installation of any such wiring, devices, and/or material is found to be in a dangerous or unsafe condition, the person, firm, or corporation owning, using, or operating the same shall be notified and shall make the necessary repairs or changes required to place such wiring, devices and material in a safe condition and have such work completed within fifteen days, or any longer period specified by the Electrical Inspector in said notice. The Electrical Inspector is hereby empowered to disconnect or order the discontinuance of electrical service to such wiring, devices, and/or material so found to be defectively installed until the installation of such wiring, devices and material has been made safe as directed by the Electrical Inspector.

SECTION VIII

Construction Requirements

No certificate of inspection shall be issued unless the electrical installation is in strict conformity with the provisions of this ordinance, the statutes of the State of Michigan, the rules and regulations issued by the Michigan Public Utilities Commission under the authority of the State Statutes, and unless they are in conformity

with approved methods of construction for safety to persons and property. The regulations as laid down in the National Electrical Code, as approved by the American Standards Association and in the National Electrical Safety Codes, as approved by the American Standards Association, and in the Board of Examiners' rules and regulations established as hereinafter provided (Section IX, Paragraph D) shall be prima facie evidence of such approved methods.

SECTION IX

Approved Materials

(a) It shall be unlawful to install or use any electrical device, apparatus, or equipment designed for attachment to, or installation on any electrical circuits or system for heat, light or power that is not of good design and construction and safe and adequate for its intended use. The Electrical Inspector shall have power to disapprove the use or installation of devices not fulfilling these requirements. Devices, apparatus and equipment approved by such generally recognized authorities as United States Bureau of Standards, Electrical Testing Laboratories of New York, or Underwriters Laboratories shall be held to have the approval of the Electrical Inspector unless explicitly disapproved by said Authority for reasons of faulty design and poor construction involving danger to persons and/or property.

(b) It shall be the duty of the Electrical Inspector from time to time to inspect devices apparatus and equipment offered to the public for use in installation to see that such items conform to the above requirements.

SECTION X

Record and Review

(a) The Inspection Authority shall keep complete records of all permits issued and inspections made and other official work performed under the provisions of this ordinance.

(b) When the Electrical Inspector condemns all or part of any electrical installation, the owner may within five days after receiving written notice from the Electrical Inspector, file a petition in writing for review of said action of the Electrical Inspector with the Board of Examiners upon receipt of which said Board of Examiners shall at once proceed to determine whether said electrical installation complies with this ordinance, and within three days shall make a decision in accordance with its findings.

SECTION XI

License for Electrical Work

(a) It shall be unlawful for any person, firm or corporation to engage as an independent contractor in the installation, alteration, maintenance or repair of electrical wiring, equipment, apparatus or fixtures for light, heat or power purposes where the electromotive force exceeds 30 volts in or about buildings and/or structures located within the Township of Novi without first having procured a license.

Persons making application must be 21 years of age or over and must have a license as a Journeyman electrician and pass a suitable examination. Persons, firms or corporations applying for Contractor's License must have at least one member of the firm with the above qualifications and experience or may have one or more men employed with the above qualifications and experience.

A Board of Examiners is hereby constituted consisting of the Electrical Inspector of the Township of Novi, a representative of an Electrical Utility Company, a licensed Electrical Contractor and a licensed Journeyman Electrician, and the said Electrical Contractor and Journeyman Electrician shall have had at least ten (10) years experience in electrical work. The members of said Board of Examiners shall be appointed by the Township Board for such terms as shall be designated at the time of appointment, and shall receive such compensation as shall be determined from time to time by the Township Board. This Board shall examine all applicants for either Contractor's or Journeyman Electrician's licenses. Applicants failing to pass will not be eligible for re-examination in any reciprocating Municipality for a period of thirty (30) days. All applicants for licenses shall designate their legal address as the location of their residence in the case of Journeyman Electricians, and their legal address as the principal place of business in the case of Electrical Contractors. All Electrical Contractors and Journeyman Electricians having their legal address within the corporate limits of the Township of Novi shall secure their licenses from the said Inspection Authority.

The Board shall prepare the application blanks, prescribe the examination and meet at least once a month or on call of the Inspection Authority to hold examinations. Due notice shall be given applicants of the date of examination.

(b) It shall be unlawful for any person to engage in the occupation or trade of Journeyman Electrician in the installation, alteration, maintenance or repair of electrical wiring equipment, apparatus or fixtures for light, heat, power, or medical purposes where the electromotive force exceeds 30 volts in or about building and/or structures within the Township of Novi without having first taken the examination and obtained a license as herein provided. This provision shall not apply to helpers and apprentices, provided such work as they may do is performed under the direction and supervision of licensed Journeyman Electricians who shall be on the premises at all times when such helpers or apprentices are performing such work on the premises.

All applications for said examination shall be in writing. The examination shall consist of an oral or written examination as the Examining Board shall determine, and such other practical tests in examination at the discretion of the Examining Board. Stenographic notes shall be taken of all oral examinations.

Minimum qualifications for examination for Journeyman Electricians shall be four years of practical experience. Time spent in trade school attendance shall be credited as apprentice experience. Four years in technical school and one year practical experience shall also qualify for examination.

(c) The fee for an Electrical Contractor's license shall be Twenty-five (\$25.00) Dollars per year. The fee for a Journeyman Electrician's license shall be One (\$1.00) Dollar per year. Licenses shall expire on December 31st of each year, and shall be renewed upon application by the licensee, together with the payment of the required fee. After March 1st all licenses not renewed shall be considered cancelled and may not be renewed except upon

approval by the Examining Board. Electrical Contractor's licenses and Journeyman Electricians' licenses shall be issued by the Inspection Authority upon recommendation of the Examining Board. Licenses issued under this ordinance shall be nontransferable and shall be displayed when requested. Electrical Contractors' licenses under the terms of this ordinance shall not secure permits for work to be done by any person not employed by said Electrical Contractor, and license may be revoked for violation of this rule.

No license shall be recognized by the Township of Novi unless such licenses are issued by a cooperating Municipality having an Examining Board.

The Township of Novi shall permit Electrical Contractors lawfully licensed by other municipalities of the State of Michigan to install, alter or repair electrical wiring, equipment, apparatus or fixtures for light, heat or power purposes within the corporate limits of the Township of Novi upon payment of a One (\$1.00) Dollar registration fee, provided that such municipalities reciprocate in recognizing Electrical Contractors who are duly licensed under the provisions of this ordinance by granting them the same privilege and charging the same uniform license and registration fees. Provided further, that the licensing ordinances are substantially equal to the requirements of this ordinance. Journeyman Electricians duly licensed by any municipality cooperating in the reciprocal arrangement shall be permitted to work in the Township of Novi without the payment of a registration fee: Provided, however, that any Journeyman Electrician doing work within the Township of Novi, and holding a license from a cooperating municipality, shall register with the Inspection Authority.

No Electrical Contractors' licenses shall be recognized, for the purpose of registration, by the Township of Novi of applicants who maintain their principal place of business in a municipality which fails to approve, by affirmative action of its Legislative Body, the reciprocal and mutually interchangeable licensing arrangements covered by this ordinance.

Corporations applying for Electrical Contractors' licenses, whose principal place of business is not in the State of Michigan, may obtain such license from the Inspection Authority upon approval by the Examining Board and the payment of the prescribed fee. Provided, that the applicant shall file a duly executed bond in the penal sum of One Thousand (\$1,000.00) Dollars running to the Township of Novi conditioned for the faithful performance and observance of the ordinance and rules and regulations made and approved as hereinafter provided controlling the installation of electrical wiring and equipment. Such bond shall be a surety bond from a recognized and approved Surety Company authorized to transact business in the State of Michigan.

Any Electrical Contractor's or Journeyman Electrician's license may, after a hearing, be suspended or revoked by the Examining Board having issued such license upon evidence presented that false statements have been made upon application for license or upon evidence presented that the person, firm, or corporation holding such license willfully or by reason of incompetence repeatedly violates any rules and regulations relating to the inspection, maintenance, alteration or repair of electrical wiring, devices, appliances or equipment.

(d) The Board of Examiners is hereby empowered and it shall be their duty to make such rules and regulations concerning electrical work in the Township of Novi as may be required to properly provide for the situation therein. The rules and regulations so made shall be effective upon approval by the Township Board, and shall take precedence over plans, specifications and National Electric Code Rules.

SECTION XII

Exemptions

The provisions of this ordinance shall not apply to the following:

(a) The installing of radio and television receiving sets and equipment. (The installation of convenience outlets for power supply to a radio or television set shall be subject to such rules and regulations.)

(b) This ordinance and its provisions shall not apply to apparatus and equipment installed by or for any public utility operating under jurisdiction of the Michigan Public Service Commission and used primarily for the generation or distribution of electric current or for signal or Communication purposes.

SECTION XIII

Penalty

Any person, firm or corporation who shall fail to comply with any of the provisions hereof, shall upon conviction thereof, be subject to a fine of not more than One Hundred (\$100.00) Dollars or imprisonment in the County Jail or Detroit House of Correction in the discretion of the Court for a period not to exceed ninety (90) days, or by both such fine and imprisonment in the discretion of the Court unless otherwise provided in this ordinance.

SECTION XIV

Repeal of Conflicting Ordinances

All ordinances or parts of ordinances conflicting with the provisions of this ordinance are hereby repealed.

Should any section, subdivision, sentence, clause or phrase of this ordinance be declared by the Courts to be invalid the same shall not affect the validity of the ordinance as a whole or any part thereof other than the part so invalidated.

SECTION XV

Liability

This ordinance shall not be construed to relieve from or lessen the responsibility or liability of any party owning, operating, controlling or installing any electric wiring, electric devices and/or electric material for damages to person or property caused by any defect therein nor shall the Township of Novi be held as assuming any such liability by reason of the inspection authorized herein, or certificate of inspection issued as herein provided.

The ordinance shall take effect thirty (30) days after publication thereof, and shall be published within ten (10) days, after its adoption, in The Northville Record.

SECTION XVI

This ordinance is hereby declared to have been adopted at a regular meeting of the Township Board of the Township of Novi, duly held on the 5th day of February, A.D. 1974.



WIXOM DESIGN WINNER — Paul Yoder, a 16-year old junior at Walled Lake Western High School, proudly displays his design for the proposed new Wixom fire station.

Yoder's design was selected from 29 proposed designs for the new fire hall which is to be constructed on Pontiac Trail, west of Wixom Road.

For Fire Hall

Wixom Picks Student Design

By NANCY DINGELDEY

When Wixom constructs its new fire station sometime later this year, a certain 16-year old Walled Lake Western student, named Paul Yoder will feel a special swell of pride.

It was his design which was selected by the Wixom City Council last week to serve as the guide for construction of the new municipal building.

A junior enrolled in the Architectural Design program at the Southwest Oakland Vocational Education Center (SVOVEC), Yoder was one of 29 individuals to submit entries when the Wixom council decided to determine the design for the new fire hall through public competition.

Yoder's design, which features a 70 by 30 foot four-bay station with front and rear entrances to Pontiac Trail, was selected by a three-man committee composed of Fire Chief Robert Potter, Planning Commission Chairman Gerald Hieber, and Councilman Robert Dingeldey.

Second place went to Jim Hunt, while Dan Siebert was selected for third place honors in the design competition. Hunt and Siebert are seniors

enrolled in the Architectural Design program at SVOVEC. Each of the top three designs was fashioned along contemporary, as opposed to traditional, lines.

In presenting the committee's report at a recent city council meeting, Dingeldey reported that Yoder's design had received the unanimous approval of all three committee members. "We received a number of very fine designs, but it was the feeling of the committee that some lent themselves better to our needs than did the others," commented Dingeldey.

"The decisive factors were placement on the property and feasibility of design," he added.

Dingeldey's report was accepted by the council which voted to submit Yoder's winning design to city engineers for review and determination of a tentative cost estimate.

The engineers were also directed to study the feasibility of increasing office space within the facility.

Upon receipt and approval of the engineer's report, the council will proceed with hiring of an architect for preparation of structural and contractual specifications.

Bid Approved

Low bid of Morrison Company for asphalt road surfacing at \$43,377 was approved by Wixom City Council last week.

The work will include surfacing Loon Lake Road and Beck Road at Pontiac Trail and Potter at the railroad crossing at a cost of \$38,750. Also part of the bid is the surfacing of the city tennis courts at a \$2,995 cost and paving of the DPW area at city hall at \$1,632.

A special meeting of the council was set for 7:30 p.m. Thursday, March 7, for the purpose of studying and implementing a parks and recreation plan and to decide two planning commission questions—pay for members and if a council member should sit on the commission. The meeting was requested

by new council member James Lahde who said that regular council matters were taking time at meetings and that special study sessions, open to the public, could take up other city needs requiring study before implementation. Councilwoman Lillian Spencer agreed to serve as Wixom representative on the Oakland County Bicentennial executive committee and will try to obtain other delegates from local organizations.

Appreciation plaques were presented to Paul Yoder, Dan Siebert and Jim Hunt, students in the Southwest Oakland County vocational schools program, for drawings of Wixom's proposed fire hall. Yoder's winning drawing presently is being studied by architects for implementation this year.

Novi Starts Court Action

Court action against 92 offenders who have not yet tapped into the Walled Lake and Grand River-Novu Road sewers will begin March 28.

Novi City Attorney David Fried told the city council Monday that 28 violations will be lodged with the 52nd District Court in Walled Lake on that date. Thirty additional violations will be issued each week after that until everyone is tied into the lines, Fried added.

There are approximately 92 property owners who have not yet tapped into the lines.

The sewer lines, ordered by the State Water Resources Commission in 1966 to stop pollution, have been completed since August of 1972.

Deadline for tapping into the lines expired February 7.

Fried indicated that offenders would be charged with a misdemeanor for failing to comply with a city ordinance which requires connection to the lines. Conviction carries a maximum penalty of 90 days imprisonment and/or a \$500 fine plus court costs, said Fried.

Fried also told the council that March 28 was the first day available for the city to be put on the docket in the district court.

SPECIAL SCHOOL ELECTION

NOTICE OF SPECIAL ELECTION OF THE QUALIFIED ELECTORS OF NORTHVILLE PUBLIC SCHOOLS WAYNE, OAKLAND AND WASHTENAW COUNTIES, MICHIGAN TO BE HELD MARCH 16, 1974

TO THE QUALIFIED ELECTORS OF SAID SCHOOL DISTRICT:

Please Take Notice that a special election of the qualified electors of Northville Public Schools, Wayne, Oakland and Washtenaw Counties, Michigan, will be held in said School District, on Saturday, March 16, 1974.

THE POLLS OF ELECTION WILL OPEN AT 7:00 O'CLOCK, A.M., AND CLOSE AT 8:00 O'CLOCK, P.M.

The following proposition will be submitted to the vote of the electors qualified to vote thereon at said special election:

MILLAGE RENEWAL PROPOSITION

Shall the limitation on the amount of taxes which may be assessed against all property in Northville Public Schools, Wayne, Oakland and Washtenaw Counties, Michigan, be increased by three (3) mills for a period of five (5) years, from 1974 to 1978, both inclusive, for the purpose of providing additional funds for operating expenses (this being a renewal of three mills for operating purposes which expired with the 1973 tax levy)?

THE VOTING PLACES ARE AS FOLLOWS:

PRECINCT NO. 1
Voting Place—Board of Education Offices, 303 West Main Street, Northville, Michigan.
PRECINCT NO. 2
Voting Place—Amerman School, 847 North Center Street, Northville, Michigan.
PRECINCT NO. 3
Voting Place—Board of Education Offices, 303 West Main Street, Northville, Michigan.
PRECINCT NO. 4
Voting Place—Amerman School, 847 North Center Street, Northville, Michigan.
PRECINCT NO. 5
Voting Place—Board of Education Offices, 303 West Main Street, Northville, Michigan.
PRECINCT NO. 6
Voting Place—Moraine School, 46811 West Eight Mile Road, Northville, Michigan.

All school electors who are registered with the city or township clerks of the city or township in which they reside are eligible to vote at this election.

I, Louis H. Funk, County Treasurer of Wayne County, Michigan, do hereby certify that, as of January 29, 1974, the total of all voted increases in excess of the Constitutional fifteen mill tax rate limitation and the years such increases are effective are as follows affecting the taxable property of Local Unit:

NORTHVILLE PUBLIC SCHOOLS Wayne, Oakland and Washtenaw Counties, Michigan (Portion located in the City and Township of Northville, Wayne County, Michigan)			
Local Unit	Date of Election	Voted Increase	Years Increase Effective
County of Wayne	8-6-68	1 mill	1974
	8-8-72	1 mill	1975 to 1979, inclusive
City of Northville	None	None	None
Township of Northville	None	None	None
Northwest Wayne County Community College District	6-11-62	1 mill	1974 to 1981, inclusive
Northville Public Schools	3-6-71	17 mills	1974, 1975

Louis H. Funk
Wayne County Treasurer

Date: January 29, 1974

I, C. Hugh Dohany, Treasurer of Oakland County, Michigan, hereby certify that, as of February, 1974, the records of this Office indicate that the total of all voted increases over and above the tax limitation established by the constitution of Michigan, in any local units of government affecting the taxable property located in Northville Public Schools, Wayne, Oakland and Washtenaw Counties, Michigan, is as follows:

By Oakland County: .25 mill, 1972-1976, inclusive
By Novi Township: .50 mill, 1972-1974, inclusive
By Lyon Township: None
By Northville School District: 17 mills, 1971-1975, inclusive

I, Hilary E. L. Goddard, Treasurer of Washtenaw County, Michigan, hereby certify that, as of February 1, 1974, the records of this Office indicate that the total of all voted increases over and above the tax limitation established by the Constitution of Michigan, in any local units of government affecting the taxable property located in Northville Public Schools, Wayne, Oakland and Washtenaw Counties, Michigan, is as follows:

By Washtenaw County: None
By Salem Township: None
By the School District: 17 mills, 1974 and 1975
By Washtenaw Intermediate School District: 1 mill, 1974 and future years
By Washtenaw Community College: 1 1/4 mills, 1974 and future years
1 mill, 1974 and 1975

By Schoolcraft Community College: 1 mill, 1974 to 1981, inclusive

Hilary E. L. Goddard
Washtenaw County Treasurer

This Notice is given by order of the Board of Education of Northville Public Schools, Wayne, Oakland and Washtenaw Counties, Michigan.

P. Roger Nieuwkoop
Secretary, Board of Education

NOTICE

BOARD OF REVIEW CITY OF NOVI OAKLAND COUNTY, MICHIGAN

PLEASE TAKE NOTICE that the Board of Review of the City of Novi Oakland County, Michigan, will meet at the Fire Hall, located at the City Hall, 25850 Novi Road, Novi, Michigan, for the purpose of reviewing and adjusting the Assessment Rolls of the City of Novi on the following dates:

Monday, March 11, 1974 8:00 AM to 12 Noon, and 1:00 PM to 5:00 PM and

Tuesday, March 12, 1974 - 12 Noon to 5:00 PM and 6:00 PM to 9:00 PM, and

Wednesday, March 13, 1974 - 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM, and

Thursday, March 14, 1974 - 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM, and

Friday, March 15, 1974 - 8:00 AM to 12:00 Noon and 1:00 PM to 5:00 PM, and

NOTICE IS FURTHER GIVEN that the assessment records will be on file at the Assessor's office, 45650 Grand River, for public examination until 5.00 P.M. March 8, 1974. The Assessor will accept petitions for review until March 8, 1974. Questions may be directed to the assessor at 349-4300 until the dates of the meeting

Geraldine Stipp,
City Clerk

Publish 2-21-74, 2-28-74, 3-7-74

OFFICIAL NOTICE

TO ELECTORS AND TAXPAYERS

OF THE CITY OF NOVI

OF INTENT TO ISSUE TAX BONDS

OF THE CITY

AND RIGHT OF REFERENDUM THEREON

PLEASE TAKE NOTICE that the City Council of the City of Novi, County of Oakland, Michigan, intends to adopt a resolution authorizing the issuance of general obligation bonds of the City in the total principal amount of not to exceed Three Hundred Twenty Five Thousand (\$325,000.00) Dollars for the purpose of defraying part of the cost of acquiring, constructing, furnishing and equipping a library building and site therefor. The balance of the cost of the facilities will be defrayed from other funds and contributions legally available for such purposes. Said bonds shall mature serially in not to exceed fifteen (15) annual installments, with interest on the unpaid balance from time to time remaining at a rate to be determined at public sale but not to exceed six percent per annum.

SOURCE OF PAYMENT OF BONDS

THE PRINCIPAL AND INTEREST OF SAID GENERAL OBLIGATION BONDS shall be payable from the general funds of the City and the City is required by law to levy sufficient ad valorem taxes if necessary for the payment thereof upon all taxable property in the City, without limitation as to rate or amount.

RIGHT OF REFERENDUM

THE SAID BONDS will be issued without vote of the electors unless a petition requesting an election on the question of the issuance thereof, signed by not less than 10 percent of the registered electors in the City, is filed with the City Council by depositing with the City Clerk within forty-five (45) days after publication of this notice. If such petition is so filed, the bonds cannot be issued without an approving vote by a majority of electors voting on the question.

THIS NOTICE is given pursuant to such requirements of Section 5 (g) of Act 279, Public Acts of Michigan, 1909, as amended, as may apply to the aforesaid bond authorization. Further information concerning the matters set out in this notice may be secured from the City Manager or the City Clerk's office.

Geraldine Stipp
Clerk, City of Novi

FREWAY SHOPPING CENTER

10 Mile Road Just East of Haggerty

BeLynn Colffures & Fashions
Bronze Clipper Barber Shop
Farmington Cinemas
Farmington Sports Center
Grimes Cleaners
McGraw Travel, Inc.
Michigan National Bank
Milo's Decorating Center

Park Place Restaurant
Parkway Automotive Supply
Secretary of State Branch Office
Smith Bicycle Shop
Stereo Studio
Stretch & Sew Fabrics
Warren Eye Clinic

CLOSE and CONVENIENT

'Staff, Students, Budget Grow While Millage Remains the Same'

Renewal of three mills for five years for operation of the Northville School District will go before voters in a special election Saturday, March 16.

Based on a state equalized valuation of \$126-million, the three-mill levy will raise about \$378,000 for operation of the school district during the 1974-75 school year.

Originally approved by voters in 1969, the millage expired with the December, 1973, tax collection.

Absentee ballots are now available at the school board office, 393 West Main Street, between 8 a.m. and 5 p.m. Monday through Friday.

Superintendent Raymond

Spear said that the money raised by the millage will pay for "30 teachers' salaries based upon an average salary of \$12,500, or raise more money than it takes to pay the entire administrative staff of Northville Public Schools or raise enough money to purchase, operate and maintain a school bus fleet twice the size of Northville's."

Spear added that during three of the last four years the "school board has not levied the full amount of millage authorized by the voters."

"That is a good faith gesture on the part of the board," the superintendent said. "The board has stated it only levies the amount of millage necessary to operate the school district."

If approved by the voters, the three-mill levy will not change the amount of the total millage levy from that authorized for the 1973-74 school year.

The superintendent pointed out that during the 1970-71 school year the board levied two mills less than that authorized. During 1971-72, the full millage was levied.

"In 1972-73, the levy was 35.906, one-half mill less than authorized," Spear said, "and in 1973-74, the levy was 35.4, more than one-half mill less than authorized."

"If the three-mill renewal is approved, the millage next year will be between 35.4 and 36.28 mills," Spear added. One-half mill increase in debt levy is anticipated, he explained.

During the past six school years, enrollment has increased from 3,120 in 1969 to an estimated 4,637 in 1974-75. The teaching staff has grown from 139 in 1969 to a projected 218 for next school year and the operating budget for the school district has gone from \$2.5 million in 1969 to an

estimated \$5.2 million for next year.

Spear pointed out that while enrollment, staff and budget have all increased, the millage rate has remained nearly equal.

"In 1969 we levied 34.9 mills; 1970, 33.9 mills; 1971, 35.9 mills; 1972, 35.906 mills; and 1973, 35.4 mills," he said.

"The steady growth of the school district, coupled with the increase in state equalized valuation of the district has allowed us to maintain the millage rate," Spear explained.

On March 16, the three-mill renewal "will mean an average cost of \$60 to each homeowner," Spear said. "based on the average \$40,000 home assessed at \$20,000."

"We are not asking for an increase," he pointed out, "but rather a continuation of the present millage which has expired."

For Township Officials

Favor Salary Boost

Salaries for supervisor, clerk and treasurer of Northville township are in for an increase following recommendation from the township board that the clerk include salary increases in the proposed budget.

New salaries would be effective November 20 when officials elected in the November race would take office.

Proposed are supervisor,

\$14,000, up from \$12,500; and clerk and treasurer, \$11,500, up from \$10,000. The recommendation was made at the township's first budget session Monday night.

Supervisor Lawrence Wright said he favored "building up the supervisor's salary over the years so a younger man will be attracted to the job."

Trustee John MacDonald agreed that the "current pay

limits those who are attracted to the job."

Treasurer Joseph Straub said he favored "hiring a township manager so there is some continuity and that a new person isn't coming in every two years."

Proposed to take effect in 1975 were additional increases of \$2,000 for the supervisor and \$1,500 for the clerk and treasurer.

Board members also stated they favored pay for trustees and members of other commissions to remain the same.

