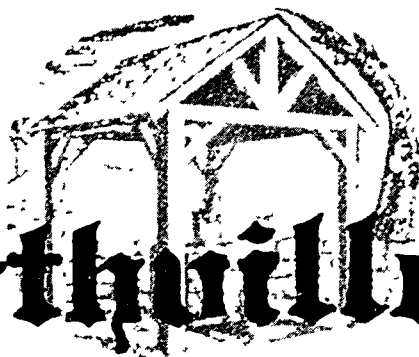


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## The Northville Record

WAYNE COUNTY'S OLDEST WEEKLY NEWSPAPER...ESTABLISHED 1869

Publication Number USPS 398480

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WEDNESDAY, MAY 19, 1982—NORTHVILLE, MICHIGAN

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TWENTY-FIVE CENTS

# Superintendent's search narrowed to eight

## Knighton among candidates interviewed by school board

By MICHELE McELMURRY

Burton Knighton, Northville Public Schools' Assistant Superintendent for Administrative Services, is among the eight candidates selected as finalists by the Northville Board of Education in its search for a new chief executive for the district.

The other seven candidates selected hold administrative posts in districts within Michigan. The board indicated in March, following the resignation announcement of Northville School Superintendent Lawrence J. Nichols,

that it would be concentrating its search primarily in the Great Lakes area with strong emphasis on Michigan candidates.

The board made public the names of the eight finalists last Friday after meeting with its search and selection screening committee. Finalists were chosen from a field of 100 applicants from across the country.

In addition to Knighton, other candidates are George Bell, Superintendent of Van Dyke Public Schools; George Kingsmore, Superintendent of Parchment Public Schools; Donita Pyles, Assistant Superintendent of Howell Public Schools; Harold Gaarde, Superintendent of South Haven Public Schools; James Carli, Assistant Superintendent of Livonia Public Schools; Stan Fortuna, Superintendent of Caledonia Community Schools and Norman Katner, Superintendent of Saline Area Schools.

First-round candidate interviews began Monday and will continue through tomorrow evening. Knighton and Bell were interviewed Monday with Kingsmore and Pyles interviewed Tuesday.

Harold Gaarde will be interviewed at

7 p.m. tonight, followed by James Carli at 8:45 p.m. Stan Fortuna will be interviewed at 7 p.m. tomorrow and Norman Katner will conclude the first-round interviews at 8:45 p.m. tomorrow evening.

All interviews are open to the public and are held in the board conference room on the second floor of Old Village School. Each interview is one hour and a half with a 15-minute break between interviews.

At Monday's sessions, only a handful of school administrators turned out to hear the candidates' responses.

The board has not yet determined how many finalists will be called back for second interviews, although some have indicated the board may narrow it to one or two finalists at the conclusion of the interview sessions. Second-round interviews tentatively have been scheduled for next week.

The board requires that candidates for the superintendent's post be certified in the State of Michigan and capable of meeting North Central requirements. Candidates also must have an earned master's degree with

Continued on 11-A

## Property values to be reassessed in township soon

Reassessment of residential properties in Northville Township will likely be done in early June, the board of trustees determined Thursday night.

The board authorized the reassessment, the cost of which was included in the current year budget, with the provision that periodic independent reviews are made of the property values established by the Wayne County assessors during the process.

Township supervisor John MacDonald recommended the action, noting that his conversations with the county indicate much of the assessing will be done on a door-to-door basis while some portions will be done by groups. As an example of the latter, he cited Highland Lakes, where assessors will presumably evaluate one unit and determine a similar value for all identical units.

Cost of having the reassessment done by county assessors is estimated at between \$30,000 and \$40,000, with the expectation of something near \$39,000. The amount will be paid out of the township general fund over three years.

"As you might expect," Clerk Susan Heintz told the board, "our office has heard both sides on this issue. Generally speaking, those opposed believe their homes are already assessed at 50 percent of their market value and fear they might receive an increase."

Those favoring the action, she said, often believe they are overassessed and expect a reduction, based in part on the reasoning that the township board of review agreed that the assessments were too high and reduced them. Such reductions are only effective for one taxing year, however.

"The board of review this year was a nightmare," Heintz added. "I won't go through all the stuff about how we had 1,400 appeals and appointments and all the extra days the board met, I think we know that. It was a very expensive item, and there is a serious question as to whether we can afford to do that year after year."

Other board members noted township reassessment has not been done in 13 years. It is generally accepted that, over time, the state's system of determining property values for tax purposes tends to overvalue newer properties in relation to older ones.

"Your assessment may go up," Trustee Thomas Cook told one inquisitive member of the audience, "but it would be a fair assessment, with everyone done at once and by the same people. If you still had a problem, that's what the board of review is for."

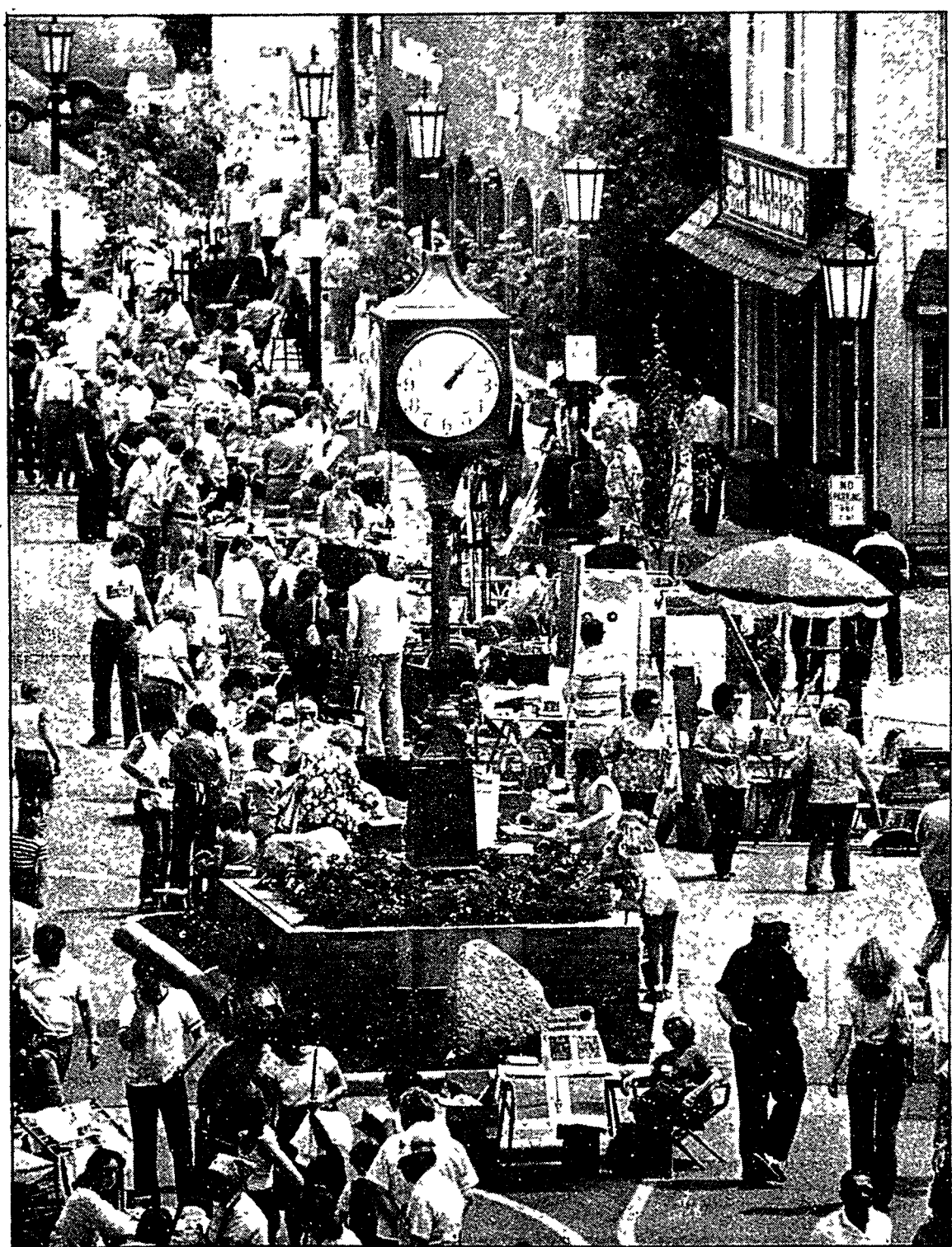
As other citizens commented regarding the township's choice of hiring county assessors, MacDonald noted that this insures county acceptance of the determinations.

"These people down there are not four-headed monsters," he said. "I think we are much better cooperating with them than taking the tack many communities are taking of saying, 'heck, we're going to roll it back 10, 15, 20, 25 percent.' That's crazy."

As others questioned the expense,

Continued on 2-A

Continued on 3-A



## Daylong crowds

Fair weather prevailed Saturday for throngs of bargain hunters swarming downtown at the annual John Q. Public garage sale. Crowds were reported to be as large as ever — though not quite as eager to spend. Operators of the more than 140 booths were kept busy

throughout the day as a steady stream of shoppers searched through scores of items. Organizations such as Kiwanis, Rotary and the Chamber of Commerce were among the groups renting booths in the sale. Record photo by Steve Fecht.