Currently, trustees earn \$20 per meeting and members of other boards (planning commission, water and sewer, etc.) earn \$10 per meeting.

available from Schulze, costs \$2.

Those who enroll in the class must be strong swimmers, Schulze explained. Requirements include being able to swim 300 yards, swim underwater for 20 yards and retain a resting float for 15 minutes.

Sixteen hours of classroom lectures and 16 hours of underwater instruction and open water training are included in the training.

Schulze, who currently is conducting a SCUBA course at Northville High, said the open water dives will be conducted in area lakes during the spring.

A professional diver, Schulze has 21 years of diving experience and eight years experience teaching SCUBA courses.

For further information on the SCUBA class, contact Miss Turner between 8 a.m. and 2:40 p.m. weekdays at Northville High.

SCUBA Course Opens Thursday in Northville

SCUBA diving course will be offered at Northville High School beginning Thursday, March 14.

Taught by Brian Schulze of Livonia, the class is limited to 18 people. Those interested may contact Miss Karen Turner at Northville High, 349-3400, to register for the course.

The class includes 32 hours of instruction on consecutive Thursdays and meets between 6:30 and 9 p.m., Schulze said.

All SCUBA equipment is included in the \$50 course fee and, upon completion, those 15 years of age and older will receive national YMCA or PADI (Professional Association of Diving Instructors) certification. There is no maximum age limit for enrollment.

Students must supply their own snorkel, mask and fins. The course textbook,

TALKING TAXES

J. J. FIORILLI

MOVING EXPENSES:

The rules for deductibility of moving expenses are precise for both employees and self-employed. They deal with distance moved; length of time on new job; expenses that are allowable and the dollar limitations permitted. Moving expense reimbursement must be reported as taxable income. Your employer is required to furnish you with an accurate record of your moving expenses.

TAX TIP:

If you use any part of the expenses incurred when buying or selling your residence as a moving expense deduction you cannot offset these against the sales price.

HOURS:

Tuesday thru Saturday 10-5

Sun. 7-5

EVENINGS By Appointment

MONDAY MARCH 11

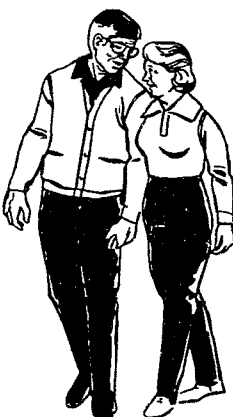
OFFICE CLOSED — TAX BOARD OF APPEALS MEETS

OFFICE

162 E. MAIN, NORTHVILLE

PHONE: 348-2121

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Paul Folino
430 N. Center
Northville
349-1189

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JUMBO HERRUD WATER ADDED
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59¢

SLICED FREE
WHOLE
PORK
LOIN
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COUNTRY CLUB
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ALL BEEF
HAMBURGER
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KROGER

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12-OZ
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GRADE A KROGER
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BUTTER

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GOLDEN RIPE
BANANAS

10¢

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ORDINANCE NO. 47

ZONING ORDINANCE FOR THE TOWNSHIP OF NORTHVILLE

ADOPTED: FEB. 25, 1974

EFFECTIVE: APRIL 1, 1974

ORDINANCE NO. 47**ZONING ORDINANCE FOR THE TOWNSHIP OF NORTHVILLE****ADOPTED: FEB. 25, 1974****EFFECTIVE: APRIL 1, 1974****NORTHVILLE TOWNSHIP BOARD**

Lawrence A. Wright, Supervisor
 Sally A. Cayley, Clerk
 Joseph B. Straub, Treasurer
 Leonard L. Klein, Trustee
 John E. MacDonald, Trustee
 M. Richard Mitchell, Trustee
 Charles L. Schaeffer, Jr., Trustee

NORTHVILLE TOWNSHIP PLANNING COMMISSION

James L. Nowka, Chairman
 Bernard W. Baldwin
 J. Craig Bowlby
 Linni L. Handy
 John E. MacDonald
 Fred B. Philippean
 Kenneth I. Sewell

STANDARDS BY:

Vilican-Leman & Associates, Inc.
 Community Planning Consultants
 29621 Northwestern Highway
 Southfield, Michigan 48076

LEGAL COUNSEL BY:

Donald C. Morgan
 Attorney-at-Law
 Kerr, Wattles and Russell
 2100 Detroit Bank & Trust Company
 Detroit, Michigan 48226

ENGINEERING COUNSEL BY:

Mosher Associates, Inc.
 Consulting Engineers
 14050 W. McNichols Road
 Detroit, Michigan 48235

TOWNSHIP OF NORTHVILLE
WAYNE COUNTY, MICHIGAN
ZONING ORDINANCE
ORDINANCE NO. 47

AN ORDINANCE enacted pursuant to Act No. 184, Public Acts of 1943, as amended, to provide for the establishment in the unincorporated portions of the Township of Northville, Wayne County, Michigan, of zoning districts within which the proper use of land and natural resources may be encouraged or regulated, and within which districts provisions are adopted designating the location of, the size of, the uses that may be made of, the minimum open spaces, sanitary, safety and protective measures that shall be required for, and the maximum number of families that may be housed in dwellings, buildings and structures, including tents and trailer coaches, that may hereafter be erected or altered, to provide for amendments thereto; to provide for the administration hereof, to provide for conflicts with other ordinances, to provide for public hearings, to provide for appeals and for the establishment of a Board of Zoning Appeals, to provide control and regulation of nonconforming uses; to provide for prior ordinances to be saved; to provide for the enforcement of the provisions and imposing penalties for the violation of the provisions of this Ordinance.

The Township of Northville Ordains

ARTICLE I – TITLE AND PURPOSE**SEC. 1.1 SHORT TITLE:**

This Ordinance shall be known and may be cited as the "TOWNSHIP OF NORTHVILLE ZONING ORDINANCE."

SEC. 1.2 PURPOSE:

To encourage, regulate or prohibit the use of land for agriculture, forestry, recreation, residence, industry, trade migratory labor camps, soil conservation, water supply conservation and additional uses of land; to designate or limit the location, the height, number of stories and size of dwellings, buildings and structures that may hereafter be erected or altered, and the area of yards, courts and other open spaces and the sanitary, safety and protective measures that shall be required for such dwellings, buildings and structures including tents and trailer coaches, and the maximum number of families which may be housed in buildings, dwellings and structures including tents and trailer coaches hereafter erected or altered; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings and people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public improvements, consider the character of the Township of Northville and its suitability for particular uses judged in terms of such factors as the trend in land building and population development; to provide adequate light and air; to reduce hazards to life and property, to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties; to conserve property values and natural resources; and to promote the public health, safety, morals and general welfare

ARTICLE II – CONSTRUCTION OF LANGUAGE AND DEFINITIONS**SEC. 2.1 CONSTRUCTION OF LANGUAGE:**

The following rules of construction apply to the text of this Ordinance

- 1 All words and phrases shall be construed and understood according to the common and approved usage of the language; but technical words and phrases, and such as may have acquired a peculiar and appropriate meaning in the law, shall be construed and understood according to such peculiar and appropriate meaning.
- 2 The particular shall control the general
- 3 In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control
- 4 The word "shall" is always mandatory and not discretionary. The word "may" is permissive
- 5 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
- 6 The word "building" includes the word "structure." A "building" or "structure" includes any part thereof

The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for"

The word "person" includes any individual, a corporation, a partnership, an incorporated association, or any other similar entity

The word "dwelling" includes the word "residence," and the word "lot" includes the words "plot" or "parcel"

- 10 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.

(c) "Either ... or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

11. Every word importing the singular number only may extend to and embrace the plural number, and every word importing the plural number may be applied and limited to the singular number. Every word importing the masculine gender only may extend and be applied to females as well as males.

12. The words "written" and "in writing" may be construed to include printing, engraving and lithographing; except that in all cases where the written signature of any person is required, it shall always be the proper handwriting of such person; or in case he is unable to write, his proper mark.

13. Whenever a reference is made to several sections and the section numbers are connected by the word "to," the reference includes both sections whose numbers are given and all intervening sections.

14. In computing a period of days, the first day is excluded and the last day is included. If the last day of any period is a Saturday, Sunday or legal holiday, the period is extended to include the next day which is not a Saturday, Sunday or legal holiday.

SEC. 2.2 DEFINITIONS:

1. **Accessory Use, or Accessory:** Is a use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same lot or lot of record as, the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

- (a) Residential accommodations for household employees and/or caretakers.
- (b) Swimming pools, tennis courts, or similar recreation facilities for the use of the occupants of a residence, or their guests.
- (c) Storage in a shed, tool room, or similar building or structure of tangible personal property reasonably and necessarily related to the use and enjoyment of the residence.
- (d) A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
- (e) Storage of merchandise normally carried in stock in connection with a business or use, unless such storage is excluded in the applicable district regulations.
- (f) Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
- (g) Uses clearly incidental to a main or principal use.
- (h) Accessory off street loading, subject to the off street loading regulations for the district in which the zoning lot is located.
- (i) Accessory signs, subject to the sign regulations for the zoning district in which the accessory sign is located

2. **Alley:** Is any way dedicated to the public and accepted by the governmental entity having jurisdiction and authority of the same and which affords a secondary means of access to abutting property, and not intended for general traffic circulation.

3. **Alterations:** Is any change, addition, alteration, renovation, or modification in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed," or which is commenced with the purpose or results in a variation of the type of occupancy on the lot.

4. **Apartment:** Is a dwelling unit in a multiple dwelling as defined herein:

(a) **Efficiency Apartment** The term "Efficiency Apartment" shall mean a dwelling unit containing not over three hundred and fifty (350) square feet of net floor area, and consisting of not more than one (1) room in addition to kitchen and necessary sanitary facilities.

(b) **One Bedroom Unit.** The term "One Bedroom Unit" shall mean a dwelling unit containing a minimum net floor area of at least five hundred (500) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining, and necessary sanitary facilities.

(c) **Two Bedroom Unit.** The term "Two Bedroom Unit" shall mean a dwelling unit containing a minimum net floor area of at least seven hundred (700) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining, and necessary sanitary facilities.

(d) **Three or More Bedroom Unit** The term "Three or More Bedroom Unit" shall mean a dwelling unit wherein for each room in addition to the three (3) rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of two hundred (200) square feet to the minimum net floor area of seven hundred (700) square feet.

5. **Auto Repair Station:** Is a building or enclosed structure where, the following services may be carried out: general repair and refinishing, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair, overall painting and undercoating of automobiles, but not including storage of motor vehicles.

6. **Auto Service Station:** Is a space, building or structure designed or used for the retail sale or supply 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 in or on such vehicles but not including space or facilities for the storage, repair, or refinishing thereof, except, however, that minor repairs of vehicles shall be permitted.

7. **Basement:** Is that portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story and a basement shall not be used in computing the minimum required floor area.

8. **Berm:** Is a man formed earth mound of definite height and width used for obscuring purposes.

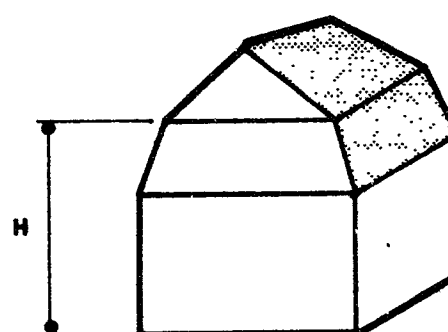
9. **Billboard:** Is any construction or portion thereof upon which a sign or advertisement used as an outdoor display for the purpose of making anything known to the general public is painted or affixed. This definition does not include any bulletin boards constructed or placed and used to display official court or public office notices.

10. **Block:** Is the property abutting one side of a street and lying between the two nearest intersecting streets, (crossing or terminating) or between the nearest such street and railroad right of way, unsubdivided acreage, lake, river or live stream, or between any of the foregoing and any other barrier to the continuity of the development, or corporate boundary lines of the municipality.

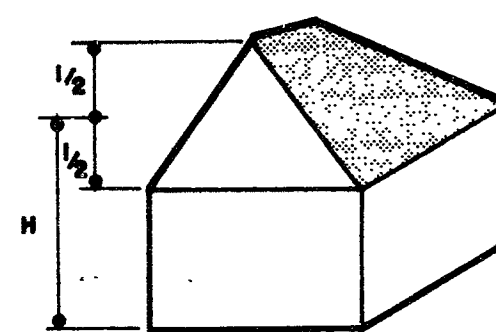
11. **Board:** Is the Township Board of the Township of Northville.

12. **Building:** Is any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind.

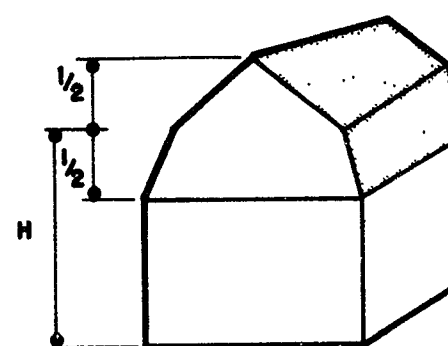
13. **Building Height:** Is the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.



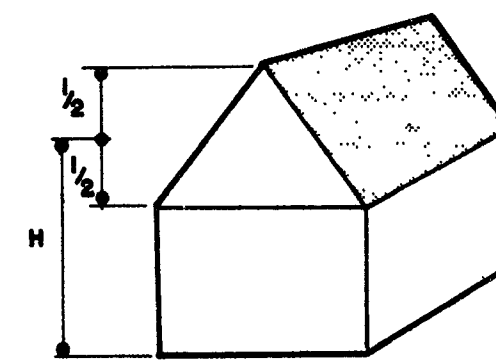
MANSARD ROOF



HIP ROOF



GAMBREL ROOF

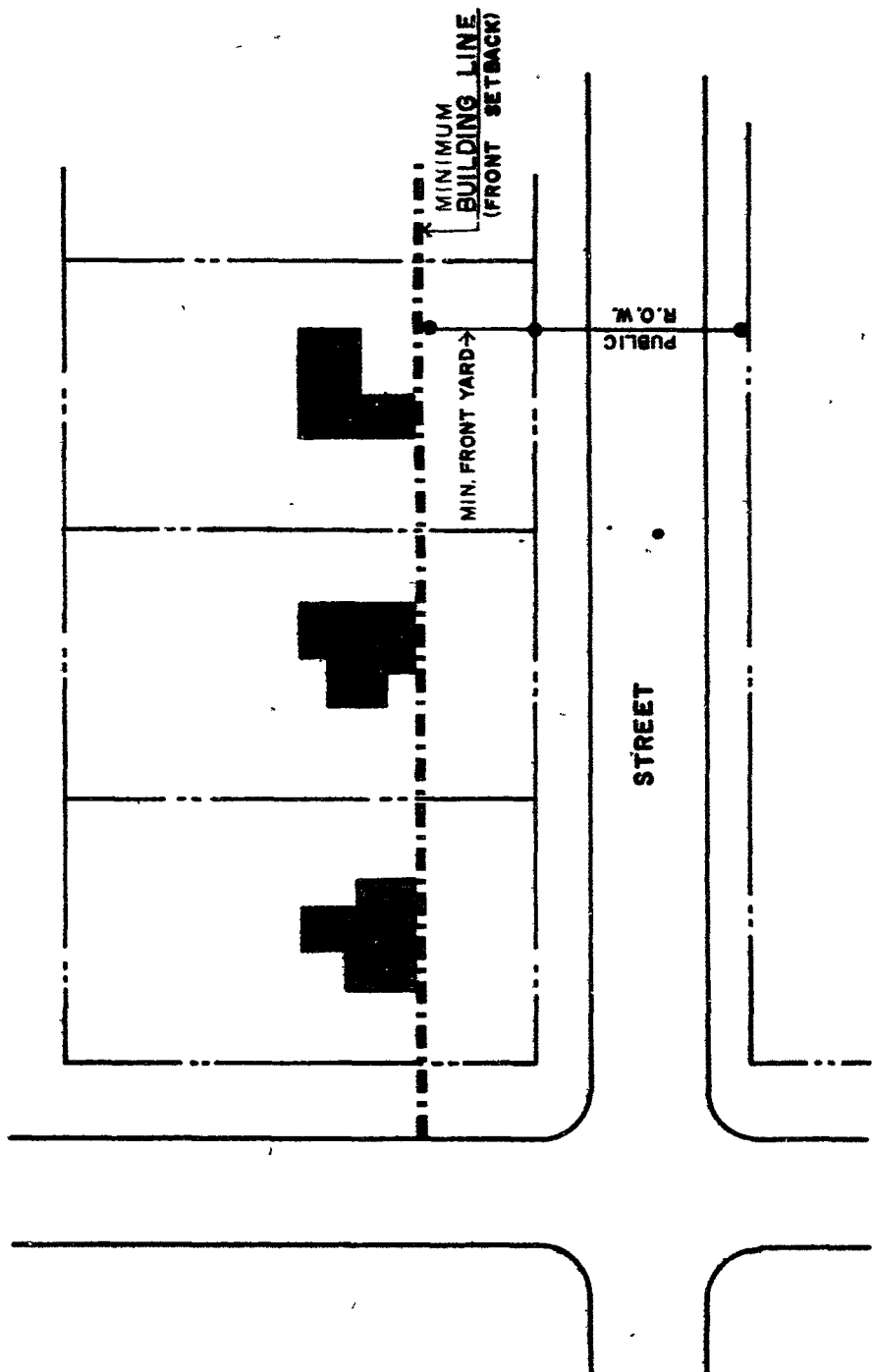


GABLE ROOF

H = HEIGHT OF BUILDING

BUILDING HEIGHT

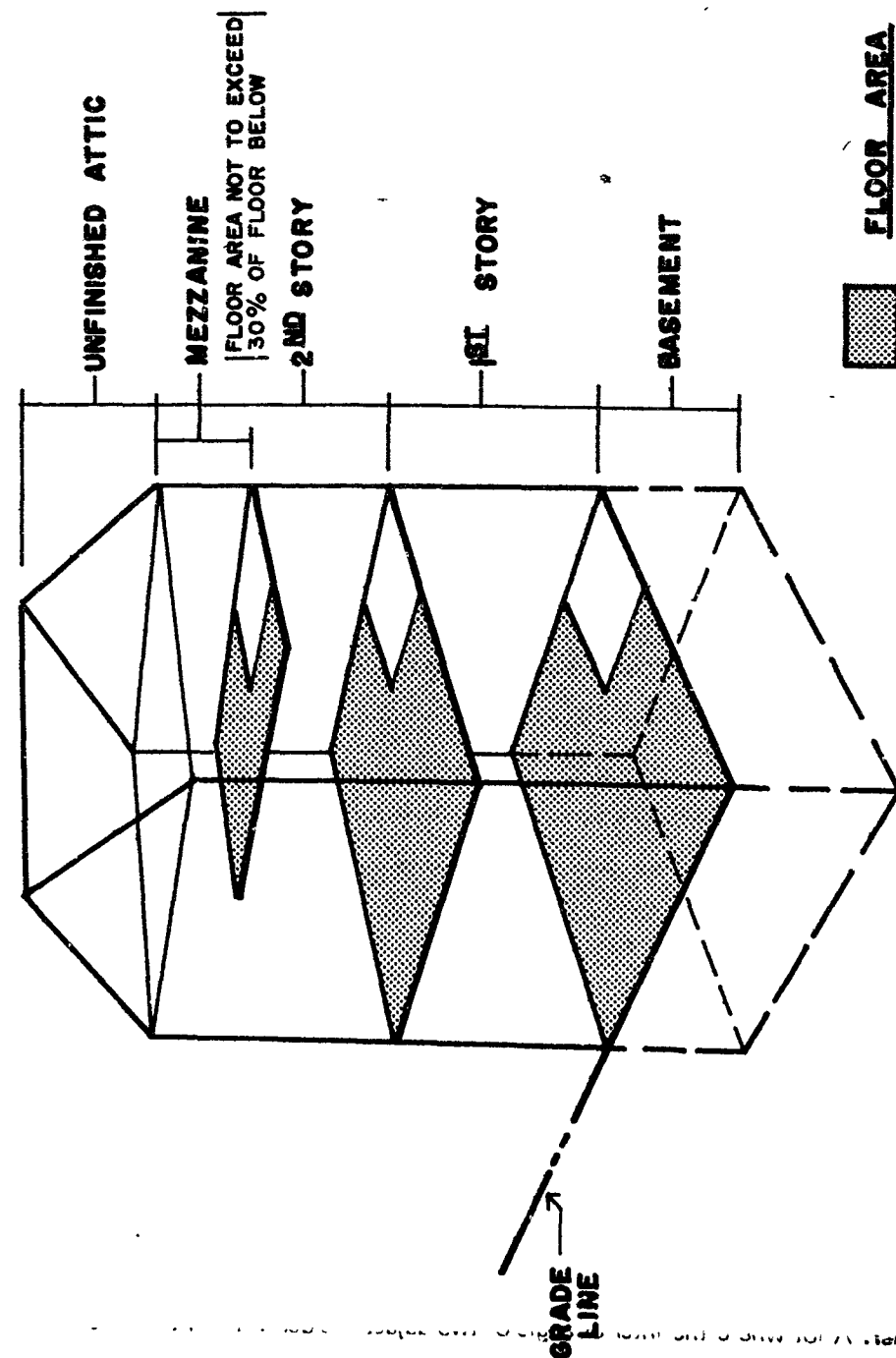
14. **Building Line:** Is a line formed by the face of the principal building, and for the purposes of this Ordinance, a building line is the same as a front setback line.



BUILDING LINE

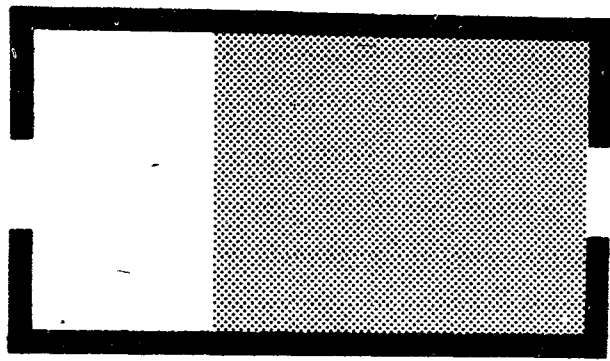
26. **Excavation:** Is any breaking of ground, except common household gardening and ground care
27. **Exception:** Is a use permitted only after review of the application by the Board of Appeals, such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation, and such review is required by this Ordinance.
28. **Family:** Is the husband and wife or single parent, or legal guardian, with their direct lineal ascendants, descendants, adopted children and wards (and including the domestic employees thereof) together with not more than two persons not so related, who shall not furnish cash or other monetary consideration as rent, fee, board or price for being a part of the housekeeping unit, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of two or less persons living in such housekeeping unit shall be considered a separate family for the purposes of this Ordinance.
29. **Farm:** Is 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 for the purpose of growing agricultural products, provided, however, that land to be considered a farm hereunder shall include a parcel of five (5) acres or more in area, provided further, farms may be considered as including establishments operated as bona fide greenhouses nurseries, orchards, chicken hatcheries, poultry farms and apiaries, but establishments keeping or operating fur-bearing animals, riding or boarding stables, stone quarries or gravel or sand pits shall not be considered farm hereunder unless combined with bona fide farm operations on the same parcel of land of not less than twenty (20) acres
30. **Filling:** Is the depositing or dumping of any matter onto, or into the ground, except common household gardening and ground care.
31. **Floor Area:** Is, for the purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building measured from the exterior faces of the exterior walls. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

32. **Floor Area, Usable (For the purposes of computing parking):** Is that area used for or intended to be used for the sale of merchandise or services, for use to serve patrons, clients, or customers and all that area used for employee work space. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways or elevators, or for stairs bulkheads, 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.

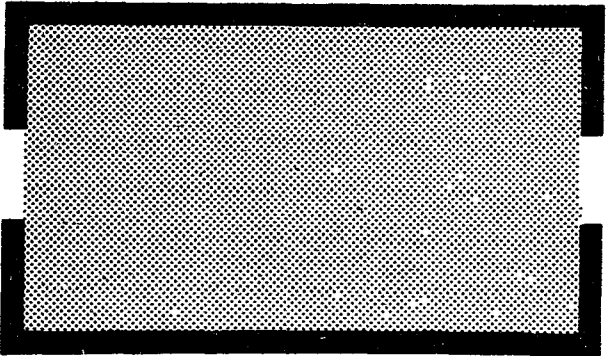


BASIC STRUCTURAL TERMS

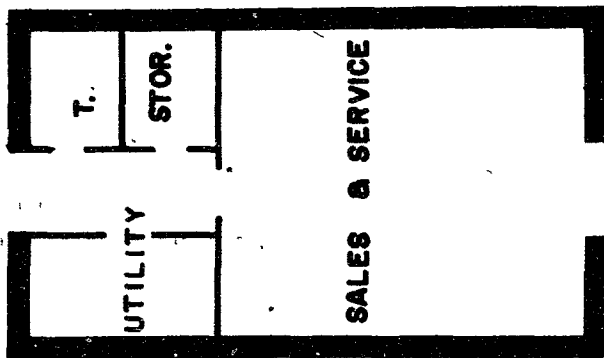
15. **Clinic:** Is a public or proprietary establishment providing diagnostic, therapeutic or preventive medical, osteopathic chiropractic, dental and psychological treatment of ambulatory patients on an out patient basis by a group of practitioners licensed to perform such services and acting conjointly and in the same building for the purpose aforesaid
16. **Club, Private Recreation:** Is a private nonprofit incorporated club of limited membership, organized and operated for strictly sport and recreational purposes.
17. **Commission:** Is the Planning Commission of the Township of Northville.
18. **District:** Is a portion of the unincorporated area of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance
19. **Drive-In:** Is a business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while patrons are in the motor vehicle rather than within a building or structure.
20. **Dwelling Unit:** Is a building or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities and necessary sanitary facilities solely designed for utilization by that family.
21. **Dwelling, One-Family:** Is a building designed exclusively for and occupied exclusively by one (1) family as a dwelling unit.
22. **Dwelling, Two-Family:** Is a building or portion thereof, designed exclusively for occupancy by two (2) families living independently of each other as two (2) dwelling units.
23. **Dwelling, Multiple-Family:** Is a building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other as three (3) dwelling units or the number designed.
24. **Erection:** Includes building, construction, alterations, reconstruction, movement upon, or any physical operations on the premises which are required for construction. Excavation, fill, drainage, and any other work requiring mechanical or hand tools or implements, shall be considered a part of erection.
25. **Essential Services:** Is the erection, construction, alteration, maintenance and use by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel, or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety or welfare.