# Lapeer takes home 'many ideas'

Three Northville businesses share the Northville Beautification Commission Grand Award for 1982. It was announced Monday at the annual Mayor Exchange Day luncheon of Michigan Week hosted by Rotary at First Presbyterian Church.

As Lapeer Mayor Barry Shoultz and commissioners Leslie Daum and Paul Chellberg with Mrs. Chellberg watched, Mayor pro tem G. Dewey Gardner and Michigan Week chairman Anne Brueck presented certificates in four categories.

Sharing top honors are Cutler Realty, Burger Chef and Downriver Federal Savings and Loan.

All three are judged in the category of landscaped businesses with Cutler Realty having won an award every year since the inception of the beautification program in 1974. Burger Chef is a seven-time winner, and Downriver previously received a certificate.

Gardner, who is president of Rotary and a member of the beautification commission as well as a city council

member, welcomed the Lapeer visitors and representatives of the winning businesses.

Before attending the luncheon, the visitors were welcomed at city hall. They toured the Michigan Association of Gift Salemen (M.A.G.S.) building and viewed the Mainstreet 78 renovation downtown. By Monday flags were flying in honor of Michigan Week. Flagpoles this year have been placed in the flower beds along the sidewalks.

Official escorts were Mr. and Mrs. Gardner, City Manager and Mrs. Steven Walters and Brueck.

"Anne Brueck plays a role we don't have in Lapeer," Mayor Shoultz told the Rotarians and their guests, adding, "You have given us many ideas."

He went on to say they all were impressed with the new downtown and mentioned that Lapeer now is considering using the same type of tax financing program. "You ventured earlier than most," he said, "and we're taking back a message."

Saying he feels Northville is "a little ahead of Lapeer," he pointed out that

both communities have an historic emphasis with Lapeer's downtown centered around its courthouse. Shoultz said the visitors also found the M.A.G.S. business "a most unique one."

Monday night, Shoultz explained, the Lapeer awards were to be made at that city's annual banquet to which Northville officials were invited.

Council member and Mrs. J. Burton DeRusha with Police Chief and Mrs. Rodney Cannon spent Monday in Lapeer. Mayor Paul Vernon was unable to participate, as planned, as he was recuperating from surgery.

Gardner explained that he and Chairman Brueck were beautification judges with Ted Mapes, Elroy Ellison and Wilson Funk. The group splits into teams and inspects twice — once in the fall and once in the spring.

As awards were presented, Brueck explained the judges' guidelines, saying they were on the basis, first, of overall appearance, eye-catching abil-

## Two mill tax increase included in '82 budget

At the end of two back-to-back budget study sessions May 10-11, Northville City Council voted unanimously to accept the recommendation of City Manager Steven Walters to plan to levy two additional mills, raising the current millage from 13.68 to 15.68.

There seems to be little chance that many changes will be made in the 1982-83 fiscal year budget presented last week by Walters although the council may give it additional consideration at a special meeting next Monday. It will be the only agenda item at the delayed, regular second council meeting of the month set for 8 p.m. next Wednesday, May 26, in the council chambers.

As the May 26 hearing date was set, however, council members G. Dewey Gardner and Carolann Ayers expressed the hope that public input would be forthcoming.

In the budget presented to council total general fund revenues are shown at \$2,679,472, and expenditures at \$2,332,367. The difference is the current year-end estimated deficit of \$347,105, which the state uniform budgeting act requires be made up in the following year's budget.

Most of the deficit was caused by the reduction of \$142,000 in race track returns from the state, reduction of \$30,000 in state shared revenue returns and a poor season at the track.

Only a slight increase is anticipated in property taxes, estimated at \$1,090,500. Actual 1981-82 taxes are listed as \$1,082,200. Walters said the

state equalized value is up only two percent on the total, primarily from new construction.

In the Oakland County portion of the city there is a zero percent increase.

Walters anticipates a decrease in Federal grants and revenue sharing, listing them at \$92,000 in the proposed budget; current actual returns are \$116,135. Inter-fund reimbursement, however, is budgeted at \$1,094,972. Current, actual figure is \$336,314.

Council member Ayers voted to levy two additional mills, and the motion was supported by J. Burton DeRusha. The motion included the explanation that race track returns have been cut this year by the state and, in addition, the Downs had a poor season, resulting in a revenue loss. With the two mill additional levy the city will be able to restore public improvement fund monies. Without the additional levy, Walters said, the public improvement fund would have a zero balance.

As the two mill increase was voted, DeRusha observed that this "is one way of getting back monies the state held back" as residents now receiving property tax credits on their state income tax returns would receive credit for 60 percent of the increase and senior citizens would receive 100 percent credit.

The proposed budget has a general five percent wage increase built in, a percentage, Walters told council,

Continued on 4-A

## NEWS BRIEFS

**SINGING** the national anthem at the Mainstreet 78 dedication ceremony at 9:40 a.m. Friday in the city park opposite the theater will be Fat Bob Taylor. Governor William Milliken then will unveil the dedication plaque.

**CANDIDATES' Night** sponsored by the League of Women Voters for the public to hear the five candidates running for the two, four-year terms on the Northville Board of Education will be held at 8 p.m. June 2 in the high school cafeteria.

**STUDENTS WISHING** to enroll in summer driver education classes can register now through May 24. Students eligible for classes are those who have birthdays on or before December 31, 1966. Registration forms are available in the Northville High School main office.

**NORTHVILLE** Board of Education will hold its second regular special meeting of the month at 7:30 p.m. Monday at Meads Mill Junior High School. The meeting is open to the public.



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MILL RACE TOUR — Greeted by a docent during a tour of Mill Race Historical Village are front left Lapeer Mayor Barry Shoults, Carolann Ayers and G. Dewey Gardner. Back row, from left, is Mrs. Gardner, Leslie Daum and Paul Chellberg

## Downtown offers Lapeer 'many ideas'

Continued from Page 1

ty and state of repair.

Landscaping, when part of the property, and "clean windows" also were considerations, she said.

Landscaped businesses receiving 1982 awards were, in addition to the grand prize winners: Northville Station, third year plaque; Casterline Funeral Home; Elizabeth's in Ware's Square, third year plaque; Connie's Stitchery in Ware's Square, third year plaque;

Rizzo Real Estate, third year plaque; Northville Medical Center; Earl Keim Realty; Dr. William S. Demray; Michigan Bell Telephone Company; Wes Henriksen Agency; M.A.G.S.; Brookside Hardware; Northville Vision Center; McAllister's; Northville Professional Center; and Petrica Insurance.

Businesses in the sidewalk front category receiving awards included: Long Fancy Bath Boutique, IV Seasons Flowers and Gifts; Schrader's Furniture; Del's Shoes; Marquis Theatre

and stores; Green's Home Center; Manufacturers Bank on Main; Traditional Handcraft; Sandie's Hallmark Shop; Del's Department Store; Mackinnon's; Fifth Season; Northville Record building on Main; Genitti's Hole in the Wall; Lapham's Men's Store; Joe's Little Bar; Bright Bar Steel Company; and Northville Travel Plans.

In the category of industry: Water Wheel Car Wash; and Ford Motor Company, which received a third year plaque.

Churches and schools winning in the special category: Our Lady of Victory; First Presbyterian; St. Paul's Lutheran; Amerman School; Northville Board of Education; First Baptist and Main Street School.

No awards were made in the auto service category.

Many of the winners had received certificates for several years. When a business is a three-time winner, a plaque is presented. Tabs and seals then are awarded to place on plaques and certificates each year.

## City slates hearing Monday on water, sewer rate hikes

As a hearing on water and sewer rate increases was set for 8 p.m. this Monday at city hall, city council expressed concern about the condition of the water tower and unanimously agreed that the increase would have to include repair monies.

City engineer Jack McNeely previously had warned council that substantial interior work is needed, as he showed pictures taken on an inspection of the inside that revealed formation of barnacles and rust.

City Manager Steven Walters was to request he update the report at Monday's hearing.

As increases were considered to reflect rate hikes from the City of Detroit effective June 1, the council agreed to hold a hearing on a 20.9 percent increase to have a \$70,000 fund at the end of the year for the water tower repair.

As it incorporated the money into the increase, the council noted, however, that it is almost impossible to estimate the repair cost now.

While the tower is operated as a short-term holding operation, it has made it possible to avoid buying Detroit water at the peak period.

The Detroit water supply rate is a 15 percent increase while the sewage disposal rate is an increase of 3.23 percent, Walters told council at its May 11 session.

He estimated that \$53,000 would be needed in increased water and sewer revenues to cover the Detroit hike.

Proposed charges with the 20.9 percent increase are listed as, water, service charge, up from \$1.45 to \$1.75; first 5,000 gallons, up from \$1.05 to \$1.27; next 9,000, up from \$1.89 to \$2.29; over 14,000, up from \$1.14 to \$1.38.

Sewer charges proposed will hike the service charge from \$1.45 to \$1.75; first 14,000 gallons processed, from \$1.86 to \$2.25; and over 14,000 gallons, \$1.43 to \$1.73.

Billings are every two months. A customer with a current \$53 water and sewer bill will pay \$63.60 after the increase for the same usage.

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# Assessment appeal readied by township

In stark contrast to the methods being used by many Michigan communities, Northville Township is pursuing property tax reductions by the book. The board of trustees last week gave township attorney Nels Carlson authorization to launch research into an appeal of township-wide property assessments to the Michigan Tax Tribunal. While municipal appeals to the tribunal are not unprecedented, they are rare and the course being taken by the township differs dramatically from the approach

employed in most communities this year. Instead of protesting the assessments to the county, which set them based on a study of recent property sales, the township is taking its case to the state — arguing that the county was unable, due to time and labor constraints, to undertake the in-depth sales studies which the township has done on its own in the past three months. Supervisor John MacDonald said he thinks the early evidence shows it is worth the extra effort and expense to pursue an appeal.

By determining the prices of unregistered land contract sales and including some sales the county knew of but did not employ in its study due to administrative rules, MacDonald and Carlson said, the township may be able to convince the tax tribunal to lower the total township assessment.

"Most people are arguing with the county," MacDonald explained. "Many communities just rolled back everything at the board of review level but they got a factor increase from the county. Our factor is 1.0, some of our neighbors have factors of 1.08 because they rolled back too far."

Other board members noted that the township assessments were increased eight percent before application of the factor and, had the board of review rolled back everything by that amount, the county would likely have applied a higher factor to make up the difference.

"Oakland and Macomb Counties just rolled everything back on their own, and now they are in trouble," he continued. "I think we were wiser to take a more business-like, more logical approach."

Instead of fighting with the county over the eight percent rise in assessments, the township will take its argument to the state. While that might seem to indicate the township board of review was less receptive than those elsewhere, MacDonald noted that of the 1,400 appeals lodged with the review board, about 70 percent ended in substantial property tax reductions for homeowners.

"I believe we have a basis for going ahead (with an appeal to the tribunal)," Carlson said of the proposed

township appeal. "This is very much like a lawsuit, and from what we have seen so far, it looks like we have the evidence to substantiate a reduction. You should know, though, that the assessed valuation can go up or down depending on the quality of the information we present to the tribunal."

"The studies John has shown me seem to show grounds for a reduction; not a great reduction, but some," Carlson added. "You should also know this could, can and probably will be a very time-consuming and, consequently, expensive procedure. The result would be a blanket reduction in assessments in the township."

Questions from the audience regarding the cost of the appeal as opposed to the expected reductions moved MacDonald to offer a hypothetical example.

"Let's say we have a house with an assessed value of \$114,000, but our research shows it sold on a land contract for \$107,000. The \$7,000 difference in value means a \$3,500 difference in the SEV (state equalized valuation, on which taxes are paid) or about \$150 for the average homeowner."

"To me, that appears to be worth it," the supervisor concluded.

Board members noted that the resolution up for consideration authorized Carlson to pursue further research. If the cost gets too high, they said, the issue does not have to be pursued through its conclusion before the tribunal. Carlson bills monthly, and it should be possible to track costs through the research phase.

"We have already received, and will be receiving, help from many people in the community in terms of sales studies and the like," MacDonald added. "This should help minimize the cost."

Carlson also noted that the township-wide appeal has no effect on individual homeowners wishing to pursue an appeal to the tribunal.

"It is still incumbent on you," he said to the audience, "if you are dissatisfied with the board of review result, to pursue your own individual appeal to the state tax tribunal."

The board of trustees unanimously approved the resolution authorizing further action by the attorney.

## Man dies of heart attack after engaging in brawl

A Northville Township man died early Saturday morning of a heart attack suffered shortly after engaging in a physical fight on Parklane.

Billy Richard Harrison, 47, of 15776 Maxwell, died

of a heart attack at 12:34 a.m. Saturday in St. Mary Hospital, according to township police investigating the incident.

Little more than an hour earlier, Harrison was involved in a brawl at

the north end of Parklane in the Park Gardens subdivision resulting from a dispute over road right of way.

According to police, Harrison and a car-full of young men were arguing, with both sides claiming the other tried to run their car off the road. Neighbors indicated the argument may have begun earlier over another subject.

The altercation became physical, with blows struck by both sides. A chain and a tire iron reportedly were involved. Harrison, police said, left the scene before their arrival in response to a neighbor's call about the fighting.

Harrison subsequently complained of chest pains and was transported to St. Mary hospital, where he succumbed to the heart attack.

Since he also had been struck during the altercation, the Wayne County Medical Examiner conducted an autopsy Monday. Cause of death was determined as a cardiac arrest, but the examiner had not yet determined whether it was a natural death or a homicide. Police are suppressing other information regarding the incident until that determination is made and investigation completed.

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## Township reassessing to be done next month

Continued from Page 1

and urged that homeowners be notified as soon as possible of new assessments, MacDonald acknowledged the concerns but added, "the number one priority we're hearing from people is that taxes are too high. We're trying to do something."

Brian Higgins, president of an association of township homeowners' associations, added another argument favoring reassessment.

"The various association members have discussed this issue," Higgins related, "and given the indication there is grass roots support among the homeowners for reassessment."

"This is based on several grounds. First, it's hard to argue with the idea

that everyone should be taxed equally."

"Secondly, I think we are seeing something happen in taxing. We are seeing the imposition of a separate tax on cigarettes, and another on alcohol and this represents a divide and conquer philosophy being used against the taxpayers. By having different assessments, you divide the homeowners. If we are all assessed equally we can focus attention on the level of taxation itself."

Some trustees noted that during the recent city reassessment independent observers with knowledge of the realty market accompanied the county assessors on their rounds. They suggested something similar be done in the township.

## New zoning laws approved

More than two years' work reaches fruition today with publication of a new township zoning ordinance approved by the board of trustees Thursday night.

Drafted by the township planning commission with the assistance of planning and engineering consultants, the document was approved unchanged by the board on a unanimous vote.

The only discussion was generated by Michael Sherman, owner of a parcel on Haggerty near Five Mile formerly zoned for business use which the planning commission returned to residential class. Sherman raised similar objections at a public hearing two weeks earlier, but the township board apparently agreed with the commission that five years' inactivity at the site warranted a reversion to residential

class.

If plans to put a restaurant in the old stone house there are revived, as Sherman said they were, the board argued, he could again petition for a zoning change.

The ordinance is to take effect 30 days from the date of publication. It is included as an advertising supplement to today's edition of The Record.

Its major points include requirements for lower density housing, provisions for mobile homes, addition of a business classification for convenience center and many detail changes throughout. A new map reflecting changes made in the years since the last ordinance was published and some new changes effective with the new text is also included.

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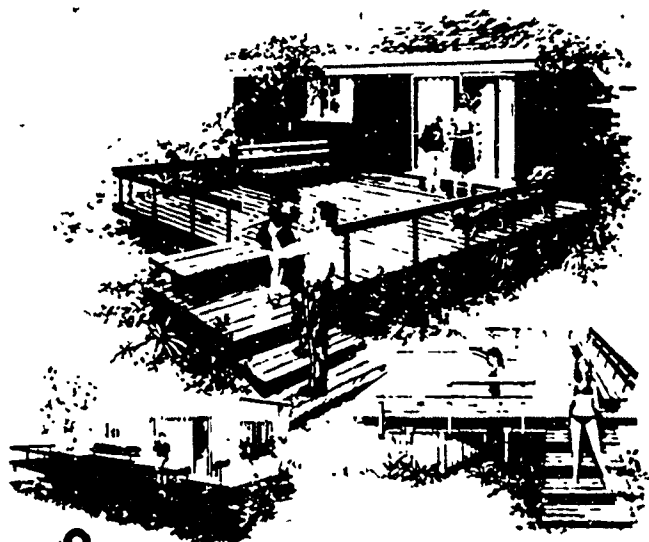
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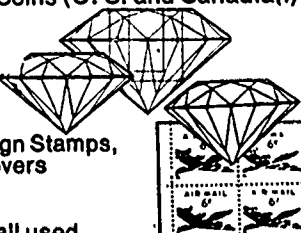
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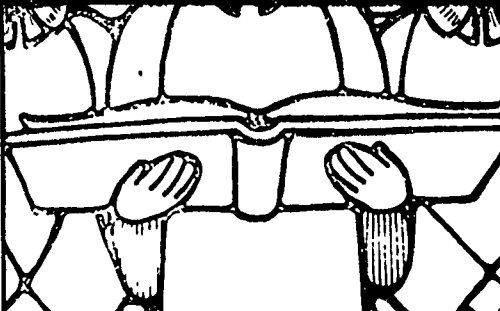
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# Building renovation focus of effort

With a developer at hand and high hopes for financial backing, attention of those involved in a proposed elderly housing project for Northville Township has now turned to historic preservation of structures at the vacated Wayne County Child Development Center.