USABLE FLOOR AREA
(FOR PURPOSES OF COMPUTING PARKING)

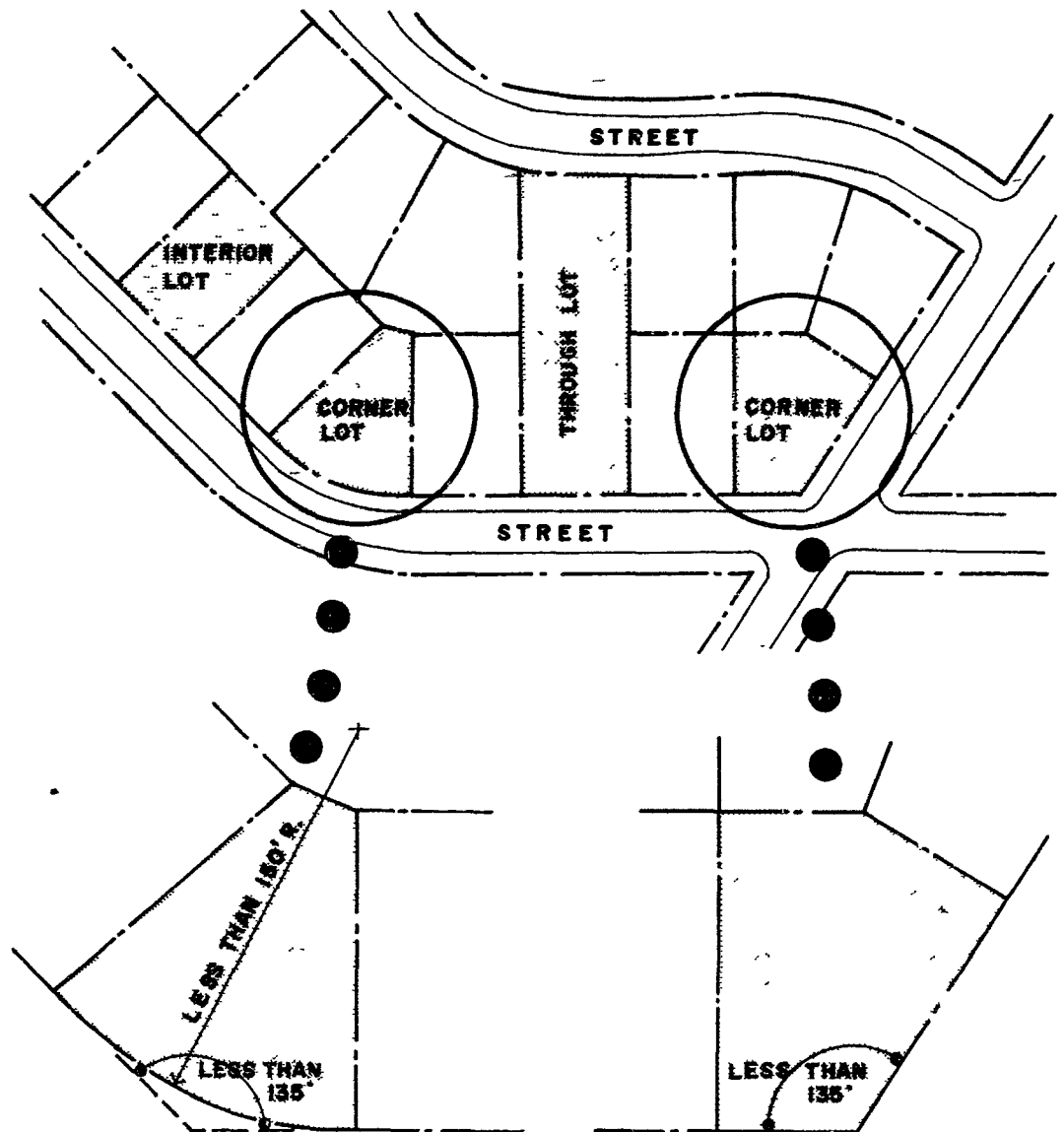


TOTAL FLOOR AREA

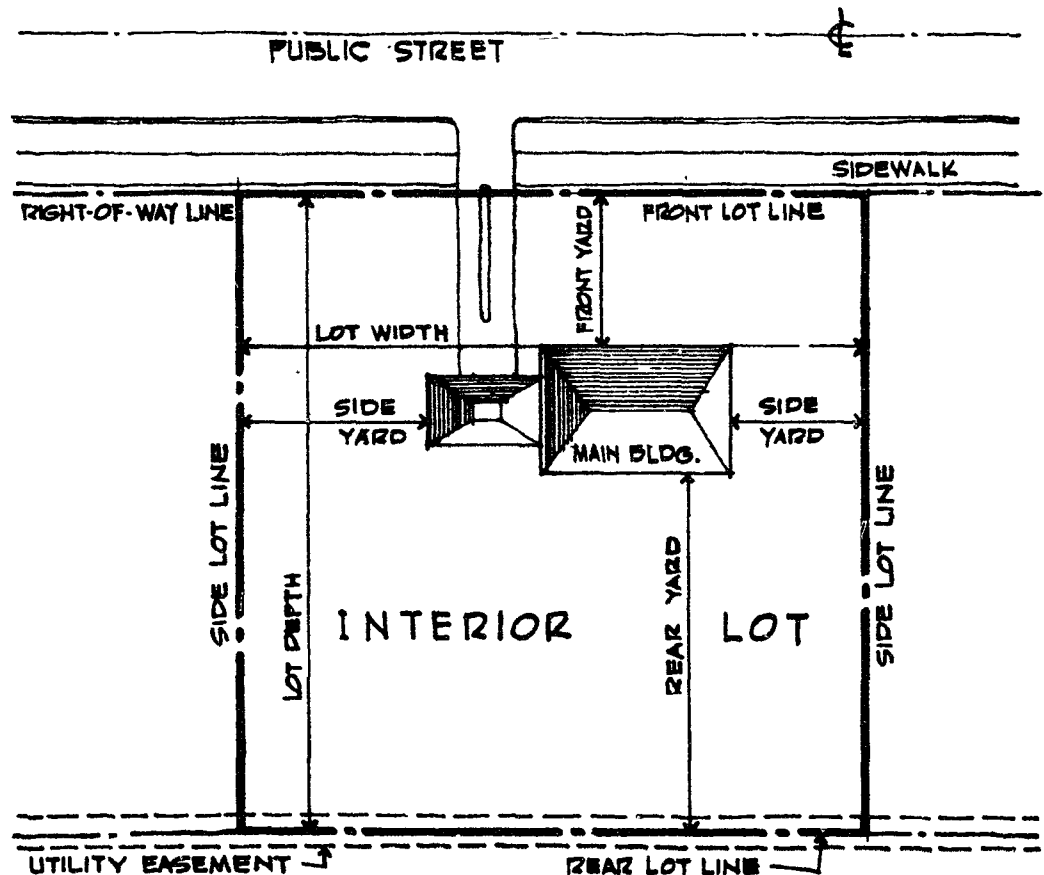


FLOOR AREA

two streets is less than one hundred thirty five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arcs of less radius than one hundred fifty (150) feet and the tangents to the curve at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty five (135) degrees.



INTERIOR, THROUGH & CORNER LOTS



LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PERCENT OF LOT OCCUPIED BY BUILDING

LOTS & AREAS

33. **Grade:** Is a ground elevation establishment 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.
34. **Hospital:** Is an institution in which sick or injured persons are given medical or surgical treatment and is licensed by the Health Department of the State of Michigan.
35. **Junk Yards:** Is an open area where waste, used or second hand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A 'Junk Yard' includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk but does not include uses established entirely within wholly enclosed buildings.
36. **Kennel, Commercial:** Is any lot or any premises on which three (3) or more dogs are either permanently or temporarily boarded or are used for breeding purposes.
37. **Loading Space:** Is an off street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.
38. **Lot:** Is a parcel of land occupied or to be occupied by a main building or a group of such buildings and accessory buildings or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this Ordinance.
39. **Lot of Record:** Is a parcel of land, the dimensions of which are shown on a document or maps on file with the Wayne County Register of Deeds or in use by the Township or Township Officials, and which actually exists as so shown, or any part of such parcel held in a recorded ownership separate from that of the remainder thereof, whether platted or described by metes and bounds.
40. **Lot Area:** Is the total horizontal area within the lot lines of the lot.
41. **Lot, Corner:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred thirty five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arcs of less radius than one hundred fifty (150) feet and the tangents to the curve at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty five (135) degrees.
42. **Lot Coverage:** Is that part or percent of the lot occupied by buildings, including accessory buildings.
43. **Lot Depth:** Is the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.
44. **Lot, Double Frontage (Through Lot):** Is any interior lot having frontages on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, the lot having frontage on both the adjacent streets is a through lot.

frontage lots, all sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.

45. **Lot, Interior:** Is any lot other than a corner lot.

46. **Lot Lines:** The lines bounding a lot as defined herein:

(a) **FRONT LOT LINE:** In the case of an interior lot, is that line separating said lot from the street. In the case of a corner lot or double frontage lot, it is that line separating said lot from that street which is designated as the front street in the plat or in the request for the zoning compliance permit.

(b) **REAR LOT LINE:** Is that lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long, lying farthest from the front lot line and wholly within the lot.

(c) **SIDE LOT LINE:** Is any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

47. **Lot Width:** Is the horizontal distance between the side lot lines, measured at the two points where the required minimum front yard setback line (set forth in the Schedule of Regulations) intersects the side lot lines. Said front lot line shall in every instance abut a public or private street by being contiguous with the public street right-of-way line or the private street easement line.

48. **Main Building:** Is a building in which is conducted the principal use of the lot upon which it is situated.

49. **Main Use:** Is the principal use to which the premises are devoted and the principal purpose for which the premises exist.

50. **Major Thoroughfare:** Is an arterial street which is intended to serve as a large volume traffic-way for both the immediate area and the region beyond, and may be designated as a major thoroughfare, parkway, freeway, expressway, or equivalent term to identify those streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of one hundred and twenty (120) feet shall be considered a major thoroughfare.

51. **Master Plan:** Is the comprehensive land use plan including graphic and written proposals indicating the general location for streets, parks, schools, public buildings and all physical development of the Township, and includes any unit or part of such plan, and any amendment to such plan or parts thereof. Such plan may or may not be adopted by the Planning Commission and/or Board.

52. **Mezzanine:** Is an intermediate floor in any story occupying not to exceed one third (1/3) of the floor area of such story.

53. **Motel:** Is a series of attached, semi-detached or rental units containing bedroom, bathroom, and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicle.

54. **Nonconforming Building:** Is a building or portion thereof lawfully existing at the effective date of this Ordinance or amendments thereto, and that does not conform to the provisions of the Ordinance in the district in which it is located.

55. **Nonconforming 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 district in which it is located.

56. **Nursery, Plant Material:** Is a space, building or structure or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

57. **Off-Street Parking Lot:** Is a facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than two (2) vehicles.

58. **Open Front Store:** Is a business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure.

59. **Parking Space:** Is an area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

60. **Principal Use:** Is the principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

61. **Public Utility:** Is any person, firm, or corporation, municipal department, board or commission duly authorized to furnish and furnishing under Federal, State or Municipal regulations to the public gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

62. **Setback:** Is the distance required to obtain minimum front, side or rear yard open space provisions of this Ordinance.

63. **Sign:** Is the use of any words, numerals, figures, devices, designs, or trademarks by which anything is made known (other than billboards) such as are used to show an individual firm, profession, or business, and are visible to the general public.

64. **Sign, Accessory:** Is a sign which is accessory to the principal use of the premises.

65. **Sign, Nonaccessory:** Is a sign which is not accessory to the principal use of the premises.

66. **Story:** Is that part of a building, except a mezzanine as defined herein, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty (50) percent, by cubic content, is below the height level of the adjoining ground.

67. **Story, Half:** Is an uppermost story lying under a sloping roof, the usable floor area of which, at a height of four feet above the floor does not exceed two-thirds (2/3) of the floor area in the story directly below, and the height above at least two hundred (200) square feet of floor space is seven feet six inches (7' 6").

68. **Street:** Is a thoroughfare which affords the principal means of access to abutting property.

69. **Structure:** Is anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

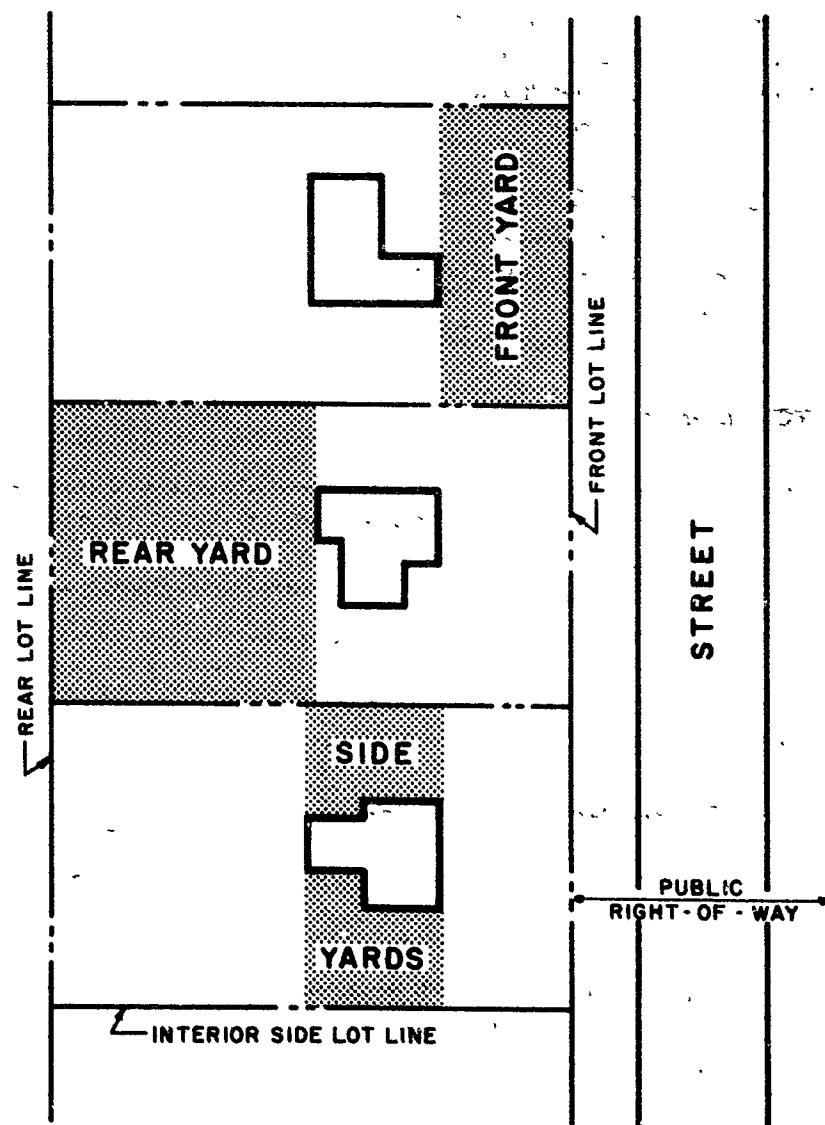
70. **Temporary Use or Building:** Is a use or building permitted by the Board of Appeals or the Building Inspector to exist during periods of construction of the main building or use, or for special events.

71. **Trailer Coach (Mobile Home):** Is any vehicle designed, used, or so constructed as to permit its being used as a conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.

72. **Trailer Court (Mobile Home Park):** Is any plot of ground upon which two or more trailer coaches, occupied for dwelling or sleeping purposes are located.

73. **Use, Principal:** Is the principal purpose for which land or a building is arranged, designed or intended or for which land or a building is or may be occupied.

74. **Wall, Obscuring:** Is a structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.



YARDS

75. **Yards:** The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance.

and as defined herein

- (a) **FRONT YARD** Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.
- (b) **REAR YARD** Is an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- (c) **SIDE YARD** Is an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

76. Zoning Exceptions and Variance:

- (a) **EXCEPTION** An exception is a use permitted by the Board only after review of an application, such review being necessary because the provisions of this Ordinance covering conditions, precedent or subsequent, are not precise enough to permit the approval of applications without interpretation, and such review is required by the Ordinance.
- (b) **VARIANCE** Is a modification of the literal provisions of the Zoning Ordinance granted when strict enforcement of the Zoning Ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

The characteristics of a variance are (a) undue hardship, (b) unique circumstances, and (c) peculiar to the specific property involved. A variance is not justified unless all three elements are present in the case.

The "exception" differs from the "variance" in several respects. An exception does not require "undue hardship" in order to be allowable. The exceptions that are authorized by this Ordinance may be granted on review by the Board of Appeals.

ARTICLE III- ZONING DISTRICTS, MAPS AND REQUIREMENTS

SEC. 3.1 DISTRICTS ESTABLISHED:

For the purposes of this Ordinance, the Township of Northville is hereby divided into the following districts

- R 1 One Family Residential District
- R 2 One Family Residential District
- R-3 One-Family Residential District
- RM-1 Multiple-Family Residential District
- OS-1 Office Service District
- B-1 Local Business District
- B-2 General Business District
- B-3 Regional Business District
- RD Research and Development Districts
- I-1 Industrial 1 District
- P-1 Vehicular Parking District

SEC. 3.2 ZONING MAP:

Each area shall be set forth on a map containing such information as may be acceptable to the Township Board and showing by appropriate means the various districts into which the area is divided, which map shall be entitled "Zoning Map of the Township" and shall bear the date adopted or amended and it shall be the duty of the Township Supervisor and Clerk to authenticate such records by placing their official signatures thereon. Such map, with all explanatory matter thereon, is hereby made a part of this Ordinance and shall be as much a part of this Ordinance as if the matters and information set forth thereon were all fully described herein.

SEC. 3.3 DISTRICT BOUNDARIES INTERPRETED:

Where uncertainty exists with respect to the boundaries of any of the Districts established in this Ordinance as shown on the Zoning Map, the following rules shall be applied:

- 1. Where district boundaries are indicated as approximately following the center line of streets or highways, street lines or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be said boundaries.
- 2. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be constructed to be said boundaries.
- 3. Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be constructed as being parallel thereto and at such distances therefrom as indicated on the Zoning Map. If no such distance is given, such dimension shall be determined by the use of the scale shown on said Zoning Map.

- 4. Where the boundary of a district follows a subdivision boundary line, such boundary line shall be constructed to be said district boundary line.
- 5. Where unzoned property may exist, or where due to the scale, lack of detail, or illegibility of the Zoning Map accompanying this Ordinance, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries shown thereon, interpretation concerning the exact location of district boundary lines shall be determined, upon written application, or upon its own motion, by the Board of Appeals, after recommendation from the Planning Commission.

SEC. 3.4 ZONING OF VACATED AREAS:

Whenever any street, alley or other public way, within the Township shall be vacated, such street, alley or other public way or portion thereof, shall automatically be classified in the same zone district as the property to which it attaches.

SEC. 3.5 DISTRICT REQUIREMENTS:

All buildings and uses in any district shall be subject to the provisions of ARTICLE XIV, "GENERAL PROVISIONS" and ARTICLE XV, "GENERAL EXCEPTIONS."

ARTICLE IV - R-1 THROUGH R-3 ONE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE:

These residence districts are designed to provide for one-family dwelling sites and residentially related uses in keeping with the existing low-density character and the Master Plan of residential development in the Township of Northville. The preservation of natural terrain and wooded areas is reflected in the controls set forth in this Ordinance.

SEC. 4.1 PRINCIPAL USES PERMITTED:

In a One-Family Residential District (R-1 through R-3) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance.

- 1. One-family detached dwellings.
- 2. Farms
- 3. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
- 4. Municipal buildings and uses, without outdoor storage yards.
- 5. Public, parochial and other private elementary, intermediate and/or high school offering courses in general education and not operated for profit.
- 6. Accessory buildings and uses, customarily incident to any of the above permitted uses.

SEC. 4.2 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

- 1. Churches, temples and other places of worship all subject to the following conditions:
 - a. The site shall be so located as to provide for ingress to and egress from said site directly onto a major or secondary thoroughfare having an existing or planned right-of-way of at least eighty-six (86) feet in width.
 - b. Wherever the parking is so laid out as to beam automobile headlights toward any residentially zoned land, an obscuring masonry wall, four feet six inches (4'6") in height, berm, or a heavily planted greenbelt shall be provided along the entire parking area.
 - c. Front and side yards shall be equal to at least one and one-half (1½) times the height of the structure. The height limitations set forth in Section 11.1 of this Ordinance shall not apply to churches. Accessory structures shall, however, be limited by the height regulations set forth in Section 11.1. Further, accessory structures shall provide yards equal to at least those required of the church.
 - d. Parking shall not be permitted in the front yard nor shall it be permitted in the required side yard. A landscaped greenbelt twenty (20) feet in width shall be provided on those sides abutting One-Family Residential Districts so as to serve as a physical transition.
- 2. Utility, telephone exchange building, and public service buildings and uses (without storage yards) when operating requirements necessitates the locating of said building within the district in order to serve the immediate vicinity.
- 3. Swimming pool clubs when incorporated as a non-profit club or organization maintaining a swimming pool for the exclusive use of members and their guests, all subject to the following conditions.
 - a. As a condition to the original granting of such permit and the operation of such

non profit swimming pool club, as a part of said application, the applicant shall obtain a written statement or waiver addressed to the Township Planning Commission recommending that such approval be granted from one hundred (100) percent of the persons owning property, within one hundred and fifty (150) feet immediately adjoining any property line of the site proposed for development and approval from fifty-one (51) percent of the persons owning property within one thousand (1,000) feet.

- b. In those instances where the proposed site is not to be situated on a lot or lots of record, the proposed site shall have one property line abutting a major thorofare (see Major Thorofare Plan), and the site shall be so planned as to provide ingress and egress directly onto said major thorofare.
 - c. Front, side and rear yards shall be at least eighty (80) feet wide, except on those sides adjacent to nonresidential districts, and shall be landscaped in trees, shrubs, grass and terrace areas. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except for required entrance drives and those walls and/or fences used to obscure the use from abutting residential districts.
 - d. Buildings erected on the premises shall not exceed one (1) story in height.
 - e. All lighting shall be shielded to reduce glare and shall be so arranged and maintained as to direct the light away from all residential lands which adjoin the site.
 - f. Whenever the parking plan is laid out as to beam automobile headlights toward any residential land an obscuring wall, berm, or fence, at least four feet, six inches (4'-6") in height shall be provided along the entire side of the parking area.
 - g. Whenever a swimming pool is constructed under this Ordinance, said pool area shall be provided with a protective fence, six (6) feet in height located as approved by the Planning Commission, and entry shall be provided by means of a controlled gate.
 - h. Swimming pools must be totally in the ground.
4. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions.
 - a. Any use permitted herein shall be developed only on sites of at least forty (40) acres in area and shall not be permitted on any portion of a recorded subdivision plat.
 - b. All ingress to and egress from said site shall be directly onto a major thorofare having an existing or planned right-of-way of at least one hundred and twenty (120) feet of width.
 - c. No building other than a structure for residential purposes shall be closer than seventy five (75) feet to any property line.
 - d. Fraternities and sororities shall be permitted when constructed on the college campus proper.
 5. Golf courses country clubs, private recreational areas, and institutional recreation centers when not operated for profit, all subject to the following conditions
 - a. No building shall be constructed or located closer than two hundred (200) feet from the property line of any abutting residential lot.
 - b. All ingress and egress from said site shall be directly onto a major thorofare having an existing or planned right of way of at least one hundred and twenty (120) feet of width.
 - c. The off street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the Planning Commission, who may impose any reasonable restrictions or requirements so as to insure that contiguous residential areas will be adequately protected.
 6. The keeping of horses, donkeys, mules and ponies for private use only as an accessory use to a one family residence is permissible only under the following conditions:
 - a. The minimum number of acres required for the keeping of said animals shall be two, provided, however, that two such animals shall be allowed under the minimum acreage requirement and one additional such animal be allowed for each additional full acre
 - b. An accessory building to be used as a private stable shall be no less than 25 feet from any lot line and no less than 100 feet from any dwelling located on an adjoining lot.
 - c. The animals shall be confined in a suitably fenced area, or paddock, in such a manner that they may not approach any closer than 50 feet from any dwelling on an adjoining lot.
 - d. Stables shall be kept clean and manure shall be treated and handled in such a

manner as to control odor and flies and shall be suitably screened from view.