The center, a 101-acre campus which is to become the elderly village site, is to have many of its buildings restored and renovated as part of the project.

To that end, the township last week officially appointed a seven person Historical Preservation Committee for Elderly Village and tonight will view student architects' proposals for renovation.

Chaired by Richard Ambler, whose previous volunteer work for the township was as its representative in negotiations with police unions, the committee is charged with overseeing planning and implementation of the restorations.

Other members, all recommended by Supervisor John MacDonald, include Donald and Daniel DiComo, Fred Hembry, Marcella Douglas, Francis Gazlay and Dorothy Gaul.

MacDonald said he chose the members because they seemed to have something to offer to such an endeavor, but has "no preconceived ideas on how big it should be. Anyone who has any ideas should not hesitate to approach me; just as long as the thing doesn't get out of control."

He explained that Dan DiComo, as architect of the city's Allen Terrace apartments, would seem to have a needed perspective. His son, Don, is a college student recently admitted to the University of Michigan school of architecture, MacDonald explained.

"I thought we should have at least

one younger person," he said, "and perhaps with this choice we can help formulate one person's attitude toward senior citizens and how to address their housing needs."

Hembry is the retired groundskeeper of the CDC property and is himself "a senior citizen, although I'm not sure if I should be calling anyone a senior citizen anymore." Marcella Douglas, former principal of the Wayne County Training School, has extensive knowledge of the buildings, MacDonald added.

Francis Gazlay, as head of the Northville Historical Society brings another perspective, as does Dorothy

Gaul, vice president of the local senior citizens' advisory council and an active senior in planning programming.

These committee members, the township board, the township planning commission, representatives of developer Saperstein and Amurcon corporations, the county EDC and the public are invited to a meeting tonight (Wednesday) at 7:30 p.m. in township hall to hear proposed renovation plans.

Students in preservation architecture studies at Lawrence Institute of Technology will present the results of their assignment to propose methods of utilizing the existing structures at the CDC.

## Two mill property tax rise included in the city budget

Continued from Page 1

already negotiated with the police union.

The city under its charter may levy up to 4.27 additional mills, it was pointed out, but that hike was termed "unrealistic" by council members.

In addition to the planned 15.68 mills, taxpayers in the city will be paying another half-mill for Main Street paving and 1.2 mills for the Randolph Drain.

A mill produces \$83,000 in revenue. A taxpayer with a \$64,000 house with a state equalized value of \$32,000, city controller Betty Lennox illustrated, would pay \$32 more for each mill levied, or \$64 additional for the two mills. Total of city taxes, anticipating the two mill increase and including the half mill for Main Street paving and 1.2 mill levy on the fall tax bill for the Randolph Drain, would cost that taxpayer an estimated \$56.16.

In addition the Wayne County taxpayer in the city last year paid 7.07 mills county tax, 38.45 schools, 1.90 community college, 1.10 special education and .25 mills Huron-Clinton Metropolitan Authority.

"Biggest single area of change in the proposed budget, Walters said, has been the district court costs. They are budgeted at \$120,000.

"It's ironic," commented Ayers as the council studied the city's contributions, "that we were so 'for' the district court and it is the single, largest budget problem — and one over which we have no control."

Mayor Paul Vernon agreed that "it's not happening as we were promised." Part of the problem of higher-than-anticipated costs apportioned to the city, it was stated previously, was that Canton court usage was estimated higher than it actually turned out to be, throwing a burden on others.

Credited with \$60,900 income, the city shows a \$58,000 shortage of revenues to expenditures at the court.

Vernon suggested that a new formula based on population and area might be developed.

Walters said he and Lennox would visit the court to try for a different distribution of costs.

In preparing the budget, Walters and Lennox assumed no state cuts and estimated area construction still would be below.

"We have no legal basis to build in cuts," he said, "but in reality we know they're possible."

Because the city has contracted with the City of Plymouth for building inspection services, he pointed out, it is not carrying high overhead in the building department in a period of little activity and does not feel a great impact as payments to Plymouth, therefore, are down.

In discussing budgeted expenditures as he presented a budget overview to council, Walters said the city had no "built-in" wage increases but that five percent was budgeted as an alternative to cost of living.

The saving from reduction of a clerical employee (the city presently is two short due to a death and a resignation), Walters said, is shown in the transfer of \$12,000 to the computer improvement program.

Walters noted that the only big increases were earmarked to get a data processing program started and for two police cars, budgeted at \$22,500.

The fire department is in the third year pay-off for the water tower truck, a budget item of \$11,492.

At the initial budget study session, Walters noted the city's public improvement fund probably will be needed to make loans to the Allen Terrace fund, estimated at \$32,000, parking fund, estimated at \$80,000, and Downtown Development Authority project, \$242,000. The last, he explained, would be short term as part will be coming back to the city in the next two years.

As the budget was studied, Vernon observed that "the only way to save more money is drastically curtailing government."

However, the budget contains provisions for conferences and membership dues as well as training allowances.

Employee fringe benefits account for \$390,800 in the general fund expenditures, including \$110,000 for hospital, dental and life insurance and \$2,500 for optical.

One item that is sharply lower in the new budget is liability insurance, \$20,000, and workmen's compensation, \$21,000, for a total of \$41,000.

The total is a reduction of \$10,390.

## Youth jobs program announced

Employment opportunities for eligible youths ages 16-21 may be available this summer with Federal, state, county, city, township, school district and public non-profit agencies this summer.

Wayne County residents could be eligible for part-time jobs with those agencies through the Wayne County Employment and Training Administration. Intended to allow participants to acquire pre-employment experience, labor market information and wages of \$3.35 to \$4 per hour, the Summer Youth

Employment program is sponsored by WCETA.

Interested youths should contact their local high school Project Score or Summer Youth Employment Program Coordinator, or guidance counselors. Eligibility for the program will be based on total family income guidelines established by the federal government. A social security card will be required.

The program is to continue for eight weeks, beginning Monday, June 21. Participants work between 20 and 40 hours per week.

## Astronomy is talented program

"An Evening of Star Gazing" is the title of the second program in the Kaleidoscope Series to be presented at 7 p.m. next Wednesday at Moraine Elementary School.

The program, sponsored by the Northville Association for Academically Talented and the Novi Association for Talented and Gifted, will feature Richard Ensign, director of the Crestwood Planetarium.

Ensign will present a slide and movie program offering views of the planets Jupiter and Saturn as seen by the Voyager Spacecraft. Amateur astronomers are invited to bring their telescopes. Weather permitting, those attending the program will have an opportunity to view the night skies.

The free program, partly sponsored by Bookstall on the Main, is open to the public.

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## State house race in new district

Apportionment decisions basically established by the state Supreme Court Friday place Northville and Northville Township in a new 36th state house district without an incumbent.

The determination brought forward official announcement from Plymouth Township Trustee Gerald Law that he is a Republican candidate for the seat. Democrat R. William Joyner, presently a Wayne County commissioner, earlier revealed his intentions to campaign for the seat representing the two Northvilles, both Plymouth and Plymouth Township and about half of Canton Township.

The court accepted the Bernard J. Apol plan for reapportionment, ordering some alterations not affecting Wayne County. After the changes are made, it is expected the Apol plan will be adopted.

The court also pushed back the date of the primary election from August 3 to August 10 and extended deadlines for filing nominating petitions by the same week's duration.

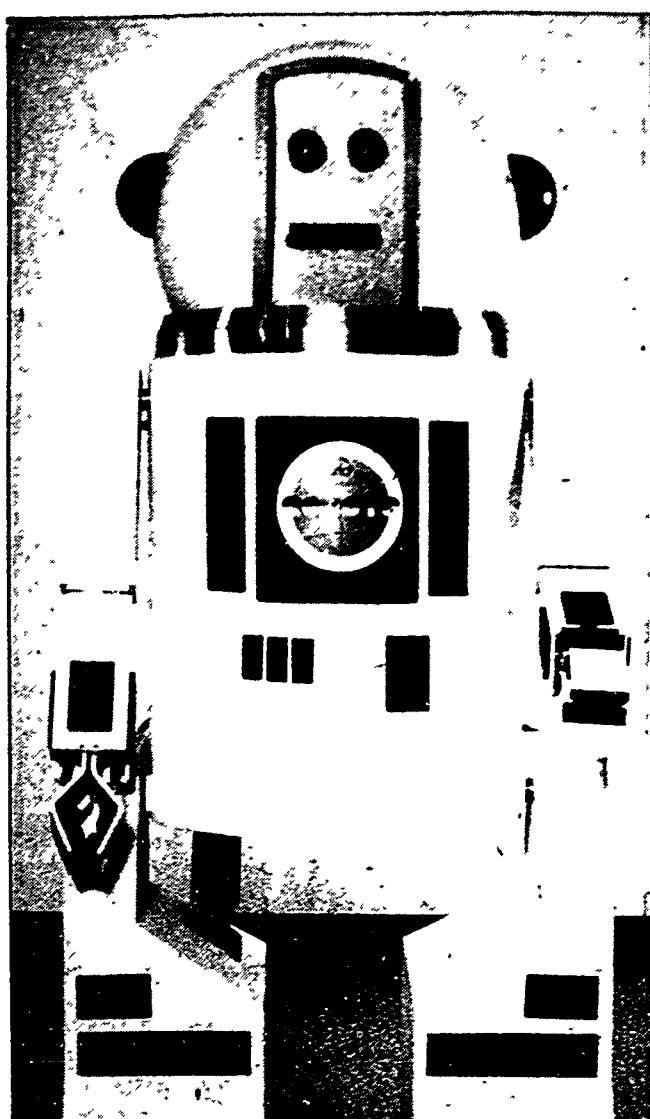
While Northville loses representative Jack Kirksey, whose 35th district moves eastward, it will likely retain state senator R. Robert Geake, whose district continues to include Northville under the Apol plan.