- e. Nonconforming uses existing under this subsection at the time of passage of this Ordinance shall be allowed to continue. Such nonconforming use shall continue until abandonment or disuse for a period of 12 consecutive months from the date of abandonment or disuse, other provisions herein to the contrary notwithstanding.
- f. No such animal shall be allowed to run at large.

7. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 4.3 AREA, BULK, AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use maximum density permitted, and providing minimum back yard setback requirements

ARTICLE V – RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE:

The RM 1 Multiple Family Residential Districts as herein established are intended to provide sites for multiple family dwelling structures which will serve as zones of transition between the nonresidential districts and One Family Residential Districts, and between high traffic carrying thorofares and One Family Residential Districts. The Multiple Family Residential type of unit is otherwise provided for as a part of the Planned Neighborhood Development.

SEC. 5.1 PRINCIPAL USES PERMITTED:

In an RM 1 Multiple Family District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance

1. All principal uses permitted in the One Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the R 3 residential district
2. Multiple family dwellings, including two family dwellings.
3. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 5.2 USES PERMITTED ON SPECIAL APPROVAL:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use

1. Nursery schools, day nurseries and child care centers (not including dormitories), provided that for each child cared for, there is provided and maintained a minimum of one hundred (100) square feet of outdoor play area. Such play spaces shall have a total minimum area of at least one thousand (1 000) square feet, and shall be fenced or screened from any adjoining land with planting. Any use permitted herein shall not be permitted in the interior of any residential block
2. General hospitals, not to exceed four (4) stories when the following conditions are met
 - a. All such hospitals shall be developed only on sites consisting of at least twenty five (25) acres in area.
 - b. The proposed site shall have at least one property line abutting a major thorofare (at thorofare of at least 120 feet of right of way, existing or proposed).
 - c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.
 - d. Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence six (6) feet in height. Ingress and egress to the site shall be directly from a major thorofare (a thorofare of at least one hundred and twenty (120) feet of right of way, existing or proposed)
 - e. All ingress and egress to the off street parking area, for guests, employees, staff, as well as any other uses of the facilities, shall be directly from a major thorofare.
3. Housing for the elderly, not to exceed a height of two (2) stories, when the following conditions are met
 - a. A planned development consisting of at least five (5) acres with cottage type dwellings and/or apartment type dwelling units, and common services containing, but not limited to, central dining rooms, recreational rooms, central lounge, and workshops.
 - b. All dwellings shall consist of at least three hundred and fifty (350) square feet per

- c. The maximum extent of development shall not exceed twenty (20) dwelling units per acre and total coverage shall not exceed twenty five (25) percent for all buildings (including dwelling units and related service buildings).
4. Convalescent homes, not to exceed a height of two (2) stories, when the following conditions are met
 - a. The site shall be so developed as to create a land to building ratio on the lot parcel whereby for each one (1) bed in the convalescent home there shall be provided not less than fifteen hundred (1,500) square feet of open space. The fifteen hundred (1,500) square feet of land area per bed shall provide for landscape setting, off street parking, service drives, loading space, yard requirements, employee facilities, and any space required for accessory use. The 1,500 square feet requirement is over and above the building coverage area.
 - b. The proposed site shall have at least one property line abutting a major thorofare (a thorofare of at least 120 feet of right of-way, existing or proposed).
 - c. The minimum distance of any main or accessory building from the bounding lot line or streets shall be at least one hundred (100) feet for, front, rear, and side yards when abutting residential districts, and fifty (50) feet when abutting nonresidential districts.
 - d. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facility, shall be directly from a major thorofare.
 - e. A four foot six inch (4'6") obscuring wall or fence shall be provided on all those sides which abut a One-Family Residential District.
5. Accessory buildings and use customarily incident to any of the above uses.

SEC. 5.3 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and providing minimum yard setback requirements.

ARTICLE VI – OS-1 OFFICE-SERVICE DISTRICTS

PREAMBLE:

The OS 1 Office Service Districts are designed to accommodate office uses, office sales uses and basic personal services.

SEC. 6.1 PRINCIPAL USES PERMITTED:

In an Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following uses, unless otherwise provided in this Ordinance

1. Office buildings for any of the following occupations executive, administrative; professional, accounting, writing, clerical, stenographic; drafting; and sales, subject to limitations contained below in Section 6.2 Required Conditions
2. Medical offices including clinics solely serving patients on an out patient basis
3. Publicly owned buildings transformer stations, telephone exchanges, substations and public utility offices but not including storage yards
4. Other uses similar to the above uses.
5. Accessory buildings and uses customarily incident to any of the above uses

SEC. 6.2 REQUIRED CONDITIONS:

1. No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects and the floor space set aside for persons observing displayed objects shall not exceed twenty five (25) percent of the usable floor area of either the first or second story, or in the basement
2. The outdoor storage of goods or materials shall be prohibited irrespective of whether or not they are for sale
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited

SEC. 6.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use

1. Restaurants, subject to the following
 - a. All of the service shall be conducted within a completely enclosed building and shall not have any of the character of a "drive in" or "open front store."

- b. The use shall be basically provided as a service use to the Office Service District.

2. Business establishments such as, but not limited to office supplies and office service establishments, when a part of a planned OS 1 District which, by the nature of its size and complexity, would require these attendant services

SEC. 6.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting height and bulk of buildings and minimum size of lot by permitted land use, and providing minimum yard setback requirements

ARTICLE VII – B-1 LOCAL BUSINESS DISTRICTS

PREAMBLE:

The B 1 Local Business District, as herein established, are intended to permit those uses as are necessary to satisfy the basic convenience shopping and/or service needs of persons residing in nearby residential areas. It is further the intent of this district to encourage the concentration of local business areas in locations proposed in the comprehensive plan to the mutual advantage of both consumers and merchants, and thereby, promote the best use of land avoiding the strip business frontage development along major roads

SEC. 7.1 PRINCIPAL USES PERMITTED:

In a Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following uses, unless otherwise provided in this Ordinance

1. Generally recognized retail business which supplies commodities on the premises, such as but not limited to groceries, meats, dairy products, baked goods or other foods, drugs dry goods clothing and notions or hardware
2. Personal service establishment which performs services on the premises
3. Business service which performs services on the premises, such as but not limited to banks loan companies, insurance offices, and real estate offices
4. Offices for any of the following occupations executive, administrative and professional
5. Professional services including the following medical clinics, (out patient only) and offices of doctors dentists, osteopaths and similar or allied professions
6. Governmental office buildings, including post office
7. Other uses similar to the above uses
8. Accessory structures and uses customarily incident to the above permitted uses

SEC. 7.2 REQUIRED CONDITIONS:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced
2. All business servicing or processing, except for off street parking or loading, shall be conducted within a completely enclosed building

SEC. 7.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use

1. Public garages for storage of vehicles may be permitted, subject to the following
 - a. All cars shall be stored or serviced within the building
 - b. Wrecked cars must be stored or parked within the building or may be temporarily stored or parked within a fenced in yard which shall be screened from view from any street or private abutting properties. No permanent outside storage or parking of wrecked cars shall be permitted and no conduct or operation of the nature or character of an automobile junk yard or salvage business shall be permitted
 - c. Gasoline pumps in connection with a garage shall meet the requirements of Section 8.3.9 g
2. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations, gas regulator stations with service yards, but without storage yards, water and sewage pumping stations
3. Restaurants and tea rooms serving food and/or non alcoholic beverages except those having the character of a "drive in" or "carry out," or "open front," so called, and subject to the following

- a. Ingress and egress to the site must be directly from a major thoroughfare (a thoroughfare of at least 120 feet of right of way).
- b. All loading and unloading including deliveries to the restaurant and removal of all refuse, shall be completely screened from public view on any adjacent street, and from all abutting districts with a wall or fence as required in Section 13.1, SCHEDULE OF REGULATIONS

SEC. 7.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, SCHEDULE OF REGULATIONS limiting height and bulk of buildings the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

ARTICLE VIII — B-2 GENERAL BUSINESS DISTRICT

PREAMBLE:

The B-2 General Business Districts are designed to furnish areas served typically by the Local Business District with a variety of automotive services and goods incompatible with the uses in such Local Business District and not permitted herein. The General Business Districts are characterized by more diversified business types and are often located so as to serve the passerby traffic.

SEC. 8.1 PRINCIPAL USES PERMITTED:

In a General Business District, no land or building shall be used and no building shall be erected except for one or more of the following uses, unless otherwise provided in this Ordinance

1. All uses permitted in "B 1" Districts as Principal Uses Permitted, and Uses Subject to Special Conditions, subject to the regulations set forth in ARTICLE XIII.
2. All retail business, service establishments or processing uses as follows
 - a. Any retail business, conducted within a completely enclosed building, whose principal activity is the sale of new merchandise.
 - b. Any service establishment such as but not limited to a workshop in the nature of: an electrician, plumber, decorator, dressmaker, tailor, shoemaker, baker, printer, laundering, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct, subject to the provisions that the service use will not conflict with the abutting retail establishments, nor conflict with the normal flow of pedestrian movement.
 - c. Restaurants or other places serving food and/or beverage, except those having the character of a "drive-in" so called.
 - d. Automobile display or sales room including repair; provided that no portion of a building used for such servicing or repair shall have any opening other than stationary windows within fifty (50) feet of a principal entrance of any adjacent B 2 establishment nor shall have any vehicular access from the front entrance side of any B 2 District.
3. Radio and television studios.
4. Hotels and motels.
5. Private clubs, fraternal and lodge halls.
6. Funeral homes.
7. Newspaper offices and accessory printing plants.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 8.2 REQUIRED CONDITIONS:

1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided on the premises shall be sold at retail on the premises where produced.
2. All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to special condition in SECTION 8.3 below, shall be conducted within completely enclosed buildings.

SEC. 8.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall also be permitted subject to the conditions hereinafter imposed

1. Bowling alley and billiard hall, or skating rink when located at least seventy-five (75) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.

2. Open air business uses when developed in planned relationship with the B-2 District as follows.

- a. Retail sales of plant material (not grown on the site), and sales of lawn furniture, playground equipment and garden supplies.
- b. Recreational space providing children's amusement park and other similar recreation when part of a planned development; provided further that such uses be located at the exterior end of the building mass located in a B-2 District. Such recreation space shall be fenced on all sides with a four foot chain link type fence.
3. Veterinary hospitals, provided all activities are conducted within a totally enclosed main building.
4. Auto mobile car wash subject to the following
 - a. All washing facilities shall be within a completely enclosed building.
 - b. Vacuuming and drying may be located outside the building but shall not be in the required front yard and shall not be closer than twenty-five (25) feet from any residential district.
 - c. All cars required to wait for access to the facilities shall be provided space fully off the street right-of-way. A minimum of ten (10) off-street storage spaces per wash facility shall be provided.
 - d. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
 - e. All off-street parking and waiting areas shall be hard surfaced as prescribed in SECTION 14.13 of this Ordinance.
5. Theaters, assembly halls or similar places when completely enclosed.
6. Business in the character of a drive-in, so called, or so called open front store subject to the following
 - a. A setback of at least sixty (60) feet from the right-of way line of any existing or proposed street must be maintained.
 - b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
 - c. All lighting shall be shielded from adjacent residential districts.
 - d. A four foot six inch (4'6") obscuring wall or fence shall be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.
7. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations, gas regulator stations with service yards, but without storage yards, water and sewage pumping stations.
8. Outdoor sales space for exclusive sale of second hand automobiles or house trailers subject to the following
 - a. All lighting shall be shielded from adjacent residential districts.
 - b. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.
 - c. A four foot six inch (4'6") obscuring wall or fence shall be provided when abutting or adjacent districts are zoned for residential use.
 - d. No major repair or major refinishing shall be done on the lot.
9. Automobile service station for sale of gasoline, oil, and minor accessories only, and where no repair work is done, other than incidental service, but not including steam cleaning or undercoating, and subject to the following
 - a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty five (25) feet from a street intersection (measured from the road right of way) or from adjacent residential districts
 - b. The minimum lot area shall be twenty two thousand five hundred (22,500) square feet with one street side equal to at least one hundred fifty (150) feet in width, and so arranged that ample space is available for motor vehicles which are required to wait
 - c. There shall be provided on those sides abutting or adjacent to a residential district, a four foot six inch (4'6") completely obscuring wall. The height of the walls shall be measured from the surface of the ground
 - d. All lighting shall be shielded from adjacent residential districts

- e. The operations shall be limited to the terms of the definition in Section 2.2, 6 and no outside storage of oil drums, trailers, concrete mixers or any other material or equipment shall be permitted for rent, sale or display
 - f. No gasoline service station shall be located or no property used as such nearer than four hundred (400) feet, in any direction as measured from any point on the property line of any church, school, (public or parochial) public playground or park, public library, police station, fire station, post office, hospital, theater or any place of public assembly where twenty-five (25) or more persons ordinarily, and with some regularity are gathered for lawful purposes.
 - g. Pumps or other equipment, used in servicing of motor vehicles, 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 vertical and line to which the pump island is parallel and not less than twenty (20) feet from any residential boundary line.
10. Public garages for storage of vehicles may be permitted, subject to the following:
- a. All cars shall be stored or serviced within the building.
 - b. Wrecked cars must be stored, or parked within the building or may be temporarily stored or parked within a fenced yard which shall be screened from view from any street or private abutting properties. No permanent outside storage or parking of wrecked cars shall be permitted and no conduct or operation of the nature or character of an automobile junk yard or salvage business shall be permitted.
 - c. Gasoline pump in connection with a garage shall meet the requirements of Section 8.3, 9., g. above

SEC. 8.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted, and providing minimum yard setback requirements.

ARTICLE IX – B-3 REGIONAL BUSINESS DISTRICT

PREAMBLE:

The B 3 Regional Business Districts are designed to cater to the needs of a larger consumer population than is served by Local and General Business Districts and are characterized by an integrated or planned cluster of establishments served by a common parking area and generating large volumes of vehicular and pedestrian traffic. Because of the greater building height, intensity of land use, and associated high volume of vehicular traffic, it is intended that this District be located only in the proximity to major traffic arteries having convenient access to freeway interchanges.

SEC. 9.1 PRINCIPAL USES PERMITTED:

In a Regional Business District, no land or building shall be used and no building shall be erected except for one or more of the following uses, unless otherwise provided in this Ordinance

- 1. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
- 2. Any service establishment that requires a retail adjunct or performs personal service on the premises.
- 3. Restaurants, or other places serving food and/or beverages, except those having the character of an "open front store" or "drive in" establishments so called.
- 4. Hotels and motels.
- 5. Theaters, assembly, concert halls or similar places of assembly.
- 6. Office buildings for any of the following executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales.
- 7. Medical office, including clinics.
- 8. Other uses similar to the above uses upon approval by the Township Board.
- 9. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 9.2 REQUIRED CONDITIONS:

- 1. All business establishments shall be retail or service establishments dealing directly with consumers. All goods, produced on the premises, shall be sold at retail on the premises where produced.
- 2. All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to Special Conditions in Section 9.3, shall be conducted within completely enclosed buildings.

- 3. All off-street parking plans shall be computed separately for hotels, motels, office buildings, medical offices and clinics, and restaurants, except as Section 14.12 of this Ordinance is found to be applicable.

SEC. 9.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed:

- 1. Retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies all enclosed with a fence. Said area shall not be used for bulk storage.
- 2. Automobile service centers, when developed as part of a larger retail use designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center; and provided further that a building permit shall not be issued separately for the construction of any automobile service center within the B-3 District.

SEC. 9.4 AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted, and providing minimum yard setback requirements.

ARTICLE X – RD RESEARCH AND DEVELOPMENT DISTRICT

PREAMBLE:

The RD Research and Development Districts as herein established are intended to provide for a community of research and related facilities and to exclude therefrom incongruous uses. This area is further designed to insure the compatibility between the research operations therein and the existing activities and character of the community in which the park is located

SEC. 10.1 PRINCIPAL USES PERMITTED:

In an RD Research and Development District, no land shall be used and no buildings shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance

- 1. Any use charged with the principal function of basic research, design and pilot or experimental product development
- 2. Any use charged with the principal function of technical training
- 3. Office buildings when incident to those uses permitted under paragraphs 1 and 2 of this Section, and the executive and administrative offices of businesses engaged in basic research, design and pilot or experimental product design.
- 4. Hospital, clinics and recreation uses when developed as a use accessory to the principal use. In those instances wherein a parcel of land within an RD District has a common boundary with a Residential District, a hospital, clinic and/or office uses not incident to the research use, shall be permitted on said parcel within the RD District as to serve as a further transition with the abutting Residential District, and shall be subject to the standards set forth for these uses, in Sections 5.2, 6.1 and 13.1 of this Ordinance

SEC. 10.2 PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

1. Planned Industrial Parks

The intent of this Section is to permit the development of planned industrial parks on sites within the RD Districts of the Township, which due to area, location and physical site characteristics, could, in the opinion of the Planning Commission and Township Board, be logically developed as self contained industrial areas which will not adversely affect the abutting use areas.

The development permitted under this Section 10.2 shall be considered an option to the developments permitted under Section 10.1 and shall be mutually agreeable to the developer and the Township Board

The following uses may be permitted within a planned industrial park located in an RD District, subject to the conditions imposed for each use

- a. Fully enclosed industrial operations involving the manufacturing, processing, assembling or packaging of finished or semfinished products from previously prepared material, it being the intent of this Section that the manufacturing and processing from raw materials shall not be permitted. This nature of use shall further be subject to the following conditions:
 - (1) The industrial operation shall not include any stamping or grinding in the preparation of the product unless it is incidental to the primary use
 - (2) The processing of material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted
 - (3) Outside storage of any nature shall not be permitted
- b. Restaurants or other places serving food and/or beverages, except places having the character of an open front store or a drive in so called, when situated on the interior of a planned industrial park. It is specifically intended that the restaurant be permitted so as to serve the needs of the employees of the RD District rather than those from beyond the district
- c. Accessory structures and uses customarily incident to the above permitted uses

2. Basic Land Conditions

- a. "Planned Industrial Park" shall consist of at least fifteen (15) acres and shall be planned and developed in at least five (5) individual sites having an internal service road system with the following setback considered as minimum:

	Minimum Setback (in feet)
Yard	
Front Yard (abutting internal street)	50
Front Yard (abutting major thoroughfare)	75
Side Yard (abutting internal street)	50
Side Yard (abutting major thoroughfare)	75
Side Yard (internal between buildings)	Equal to building height
Rear Yard (external abutting residence)	75

- b. The site area to be developed as a "Planned Industrial Park" shall be so located within the RD District that no boundary of the planned industrial park abuts a district zoned for residential use.

3. Submittal Procedures and Conditions

- a. Submittal

Any person owning or controlling land within an RD District may make application to the Township Board for considerations of a planned industrial park development. The applicant shall be required to submit the following materials to the Township.

 - (1) A preliminary plat (stage one) of the area proposed for development, prepared in accordance with subdivision regulations ordinance of the Township
 - (2) A written statement explaining the type and nature of uses proposed for development within the "Planned Industrial Park."
- b. Planning Commission Review

Upon receipt of an application, the Township Board shall refer such request to the Planning Commission for its review

and recommendation. In its review, the Planning Commission shall consider the following:

- (1) The proposed location of the planned industrial park and its relationship to abutting lands and use district.
- (2) The type of uses proposed for locations within the planned industrial park.
- (3) The layout and design of proposed streets and lots, in accord with the Township's subdivision regulations ordinance.
- (4) Upon review of the conditions outlined in b (1 thru 3) above, the Planning Commission shall hold a public hearing to hear and consider objections to the planned industrial park proposal.
- (5) Following said public hearing, the Planning Commission shall forward its report and recommendations to the Township Board.

c. Approval of Planned Industrial Parks

- (1) Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall, by resolution, either approve or disapprove of the plan. Approval shall be granted only upon the Board determining that all provisions of this Ordinance have been complied with and that the proposed development will not adversely affect the public health, welfare and safety.
- (2) Once an area has been included within a plan for planned industrial park and such plan has been approved by the Township Board, no development may take place in such area nor may any use thereof be made except in accordance with the plan approved or in accordance with a Township Board approved amendment thereto.

SEC. 10.3 AREA AND BULK REQUIREMENTS

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted, and providing minimum yard setback requirements.

ARTICLE XI – I-1 INDUSTRIAL 1 DISTRICTS

PREAMBLE:

The I-1 Industrial 1 District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit along with any specified uses, the manufacturing, compounding, processing, packaging, assembling and/or treatment of finished or semifinished products from previously prepared materials. It being the intent of this Section that the manufacturing, processing and assembling from raw materials shall not be permitted.

SEC. 11.1 PRINCIPAL USES PERMITTED:

In an Industrial 1 District, no land or building shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any of the following uses when conducted wholly within a completely enclosed building, or within a designated area enclosed on all sides with a six (6) foot fence or solid wall. Said fence or wall shall be completely obscuring on those sides where abutting or adjacent to districts zoned for residential use.
 - a. Warehousing and wholesale establishments, trucking facilities and freight terminals.
 - b. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.
 - c. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to bone, canvas, cellophane, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, steel, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.
 - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - g. Laboratories – experimental, film, or testing.
 - h. Manufacturing and repair of electrical or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - i. Warehouse, storage and transfer of electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Heating and electric power generating plants, and all necessary uses, railroad right of way, freight terminals.
 - j. Storage facilities for building materials, sand, gravel, stone, lumber, open storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential, Business, or Office Districts, and on any front yard abutting a public thoroughfare. In any I-1 District the extent of such fence or wall may be determined by the Board of Appeals on the basis of land usage. Such fence or wall shall not be less than five (5) feet in height, and may, depending on land usage, be required

to be eight (8) feet in height. A chain link type fence, with obscuring evergreen plantings to not less than the height of said fence, shall be considered to be an obscuring fence.

2. All public utilities, including buildings, necessary structures, storage yards and other related uses.
3. Accessory buildings and uses customarily incident to any of the above permitted uses.
4. Other uses of a similar character subject to such conditions, requirements and safeguards as set forth in Section 11.3 and 11.4.

SEC. 11.2 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use

1. Restaurants or other places serving food or beverages except those having the character of a drive in so called, automobile filling stations, newsstands and tobacco shops, which in the opinion of the Planning Commission are intended to serve the convenience needs of persons working in the Industrial District subject to the regulations applicable to such uses.
2. Auto service stations.
3. Auto repair station and undercoating shops when completely enclosed.
4. Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I 1 District.
5. Metal plating, buffing and polishing subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
6. Other uses, which in the determination of the Board of Appeals are of a similar character to the above uses and subject to the requirements set forth in Sections 11.3 and 11.4

SEC. 11.3 REQUIRED CONDITIONS:

Any use established in the I 1 District after the effective date of this Ordinance shall be operated so as to comply with the performance standards set forth hereinafter in ARTICLE XIV, "GENERAL PROVISIONS."

SEC. 11.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS" limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and providing minimum yard setback requirements

ARTICLE XII – P-1 VEHICULAR PARKING DISTRICTS

PREAMBLE:

The Vehicular Parking District is intended to permit the establishment of areas to be used solely for off street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has not adequately provided for off street parking.

SEC. 12.1 USES PERMITTED:

Premises in the Vehicular Parking District shall be used only for an off street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

SEC. 12.2 LIMITATION OF USE:

1. The parking area shall be accessory to, and for use in connection with one or more businesses, or industrial establishment, or in connection with one or more existing professional or institutional office buildings or institutions
2. The parking area shall be used solely for parking of private passenger vehicles, for periods of less than one (1) day.
3. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
4. No building other than those for shelter of attendants shall be erected upon premises and they shall not exceed fifteen (15) feet in height
5. Such parking lots shall be contiguous to an OS 1, B 1, B 2, B 3, RD or I-1 District. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private driveway or public service street or public alley between such P 1 District and such OS 1, B 1, B 2, B 3, RD or I-1 Districts.

6. Applications for P 1 District rezoning shall be made to the Planning Commission by submitting a layout of the area requested showing the intended parking plan.

SEC. 12.3 PARKING LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of ARTICLE XIV Section 14.13.

SEC. 12.4 SIDE YARDS:

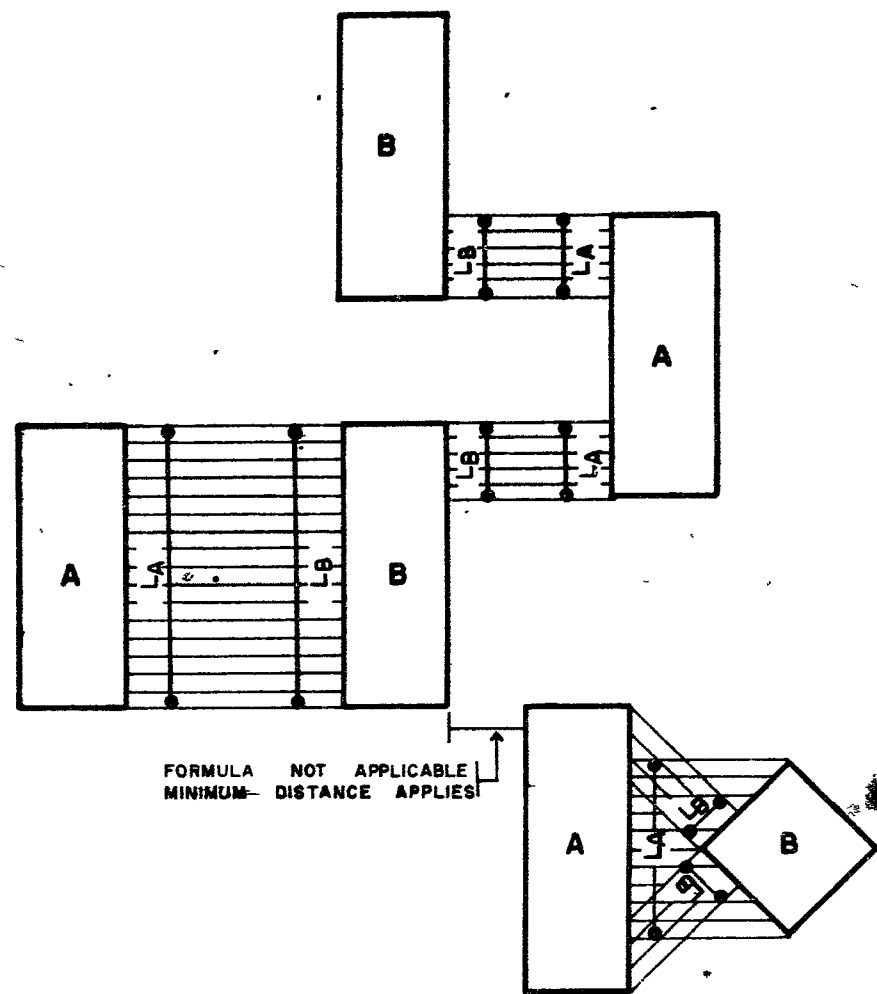
Where the P 1 District is contiguous to side lot lines of premises within a residentially zoned district, the required wall shall be located at least five (5) feet from the side lot line opposite the residential unit, or vacant residential lot.

SEC. 12.5 FRONT YARDS:

Where the P 1 District is contiguous to a residentially zoned district which has a common frontage on the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of twenty-five (25) feet, or whichever is the greater. The required wall shall be located on this minimum setback line.

SEC. 12.6 APPROVAL AND MODIFICATIONS:

1. The Board of Appeals, upon application by the property owner of the parking area, may modify the yard and wall requirements where, in unusual circumstances, no valid purpose would be served by strict compliance with the requirements of this Article.
2. In all cases where a wall extends to an alley which is a means of ingress or egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
3. The Board of Appeals may extend the period between occupancy of a building and/or use, and the surfacing of the parking area wherein excessive fill was required by granting a temporary certificate of occupancy for a period not to exceed six (6) months.
4. In addition to the above requirements, such parking area shall comply with such further requirements or conditions as may be prescribed by the Planning Commission for the protection of the residence district abutting such parcel or parcels in which the parking area is to be located.



FORMULA NOT APPLICABLE
MINIMUM DISTANCE APPLIES

MIN. DISTANCE BETWEEN BUILDINGS

$$\frac{L_A + L_B + 2(H_A + H_B)}{6}$$

DISTANCE SPACING FOR MULTIPLE DWELLINGS

NOTES to Section 13.1:

- (a) The requirement of public utilities shall refer to public water and sanitary sewer available and provided as part of the residential development. In the instance of "Planned Neighborhood Development" and of all multiple-family residential development, public utilities (both water and sanitary sewer) shall be mandatory.
- (b) See Sections 13.2, 13.3, 13.4 and 13.5 regarding exceptions as to lot area and density controls.
- (c) The side yard abutting upon a street in R-2, and R-3 Districts, shall not be less than twelve (12) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In all One-Family Residential Districts in the case of a rear yard abutting a side yard of an adjacent lot or when said side yard abuts on frontages across a common street, the side yard abutting a street shall not be less than the required front yard of the district.
- (d) The total number of rooms (not including kitchen, dining and sanitary facilities) shall not be more than the area of the land parcel in square feet divided by two thousand (2,000).

For the purpose of computing the permitted number of dwelling units per acre, the following room assignments shall control:

One Bedroom	= 2 rooms	Plans presented showing 1, 2, or 3 bedroom units and including a "den," "library" or other extra room, shall count such extra room as a bedroom for the purpose of computing density.
Two Bedroom	= 3 rooms	
Three Bedroom	= 4 rooms	
Four Bedroom	= 5 rooms	

All units shall have at least one (1) living room and one (1) bedroom, except that up to ten (10) percent of the units may be of an efficiency apartment type and not more than fifty (50) percent of the dwelling units of any development shall consist of one bedroom units.

The area used for computing density shall be the total site area exclusive of any dedicated public right of way of either interior or bounding roads.

- (e) In all RM 1 Multiple Family Residential Districts the minimum distance between any two (2) buildings shall be regulated according to the length and height of such buildings and in no instance shall this distance be less than thirty five (35) feet. All exterior yards shall be equal to at least thirty (30) feet. Parking shall not cover more than thirty (30) percent of any required yard, or any minimum distance between buildings. No building shall exceed one hundred eighty (180) feet in length. The formula regulating the required minimum distance between two buildings in all RM 1 Districts is as follows:

$$S = \frac{L_A + L_B + 2(H_A + H_B)}{6}, \text{ where}$$

S = Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.

L_A = Total length of building A.

The total length of building A is the length of that portion or portions of a wall or walls of building A from which when viewed directly from above lines drawn perpendicular to building A will intersect any wall of building B.

L_B = Total length of building B.

The total length of building B is the length of that portion or portions of a wall or walls of building B from which, when viewed directly from above lines drawn perpendicular to building B will intersect any wall of building A.

H_A = Height of building A.

The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

H_B = Height of building B.

The height of building B at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

- (i) See definitions under Section 2.2 Apartments concerning the floor area requirements under the various multiple dwelling bedroom counts. (Section 2.2 subsection 4. (a) through (d)).

- (g) No side yards are required along the interior side lot lines except as otherwise specified in the Building Code. On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than ten (10) feet on the side or

ARTICLE XIII - SCHEDULE OF REGULATIONS

SEC. 13.1 LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

Use Districts	Minimum Size Lot Per Unit Area in Sq. Ft.	Maximum Height Of Buildings In Stories	Minimum Yard Setback (Per Lot in Feet)			Maximum % of Lot Coverage (Area of All Structures)
			Front	Least One Side	Rear	
R-1 One-Family Residential Without Public Utilities With Public Utilities (a)	43,560 (b) 30,000 (b)	2 1/2 2 1/2	35 35	15 (c) 15 (c)	50 50	15% 20%
R-2 One-Family Residential Without Public Utilities With Public Utilities (a)	43,560 (b) 16,000 (b)	2 1/2 2 1/2	30 30	8 (c) 8 (c)	50 50	20% 25%
R-3 One-Family Residential Without Public Utilities With Public Utilities	43,560 (b) 10,200 (b)	2 1/2 2 1/2	25 25	8 (c) 8 (c)	50 50	20% 25%
RM-1 Multiple-Family Residential (a)	(d)	2	25 (e)	(e)	(e)	20%
OS-1 Office Service	-	2 1/2 (i)	25 (j)	(g, m)	(h, m)	(i)
B-1 Local Business	-	2 1/2 (i)	25 (j)	(g, m)	(h, m)	(i)
B-2 General Business	-	2 1/2 (i)	25 (j)	(g, m)	(h, m)	(i)
B-3 Regional Business	-	(p)	75 (p, q)	(g, m)	75 (p, q)	(i)
RD Research & Development	-	2 1/2	75 (m, r)	40 (m, n, k)	40 (m, n, k)	(i)
I-1 Industrial 1	-	3	50 (r)	20 (m, n, k)	50 (m, p)	(i)

See NOTES on following pages.

residential street. If walls or structures, facing such interior side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.

- (h) Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off street parking requirements. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.
- (i) The maximum percentage of coverage shall be determined by the use and provisions of required off street parking loading and unloading, and required yards.
- (j) Off street parking shall be permitted to occupy a front yard in excess of the twenty five (25) foot minimum yard, after the Planning Commission approves the parking lot layout and points of ingress and egress. The minimum yard setback of twenty five (25) feet shall be maintained as a landscaped setback.
- (k) No building shall be closer than fifty (50) feet to the outer perimeter (property line) of such district when said property line abuts any residential district.
- (l) Planned developments involving five (5) acres or more under one ownership shall be subject to the approval of the Board of Appeals, after public hearing, regarding modifications with respect to height regulations. In approving an increase in structure height the Board of Appeals shall require that all yards shall be at least equal in their depth the height of the structure.
- (m) An obscuring wall or fence, as required in Section 14.22 Walls, of this Ordinance or a twenty (20) foot landscaped greenbelt shall be provided on those sides of the property abutting land zoned for residential use. The greenbelt planting shall be reviewed by the Planning Commission to see that at least the minimum requirements of Section 14.15 are met. In those instances where such yards abut a limited access highway or thoroughfare of one hundred and twenty (120) feet of width or greater, the center line of which forms the boundary of such zones no wall or greenbelt shall be required. In those instances where no useful purpose will be served by compliance with the requirement of a six (6) foot wall, the Board of Appeals may vary the wall height. In no instance shall a wall be permitted to be less than four (4) feet in height.
- (n) Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the Board of Appeals.
- (o) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent district or public street.
- (p) There shall be no limit relative to building height other than the restriction that the building shall not be nearer to the property line than seventy five (75) feet or a minimum for all yards determined in the following formula, or whichever is greater

$$Y = \frac{L + 2H}{6}$$

The symbols used above shall be defined as follows

Y = Required yard formed by building wall and property line

L = The total length of that portion of a lot line from which, when viewed directly from above, line drawn perpendicular from said lot line will intersect any part of the building.

H = Height of building.

- (q) Off street parking shall be permitted to occupy a required yard after approval of the parking plan layout and points of ingress and egress by the Planning Commission provided that there shall be maintained a minimum landscape setback of twenty five (25) feet between the nearest point of the off street parking area exclusive of access driveways, and the nearest property line.
- (r) In the instance of a private street or right of way, the applicable front yard setback shall be measured from the nearest edge of the right-of-way easement or pavement, whichever is the greater. If the pavement is nonexistent and if an easement has not been recorded, then the setback shall be established by the Board of Appeals after it receives recommendation, concerning the setback, from the Planning Commission.

SEC. 13.2 SUBDIVISION OPEN SPACE PLAN:

The intent of this Section is to permit one-family residential subdivisions to be planned as a comprehensive unit allowing, therefore, certain modifications to the standards as outlined in the "SCHEDULE OF REGULATIONS" to be made in One-Family Residential Districts when the following conditions are met:

1. The lot area in all One Family Residential Districts may be reduced by twenty (20) percent provided that the population density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required under R-1, R-2 and R-3 Districts. In accomplishing the twenty (20) percent lot reduction, no lot width shall be reduced by more than ten (10) feet. All calculations shall be predicated upon these One-Family Districts having the following number of dwelling units per acre (including roads)

		Dwelling Units / Acre
R 1 —	Without public utilities	0.82
	With public utilities	1.19
R 2 —	Without public utilities	1.19
	With public utilities	2.04
R 3 —	Without public utilities	1.50
	With public utilities	3.20

2. For each square foot of land gained, under the provisions of Item 1. above, of this Section 13.2, within a residential subdivision, through the reduction of lot size below the minimum requirements as outlined in the "SCHEDULE OF REGULATIONS," equal amounts of land shall be dedicated to the common use of the lot owners in the subdivision in a manner approved by the Township Board.
3. The area to be dedicated to the common use of the subdivision, for public park and recreation purposes only, shall in no instance be less than four (4) acres and shall be in location and shape approved by the Planning Commission in reviewing the proposed subdivision plat. Said land shall be so graded and developed as to have natural drainage.
4. Lot depths may be reduced to not less than one hundred and twenty (120) feet when such lots border on land dedicated to the common use of the subdivision as indicated in the above paragraph 2.
5. Rear yards may be reduced to not less than twenty (20) feet when rear yards border on land dedicated to the common use of the subdivision as indicated in the above paragraph 2.
6. In approving the application of "Subdivision Open Space Plan" technique, the Planning Commission must be cognizant of the following objectives:

- a. To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, topography, and similar natural assets;
- b. To encourage developers to use a more creative approach in the development of residential areas, thereby designing safety into the street pattern;
- c. To encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development costs, and by allowing the developer to bypass natural obstacles in the site;
- d. To encourage the provision of open spaces within a reasonable distance of all lot development of the subdivision recreational facilities.

7. Under this planned unit approach, the developer or subdivider shall dedicate the total park area for the use and benefit of the subdivision at the time of recording of the final plat on all or any portion of the plat.
8. Application for approval of the Planned Unit Development shall be submitted at the time submission of the proposed plat for approval as required by the State Subdivision Control Act and the Subdivision Regulations of the Township of Northville.

SEC. 13.3 AVERAGING OF LOT SIZES:

The intent of this Section is to permit the subdivider or developer to vary his lot sizes so as to average the minimum size of lot per unit as required in ARTICLE XIII, Section 13.1 "SCHEDULE OF REGULATIONS," for the R-1 through R-3 One-Family Residential Districts. If this option is selected, the following conditions shall be met:

1. The number of lots shall not exceed the permitted number of dwelling units per acre (including roads) in the R-1, R-2 and R-3 Districts as set forth in Section 13.2 paragraph (1).
2. Minimum yard requirements of the district in which the subdivision is located shall be provided.
3. In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots having an area or width greater than ten (10) percent below that area or width required in Section 13.1 "SCHEDULE OF REGULATIONS."
4. The technique of averaging minimum lot size shall be acceptable only in those instances wherein the entire preliminary plat, which has received Township Board approval, is carried through to a final plat and is then recorded in its totality. Recording of portions of an approved preliminary plat shall not be acceptable under this option.
5. All computations showing lot area and the average area resulting through this technique shall be indicated on the print of the preliminary plat by the sponsor before review and approval shall be given.

SEC. 13.4 PLANNED NEIGHBORHOOD DEVELOPMENT:

The intent of this Section is to permit the development of a mixture of housing types on sites within the Township which, due to area, perimeter dimensions, location and physical site characteristics could, in the opinion of the Planning Commission and Township Board, be logically developed as a self contained residential area or is found to be specifically related to abutting development

The development permitted under this Section 13.4 shall be considered as an option to the development permitted under Section 13.1 and shall be mutually agreeable to the developer or subdivider and the Township Board. Development under this Section 13.4 shall be in accordance with a comprehensive physical development plan establishing functional use areas, density patterns and a fixed system of residential collector streets, the development to be in keeping with the physical character of the Township and the area surrounding the proposed development, preserving as much natural vegetation and terrain as possible. A Planned Neighborhood Development may include both attached and detached dwelling units (single family, multiple-family, townhouses, etc.) as well as all typical accessory uses associated with residential uses. Development under this Section shall be subject to the following conditions

1. Planned Neighborhood Developments may be permitted after review and approval of the Development Plan by the Township Board and Planning Commission, in accordance with the procedures set forth herein, and after a public hearing on the site plan held by the Township Board, subject to the following conditions.
 - a. Basic Land Conditions:
 - (1) A plan for a specific parcel of land or several contiguous parcels of land, located entirely within the R-1, R-2 or R-3, RM-1 Districts, or any combination thereof, of sufficient size to permit development of a self contained residential area. A Planned Neighborhood Development may include both attached and detached dwelling units (single-family, multiple family, townhouses, etc.), as well as all typical accessory uses associated with residential uses, planned and designed in such a manner as to preserve and protect the character of abutting land, as well as protecting uses within the PND by preserving as much natural vegetation and terrain as possible.

- (2) The site area used for computing density shall consist of contiguous land under single ownership or control.

b. Density Conditions:

- (1) The maximum permitted densities within a Planned Neighborhood Development shall be governed by the zoning district in which located and shall be calculated based on the following limits
- (a) In the R 1 and R 2 Districts, the maximum density shall not exceed 10.85 rooms per acre.
 - (b) In the R 3 Districts, the maximum density shall not exceed 18.76 rooms per acre.
- (2) The number of dwelling units permitted per acre shall be determined by the following schedule.
- (a) All single family detached dwellings and attached "cluster" dwellings, shall count as seven (7) rooms.
 - (b) All four (4) bedroom attached units shall count as six (6) rooms.
 - (c) All three (3) bedroom attached units shall count as five (5) rooms.
 - (d) All two (2) bedroom attached units shall count as two (2) rooms.
 - (e) All one (1) bedroom attached units shall count as one (1) room.
 - (f) All efficiency apartments shall count as one (1) room.
- (3) For the purpose of determining the number of bedrooms in an attached unit, all rooms referred to as a "den," "library," or other extra room shall be considered as a "bedroom."
- (4) No more than fifty (50) percent of the total rooms permitted on the site shall be in multiple-family dwelling units.
- (5) No more than ten (10) percent of the total rooms permitted on the site as multiple-family dwelling units shall be one (1) bedroom or efficiency type apartments.

- (6) The overall density of the PND shall be averaged by zoning district for the entire area included within the Development Plan. Public open space such as park sites and public and private road rights-of-way except for major thorofare as herein defined, may be included in computing the area of the parcel and therefore, the related density. Nonresidential use areas and those areas proposed for the development of churches and related activities, shall be excluded in computing the area of the parcel, and, therefore, the related density.

A maximum of fifty (50) percent of the horizontal surface of all natural or man-made bodies of water located entirely within the PND project shall be permitted to be computed as a portion of the required 15 percent private common open space. The horizontal surface of all bodies of water shall be excluded from the computation of density.

c. Design and Layout Conditions:

- (1) Where a planned or proposed major thorofare or collector street is included partially or wholly within the project area of a PND, such portion of said roadway shall be dedicated as a public right-of-way with the width standards as stated in the Township's Master Use Plan for said right-of-way. The alignment of the roadway shall be in general conformance to the proposed alignment as shown on the Master Plan.
- (2) In order to protect abutting land on the periphery of the PND project, the following rules shall control:
- (a) Where the adjacent land is zoned R 1, R-2 or R-3, the PND shall provide for single-family development to a depth of not less than three hundred and sixty (360) feet along said boundary so as to make this area conform to the abutting one-family area; provided that this three hundred and sixty (360) foot depth may be penetrated by an elementary school site, park, golf course, or other related open space which is recorded in perpetuity for said purpose. The only building permitted in this three hundred and sixty (360) feet shall be a one family residence.
 - (b) The requirement of (a) above may be waived by the Planning Commission where the abutting land is not platted and if the Commission determines that there is a reasonable basis for believing that the adjacent land may be developed in other than single-family usage, either because the Master Plan indicates other than single-family or because there is good reason to believe that said adjacent land may be also developed as a Planned Neighborhood Development in the reasonable future, and the conditions of the land at said boundary

indicate that multiple-family development would preserve the natural terrain and vegetation to a greater extent than single-family along this common boundary.

- (3) Private Common Open Space shall be provided on the basis of at least fifteen (15) percent of the total acreage of the Planned Neighborhood Development, provided that if a golf course is provided in the development, at least seven and one-half (7½) percent of the total land area must be put in open space other than golf course. No yard requirements for either single-family or multiple-family units shall count as part of this open space requirement. The common open space shall be centrally located as one site, or shall be well spaced throughout the development.

d. Area, Height and Bulk Conditions:

- (1) All yards, height, bulk, minimum floor area, lot coverage, lot area and lot width requirements for single family development shall be in conformance with ARTICLE XIII, "SCHEDULE OF REGULATIONS" for each applicable Residential District (R 1 through R 3).

e. Submittal Procedures and Conditions:

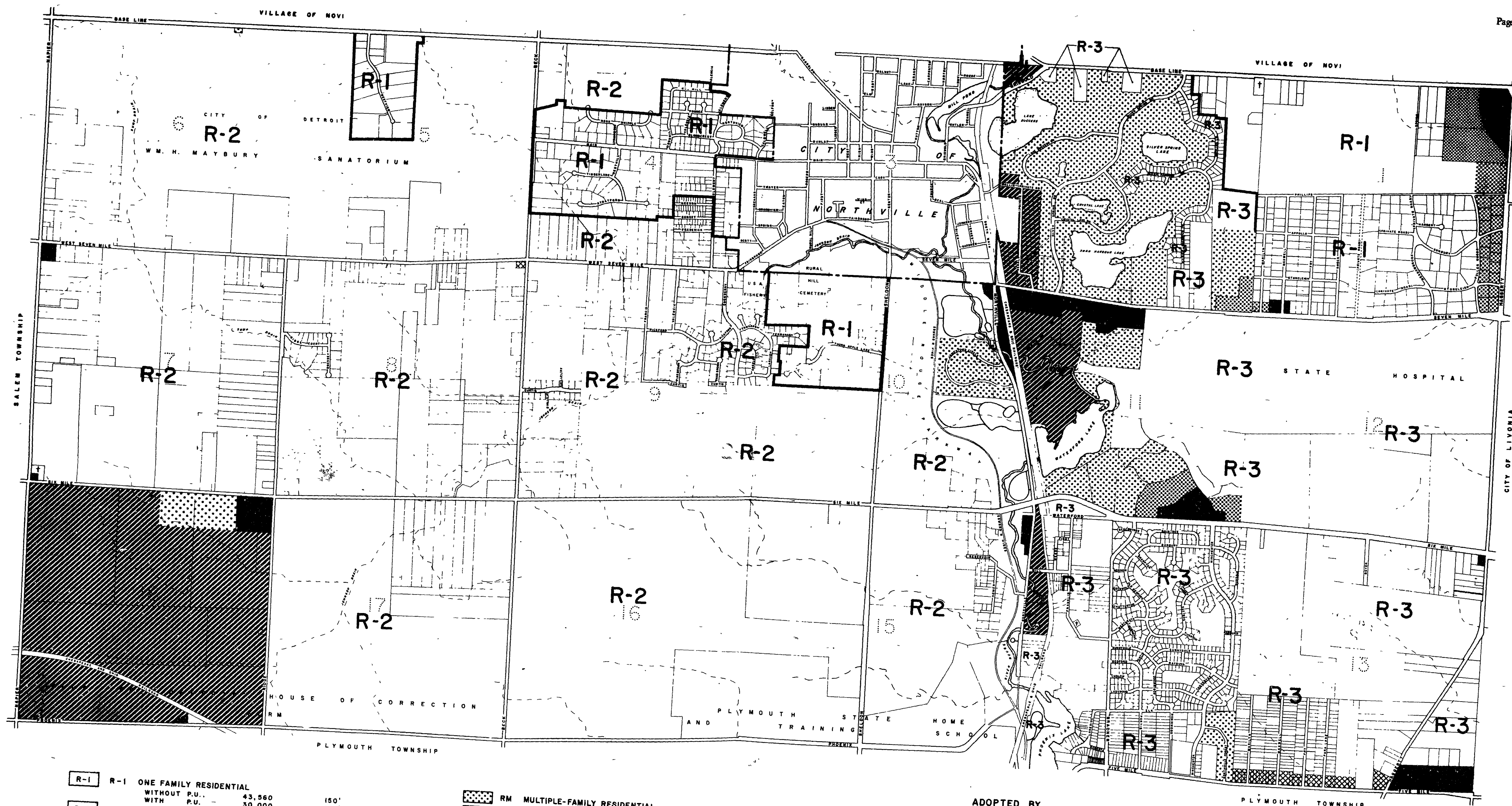
Any person owning or controlling land zoned R 1, R-2, R-3 or RM-1 may make application to the Township Board for consideration of a Planned Neighborhood Development. The applicant shall be required to submit the following materials to the Township:

- (1) Submittal of Proposed PND Plan. A presentation shall be made of the following.
- (a) A boundary survey and computation of the area proposed for development of the exact acreage being requested, prepared and certified by a registered land surveyor or civil engineer (scale: 1" = 200').
 - (b) A topography map drawn with a contour interval not greater than two (2) feet. This map shall indicate all major stands of trees, bodies of water and unbuildable area due to soil conditions, wet lands, topography or similar conditions (scale: 1" = 200').
 - (c) A current aerial photograph of the area shall be provided (scale: 1" = 200').
 - (d) A preliminary plan for the entire PND area carried out in such detail as to indicate the functional uses and dwelling unit types being requested; the proposed population densities; a major thorofare and traffic circulation plan; the public utility plan; sites being reserved for churches, schools, service activities, playgrounds, recreation areas, parking areas, and other open spaces and areas to be used for the public or by residents of the Planned Neighborhood Development (scale: 1" = 200').
 - (e) An indication of the contemplated storm water and sanitary utility plan, and a preliminary topographic map indicating how the land area is to be shaped.
 - (f) A written statement explaining in detail the full intent of the sponsor, indicating the type of dwelling units contemplated, resultant population, expected number of elementary school children, and providing supporting documentation such as, but not limited to: soil surveys, market studies, supporting land use requests, and the intended scheduling of the development.

- (2) Planning Commission Review of Proposed PND Plan.

Upon receipt of an application, the Township Board shall refer such request to the Planning Commission for its review and recommendation. In its review, the Planning Commission shall consider the following.