The new senate district is a closer parallel to the new house district than are the old ones, with Geake likely to be standing for re-election to represent both Northvilles, both Plymouths, all of Canton Township and Livonia.

While Law's interest in the state house race has been known for several months, he said he delayed formal announcement to be sure apportionment decisions would not retain Kirksey's incumbency in the Northville area.

Kirksey and cohort Sylvia Skrel find themselves in a single district in Livonia and Redford. Some observers expect one of the GOP incumbents to drop out of the race.

Apportionment of districts for Congress and for the county commissioner race are still less certain though determination is expected in the near future.



## Denby's coming

Denby, creation of the Robot Society of the U.S., will be greeting surprised passers-by on Main Street from noon to 3 p.m. Saturday. The bland-faced, five-foot tall robot is a Mainstreet dedication attraction sponsored by the Kiwanis, Rotary, Downtown Merchants Association and the Chamber of Commerce. Denby, a walking computer, is being programmed to introduce himself to those near him. He's been called 180 pounds of pure intelligence packed into a plastic package.

## Gathering honors scholars

Fourteen Northville High School students were among the more than 1,000 high school seniors from throughout the Tri-County area to be honored by the Detroit Association of Phi Beta Kappa at its 34th annual honors convocation April 27 at Ford Auditorium.

Though the honors ceremony is not induction into the national honor society of Phi Beta Kappa, it is recognition given to commend graduating seniors who maintained a 3.8 or better grade point average in college preparatory classes throughout high school.

Northville students honored at the convocation were Gregg Artley, son of Mr. and Mrs. Edward Artley of 47262 Chigwidden; Christopher Bedford, son of Mr. and Mrs. Michael Bedford of 19450 Beck; Lisa Brownell, daughter of Mr. and Mrs. Wallace Brownell of 45333 Galway; James Covey, son of Mr. and Mrs. Philip Covey of 44056 Foothills; Gregory Gillum, son of Mr. and Mrs. Ralph Gillum of 47899 Nine Mile.

Stephen Handley, son of Mr. and Mrs. Ralph Handley of 16784 Dundalk; Janet

Hudolin, daughter of Mr. and Mrs. Herbert Hudolin of 42298 Ladywood; Karen Kilpatrick, daughter of Mr. and Mrs. John Kilpatrick of 21758 Rathlone; Erin McGowan, daughter of Mr. and Mrs. William McGowan of 41966 Banbury; Marjorie Muller, daughter of Mrs. Rebecca Muller of 724 Spring.

Jacqueline Nixon, daughter of Mr. and Mrs. Travis Nixon of 21824 Rathlone; Gerald Rothermel, son of Mr. and Mrs. Thomas Rothermel of 42370 Norham; Mary Kaye Saurer, daughter of Mr. and Mrs. Curt Saurer of 201 Ely and Glen Wheatley, son of Dr. and Mrs. Charles Wheatley of 44875 Thornapple.

Wayne State University Symphonic Band, under the direction of Harold Arnoldi, provided music selections during the convocation.



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## Police Blotters

# Injuries suffered in Seven Mile accident

### In the township...

A Northville woman was injured and a Livonia man ticketed as a result of an auto accident on Seven Mile Road in front of Northville Charley's May 11,

township police reports show.

Joseph Charles Vollmer of Livonia was cited for failure to stop within assured clear distance ahead after his car rear-ended another vehicle waiting to turn left into the restaurant about 9:30 p.m. last Tuesday.

Janice Witkowski of Northville, a passenger in the struck car, was taken to St. Mary hospital by Novi Ambulance for investigation of her complaints of neck and back pain.

Vollmer told police he was eastbound on Seven Mile behind another car in the left lane. When the car in front of him swerved into the right lane, he told police, he first saw the stopped car. Skid marks 54 feet long were measured by police at the scene.

A 17-year-old Garden City woman is pressing assault charges against a Livonia man who allegedly hit her in the face with an arm encased in a fiberglass cast around 10:45 a.m. May 14, according to township police reports.

According to the statements of witnesses attached to the police report, the victim and three girl friends were at the area known as Beer Hill at Cass Benton Park when several males of similar age approached their barbecue. When the young women went over to investigate, the young men began "harassing" them regarding the efficiency of their fire.

A continued verbal argument ensued, which concluded with the Livonia man hitting the young woman in the face with the cast and she spraying him with a chemical 'mace' product. The young man told police, according to the report, that the assaults were simultaneous. The woman suffered a bruise and abrasions to her face.

Three persons were injured in a rear-end collision on westbound Seven Mile Road in front of Northville Regional Psychiatric Hospital May 10.

John Wesley Plumley, 35, of Novi told police at the scene he did not know what happened. He was later cited for failure to stop within assured clear distance ahead. He suffered facial lacerations and was bleeding from the nose before being transported to Providence Hospital by Novi Ambulance.

According to the driver and passenger in the other vehicle, they were stopped, waiting to make a left turn into the hospital driveway about 3:15 p.m. last Monday when Plumley's car hit them from the rear.

The collision pushed the struck vehicle across the eastbound lanes and beyond the shoulder onto the hospital lawn adjacent to the driveway. David Harold Frye, 26, of Westland, driver of this vehicle, and passenger Robert Pakos, 33, of Detroit, were both taken to Providence Hospital by Novi Ambulance service. Frye complained of a leg injury; Pakos of pain in the back.

Whether any items were stolen in a

breaking and entering at a Pickford residence May 11 is not yet determined since the owner was out of town.

Police found a window broken and standing open at the residence, but did not observe the interior to be ransacked or other evidence of theft. They investigated the scene in response to an alarm sounding at the police station.

The township water and sewer system suffered a \$900 loss sometime between 10 a.m. April 20 and 9 a.m. May 5 when unknown persons severely damaged a fire hydrant on Woodbend. There are no suspects.

An estimated \$150 damage was done to a small 1982 Ford parked on Silver Spring near Crystal Lake May 9. The owner told police a rock or other object was used to break the left rear window of the car at around 4 p.m. Sunday.

### ...In the city

Unknown persons drove a vehicle across a Chigwidden residence lawn causing \$340 damage to a lawn sprinkler (\$40) and stone ledge rock wall (\$300) between May 15 and 16, according to city police reports. Approximately 15 feet of the stone wall were knocked down.

The right rear window of a 1976 Ford station wagon was damaged after a being struck, apparently by a rock or similar object, on Dunlap Street May 15, city police report. Damage was placed at \$150.

A \$125 Schwinn Stingray bicycle was reported stolen from a Carpenter Street residence May 6.

The 11-year-old owner reported the bicycle was at the home when he left for school in the morning, but gone that evening at 6:30 p.m. He described the bicycle as red and yellow with a red banana seat.

A tire and swing seats at a city park on Carpenter were reportedly damaged with a sharp object May 3.

A resident reported that the tire and seats were found slashed that day. Damages were estimated at \$130.

A 16-year-old Farmington Hills driver was ticketed for disobeying a stop sign following an accident the afternoon of May 1. The accident at Eight Mile and Novi Street resulted in minor injuries to a Northville driver.

The Farmington Hills driver was southbound on Novi, according to police reports, and pulled out onto Eight Mile striking the Northville woman's car that was eastbound.

## Four-wheel drive purchased

Township police will soon be four-wheel-driving whenever necessary with a new Ford Bronco the township board authorized for purchase last week.

To be financed by Manufacturers National Bank, the purchase will be paid for out of the township police budget at a total cost of \$8,721. Prices were taken from four area Ford dealers and ranged from \$12,200 to the accepted low.

The vehicle was kept stark, with only power steering, automatic transmission and a heated rear window as options. AM radio wiring, to accommodate police needs, was also installed.

Such a purchase was discussed during budget formation, and need was cited in the events of inclement weather and crime scenes in less accessible areas of the township.

## Detective promoted to captain

There's a new captain, and a patrolman has been promoted to sergeant in the Northville Township Police Department, Chief Kenneth Hardesty told the township board Thursday.

Detective Phillip Presnell has been pro-

moted to captain, a new rank for the department denoting his second-in-

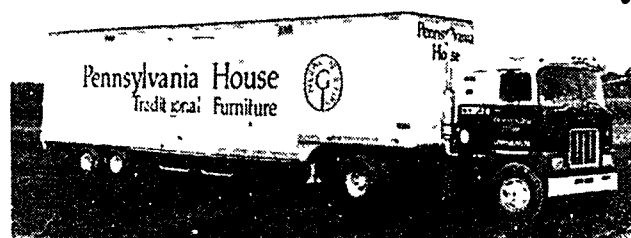
command position.