- (a) All applicable provisions of this Section and this Ordinance have been met. Insofar as any provision of this Section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this Section shall apply to the lands embraced within a Planned Neighborhood Development area.
- (b) Adequate areas have been provided for all utilities, schools, walkways, playgrounds, recreational areas, parking areas and other open spaces and areas to be used by the public or by residents of the community.
- (c) There is or will be at the time of development an adequate means of disposing of sanitary sewage and of supplying the development with water and that the road system and storm water drainage system is adequate.
- (d) The plan provides for an efficient, aesthetic and desirable use of the open areas and the plan is in keeping with the physical character of the Township and the area surrounding the development.



R-1	R-1	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	43,560	150'
		WITH P.U.	30,000	120'
R-2	R-2	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	43,560	120'
		WITH P.U.	16,000	110'
R-3	R-3	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	43,560	110'
		WITH P.U.	10,200	85'

RM	MULTIPLE-FAMILY RESIDENTIAL
B-1	LOCAL BUSINESS
B-2	GENERAL BUSINESS
B-3	REGIONAL BUSINESS
OS-1	OFFICE SERVICE
R-D	RESEARCH & DEVELOPMENT
I-1	INDUSTRIAL
P-1	VEHICULAR PARKING

ADOPTED BY
NORTHVILLE TOWNSHIP BOARD
SUPERVISOR _____
CLERK _____
DATE: _____

ZONING DISTRICT MAP NORTHVILLE TOWNSHIP MICHIGAN

DECEMBER 16, 1973

vilcon - leman & assoc. inc.
planning consultants

- (e) The applicant has made provision to assure that those areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose. The Commission may require that conveyances or other documents be placed in escrow to accomplish this.
- (f) Provisions, satisfactory to the Commission, have been made to provide for the financing of any improvements shown on the plan for open space areas and common use areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the Commission
- (g) The cost of installing all streets and the necessary utilities has been assured by a means satisfactory to the Commission.
- (h) Upon finding that the conditions outlined above (e. 2. a. through g.) have been satisfactorily met, the Planning Commission shall hold a public hearing to hear and consider objections to the Planned Neighborhood Development proposal.
- (i) Following said public hearing, the Planning Commission shall forward its report and recommendation to the Township Board.

(3) Approval of Planned Neighborhood Development.

- (a) Upon receipt of the report and recommendation of the Planning Commission, the Township Board shall, by resolution, either approve or disapprove of the plan. Approval shall be granted only upon the Board determining that all provisions of this Ordinance have been complied with and that the proposed development will not adversely affect the public health, welfare and safety.
- (b) Once an area has been included within a plan for Planned Neighborhood Development and such plan has been approved by the Township Board, no development may take place in such area nor may any use thereof be made except in accordance with the plan approved or in accordance with a Township Board approved amendment thereto.

(4) Submission of Final Plats and Site Plans to Township Board:

- (a) Within a period of two (2) years following approval by the Township Board, final site plan and plats for the entire area embraced within the area approved for development under this Section by the Township Board must be submitted and approved. If final site plan and plats are not submitted and approved during this two (2) year period, the right to develop under the approved plan shall terminate and a new application must then be filed and processed as provided in Sections 13.4; e. (1) through 13.4, e. (3) hereof.
- (b) Before any building permits shall be issued for buildings and structures within the area of Planned Neighborhood Development, a final plan shall be submitted to the Township Board for review and recommendation by the Planning Commission of the following
 - 1. A detailed site plan, fully dimensioned, showing a fully scaled plan view of all buildings, all public road rights-of-way and private streets, areas within each zone district and the proposed ultimate density thereof, parking areas, utilities, churches, schools and areas to be set aside for the use of the public or by residents within the development (scale 1" = 50').
 - 2. The proposed topography (contour interval not greater than two (2) feet) shall be superimposed on all site plans (scale. 1" = 50').
 - 3. Floor plans typical of all residential buildings except detached single-family, shall be submitted and the site plan shall indicate which floor plan is applicable to each such building.
 - 4. Each final plat or site plan submitted within the Planned Neighborhood Development shall, either individually or in combination with previously approved contiguous project areas, meet the standards of this Section as to density, open space requirements and housing mixture requirements.

(5) Approval of Final Plats and Site Plans by Township Board

- (a) Review and approval of site plans shall comply with Section 14.25 Site Plan Review of this Ordinance as well as this Article except as modified in the Approved Plan. Review and approval of plats shall comply with the State Subdivision Control Act, being Act 288 of the Public Acts of 1967 and the Subdivision Regulations Ordinance of the Township in addition to the requirements of this Article.
- (b) Approval of each project area shall be effective for a period of three (3) years. If development is not completed in this period, further submittals under this PND option shall cease until the project in

question is completed or cause can be shown for not completing same. In reviewing and approving the final plans, the following conditions shall be set forth

- 1. Approval shall only be granted by the Township Board after review and recommendation by the Planning Commission. Public hearings shall not be required, but may be held.
- 2. A dedication of all public roads shall be made so as to cause continuity of public access between any adjacent major thoroughfares and to effectuate ingress and egress to all areas of the development within the plan.
- 3. Before approving any final plan, the Board shall determine.
 - a. that all areas shown upon the comprehensive plan for the entire Planned Neighborhood Development area for use by the public or the residents of lands within the Planned Neighborhood Development area have been irrevocably committed to such uses by dedication, restrictive covenants, contract or in some other manner satisfactory to the Township Board as recommended as to form and content by the Township Attorney.
 - b. that the final plan is in general conformity with the original plan previously approved.
- 4. Provisions, satisfactory to the Township Board, have been made to provide for the financing of any improvements shown on the plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured by a means satisfactory to the Township Board.
- 5. Proceeding with a Planned Neighborhood Development shall only be permitted if it is mutually agreeable to the Township Board and the developer or sponsor.

(6) Fees.

Fees for review of PND plans shall be established by resolution of the Township Board.

SEC. 13.5 ONE-FAMILY CLUSTERING OPTION:

The intent of this Section is to permit the development of one-family residential patterns which, through design innovation, will introduce flexibility so as to provide for the sound physical handling of site plans in situations where the normal subdivision approach would otherwise be restrictive. To accomplish this, the following modifications to the One-Family Residential standards as outlined in the "SCHEDULE OF REGULATIONS" shall be permitted subject to the conditions herein imposed

- 1. In all One-Family Residential Districts, one-family clustering shall be permitted in those areas having the following characteristics
 - a. An area generally parallel to, and not to exceed three hundred and sixty (360) feet in depth, on those unsubdivided parcels of land having frontage on a major thoroughfare of at least one hundred and twenty (120) feet and being so located as to provide transition between said major thoroughfare and adjacent one-family development. The density may equal 3.2 dwelling units per acre (including all residential roads).
 - b. An area generally parallel to, and not to exceed three hundred and sixty (360) feet, on those unsubdivided parcels situated between a developed governmental institutional facility, except governmental recreation areas, and a nonresidential district and an abutting One-Family Residential District. In the measuring of the three hundred sixty (360) feet, the edges of the nonresidential district shall be used as a base line from which a perpendicular three hundred sixty (360) feet is dimensioned. The density may equal 3.2 dwelling units per acre (including all streets and roadways).
- (1) In the instance of subsection a. and b. above of this Section 13.5, the depth shall be increased beyond the three hundred sixty (360) feet at the request of the sponsor, when the following conditions exist:
 - (a) The total site, including the three hundred and sixty (360) feet of depth, shall not exceed ten (10) acres in area.
 - (b) The site shall have its principal points of ingress and egress from a major thoroughfare.
 - (c) The site can be so developed as to cause exterior yards of a cluster development to be related to the rear yards of one-family developments.
- 2. The minimum floor area for all units constructed on any portion of the site under this option shall be at least equal to the minimum floor area required for the One-Family Residential District in which the cluster is to be constructed.

3. Under this Section 13.5, the attaching of one-family homes shall be permitted when said homes are attached through a common party wall which does not have over thirty (30) percent of its area in common with an abutting dwelling wall; by means of an architectural wall detail which does not form interior room space; or through a common party wall in only the garage portion of adjacent structures, there being no common party wall relationship permitted through any other portion of the residential unit. The maximum number of units attached in the above described manner shall not exceed four (4) in a cluster.
4. Yard requirements shall be provided as follows:
 - a. 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 thirty (30) feet, measured between the nearest point of the two groupings.
 - b. All such clusters shall be so situated as to have one side of the grouping abutting onto a common open space.
 - c. That side of a cluster adjacent to a private service drive or private lane shall not be nearer to said drive or lane than ten (10) feet with the garage portion of the structure and not nearer than twenty (20) feet with the living portion of the structure.
 - d. That side of cluster adjacent to a dedicated street shall not be nearer to said street than thirty (30) feet, except that on lands immediately adjacent to an interior dedicated street which is part of the comprehensive site plan submitted under this Section and having slopes in excess of fifteen (15) percent, for each one (1) percent over fifteen (15) the front yard may be reduced by five (5) feet, and in no instance shall a structure be closer to the road right-of-way line than ten (10) feet.
 - e. This nature of cluster, when abutting a front yard of an existing recorded subdivision, which is not a part of the comprehensive site plan submitted under this Section, shall cause all dwelling units facing such subdivision to relate through its front or entrance facade and shall treat said side of the cluster as a front yard.
 - f. No building shall be located closer than thirty (30) feet to the outer perimeter (property line) of the site.
5. The maximum height of buildings shall be twenty-five (25) feet provided that the height of any individual dwelling unit in a cluster on a slope in excess of fifteen (15) percent, when the unit is constructed on stilts, shall not compute the first ten (10) feet of height in the stilts. Application of the definition of "Building Height" shall apply over and above this ten (10) feet of stilt height.
6. In reviewing the plans and approving the application of this Section to a particular site, the Planning Commission shall require the following:
 - 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 a required side or rear yard. The Planning Commission shall find that the slopes on said berms are gentle enough as not to erode when planted in grass; and they shall review the design of the berm as it relates to street intersections, finding that the horizontal view of on-coming traffic is not obscured.
 - b. Street ingress and egress shall be directly onto a major thoroughfare, and shall not be permitted through adjacent subdivision streets unless the Planning Commission shall find such major thoroughfare access impassable or impractical due to physical or traffic safety conditions.
7. In submitting a proposed layout under this Section, the sponsor of the development shall include, along with the site plan, typical building elevations and floor plans, topography drawn at two (2) foot contour intervals, main floor grade elevations relative to the existing topography, all computation relative to acreage and density, details relative to the proposed berm, and any other details which will assist in reviewing the proposed plan.
8. Approval of a site plan under this Section shall be effective for a period of three (3) years. Development not then entirely completed in this period shall be considered as abandoned and authorization shall expire requiring that any proposed development thereafter shall be reviewed and approved by the Planning Commission. Any proposed change in site plan or building plans, after approval is had, shall require review and approval by the Planning Commission prior to effecting said change.
9. Further, the Planning Commission shall review site plans in accordance with the requirements set forth in Section 14.25, Site Plan Review, so long as such review is consistent with the provisions of this Section 13.5.

ARTICLE XIV – GENERAL PROVISIONS

SEC. 14.1 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, then 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 law or ordinance shall govern.

SEC. 14.2 SCOPE:

No building or structure, or part thereof, shall hereafter be erected, constructed, renovated, 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 in conformity with the provisions of this Ordinance.

SEC. 14.3 NONCONFORMING USES, GENERAL PROVISIONS:

Within the districts established by this Ordinance or amendments that may later be adopted there exists lots, structures, and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendment, it is the intent of this Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, and not be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises, of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved.

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

SEC. 14.4 NONCONFORMING LOTS:

Yard requirement variances shall be obtained through approval of the Board of Appeals.

SEC. 14.5 NONCONFORMING USES OF LAND:

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

1. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance;
3. If such nonconforming use of land ceases for any reason for a period of more than sixty (60) days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

SEC. 14.6 NONCONFORMING STRUCTURES:

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance such structure may be continued so long as it remains otherwise lawful, subject to the following conditions:

1. No such structure may be enlarged or altered in a way which increases its nonconformity;
2. Should such structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the 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 for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

SEC. 14.7 NONCONFORMING USES OF STRUCTURES AND LAND:

If a lawful use of a structure, or of structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may continue so long as it remains otherwise lawful, subject to the following provisions.

1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or

structurally altered except in changing the use of such structure to a use permitted in the district in which it is located;

- Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building;
- In any "B" or "I" District, if no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use of the same or more restricted classification provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent of this Section. Where a nonconforming use of a structure, land, or structure and land in combination, is hereafter changed to a more restrictive classification, it shall not thereafter be changed to a less restrictive classification,
- Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed;
- When a nonconforming use of a structure, or structure and premises in combination, is discontinued or ceases to exist for six (6) consecutive months or for eighteen (18) months during any three year period, the structure and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision,
- Where nonconforming use status applies to a structure and premise in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
- Where nonconforming use status applies to a mobile home or trailer coach presently established outside a licensed mobile home park, said nonconforming use status shall be extinguished and eliminated if said mobile home or trailer coach is moved to a different location upon the lot where it presently exists or to a different lot other than a licensed mobile home park or if said mobile home or trailer coach is replaced in whole or in part by another mobile home or trailer coach.

SEC. 14.8 REPAIRS AND MAINTENANCE:

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the market value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased, and provided that the use shall not be changed except to place the use in conformity with the district regulations.

Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

SEC. 14.9 FEES SUBJECT TO SPECIAL APPROVAL:

Any existing use which would be permissible under the special approval requirements of this Ordinance within the district in which it is located shall not be deemed a nonconforming use - even though all required conditions under this ordinance may not be met - but shall, without further action, be deemed a conforming use in such district.

SEC. 14.10 CHANGE OF TENANCY OR OWNERSHIP:

There may be a change of tenancy, ownership or management of any existing nonconforming uses of land, structures and premises provided there is no change in the nature or character of such nonconforming uses.

SEC. 14.11 ACCESSORY BUILDINGS:

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations

- Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to all regulations in this Ordinance applicable to main buildings.
- Accessory buildings shall not be erected in any required yard, except a rear yard.
- An accessory building may occupy not more than twenty five (25) percent of a required rear yard, plus twenty (20) percent of any nonrequired rear yard.
- No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line. In no instance shall an accessory structure be located within a dedicated easement

No detached accessory building in an R 1, R 2, R 3, RM 1, OS 1, or B-1 District shall exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be constructed to equal the permitted height of structures in said Districts, subject to Board of Appeals review and approval.

- When an accessory building is located on a corner lot, the side lot line of which is substantially 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. When an accessory building is located on a corner lot the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said building shall not project beyond the side yard line of the lot in the rear of such corner lot.
- When an accessory building, in any Residence, Business, or Office District is intended for other than the storage of motor vehicles or lawn and garden tools and equipment, the accessory building shall be subject to the approval of the Board of Appeals.

SEC. 14.12 OFF-STREET PARKING REQUIREMENTS:

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off street parking space with adequate access to all spaces. The number of off street parking spaces, in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

- Off street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off street parking lot. Ownership shall be shown on all lots or parcels intended for use as parking by the applicant.
- Residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of Section 14.11, Accessory Buildings of this Ordinance.
- Any area designated as required off street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere.
- Off street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- Two or more buildings or uses may collectively provide the required off street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- In the instance of dual function of off street parking spaces where operating hours of the buildings do not overlap, the Board of Appeals may grant an exception.
- The storage of merchandise, motor vehicles for sale, trucks, or repair vehicles is prohibited.
- For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Board of Appeals considers is similar in type.
- When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.
- For the purpose of computing the number of parking spaces required, the definition of Usable Floor Area in ARTICLE II, DEFINITIONS, Section 2.2 (Subsection 30) shall govern.
- The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
(1) RESIDENTIAL	
Residential, One-Family and Two-Family (attached & detached)	Two (2) for each dwelling unit.
Residential, Multiple-Family	Two (2) for each dwelling unit.
Housing for the elderly	One (1) for each two (2) units, and one (1) for each employee. Should units revert to general occupancy; then, two (2) spaces per unit shall be provided.
Trailer Court (Mobile Home Park)	Two (2) for each trailer site and one (1) for each employee of the trailer court.
(2) INSTITUTIONAL	
Churches or temples	One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.

Hospitals	One (1) for each two (2) beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each four (4) employees including nurses.
Home for the aged and convalescent homes	One (1) for each two (2) beds, and one (1) for each employee.
Elementary and junior high schools	One (1) for each one (1) teacher, employee or administrator.
Senior high schools	One (1) space for one (1) teacher, employee, or administrator and one (1) for each ten (10) students.
Private club or lodge halls	One (1) space for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes.
Private golf clubs, swimming pool clubs, tennis clubs, or other similar uses	One (1) space for each two (2) member families or individuals.
Golf courses open to general public, except miniature or "par-3" courses	Six (6) spaces for each one (1) golf hole and one (1) for each one (1) employee.
Fraternity or sorority	One (1) space for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.
Stadium, sports arena, or similar place of outdoor assembly	One (1) space for each three (3) seats or six (6) feet of benches.
Theaters and auditoriums	One (1) space for each three (3) seats plus one (1) for each two (2) employees.

(3) BUSINESS AND COMMERCIAL

Planned commercial or shopping center located in any "B" District.	One (1) space for each one hundred (100) square feet of usable floor area.
Auto wash	One (1) space for each one (1) employee. In addition, adequate waiting space for autos shall be provided on the premises.
Beauty parlor or barber shop	Two (2) spaces for each beauty or barber shop chair.
Bowling alleys	Five (5) spaces for each one (1) bowling lane.
Dance halls, pool or billiard parlors, roller or skating rinks, exhibition halls, and assembly halls without fixed seats.	One (1) space for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes.
Establishments for sale and consumption on the premises, of beverages, food or refreshments	One (1) space for each one hundred (100) square feet of usable floor area.
Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair or other similar uses.	One (1) space 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.)
Automobile service stations	Two (2) spaces for each lubrication stall, rack, or pit, and one (1) for each gasoline pump.
Laundromats and coin operated dry cleaners.	One (1) space for each (2) machines.
Miniature or "Par 3" golf courses	Three (3) spaces for each one (1) hole plus one (1) for each one (1) employee.
Mortuary establishment	One (1) space for each fifty (50) square feet of usable floor space in slumber rooms, parlors, or individual funeral service rooms.
Motel, hotel, or other commercial lodging establishments	One (1) space for each one (1) occupancy unit plus one (1) for each one (1) employee
Motor vehicle sales and service establishments	One (1) space for each two hundred (200) square feet of usable floor space of sales room and one (1) for each one (1) auto service stall in the service room.
Retail stores except as otherwise specified herein	One (1) space for each one hundred and fifty (150) square feet of usable floor space.

(4) OFFICES

Banks	One (1) space for each hundred (100) square feet of usable floor space, including employee work space.
Business offices or professional offices except as indicated in the following item	One (1) space for each three hundred (300) square feet of usable floor space.
Professional offices of doctors, dentists or similar professions	One (1) space for each one hundred (100) square feet of usable floor space in waiting rooms, and (1) for each examining room, dental chair, or similar use area.

(5) INDUSTRIAL

Industrial or research establishments	Five (5) spaces plus one (1) space for every one and one half (1½) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction.
Wholesale establishments	Five (5) spaces plus one (1) space for every one (1) employee in the largest working shift, or one (1) space for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.

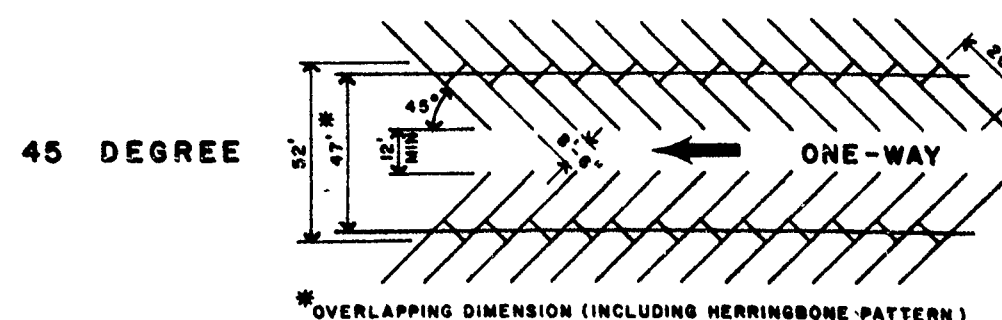
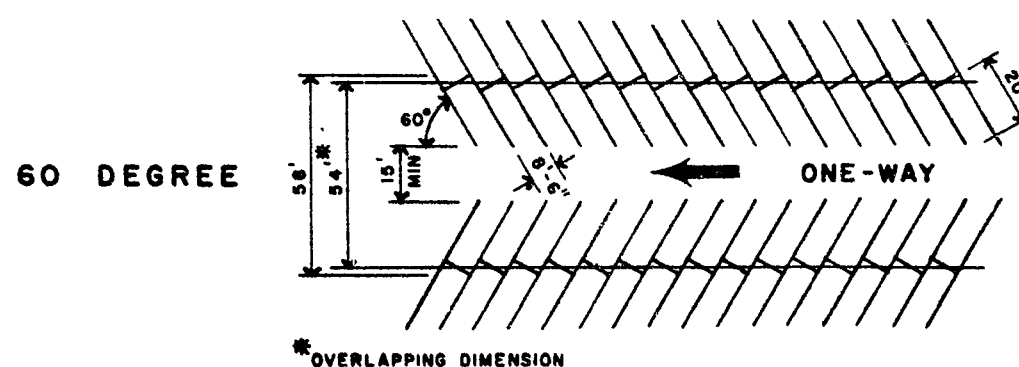
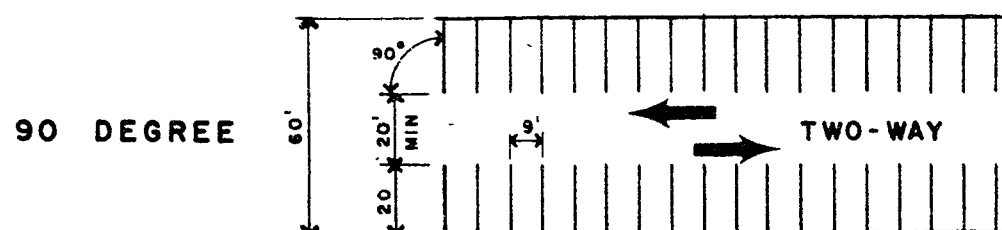
SEC. 14.13 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Wherever the off-street parking requirement in Section 14.12 above requires the building of an off-street parking facility, or where P-1 Vehicular Parking Districts are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- No parking lot shall be constructed unless and until a permit therefor is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Building Inspector and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.
- Plans for the layout of off street parking facilities shall be in accord with the following minimum requirements.

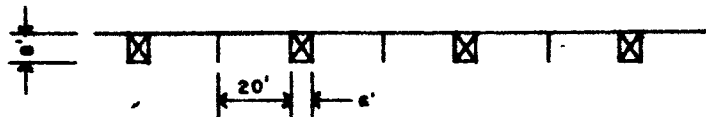
Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width Of One Tier Of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane
0°(parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	8 ft. 6 in.	20 ft.	32 ft.	52 ft.
54° to 74°	15 ft.	8 ft. 6 in.	20 ft.	36 ft. 6 in.	58 ft.
75° to 90°	20 ft.	9 ft.	20 ft.	40 ft.	60 ft.

PARKING LAYOUTS



PARKING LAYOUTS

PARALLEL



3. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

4. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

Ingress and egress to a parking lot in an area zoned for other than single-family residential use shall not be across land zoned for single family residential uses.

5. All maneuvering lane widths shall permit one way traffic movement, except that the 90° pattern may permit two-way movement.
6. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least twenty (20) feet distant from any adjacent property located in any single family residential district.
7. The off-street parking area shall be provided with a continuous and obscuring masonry wall not less than four feet six inches (4'-6") in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district and shall be subject further to the requirements of Section 14.22, Walls, ARTICLE XIV, "GENERAL PROVISIONS."

When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.

8. The entire parking area, including parking spaces and maneuvering lanes, required under this Section, shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the resolution of the Township Board. The parking area shall be surfaced within one (1) year of the date the permit is issued. Time extensions due to earth settlement problems may be approved by the Board of Appeals.

Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.

9. All lighting used to illuminate any off street parking area shall be so installed as to be confined within and directed onto the parking area only.
10. In all cases where a wall extends to an alley which is a means of ingress or egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
11. The Board of Appeals, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by the compliance with the requirements of this section.

SEC. 14.14 OFF-STREET LOADING AND UNLOADING:

On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading, and unloading in order to avoid undue interference with public use of dedicated rights of way. Such space shall be provided as follows

1. All spaces shall be provided as required in ARTICLE XIII Section 13.1, "SCHEDULE OF REGULATIONS," note "h," after minimum rear yards, except as hereinafter provided for "M" Districts.
2. All spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable and dustless surface. All spaces in "M" Districts shall be provided in the following ratio of spaces to floor area.

GROSS FLOOR AREA (IN SQUARE FEET)

0 - 1,400

1,401 - 20,000

20,001 - 100,000

100,001 and over

LOADING AND UNLOADING SPACE REQUIRED IN TERMS OF SQUARE FEET OF USABLE FLOOR AREA

None

One (1) space.