In his stead as sergeant is John Sherman.

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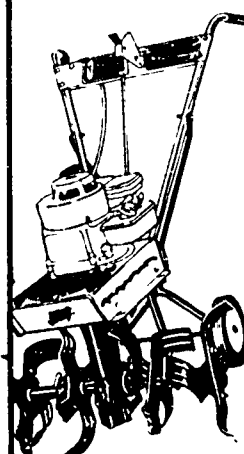
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# Park Gardens sewer petitions accepted by trustees

By KEVIN WILSON

Township board members were enthusiastic Thursday night as they formally accepted petitions from Park Gardens homeowners to establish a special assessment district. In fact, Trustee James Armstrong's motion to accept the petitions was greeted with at least four simultaneous seconds as other trustees called out support.

The special assessment district (SAD) would allow the township to charge costs of sewer installation to the benefiting homeowners. Continued septic failures and drainage problems afflicting the area established an acknowledged need for sewers, to be funded partially by federal grants.

Park Gardens Association vice president Liz McCarville was present and related the homeowners' expectations that the township will continue to pursue alternative routes of financing the sewer project in addition to the special assessments against properties in the subdivision.

"Bill Basse (association president) and myself continue to request the township pursue additional funding," McCarville said. She noted that the association's position continues to be in line with a letter Basse submitted several months ago contending that it is unfair to ask homeowners to absorb as large a share of the cost as seems imminent.

"I'm obviously pleased to get the

petition to get started," Supervisor John MacDonald said. "We have to keep our eye on the bond market now. We have done a lot of work in anticipation of the petitions and expect to move as fast as possible."

"This is an historic moment in Northville," he concluded. "Township," added Trustee Thomas Cook, and the supervisor nodded, and said "township."

Following board acceptance of the petition, the topic was taken up at a special meeting of the township water and sewer commission early Friday morning. The commission instructed township engineer Edward McNeely to confirm the district and begin planning for the project, formally launching it on the path toward a possible fall ground-breaking.

Studies of the area in the past few years determined that human pollution reaches health-threatening levels on a seasonal basis and that soil conditions and population density mitigate against clean, efficient use of septic systems.

Federal block grant monies have been directed toward the project for the past five years. Geographic limitations necessitate an expensive routing of sewer lines uphill to the west, with two pump stations to force effluent to a county interceptor beside the Rouge River.

The homeowners association has, in the past several months, contended that the design criteria also benefits a

larger area of the township and that the township should, therefore, contribute a share of the cost. Township water and sewer officials have responded that all such systems are designed with extra capacity.

The association also alleges past mishandling of the project has increased the cost of the project by a large amount; and argues that the township should absorb some of this cost as well, including added engineering costs because McNeely's work covers ground supposedly finished by the previous township engineer.

Submission of the petitions, township officials have argued, was necessary before engineering plans could be drawn up that will allow for accurate cost estimates that would in turn provide a basis for discussion of those issues.

## Nine named to committee

Schoolcraft College board of trustees has approved the appointment of nine persons to a committee which will advise the board on heritage matters.

They are Mark McQuestion, alumni; Robert Stover, classified; W. Kenneth Lindner, executive administration; Charles Castillo, faculty forum; Doris Conger, food service;

The others are Patrick Butler, SCAAP; Dorothy Irving, SCAOP; Leroy Bennett, foundation; and Mari-Ann McQuater, students.

The SAD process requires five public hearings before the township board of trustees, establishing the size of the

district, method of distributing cost, methods of financing, and other pertinent issues. Earlier estimates placed

the total cost of the project at nearly \$1.2 million, with homeowners to be assessed more than \$700,000.

## Values dropped

# Assessments cut 20 percent in subdivision

County tax authorities apparently have accepted a township recommendation to reduce tax valuations by 20 percent in the Park Gardens area.

It will be two weeks before the assessment books are returned to the township from the county, Supervisor John MacDonald told Park Gardens Association representatives Thursday

night, but a letter indicating that the reduction was accepted has been received.

MacDonald appealed to the township board of review in March on behalf of the four-street subdivision in the southeast corner of the township, noting that continued septic failures and drainage problems have reduced home

values there.

Substantiating evidence in the form of county health inspectors reports and the ongoing sewer project in the area were submitted with the appeal when it was accepted by the board of review.

The 20 percent blanket reduction was the most MacDonald could request without reference to state authorities.

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# Downtown Dedication festivities kick-off tomorrow

THURSDAY, MAY 20

**TOPS MEET:** Daytime TOPS meets at 9 a.m. at First Presbyterian Church.

**DEDICATION BEGINS:** Dedication: Our Town Downtown luncheon with Oscar Frenette, noon, First Presbyterian Church.

**QUESTER MEETING:** Base Line Questers to hold annual meeting at 1 p.m. at the home of Elva Miller.

**WOMEN'S CLUB MEETS:** Highland Lakes Women's Club meets at 1 p.m. at Highland Lakes Clubhouse.

thville Ultraya meets at 8 p.m. at Our Lady of Victory.

FRIDAY, MAY 21

**DEDICATION:** Breakfast with Governor William Milliken at 8:30 a.m. at First Presbyterian Church to be followed by Dedication: Our Town Downtown ceremonies at 9:40 a.m. in town square.

**MASONS MEET:** Orient Chapter, No. 77, Order of the Eastern Star, meets at 7:30 p.m. at the Masonic Temple.

SATURDAY, MAY 22

**SCHOOLHOUSE FAIR:** William Allan Academy and Little Red Schoolhouse Parents' Group is sponsoring a Country School Fair from 11 a.m. to 4 p.m. at the school. Festivities will include games, prizes, clowns, T-shirt sales, a baked goods sale, book shop, hot dogs and popcorn. A stage production of the "King of Creampuffs" will be presented by the third and fourth graders. The fair is open to the public.

**PTA COUNCIL:** PTA Coordinating Council meets at 7:30 p.m. in the board of education offices.

NORTHVILLE ULTREYA: Nor-

SPRING CARNIVAL: An animal

walk, video games, bake sale, cakewalk, cotton candy, "Miss Piggy" kissing booth, refreshments, prizes and much more will be offered at the Salem Elementary Spring Carnival to be held from 10 a.m. to 3 p.m. at the school. The fair is open to the public and proceeds will be used to purchase PET computers for the school. For more information call 349-1390.

SUNDAY, MAY 23

**MILL RACE VILLAGE:** Mill Race Historical Village is open from 1-4 p.m.

MONDAY, MAY 24

**KIWANIANS MEET:** Kiwanis Club meets at 6:30 p.m. at Henry's Place.

**PAPER DRIVE:** St. Paul's Lutheran Church School will hold a paper drive from 6:30-7:30 p.m. in the church parking lot.

**NORTHVILLE TOPS:** Northville TOPS meets at 7 p.m. at First Presbyterian Church.

**BOARD OF EDUCATION:** Northville Board of Education meets at

7:30 p.m. at Meads Mill Junior High School.

**BUSINESSWOMEN MEET:** Northville Business and Professional Women's Club meets at 6 p.m. at the Mayflower Hotel.

**NORTHVILLE MASONS:** Northville Masonic Organization meets at 7:30 p.m. at Masonic Temple.

**SPECIAL CITY MEETING:** City council will hold a special meeting at 8 p.m. in the council chambers. Agenda items include revenue sharing, water and sewer rate hearing.

TUESDAY, MAY 25

**COUNTRY GIRLS:** Country Girls Branch of the Woman's National Farm and Garden Association will meet at 9:45 a.m. in the parking lot of the First United Methodist Church for transportation to the Greek Revival homes members will be touring. Chairman for the event is Shirley DeHoff.

**PEO MEETING:** Chapter EA of the Philanthropic Educational Organization will meet at noon.

**ROTARIANS MEET:** Northville Rotary Club meets at noon at First Presbyterian Church.

**SIXGATE SQUADRON:** Sixgate Squadron Civil Air Patrol meets from 7-9 p.m. at Novi Middle School South.

**SENIORS MEET:** Northville Senior Citizens' Club meets at 6 p.m. at First Presbyterian Church.

**AMERICAN LEGION:** American Legion Auxiliary Unit 147 meets at 8 p.m. at the post home.

**PWP MEETS:** Northville-Novi Parents Without Partners meets at 8 p.m. at Aberdeen's.

**PLANNERS MEET:** Northville Township Planning Commission meets at 8 p.m. at the township offices.

Seek donations for patients

Persons with donations for Northville Psychiatric Regional Hospital may deliver items to the Kooz home at 795 Grace.

Items should be placed in plastic bags. For further information call 349-4067.

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**Parson to Person...**  
**The Old Nature**  
**Dr. James H. Luther**  
Everyone is born with a nature that is given to sin. That nature never improves. Even if a person is converted, the old nature remains to struggle against the work of God in the human heart.  
"For the flesh lusteth against the Spirit, and the Spirit against the flesh: and these are contrary the one to the other: so that ye cannot do the things that ye would" (Galatians 5:17).  
"We can easily recognize the influence of the 'old man' because the Bible tells us how that nature is manifested:  
"Now the works of the flesh are manifest, which are these; Adultery, fornication, uncleanness, lasciviousness, idolatry, witchcraft, hatred, variance, emulations, wrath, strife, seditions, heresies, envyings, murders, drunkenness, revellings, and such like: of the which I tell you before, as I have also told you in time past, that they which do such things shall not inherit the kingdom of God" (Galatians 5:19-21).  
Discouraging? Not necessarily! You see, the believer is equipped to live in victory over "the old man". When one accepts Christ, he becomes a partaker of the divine nature (II Peter 1:4). The power of God is thus present in his daily life.  
We must always remember that success in the Christian life is not found in the improvement of the "old nature", but in yielding to the new nature within us.  
"Neither yield ye your members as instruments of unrighteousness unto sin: but yield yourselves unto God, as those that are alive from the dead, and your members as instruments of righteousness unto God" (Romans 6:13).  
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**State troopers reassigned here**  
Northville's Michigan State Police post received two officers who had been sworn in as troopers in graduation ceremonies May 11 for the 97th recruit school. They were held in the department's training academy in the state's secondary complex in southwest Lansing.  
Troopers Richard A. Hetu and Richard H. Schneider reported for duty Monday at the Northville post. The troopers were two of 55 MSP officer candidates who graduated from the first recruit class conducted since September of 1979 because of state budget cuts.  
With this graduation, the department now has 2,119 of its authorized officer complement of 2,211. The 55-member class has 28 white males, nine white females, 13 black males and five Hispanic males.  
Also, 49 class members have had college level training, including one in law, 17 with bachelor of arts or science degrees, eight with associate degrees and six with no college experience. In addition, 22 of the candidates report having previous police experience in various departments or agencies.  
**Alcohol abuse seminar set**  
"Alcohol abuse in the family and the community — what you can do about it" is the topic of a free seminar and panel discussion scheduled for 7:30 p.m. May 25 in the Waterman Campus Center at Schoolcraft College.  
The seminar will feature a panel of speakers including 16th District Court probation officer, Wayne Templeton, and a young recovering alcoholic. The moderator will be Mike Whorf of WJR-Radio.  
The seminar was initiated by Maplegrove — Henry Ford Hospital's treatment center for alcoholism.

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ANN ARBOR: Westgate Shopping Center, 2450 West Stadium Blvd., Jackson Rd. at Maple Blvd., 663-5878 • BIRMINGHAM: Village Knoll Shopping Center, 3610 W. Maple Road at Lehigh, 845-0556 • GRAND RIVER: 15236 Grand River Avenue, 493-4200 • FARMINGTON HILLS: Orchard 12 Shopping Center, 21873 Orchard Ln. Rd., (12 Mile Rd. & Orchard Lake Rd.), 553-2900 • LIVONIA: 16000 Middlebelt, between 5 & 6 Mile Roads, 261-1500 • GREEN 8 SHOPPING CENTER: 21190 Greenfield Rd., (8 Mile & Greenfield), 968-5470 • PONTIAC: North Oaks Plaza, 2430 Elizabeth Lake Road, 681-5010 • ROSELAND: Holiday Plaza, N. of 10 Mile, 25211 Gratiot, 775-4044 • ROYAL OAK: Northwood Shopping Center, 13 Mile & Woodward, 285-4370 • SOUTHFIELD: Telex Shopping Center, N. of 10 Mile, 25276 Telegraph, 357-3444 • SOUTHGATE: Southgate Shopping Center, 13575 Eureka Road, 282-8181 • STERLING HEIGHTS: 40742 Van Dyke • 18 Mile Rd. & Van Dyke • 978-0444 • TAYLOR: 8210 South Telegraph Road, Telegraph at Ecorse, 291-1305 • TROY: Sunset Plaza, 73 E. Long Lake Road, 879-1003 • WARREN-MADISON HEIGHTS: 26200 Dequindre Road, 12 Mile next to Farmer Jack's, 673-3040 • WARREN-SCHUENHEISS: Harvard Corners Shopping Center, 14 Mile & Schoenherr, 296-3933 • W. DEARBORN: 22015 Michigan Avenue, 1 mile east of Telegraph, 277-4000 • WESTLAND: Birch Hill Shopping Center, 186 S. Merriman Road, corner of Cherry Hill, 326-7500

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Large potted plants  
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Map showing location near Schoolcraft and Plymouth.

## Our Opinions

### Millage timing wrong

The city budget about to be adopted for the 1982-83 fiscal year beginning July 1 cannot be construed as extravagant. It is a budget with modest salary increases and good fringe benefits.

In normal times, we would not question the city manager's recommendations nor the council's assertion that residents expect a certain level of services.

However, these are not normal times, and to seek additional millage from residents who are being hit with a new state income tax, rising assessments, a 20.9 percent water and sewer utility hike and, often, concessions in their work place is incomprehensible.

The city does have a problem caused by the unprecedented budget cuts inflicted by the governor's reduction in race track returns as well as revenue sharing cuts that have depleted the public improvement fund. However, to budget city funds to pick up the Allen Terrace operating deficit seems generous, as do the housing and and fringe benefits in that budget. This in no way is a criticism of the operation of the senior citizen facility in which residents can take pride. We like the council's direction that there be a concerted effort to increase the city trust fund that

subsidies rents.

We would like to see a paring of educational and fringe benefits in the proposed budget in recognition of the realities of today's economy. Granted, if these items are eliminated for more than a year or two, government itself suffers as employees fall behind in knowledge of their fields. Hopefully, the economy is on the verge of coming back, as Mayor Paul Vernon predicted at the first budget session.

Since the Wayne County portion of the city was reassessed last year, and Oakland county previously, housing assessments in reality should be accurate. A resident's total millage levy with the increase would be about 64.15 in the Wayne County portion of the city; in Oakland, 62.05. In contrast, the township's is 51.57. The May issue of The Detroit reports Plymouth millage at 64.77; Livonia, 60 to 63.30; Novi, 51.64 to 55.87.

The council has asked for residents' input regarding the proposed budget and has cleared the agenda of all other business for the 8 p.m. session next Wednesday, May 26. This is the time for property owners to express their feelings. Not doing so surely can be considered an endorsement of this proposed budget.

### We're proud to be on record

The following is from the Congressional Record (Tuesday, May 11, 1982) as stated before the U.S. House of Representatives by U.S. Representative William S. Broomfield:

Mr. Speaker, next week on May 21, the city of Northville, which I am honored to represent, will be holding ceremonies to mark the completion of a renovation of its downtown area.

Northville was established in 1867 as a village and has over the years continued to grow to its present size of about 6,000 people. More than 5 years ago Northville undertook a program to give its downtown area a new look. The project included plans for a new traffic pattern, new streets and sidewalks, and improved parking. In addition, the plans provided for a new town square and more trees and flowers along the streets. Now "Mainstreet 78" is complete and the end result is so attractive many businesses in the downtown are redoing their own space to further enhance Northville's new look.

The completion of this project is significant for a number of reasons. First, no money from the State or Federal Government was used in the construction or

completion of this renovation. While many communities look to the Federal Government to finance such an undertaking, Northville raised the revenues through a tax increment supported by the citizens, to provide its bonds with the full faith and credit of the taxpayers.

Northville's accomplishment is an example of the kind of spirit that has made this country great. Michigan's economy has faced some tough problems over the past few years and, in spite of this, the city of Northville has had the pride and the motivation to tackle a serious renovation effort.

While Northville, is celebrating its new downtown, it can also celebrate the values which have made the community so unique over the years. Northville is a place of history and tradition — a solid, friendly community that is a great place to raise a family. And now the completion of this renovation will make it even better.

Mr. Speaker, I wish to again congratulate Northville and her people. They have helped provide Michigan with a history and a future that takes a backseat to no other area.

## Off the record

By John Myers

### Reading expensive on trip

Debby could not say it any better than did Dorothy who first spoke those immortal words to Auntie Em in the famed movie, "The Wizard of Oz".

"Not that I didn't have fun on the vacation, but there's no place like home," she sighed as we pulled into the parking lot at Golden Gate Apartments at 6:30 p.m. Sunday evening after a long nine hours on the road.

Actually, I was thinking the same thing myself when we returned home from our belated "honeymoon" trip to Florida. Like Deb, I, too, had a great time in the sunshine state for 10 days but was equally relieved to be home after spending a total of 21 of the past 48 hours driving on I-75.

But there were a few other reasons for my relief, aside from not having to roll on down the highway. Now I would be able to see decent television newscasts at night and read newspaper sports sections that tell all about what happen to the Tigers, along with other major sports events during the past couple of days.

Being a journalist, I like to compare different papers and newscasts when traveling around. Florida was no different. In fact, I was starting to drive Deb crazy with my infatuation for buying all kinds of papers. (If there are any doubters, I'll gladly show you the two-foot stack of papers at my apartment).