One (1) space plus one (1) space for each 20,000 square feet in excess of 20,001 square feet.

Five (5) spaces.

3. All loading and unloading in the I-1 Industrial District and the RD Research and Development District shall be provided as a totally off-street facility in the rear yard, or in an interior side yard, but shall in no instance be permitted in the required minimum front yard.

SEC. 14.15 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT:

The uses hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification. They shall be permitted by the Planning Commission under the conditions specified, and after public hearing. (Reference to those uses falling specifically within the intent of this section is as follows)

1. Outdoor Theaters

Outdoor theaters may be permitted within "I-1" Districts and only when the site in question is surrounded by an "I-1" District. Outdoor theaters shall further be subject to the following conditions

- a. The proposed internal design shall receive approval from the Building Inspector and the Township Engineer as to the adequacy of drainage, lighting, screening and other technical aspects.
- b. Outdoor theaters shall abut directly upon a major thoroughfare of not less than one hundred twenty (120) feet of right of way.
- c. Points of ingress and egress shall be available to the outdoor theater only from abutting major thoroughfares of not less than one hundred and twenty (120) feet of right of way width and shall not be available from any residential street.
- d. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space.
- e. The area shall be laid out so as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.
- f. The proposed outdoor theater shall be subject further to the review and approval of the Township Board.

2. Commercial Television and Radio Towers and Public Utility Micro-waves, and Public Utility T.V. Transmitting Towers

Radio and television towers, public utility microwave and public utility T.V. transmitting towers, and their attendant facilities may be permitted in "I-1" Districts and only when the site in question is surrounded by an "I-1" District, subject further to the following conditions.

- a. 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.
- b. The proposed site plan shall receive approval from the Township Engineer as to adequacy of drainage, lighting, general safety, and other technical aspects.
- c. The proposed use shall be subject further to the review and approval of the Township Board.

3. Mobile Home Parks (Trailer Courts)

Mobile home parks possess site development characteristics similar to the multiple family residential development. They are, in this Ordinance, used to provide for transition between nonresidential development and multiple family residential districts. Mobile home parks may, therefore, be permitted within the I-1 and RM-1 Districts subject to the following conditions

a. Locational Requirements in I-1 Districts

Parcels being proposed for mobile home parks in the I-1 Districts shall not be surrounded on more than three (3) sides by the I-1 Districts, provided further than the mobile home site shall have one (1) entire side abutting an RM-1 Multiple-Family District.

When located in the I-1 District the Mobile Home Park shall not abut one-family residential districts.

b. Locational Requirements in RM-1 Districts

Parcels being proposed for mobile home parks in RM-1 Districts may be permitted when said mobile home park affords a buffer between the remainder of the multiple-family residential district and railroads and/or existing quarries which are not less than forty (40) acres in area.

When located in the RM-1 District the Mobile Home Park shall not abut one family residential districts.

Mobile home parks shall not, therefore, be permitted as a principle use in any

RM 1 District which does not directly abut either a railroad and/or an existing quarry of not less than forty (40) acres in area.

c. General Locational Requirements

Mobile home parks proposed in either the I 1 or RM 1 relationships above described in (1) and (2) shall meet the following conditions

- (1) In an RM 1 location the mobile home park shall not be any nearer to the outer limits of the RM 1 District or any public thoroughfare than four hundred fifty (450) feet. Outer limits as used here shall not include the edge along a railroad and/or quarry side.
- (2) In those instances wherein the worked quarry does not physically coincide with the limits of the property being proposed for mobile home park development the Board of Appeals shall determine whether or not the quarry is abutting. This determination shall be based on the physical effects of the nearness of the actual working quarry operation.
- (3) All mobile home parks shall provide a twelve (12) foot greenbelt between itself and any I 1 District and/or quarry and the remainder of the RM-1 District. Said greenbelt shall be backed by a six (6) foot chain link type fence. The greenbelt shall provide a continuous year round obscuring screen. A five (5) foot masonry wall may be substituted for the twelve (12) foot greenbelt and chain link type fence with the approval of the Township Board.
- (4) Access from the mobile home park to the nearest major thoroughfare shall be by means of a public right-of way of not less than sixty (60) feet in width. No access shall be permitted through a One Family Residential District.

- d. An open area shall be provided on each trailer coach lot, to insure privacy, adequate natural light and ventilation to each trailer and to provide sufficient area for outdoor uses essential to the trailer coach. All lots shall contain minimum area of at least six thousand (6 000) square feet. All such trailer lot areas shall be computed exclusive of service drives, facilities and recreation space. The Planning Commission may permit the developer to vary his lot sizes so as to average the minimum size of lot per mobile home. In meeting the average minimum lot size, the mobile home park shall be so designed as not to create lots having an area greater than ten (10) percent below the six thousand (6,000) square foot requirement as set forth in Section 14.15 3. d. The varying of lot size shall not create an attendant increase in the number of lots that could be achieved under the six thousand (6,000) square foot lot requirement. For every fifty (50) lots or mobile home units there shall be provided at least one (1) acre in recreation space dedicated to the common use of the mobile home park development. This space shall be used for park and recreation space only.
- e. The sum of the side yards at the entry side and non-entry side of a trailer coach stand shall be not less than twenty (20) feet; provided, however, there shall be a side yard of not less than fifteen (15) feet at the entry side of the trailer coach stand and a side yard of not less than five (5) feet at the non-entry side of the trailer coach stand. There shall be a rear yard of not less than five (5) feet at the rear end of the stand and a front yard of not less than ten (10) feet at the front end of the trailer coach stand. For irregularly shaped side yards, the sum is determined as the sum of the average width of each side yard, provided that the required minimums above are maintained at all points in the side yard.
- f. No trailer coach shall be located closer than fifty (50) feet to the right-of-way line of a public thorofare, or twenty (20) feet to the trailer court property line.
- g. The trailer court shall have access only to a major thorofare of not less than one hundred and twenty (120) feet, right-of-way, it being the intent that access shall not be provided by means of residential subdivision streets.
- h. Prior to public hearings on the proposed trailer court, notification shall be given by registered mail, return receipt requested at least seven (7) days prior to the date of the hearing, of the proposal for said trailer court and the date, time and place of public hearing to all owners of record within one thousand (1,000) feet of the proposed trailer court. The fees to be charged for the noted shall be set by resolution of the Township Board.
- i. All trailer court developments shall further comply with Act 243 of Public Acts of the State of Michigan, 1959, as amended and any codes or ordinances of the Township of Northville.
- j. The parking of a trailer coach not owned by a resident of the Township for periods exceeding twenty-four (24) hours on lands not approved for trailer courts shall be prohibited, except that the Building Inspector may extend temporary permits allowing the parking of such a trailer coach in a rear yard on private property, not to exceed a period of two (2) weeks. All trailer coaches owned by residents of the Township and stored on their individual lots shall be allowed for periods exceeding twenty-four (24) hours with no permit required, and shall be stored only within the confines of the rear yard and shall further respect the requirements applicable to Accessory Buildings, Section 14.11; insofar as distances from principal structures, lot lines, and easements are concerned. For the purpose of this Ordinance the area occupied by the stored trailer shall be computed as lot coverage, and shall not exceed the maximum coverage permitted

under Section 13.1, ARTICLE XIII, "SCHEDULE OF REGULATIONS." All trailer coaches parked or stored on lands not approved for trailer courts shall not be connected to sanitary facilities and shall not be occupied.

- k. No building or structure hereafter erected or altered in a trailer court shall exceed one story or fourteen (14) feet.
- l. Following the public hearing by the Planning Commission and consideration of the requirements of Sec. 14.15 (3) and Sec- 14.25 applicable to the proposed trailer court, the Planning Commission shall make such recommendation as it deems reasonable to the Township Board. The proposed trailer court shall be subject thereafter to the review and approval or disapproval of the Township Board.

4. Airports and Related Uses

Airports, landing fields and platforms, hangars, masts and other facilities for the operation of aircraft, may be permitted in I-1 Industrial Districts, and shall be subject to the following conditions.

- a. The plans for such facility shall be given approval by the Federal Aviation Agency prior to submittal to the Northville Township Planning Commission for their review and action.
- b. That the standards for determining obstructions to air navigation as announced in the FAA Technical Order N-18, April 26, 1950 (as amended July 30, 1952) and any other amendments thereto be complied with. This standard shall be applied by the class of airport as determined by the FAA; and
- c. The area of the "clear zone" (see FAA definition) shall be provided for within the land area under airport ownership.

5. Kennels

Permit the raising of any fur bearing animal or commercial kennels on a farm of five (5) acres or more in size and the pens or cages be located not less than one hundred (100) feet from any front, side, or rear property line, and further provided that such use shall not be injurious to the surrounding neighborhood.

SEC. 14.16 PERFORMANCE STANDARDS:

No use otherwise allowed shall be permitted within any use district which does not conform to the following standards of use, occupancy, and operation, which standards are hereby established as the minimum requirements to be maintained within said area:

1. Smoke

It shall be unlawful for any person, firm or corporation to permit the emission of any smoke from any source whatever to a density greater than that density described as No. 1 of the Ringlemann Chart, provided that the following exceptions shall be permitted: smoke, the shade or appearance of which is equal to but not darker than No. 2 of the Ringlemann Chart for a period or periods, aggregating four (4) minutes in any thirty (30) minutes.

Method of Measurement For the purpose of grading the density of smoke, the Ringlemann Chart, as now published and used by the United States Bureau of Mines, which is hereby made a part of this Ordinance, shall be the standard. However, the Umbrascopes readings of smoke densities may be used when correlated with Ringlemann's Chart.

2. Dust, Dirt, and Fly Ash

No person, firm or corporation shall operate or cause to be operated, maintained or caused to be maintained, any process for any purpose, or furnace or combustion device for the burning of coal or other natural or synthetic fuels, without maintaining and operating, while using said process or furnace or combustion device, recognized and approved equipment, means, method, device or contrivance to reduce the quantity of gasborne or airborne solids or fumes emitted into the open air, which is operated in conjunction with said process, furnace, or combustion device so that the quantity of gasborne or airborne solids shall not exceed 0.20 grains per cubic foot of the carrying medium at the temperature of 500 degrees Fahrenheit.

Method of Measurement For the purpose of determining the adequacy of such device these conditions are to be conformed to when the percentage of excess air in the stack does not exceed fifty (50) percent at full load. The foregoing requirement shall be measured by the A.S.M.E. Test Code for dust separating apparatus. All other forms of dust, dirt and fly ash shall be completely eliminated insofar as escape or emission into the open air is concerned. The Building Inspector may require such additional data as is deemed necessary to show that adequate and approved provisions for the prevention and elimination of dust, dirt and fly ash have been made.

3. Odor

The emission of odors which are generally agreed to be obnoxious to any considerable number of persons, at their place of residence, shall be prohibited.

4. Gases

SO₂ gas, as measured at the property line shall not exceed an average of 0.3 p.p.m. over a twenty four (24) hour period, provided, however, that a maximum

concentration of 0.5 p.p.m. will be allowed for a one (1) hour period out of a twenty-four (24) hour period; H₂S shall not exceed 0.1 p.p.m., fluorine shall not exceed 0.1 p.p.m., nitrous fumes shall not exceed 5 p.p.m., CO shall not exceed 15 p.p.m.

5. Airborne Matter, General

In addition to 1. through 4. above, there shall not be discharged from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment or nuisance to the public or which endanger the comfort, repose, health or safety of persons or which cause injury or damage to business or property.

6. Glare and Radioactive Materials

Glare from any process (such as or similar to arc welding, or acetylene torch cutting) which emits harmful ultraviolet rays shall be performed in such a manner as not to be seen from any point beyond the property line, and as not to create a public nuisance or hazard along lot lines. Radioactive materials and wastes, and including electromagnetic radiation such as x ray machine operation, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards, when measured at the property line.

7. Noise

The emission of measurable noises from the premises shall not exceed sixty-five (65) decibels as measured at the boundary property lines, except that where normal street traffic noises exceed sixty-five (65) decibels during such periods, the measurable noise emitting from premises may equal, but not exceed, such traffic noises. Within 1-1 Districts sound levels not exceeding seventy (70) decibels may be permitted.

In addition, objectionable sounds of an intermittent nature, or characterized by high frequencies even if falling below the aforementioned decibel readings shall be controlled so as not to become a nuisance to adjacent uses.

8. Vibration

Machines or operations which cause vibration shall be permitted in Industrial Districts, but no operation shall cause a displacement exceeding .003 of one (1) inch as measured at the property line.

SEC. 14.17 PLANT MATERIALS:

Whenever in this Ordinance a greenbelt or planting is required, it shall be planted within six (6) months from the date of completion of the building or improvement, and shall thereafter be reasonably maintained with permanent plant materials to provide a screen to abutting properties. Suitable materials equal in characteristics to the plant materials listed with the spacing as required shall be provided. Final Certificate of Occupancy shall be withheld until planting has been installed and approved. A Temporary Certificate of Occupancy shall be issued in the interim.

1. Plant material spacing.

- a. Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
- b. Where plant materials are planted in two or more rows plantings shall be staggered in rows.
- c. Evergreen trees shall be planted not more than thirty (30) feet on centers.
- d. Narrow evergreens shall be planted not more than three (3) feet on centers.
- e. Deciduous trees shall be planted not more than thirty (30) feet on centers.
- f. Tree like shrubs shall be planted not more than ten (10) feet on centers.
- g. Large deciduous shrubs shall be planted not more than four (4) feet on centers.

2. Suggested plant materials

Minimum Size

- a. Evergreen trees **Five (5) feet in height**
 - Juniper
 - Hemlock
 - Fir
 - Pine
 - Spruce
 - Douglas-Fir
- b. Narrow Evergreens **Three (3) feet in height**
 - Column Hinoki Cypress
 - Blue Columnar Chinese Juniper
 - Pyramidal Red-Cedar
 - Swiss Stone Pine
 - Pyramidal White Pine
 - Irish Yew
 - Douglas Arbor-Vitae
 - Columnar Giant Arbor-Vitae

- c. Tree-like Shrubs **Four (4) feet in height**
 - Flowering Crabs
 - Russian Olives
 - Mountain Ash
 - Dogwood
 - Redbud
 - Rose of Sharon
 - Hornbeam
 - Hawthorn
 - Magnolia

- d. Large Deciduous Shrubs **Six (6) feet in height**
 - Honey suckle
 - Viburnum
 - Mock Orange
 - Forsythia
 - Lilac
 - Ninebark
 - Cotoneaster
 - Hazelnuts
 - Evonymus
 - Privet
 - Buckthorn
 - Sumac

- e. Large Deciduous Trees **Eight (8) feet in height**
 - Oaks
 - Hard Maples
 - Hackberry
 - Planetree (Sycamore)
 - Birch
 - Beech
 - Ginkgo
 - Honeylocust
 - Sweet-Gum
 - Hop Hornbeam
 - Linden

3. Trees not permitted

- a. Box Elder
- b. Soft Maples (Red-Silver)
- c. Elms
- d. Poplars
- e. Willows
- f. Horse Chestnut (nut bearing)
- g. Tree of Heaven
- h. Catalpa

SEC. 14.18 SIGNS:

The purpose of this section is to regulate outdoor advertising and outdoor signs of all types in all zoning districts. The regulation of outdoor advertising and all signs is further intended to enhance the physical appearance of the Township, preserve scenic and natural beauty of designated areas, make the Township a more enjoyable and pleasing community, and to create a more attractive economic and business climate. It is intended by the provisions of this Ordinance to reduce sign or advertising distractions reducing traffic accidents; to reduce hazards that may be caused by sign over-hanging or projecting over the public rights-of-way; and to avoid the "canceling out" effect of conflicting adjacent signs:

1. Definitions:

For the purpose of this section, the following terms defined herein shall be interpreted as follows

- a. **Sign:** Means the use of any words, numerals, figures, devices, designs or trademarks by which anything is made known such as are to show an individual firm, profession, business, product or message and are visible to the general public.
- b. **Accessory Sign:** Is a sign which pertains to the principal use of the premises.
- c. **Non-Accessory Sign:** Is a sign which does not pertain to the principal use of the premises.
- d. **Advertising Sign:** Shall be known as a non-accessory sign and shall relate to a business, use or service not carried on the premises upon which the sign is placed.
- e. **Billboard:** Means an advertising sign over twenty square feet in area, but does not include.
 - (1) A political sign.
 - (2) A time or weather sign.
 - (3) A vehicle advertising sign.
- f. **Bulletin Board or Announcement Sign:** Means a business sign of the following nature

- (1) Existing church services.
- (2) Stating religious activities.
- (3) A directory of offices or activities within a building or group of buildings.

- g. **Business Sign:** Shall be known as an accessory sign and shall relate to the business, activity or service conducted on the premises upon which the sign is placed.
- h. **Festoon Sign:** Means a business sign where incandescent light bulbs, banners or pennants or other such features are hung or strung overhead and are not an integral physical part of the building or structure they are intended to serve.

- i. **Flashing, Animated or Moving Signs:** Means a sign that intermittently reflects lights from either an artificial source or from the sun; or sign which has movement of any illumination such as intermittent, flashing, scintillating or varying intensity; or a sign that has any visible portions in motion, either constantly or at intervals, which motion may be caused either by artificial or natural sources.

- j. **Ground Sign:** Means a sign not attached to any building, and supported by uprights or braces or some object on the ground, and is a type of freestanding sign, not a pole sign.

- k. **Identification and Name Plate:** Means a business sign stating the name of a person, firm or name or description of a certain permitted use.

- l. **Maximum Size of Sign:** Means the total area of a sign included within the rectangle, triangle, or circle caused by encompassing the outer-most portions of the sign or around the outer most edges of a sign formed of letters or symbols only. An area so created shall include all solid surfaces as well as openings and shall include all sides serving as a sign surface.

- m. **Political Sign:** Means a sign relating to the election of a person to public office, or relating to a political party, or relating to a matter to be voted upon at an election called by a public body.

- n. **Projecting Sign:** Means a sign attached to a building or other structure and extending in whole or in part more than twelve (12) inches beyond the surface of the portion of the building line or extending over public property.

- o. **Pylon:** Means a type of pole sign with a clear space of not less than ten (10) feet between the bottom of the face of the sign and the grade.

- p. **Real Estate Development Sign:** Means a business sign placed on premises of a subdivision or other real estate development to indicate a proposed start or to inform relative to availability.

- q. **Real Estate Sign:** Means a business sign placed upon a property advertising that particular property for sale, or for rent, or for lease.

- r. **Temporary Sign (Without Permit Required):** Means a business sign with or without letters and numerals, such as window signs in business and industrial districts, of light weight cardboard, cloth, plastic or paper materials and intended to be displayed for special events, sales and notices. Temporary signs shall not be permanently fastened to any structure including posts with permanent footings. Such signs shall not exceed six square feet in area and shall not be intended to have a useful life of more than fourteen (14) days. Permits for the erection of this nature of sign shall not be required.

- s. **Temporary Sign (With Permit Required):** Means a business sign with or without letters and numerals such as land sale signs, subdivision openings, construction signs, seasonal events or public and semi-public functions as permitted in all use districts. Such signs shall be constructed of permanent weather resistant materials and shall be fastened to posts with permanent footings as opposed to attachment to a building. Such signs shall not exceed fifty (50) square feet. Permits for erection of this nature of sign shall be required.

- t. **Vehicle Business Sign:** Means a vehicle sign when the vehicle upon which the sign is painted or attached is parked or placed upon the owner's premises primarily for advertising purposes.

- u. **Wall Sign:** Means a sign painted on, erected or fastened against the wall or roof area of a building structure with the exposed face of the sign in a plane approximately parallel to the plan of such wall and not extending more than twelve (12) inches beyond the surface of the portion of the building wall or roof area on which painted, erected or fastened.

2. Number and Size of Sign

NOTES:

- (a) The maximum size of ground or pylon and wall sign used as an accessory business sign shall be regulated as follows

- (1) **Ground Sign:** The maximum size of all surfaces of the sign shall not exceed a total of seventy (70) feet and shall not be placed nearer than fifteen (15) feet to an adjacent existing or proposed street right of way line. Ground signs shall not exceed five (5) feet in height.
- (2) **Wall Sign:** The maximum size of the sign shall not exceed ten (10) percent of the total area of the front facade, including the area of all fenestration and in no instance shall the wall size exceed one hundred (100) square feet in area.

- (b) The maximum size of ground or pylon and wall signs used as an accessory business sign shall be regulated as follows

- (1) **Ground Sign:** The maximum size of all surfaces of the sign shall not exceed a total of seventy (70) feet and shall not be placed nearer than fifteen (15) feet to an adjacent existing or proposed street right of way line. Ground signs shall not exceed five (5) feet in height.

- (2) **Wall Sign:** The maximum size of the sign shall not exceed ten (10) percent of the total area of the front facade including the area of fenestration and in no instance shall the wall size exceed two hundred (200) square feet in area.

- (3) **Pylons:** The maximum size of all surfaces of the sign shall not exceed a total of one hundred twenty (120) feet and shall not be placed nearer than twenty five (25) feet to an adjacent existing or proposed street right of way line. In a shopping center developed as a comprehensive unit, only one pylon not to exceed three hundred (300) square feet shall be permitted and used to identify the overall center.

- (c) The maximum size of ground or pylon and wall signs used as an accessory business sign shall be regulated as follows

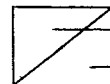
- (1) **Ground Sign:** The maximum size of all surfaces of the sign shall not exceed a total of seventy (70) feet and shall not be placed nearer than fifteen (15) feet to an adjacent existing or proposed street right of way line. Ground signs shall not exceed five (5) feet in height.
- (2) **Wall Sign:** The maximum size of the sign shall not exceed three (3) square feet.
- (3) **Pylons:** The maximum size of the sign shall not be in excess of one (1) square foot of sign area for each one thousand (1,000) square feet of land area and in no instance shall the size of the surface exceed one hundred fifty (150) square feet on each side. Pylons shall not exceed twenty (20) feet in height. Pylons shall not penetrate the minimum required setback.

- (d) In residential districts reference to bulletin boards and pylons shall be limited only to uses such as churches, schools, municipal uses and those uses permitted under Section 4.2 of the Zoning Ordinance.

Use District	R-1-R-3 One Family	RM-1 Multiple- Family	B-1 Local Business	B-2 General Business	B-3 Regional Business	OS-1 Office Building	RD Research & Development	I-1 Industrial 1
a. Non-Accessory Signs								
(1) Advertising Sign	0	0	0	0	0	0	0	0
(2) Billboard	0	0	0	0	0	0	0	250
(3) Political	0	0	0	16	16	16	16	250
b. Accessory Signs								
(1) Business Signs	0	0	(a)	(b)	(b)	(a)	(c)	(c)
(2) Bulletin Board	1 d(18)	1 d(18)	0	0	0	12	0	0
(3) Festoon Sign	0	0	0	0	0	0	0	0
(4) Flashing Sign	0	0	0	0	0	0	0	0
(5) Identification & Name Plate	1 2	1 2	1 6	1 6	1 6	1 6	1 6	1 6
(6) Political (on candidates residence)	0	0	0	0	0	0	0	0
(7) Real Estate	1 16	1 16	1 16	1 16	1 16	1 16	1 16	1 16
(8) Real Estate Development	1 60	1 60	1 60	1 60	1 60	1 60	1 60	1 60
(9) Temporary	0	0	1 50	1 50	1 50	0	1 50	1 50
(10) Vehicle Business Sign	0	0	1 10	1 20	0	0	0	0
c. Structure Types								
(1) Pylon	0(d)	0(d)	0	X	X	0	X	X
(2) Wall	0(d)	0(d)	X	X	X	X	X	X
(3) Ground	0(d)	0(d)	X	X	X	X	X	X

"0" — Indicates that no sign of type in left column is permitted

"X" — Indicates that the particular structure type is permitted in the district



Maximum number of signs (per building)

Maximum square feet area each sign (per building) and to include the total area of all surfaces

3. Required Conditions:

The following shall apply to all signs erected or located in any use district:

- a. In all districts, only one accessory sign per building shall be permitted however, in buildings having more than one (1) tenant, one (1) identification and name plate sign shall be permitted for each tenant. If a ground sign is used as the accessory business sign, one (1) identification sign carrying only the street number and name of business or profession occupying the premises may also be used. This surface of this sign shall not exceed twenty (20) square feet.
- b. No signs, except those established by the Township of Northville, the County of Wayne, State or Federal Governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
- c. All directional signs required for the purpose of orientation and direction when established by the Township of Northville, the County of Wayne, State or Federal Governments, shall be permitted in all use districts.
- d. Whenever a billboard is permitted, it shall be located at least the following minimum distance from another legal billboard on the same side of the street:
 - Along Freeways — 600 feet apart
 - Along Major Thorofares — 200 feet apart
- e. Signs mounted on a building shall not project more than twelve (12) inches horizontally beyond the wall of a building. Signs shall not be permitted to be painted directly on the wall of a building.
- f. Signs mounted on a building shall not project above the highest point used to measure the height of the building (see Zoning Ordinance).
- g. Pylon signs shall not exceed twenty (20) feet in height, and shall not be placed closer than one hundred (100) feet to any adjacent residential district.
- h. In all residential districts, the only signs permitted on a residential lot shall be a house number, an identification or name plate, not exceeding two (2) square feet in area, indicating name of occupant. A real estate sign used for advertising land or buildings for rent, lease, or sale. Real estate signs shall be located only on the land or building intended to be rented, leased or sold.
- i. Pylon signs, where permitted, shall be restricted to only one (1) such structure per building.
- j. A pylon, when ancillary to a single building, shall permit the name and address of the firm and any other advertising having to do with the principal use.

- k. A pylon, when ancillary to two or more buildings, shall only have displayed on its surface the name and address of the complex of buildings.
- l. A wall sign shall only be used to display the name of the firm, the address or a symbol, or type of business, and shall be placed only on the front side of the building.
- m. All gas stations or shopping centers composed of a complex of retail outlets shall be permitted one (1) pylon sign for each major thoroughfare providing frontage to such use, wherever said frontage is equal to at least five hundred (500) lineal feet. Double frontage of less than five hundred (500) lineal feet along each street shall be restricted to one pylon sign per use or building complex. Gas stations or other permitted drive-in type facilities, when said facilities are located at the intersection of two major thoroughfares, shall be permitted to have both a wall sign and pylon.
- n. Except for the following nature of signs, no sign shall be erected or installed unless and until a permit has been issued for such sign.
 - (1) Freestanding residential signs that include the name of the resident or residence and the address when said sign surface is less than two (2) square feet in area.
 - (2) Real estate signs used for advertising land or buildings for rent, lease or sale and having a sign surface of eight (8) square feet or less.
- o. Temporary signs, with permits required, shall not be permitted for a period greater than twelve (12) months, and shall only be permitted after review and approval by the Township Board.
- p. Directional signs within the lot area and behind the minimum front yard setback shall be permitted when said sign is placed so as to have its highest point below four (4) feet. Said directional sign shall not be used for advertising purposes, but shall direct vehicular or pedestrian traffic to parking areas, loading areas, or to portions of a building. Directional signs shall not exceed six (6) square feet in area, and shall not require permits. Directional signs at an entrance point shall be permitted to penetrate a required yard to within ten (10) feet of the public right-of-way line.
- q. Deviations from the standards set forth in this Section 14.18 shall not be permitted without first seeking a zoning change from the Township Board. The Board of Appeals, in extending a variance as a hardship, shall not vary any of the standards having to do with maximum size of sign, location or height.

SEC. 14.19 EXTERIOR LIGHTING:

All lighting for parking areas or for the external illumination of buildings or grounds or for the illumination of signs shall be directed away from and shall be shielded from adjacent residential districts and shall also be arranged as to not adversely affect driver visibility on adjacent thoroughfares.

SEC. 14.20 RESIDENTIAL ENTRANCEWAY:

In "R" Districts, so called entranceway structures, including but not limited to walls, columns, and gates, marking entrances to single-family subdivisions or multiple housing projects may be permitted and may be located in a required yard, except as provided in Section 14.21, Corner Clearance, provided that such entranceway structures shall comply to all codes and ordinances of the Township of Northville, shall be approved by the Building Inspector and a permit issued.

SEC. 14.21 CORNER CLEARANCE:

No fence, wall, shrubbery, sign, or other obstruction to vision above a height of thirty (30) inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty five (25) feet from their point of intersection.

SEC. 14.22 WALLS:

1. For those use districts and uses listed below there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall as required below.

USE	REQUIREMENTS
a. P 1 Vehicular Parking District	4' 6" high masonry wall
b. Off street Parking Area (other than P-1 Districts)	4' 6" high masonry wall
c. B 1, B 2, B 3 and OS 1 Districts	4' 6" high masonry wall
d. RD and I 1 Districts open storage areas, loading or unloading areas, service areas	6' 0" to 8' 0" high masonry wall

- e. Hospital ambulance and delivery areas 6' 0" high masonry wall
- f. Utility buildings, stations and/or substations; except that in cases where all equipment is contained within a building or structure constructed so as to be similar in appearance to the residential building in the surrounding area the Board of Appeals may waive the wall requirements.

2. Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Required walls may, upon approval of the Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.
3. Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Board of Appeals. All walls herein required shall be constructed of materials approved by the Board of Appeals to be durable, weather resistant, rust proof and easily maintained, and wood or wood products shall be specifically excluded.

Masonry walls shall be erected on a concrete foundation which shall have a minimum depth of forty-two (42) inches below a grade approved by the Building Inspector and shall not be less than four (4) inches wider than the wall to be erected.

Masonry walls may be constructed with openings above thirty-two (32) inches above grade provided such openings are not larger than sixty-four (64) square inches and do not comprise more than one-third (1/3) of the total area of that part of the wall located more than thirty-two (32) inches above grade.

Masonry walls shall in no instance have broken glass, barbed wire or any sharp material installed on the top surface of the wall.

4. The Board of Appeals may waive or modify the foregoing requirements where cause can be shown that no good purpose would be served, provided that in no instance shall a required wall be permitted to be less than four feet six inches (4'6") in height.

In consideration of requests to waive wall requirements between nonresidential and residential districts, the Board shall refer the request to the Planning Commission for a recommendation.

In such cases as the Planning Commission determines the residential district to be a future nonresidential area, the Board may temporarily waive wall requirements for an initial period not to exceed twelve (12) months. Granting of subsequent waivers shall be permitted, provided that the Planning Commission shall make a determination as hereinbefore described, for each subsequent waiver prior to the granting of such waiver by the Board.

SEC. 14.23 USE RESTRICTION:

No portion of a lot or parcel once used in compliance with the provisions of this Ordinance for yards, lot area per family, density as for a development in the multiple-family district, or percentage of lot occupancy, in connection with an existing or proposed building or structure, shall again be used as part of the lot or parcel required in connection with any other building or structure existing or intended to exist at the same time.

SEC. 14.24 FENCES (RESIDENTIAL):

Fences are permitted, or required subject to the following

1. Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard, shall not exceed four (4) feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front line of the house.
2. Fences on recorded lots having a lot area in excess of two (2) acres and a frontage of at least two hundred (200) feet, and acreage or parcels not included within the boundaries of a recorded plat in all residential districts, are excluded from these regulations.
3. Fences on lots of record shall not contain barbed wire, electric current or charges of electricity.
4. Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than twenty five (25) percent of their total area.
5. All fences shall comply with the requirements of the Building Code as it applies to

fence installation and materials. No fences in any of the zoning use districts shall contain barbed wire, electric current or charges of electricity.

SEC. 14.25 SITE PLAN REVIEW (ALL DISTRICTS):

1. A site plan shall be submitted to the Planning Commission for approval of all uses in all zoning districts numerated in the Zoning Ordinance except those residential plats subject to the Subdivision Control Act and the Township Subdivision Regulations. One family residences constructed on properly zoned land shall be excluded from site plan review by the Planning Commission.
2. Every site plan submitted to the Planning Commission, in accordance with the requirements of this Ordinance shall contain such information and be in such form as the Planning Commission may prescribe in its rules. No site plan shall be approved until same has been reviewed by the Township Engineer and the Planner for compliance with the standards of the respective departments. Fees for review of site plans shall be established by resolution of the Township Board.
3. In the process of reviewing the site plan, the Planning Commission shall consider
 - a. Single family development on the basis of a subdivision.
 - b. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic.
 - c. The traffic circulation features within the site and location of automobile parking areas, and may make such requirements with respect to any matters as will assure:
 - (1) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets,
 - (2) Satisfactory and harmonious relations between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
 - d. The Planning Commission may further require landscaping, fences, and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
 - e. In approving the site plan the Planning Commission may recommend marginal access drives. For a narrow frontage, which will require a single outlet, the Planning Commission may recommend that money in escrow be placed with the Township so as to provide for a marginal service drive equal in length to the frontage of the property involved. Occupancy permits shall not be issued until the improvement is physically provided or monies have been deposited with the Township Clerk.
 - f. The Planning Commission shall require marginal access drives for all subdivisions having residential lots facing onto major thoroughfares. Where practical, the Planning Commission shall require a rear lot relationship to major thoroughfares.
 - g. The Planning Commission in reviewing all open spaces provided in any PND Planned Neighborhood Development, or in any cluster, residential or in any multiple family site plan, shall require that said open space be so distributed as to area and so conveniently located physically with respect to the overall development that the open space is central to all residents of this development. Where large acreage is placed in open space development, the placing of several such open spaces in the site plan shall be permitted by the Planning Commission after it finds said space well located to the needs of the residents.

SEC. 14.26 PARKING OR STORAGE OF CERTAIN VEHICLES, AIRCRAFT, BOATS AND DISABLED VEHICLES:

The storage or parking of trucks over one (1) ton capacity, truck tractors, truck trailers, moving vans, automobile utility trailers, aircraft or boats over twenty four (24) feet in length, in any yard area, or on the street or highway, shall not be considered a legal accessory use in any platted subdivision located in a single family residential district, or in any multiple residential district.

The storage or parking of passenger cars, trucks, farm and garden tractors, motorcycles and motorbikes, which are wrecked, disabled, abandoned, unlicensed or incapable of movement under their own power, in any yard area or on the street or highway, shall not be considered a legal accessory use of any R-1, R-2, R-3, RM-1, or OS-1 District, except that this shall not prohibit the storage of one (1) unoccupied trailer coach under the provisions of Section 14.15 3. j. of this Ordinance and with the further exception that this shall not prohibit the storage of one (1) small automobile utility trailer when said trailer is stored within the garage building.

SEC. 14.27 WASTE, GARBAGE AND RUBBISH AND OTHER OBNOXIOUS MATERIALS:

No garbage, sewage, filth, rubbish, or any other obnoxious matter shall be kept in open containers, or be allowed to be piled or laid on the open ground; in any use district within the Township, nor shall any owner or occupant of any premises within the Township permit turning of any of the aforementioned items so as to give off excessive objectionable odors or smoke so as to constitute a nuisance, nor shall any owner or occupant permit an unattended open fire upon his premises, nor shall any owner or occupant of any premises within the Township allow waste material cans, cartons or other debris or rubbish to be scattered upon open ground. All waste material must be stored in covered containers and be disposed of on a basis sufficiently frequent to control odor and flies.

or smoke so as to constitute a nuisance, nor shall any owner or occupant permit an unattended open fire upon his premises, nor shall any owner or occupant of any premises within the Township allow waste material cans, cartons or other debris or rubbish to be scattered upon open ground. All waste material must be stored in covered containers and be disposed of on a basis sufficiently frequent to control odor and flies.

SEC. 14.28 WASTE RECEPTACLES:

The occupant or occupants of every building where waste accumulates, and in case of apartments and multiple dwellings, the owner, lessee or their agent, shall cause to be provided for said building, kept clean, and in place, proper receptacles for said wastes, either stationary or portable. In multiple residential districts all waste receptacles shall be screened from view on at least three (3) sides by a permanent masonry wall of not less than four (4) feet high but in no instance less than the height of such receptacle.

ARTICLE XV – GENERAL EXCEPTIONS

The regulations in this Ordinance shall be subject to the following interpretations and exceptions:

SEC. 15.1 ESSENTIAL SERVICES:

Essential services shall be permitted as authorized and regulated by law and provisions of other ordinances of the Township, it being the intention hereof to exempt such essential services from the application of this Ordinance.

SEC. 15.2 VOTING PLACE:

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

SEC. 15.3 HEIGHT LIMIT:

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flag poles, public monuments, water towers, or wireless transmission towers; provided, however, that the Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use.

SEC. 15.4 LOTS ADJOINING ALLEYS:

In calculating the area of a lot that adjoins an alley or lane, for the purpose of applying lot area requirements of this Ordinance, one-half (½) the width of such alley abutting the lot shall be considered as part of such lot.

SEC. 15.5 YARD REGULATIONS:

When yard regulations cannot be reasonably complied with, as in the case of a planned development in the multiple-family district, or where their application cannot be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals. The Board of Appeals shall refer the request to the Planning Commission for a recommendation.

SEC. 15.6 MULTIPLE DWELLING SIDE YARD:

For the purpose of side yard regulations, a two-family row house, or a multiple dwelling shall be considered as one (1) building occupying one (1) lot.

SEC. 15.7 PORCHES:

An open, unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.

SEC. 15.8 PROJECTING INTO YARDS:

Architectural features, 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.

ARTICLE XVI – ADMINISTRATION AND ENFORCEMENT

SEC. 16.1 ENFORCEMENT:

Except where herein otherwise stated, the building official (known as Building Inspector) and his authorized agents or employees, shall enforce the provisions of this Ordinance.

SEC. 16.2 DUTIES OF BUILDING INSPECTOR:

The Building Inspector shall have the power to grant zoning compliance and occupancy permits, to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Inspector to approve

any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with this Ordinance.

The Building Inspector shall record all nonconforming uses existing at the effective date of this Ordinance for the purpose of carrying out the provisions of Section 14.3.

Under no circumstances is the Building Inspector permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building Inspector.

SEC. 16.3 PLOT PLAN:

The Building Inspector shall require that all applications for building permits shall be accompanied by plans and specifications including a plot plan, in duplicate, drawn to scale, showing the following.

1. The actual shape, location, and dimensions of the lot.
2. The shape, size, and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot.
3. The existing and intended use of the lot and of all such structures upon it, including in residential areas, the number of dwelling units the building is intended to accommodate.
4. Such other or additional information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

SEC. 16.4 PERMITS:

The following shall apply in the issuance of any permit

1. Permit Not to be Issued

No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.

2. Permits for New Use of Land

No land heretofore vacant shall hereafter be used or any existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

3. Permits for New Use of Buildings

No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a Certificate of Occupancy is first obtained for the new or different use.

4. Permits Required

No building or structure, or part thereof, shall be hereafter erected, altered, moved, or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress or ingress or other changes affecting or regulated by the Building Code, Housing Law of Michigan, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

SEC. 16.5 CERTIFICATES:

No land, building, or part thereof, shall be occupied by or for any use unless and until a Certificate of Occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate.

1. Certificates Not to be Issued

No certificates of occupancy shall be issued for any building, structure or part thereof, or for the use of any land, which is not in accordance with all the provisions of this Ordinance.

2. Certificates Required

No building or structure, or parts thereof, which is hereafter erected or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.

3. Certificates Including Zoning

Certificates of occupancy as required by the Building Code for new buildings or structures or parts thereof, or for alterations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.

4. Certificates for Existing Buildings

Certificates of occupancy shall be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.

5. Records of Certificates

A record of all certificates issued shall be kept on file in the office of the Department of Building Inspection, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

6. Certificates for Dwelling Accessory Buildings

Buildings accessory to dwellings shall not require separate certificates of occupancy but may be included in the certificate of occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwellings.

7. Application for Certificates

Application for certificates of occupancy shall be made in writing to the Building Inspector on forms furnished by that Department, and such certificates shall be issued within five (5) days after receipt of such application if it is found that the building or structure, or part thereof, or the use of land is in accordance with the provisions of this Ordinance.

If such certificate is refused for cause, the applicant shall be notified of such refusal and cause thereof, within the aforesaid five (5) day period.

8. Temporary Certificate of Occupancy

A temporary certificate of occupancy may be issued by the Building Inspector in accordance with the provisions of the Building Code, but issuance thereof shall not vest any rights in the holder, his successor or assigns, and shall expire on the date set forth on the face thereof.

SEC. 16.6 FINAL INSPECTION:

The holder of every building permit for the construction, erection, alteration, repair, or moving of any building, structure or part thereof, shall notify the Building Inspector immediately upon the completion of the work authorized by such permit, for a final inspection.

SEC. 16.7 FEES:

Fees for inspection and the issuance of permits or certificates or copies thereof, required or issued under the provisions of this Ordinance, may be collected by the Building Inspector in advance of issuance. The amount of such fees shall be established by resolution of the Township Board, and shall cover the cost of inspection and supervision resulting from enforcement of this Article.

ARTICLE XVII – BOARD OF APPEALS

SEC. 17.1 CREATION AND MEMBERSHIP:

There is hereby established a Board of Zoning Appeals, hereinafter called the "Board," which shall perform its duties and exercise its powers as provided in Act 184, of the Public Acts of 1943, as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety and welfare secured and substantial justice done. The Board shall be composed of the three following members:

1. The first member shall be the Chairman of the Township Planning Commission for the period of his term of office.
2. The second member shall be a member of the Township Board appointed by the Township Board, for a period of his term of office.
3. The third member shall be selected or appointed by the first two members of the Board from among the electors residing in the unincorporated area of the Township, for a period of three (3) years.

No elected officer of the Township nor any employee of the Township may serve simultaneously as a third member of, or as an employee of the Board of Zoning Appeals.

SEC. 17.2 MEETINGS:

All meetings of the Board of Appeals shall be held at the call of the Chairman and at such times as such Board may determine. All hearings conducted by said Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent, or failing to vote, indicating such fact; and shall also keep records of its hearings and other official action. The Board shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony and the production of books, papers, files and other evidence pertinent to the matters before it.

SEC. 17.3 APPEAL:

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 Inspector. Such appeals shall be taken within such time as shall be prescribed by the Board of Appeals by general rule, by filing with the Building Inspector and the Board of Appeals a notice of appeal, specifying the grounds thereof. The Building Inspector shall forthwith transmit to the Board all of the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Inspector certifies to the Board of Appeals, after notice of appeal has been filed with him that by reason of facts stated in the certificate of stay would, in his opinion, cause eminent peril to life or property, in which case the proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by a court of record.

The Board 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 reasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.

A fee shall be paid to the Secretary of the Board of Appeals at the time the notice of appeal is filed, which the Secretary shall forthwith pay over to the Township Treasurer to the credit of the general revenue fund of the Township. The fees to be charged for appeals shall be set by resolution of the Township Board.

SEC. 17.4 JURISDICTION:

The Board of Appeals shall have the following powers and it shall be its duty:

1. To hear and decide on all matters referred to it upon which it is required to pass under this Ordinance.
2. To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the Building Inspector in the enforcement of this Ordinance.
3. In hearing and deciding appeals the Board of Appeals shall have the authority to grant such variance therefrom as may be in harmony with their general purpose and intent so that the function of this Ordinance be observed, public safety and welfare secured and substantial justice done, including the following
 - a. May 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 and made part of this Ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid.
 - b. May permit the erection and use of a building or use of premises in any use district for public utility purposes, upon recommendation of the Planning Commission.
 - c. May permit the modification of the automobile parking space or loading space requirements where, in the particular instance, such modification will not be inconsistent with the purpose and intent of such requirements.
 - d. May permit modification of wall requirements only when such modification will not adversely affect or be detrimental to surrounding or adjacent development.
 - e. May permit, upon proper application, following character of temporary use, not otherwise permitted in any district, not to exceed twelve (12) months with the granting of twelve (12) month extensions being permissible uses which do not require the erection of any capital improvement of a structural nature.

The Board of Appeals, in granting permits for the above temporary uses, shall do so near the following conditions

The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.

The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.

All setbacks, land coverage off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the Township of Northville, shall be made at the discretion of the Board of Appeals.

In classifying uses as not requiring capital development, the Board of Appeals shall determine that they are either demountable structures related to the permitted use of the land, recreation development such as, but not limited to, golf driving ranges, and outdoor archery courts, or structures which do not require foundations, heating systems or sanitary connections.

The use shall be in harmony with the general character of the district

No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of public hearing to be held as further provided in Section 17.6 of this Ordinance

- f. May permit the winning of topsoil, clay, sand, gravel, rock or aggregates from any land use district. In granting such approval the Board of Appeals may grant a permit for an initial period not to exceed five (5) years, with the granting of two (2) year renewal extensions being permissible, and shall be subject to the following
 - (1) The Board of Appeals shall first seek the findings and recommendation of the Planning Commission clearly demonstrating that the winning of natural resources will not permanently impair the intended land use potential of the property in question.
 - (2) The Board of Appeals shall issue said permit only after a proper notice shall have been made and only after a public hearing shall have been held.
 - (3) The Board of Appeals shall find that all requirements set forth in the Township Board's resolution establishing standards, operating requirements, application and review procedures, and the depositing of escrow funds in the form of cash as fixed by the Board of Appeals for the guarantee of the rehabilitation of the area in accordance with the standards established in the permit issued by the Board of Appeals.

4. Where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would involve practical difficulties or cause unnecessary hardships, within the meaning of this Ordinance, the Board of Appeals shall have the power upon appeal in specific cases to authorize such variation of modification of the provisions of this Ordinance with such conditions and safeguards as it may determine, as may be in harmony with the spirit of this Ordinance and so that public safety and welfare be secured and substantial justice done. No such variance or modification of the provisions of this Ordinance shall be granted unless it appears beyond a reasonable doubt that all the following facts and conditions exist
 - a. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties or class of uses in the same district or zone.
 - b. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity.
 - c. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.
 - d. That the granting of such variance will not adversely affect the purpose or objectives of the Comprehensive Plan of the Township of Northville.

5. In consideration of all appeals and all proposed variations to this Ordinance, the Board of Appeals shall, before making any variations from the Ordinance in a specific case, first determine that the proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare or the inhabitants of the Township. The concurring vote of a majority of the Board of Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Building Inspector, or to decide in favor of the applicant any matter upon which it is authorized by this Ordinance to render a decision.

Nothing herein contained shall be construed to give or grant to the Board of Appeals the power or authority to alter or change the Zoning Ordinance or the Zoning Map, such power and authority being reserved to the Township Board of the Township of Northville in the manner hereinafter provided by law

SEC. 17.5 EXERCISING POWERS:

In exercising the above powers, the Board of Appeals may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the Building Inspector from whom the appeal is taken.

SEC. 17.6 NOTICE:

The Board of Appeals shall make no recommendations except in a specific case and after a hearing conducted by said Board. A written notice of the time and place of such public hearing shall be mailed to the owners of all lots or parcels of land or portion thereof, lying within three hundred (300) feet of the property in question. Such notice shall be served by registered mail, return receipt requested, at least seven (7) days prior to the date of the hearing.

SEC. 17.7 MISCELLANEOUS:

No order of the Board of Appeals permitting the erection or alteration of a building shall be valid for a period longer than one (1) year, 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 one (1) year unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building, 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 the terms of such permit.

ARTICLE XVIII – ZONING COMMISSION

The Township Planning Commission is hereby designated as the Commission specified in Section 11, of Act 168 of the Public Acts of 1959, and shall perform the duties of said Commission as provided in the statute in connection with the amendment of this Ordinance.

ARTICLE XIX – CHANGES AND AMENDMENTS

The Township Board may from time to time, on recommendation from the Planning Commission, or on petition amend, supplement, or change the District Boundaries or the regulations herein, or subsequently established herein pursuant to the authority and procedure established herein pursuant to the authority and procedure established in Act 184 of the Public Acts of 1943 as amended. Upon presentation to the Township Planning Commission of a petition for amendment of this Ordinance by an owner of real estate to be affected, such petition shall be accompanied by a fee paid to the Township Treasurer. The amount of thy fee shall be set by resolution of the Township Board and shall be used to defray the expense of publishing the required notices and other expenses incurred by said Planning Commission.

ARTICLE XX – REPEAL OF PRIOR ORDINANCE

The Zoning Ordinance adopted by the Township of Northville on March 1, 1966, and all amendments thereto, are hereby repealed. The repeal of the above ordinance and its amendments does not affect or impair any act done, offense committed or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted.

ARTICLE XXI – INTERPRETATION

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare. It is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance other than the above described Zoning Ordinance, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises; provided, however, that where this Ordinance imposes a greater restriction than is required by existing ordinance or by rules, regulations or permits; the provisions of this Ordinance shall control.

ARTICLE XXII – VESTED RIGHT

Nothing in this Ordinance should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety and welfare.

ARTICLE XXIII – ENFORCEMENT, PENALTIES AND OTHER REMEDIES

SEC. 23.1 VIOLATIONS:

Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of not more than one hundred (\$100.00) dollars and the costs of prosecution or, in default of payment thereof, shall be punished by imprisonment in the County Jail for a period not to exceed ninety (90) days for each offense, or by both such fine and imprisonment in the discretion of the court, together with the costs of such prosecution

SEC. 23.2 PUBLIC NUISANCE PER SE:

Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changed subsequent to the time of passage of this Ordinance and in violation of any of the provisions thereof is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction

SEC. 23.3 FINES, IMPRISONMENT:

The owner of any building, structure or premises or part thereof, where any condition in violation of this Ordinance shall exist or shall be created, and who has assisted knowingly in the commission of such violation shall be guilty of a separate offense and upon conviction thereof shall be liable to the fines and imprisonment herein provided.

SEC. 23.4 EACH DAY A SEPARATE OFFENSE:

A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

SEC. 23.5 RIGHTS AND REMEDIES ARE CUMULATIVE:

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

ARTICLE XXIV – SEVERANCE CLAUSE

If any portion of this Ordinance or the application thereof to any person or circumstances shall be found invalid by a court, such invalidity shall not affect the remaining portions or applications of this Ordinance which can be given effect without the invalid portion or application, provided such remaining portions are not determined by the court to be inoperable, and to this end this Ordinance is declared to be severable.

ARTICLE XXV – EFFECTIVE DATE

Public hearings having held herein, the provisions of this Ordinance are hereby given immediate effect, pursuant to provisions of Section 11, of Act 184 of the Public Acts of 1943, as amended.

Made, passed, and adopted by the Board of Trustess of the Township of Northville, Wayne County, Michigan, on this ____ day of _____ A.D., 1973.

Lawrence A. Wright
Supervisor

Sally Cayley
Clerk

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