It was not unusual for me to spend at least \$1.50 a day on newspapers, or to drive almost around the city of Clearwater trying to find a particular newspaper I had to have. "Hey Deb, ya got 20 cents so I can buy this paper from Miami. I only have enough change to get the Tampa Tribune, Clearwater Sun and the St. Petersburg Times," I pleaded.

After acquiring the various papers, I would plop the

stack of newspapers on the couch at the mobile home where we were staying before reading them. When I did, I naturally turned to the sports pages first to see what was happening and what kind of graphic techniques were used.

There would be reports on how the Tampa Bay Buccaneers are progressing for next year's pro football season, on how the Rowdies soccer team won its last game, or on how Pinellas County is trying to find a site to build a major league baseball stadium in hopes of enticing the 26 current owners to award the area a franchise. But where is the story on how the Tigers are doing? Has anyone made an offer yet for the Detroit Red Wings? Oh, how I long for a Detroit Free Press or News?

Sure, both papers were being sold at the newsstand where I usually stopped, but not even I would pay two bucks for papers that actually cost 20 and 15 cents. I was crazy to buy the four papers I had, but not that crazy. (Stop snickering, Deb).

The big sports news in Florida is where the best fishing spots are for the next day and how some kid reeled in a seven foot marlin with the basic fishing rod. (Don Shane, where are you when I need you?)

All of this made me wonder, though, about another paper and its sports section. I was anxious to see how my associate, Kevin, survived last week covering Northville sports, in addition to his many other responsibilities, in my absence. He survived and did an admirable job of covering the "toy department".

Also, being away on vacation has made me lose track a little bit on the progress of the teams, and it has taken me a while to "get familiar" with them again.

In all, "it's good to be back home."



### Beautification winners

Northville Beautification Award winners pose after receiving their awards at the annual Mayor Exchange Day luncheon sponsored by Rotary Monday at First Presbyterian Church. From left, are, front row, Gladys Evans, Presbyterian Church; Ralph Kimble, Wanda Kozak, M.A.G.S.; Linda Lawrence, Downriver Federal Savings and Loan; Diane Ording, McAllister's; Ardis McLeod, Marquis Theatre and shops; Beth Griebel, Fifth Season; second row, Louise Whittington, IV Seasons; Dr. William Demray, 371 East Main; Carl Kerr, Ford Motor Company; Margie Davis, First Presbyterian; James Cutler, Cutler Realty; third row, Father John O'Callaghan, Our Lady of Victory; Bob Mangin, First Baptist; Larry

Nichols, Karen Wilkinson, Main Street School, Northville Board of Education; Joyce Elwert, Petricca Insurance; Toni Genitti, Genitti's Hole in the Wall; Betty Jerome, Northville Vision Clinic; fourth row, Glenn Long, Long Fancy Bath Boutique; Jo Krause, Kenneth Lehl, St. Paul's Lutheran; Gloria Teeter, Traditional Handcraft; Susan Parlove, Bright Bar Steel Company; Marti Walters, Sandie's Hallmark; fifth row, Ed Jamieson, Northville Travel Plans; Denis Roux, Northville Professional Center; N.C. Schrader, Schrader's; Wes Henrikson, Wes Henrikson Agency; Glenn Caverly, Brookside Hardware; Bill Craft, Amerman Elementary; Bill Ferguson, Manufacturers Bank. Record photo by Steve Fecht.



### After the fact

By PHILIP JEROME

Let's get one thing straight about last week's column — the one about the lady who said she thought I looked like Phil Donahue.

What I want to get straight is this: I didn't say I looked like Phil Donahue. I merely reported objectively and factually that a lady told me she thought I looked like Phil Donahue.

I prefer to think of myself as something of a cross between Clint Eastwood and Robert Redford, but I readily acknowledge that the likeness probably exists more in my own mind than anywhere else.

Nobody has ever told me I remind them of Clint Eastwood or Robert Redford. But the fact remains that there was someone who did in fact say she thought I looked a little like Phil Donahue. Who am I to argue with a lady who obviously has her head together?

But what has amazed me is the backlash since last week's column. You'd think it was my fault that some lady noticed a resemblance between a couple of Phils.

Worse yet, these doomsayers and pessimists seem to hold me personally responsible for the perceptions of others.

One lady who shall go unnamed (it's Dianne Bish, if you really must know) sent me a note containing two words — Phil Donahue — followed by a question mark.

Others have suggested that I know a lady who needs to have her television set adjusted.

As a post script, I report that the lady in question called Tuesday to register her reactions.

"What do you mean too much make-up and too-tight dress?" she wanted to know.

"Certainly not my opinion," I responded diplomatically. "Those were merely the comments of an envious wife."

She reported that she didn't think the column was too funny but the other ladies in her office got a kick out of it. Particularly the part about the too-tight dress.

"I asked them what they were laughing about," she related, "and they said all they wanted to know whether it was the red dress or the striped dress."

It was the one with the stripes.

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Readers Speak

# Class plans to bury time capsule at Cooke school

**To the Editor:**  
Our journalism class at Cooke Junior High is burying a Time Capsule on Friday, May 21, in honor of Michigan Week. We are placing the capsule in our enclosed School Courtyard, and it will be marked by an engraved tablet which says "Time Capsule: 1982-2082."

We have planned carefully for preservation of our materials. They will be sealed in a waterproof container and then cemented in the ground. Our materials are laminated and packed in plastic.

The artifacts of our teenage culture include the Northville Phone Book, this week's Northville Record, the Detroit papers, our school papers, tickets of concerts and games, running shoes, a jean pocket with a designer name, Coke and Pepsi caps, fast food containers, a tape of our national anthem, a tape of our voices recording life in Northville, letters, pictures, a flag, T.V. guides, cafeteria menus, nail polish, and a penny from everyone in Cooke Junior High.

We would like to ask you to mention in The Record files that we are burying this capsule. The people of 2082 will perhaps need to check all of the facts. The School Board is going to note the location of the Capsule on the deed to the property.

We feel strongly that the junior high students of 2082 should know from us exactly how things are today. Incidentally, we wish we could be around to see them dig for it!

Kelli Pence, Kim Harrigan  
Kathy Lilburn, Kelly Bell  
Amie Moore, Alicia Hickman  
Chris Hauser, Lisa Dye  
Darius Mikonis  
Scott Craig, Kim Ballard  
Dino Candela, Cathy Foster  
D. Bach, teacher

## Says youth soccer lists should use team names

**To the Editor:**  
Although I understand that space is at a premium and only so much room can be allotted for Northville Recreational Soccer, I think the new format is boring.

Most teams were identified by number only, but does anyone realize that even the longest team names take up less space than the present "Northville No. 1," etc.

It's bad enough that the WSSL has taken away the "Northville" and team identity by having a pizza parlor buy the team shirts. We don't need the newspaper to further this.

Who knows, next season we may see "Northville 1-2, Plymouth 2-0. Outstanding play: No. 1, 18, 7 and 10."

In the past we had some interesting highlights to read about. Please try to do better for our kids (and their parents) in Northville soccer.

Doris Edwards

**EDITOR'S NOTE:** When team names

# Eight vie for post

Continued from Page 1

evidence of advanced study in the areas of administration, finance, curriculum and personnel relations.

Seven of the eight candidates being interviewed by the board hold doctorate degrees.

Teaching and administrative experience at both elementary and secondary levels is desirable and central office, administrative experience is required.

A brochure outlining the board's criteria for hiring a superintendent was available to each candidate. Contractual agreements listed in the brochure — all negotiable items to be discussed between the board and candidates — include salary, a contemplated three-year contract, annual performance evaluation, fringe benefit package and moving expenses should they be incurred.

Also listed in the brochure is a residency provision which states that "the Board expects the Superintendent to reside within the Northville Public Schools District."

In its preliminary discussions, the

are supplied by the soccer coaches, they will be used, as they were last week. However, most coaches supply information by team number.

## Criticizes Geake for income tax vote

**To the Editor:**

First I want to thank all of you who responded to my letter appealing for clothing for a young mother with three children who was abandoned by her husband many years ago. And I want to thank you all on behalf of the many ill patients at Northville Regional Psychiatric Hospital. You are great people!

I wish I could say the same for our local state senator, for his lack of concern for these patients, even though he is a member of the mental health committee in Lansing. He is paid for representing all the people in this district — not just the rich, so-called sane people.

I don't know what he earns for his work for four days a week in Lansing. I do know he is a rich man — he owns many pieces of property in our fair city.

John Reynolds (director of Northville Hospital), whatever he earns, it is not enough for a five day week — sometimes six.

Why not put it to a vote of the people — this slight, temporary income tax?

How concerned are you, Senator? Do you really care about the mentally ill? If you do, why not show it? In other words put your money where your vote is. Many local citizens have been laid off by your selfish act, both at Northville Psychiatric and Hawthorn Center. Mental illness is painful and it attacks one out of every four families in this country.

I would like to hear your reasons for this heartless vote.

Thanks for nothing, Senator.  
Shirley Matthews

## Thanks participants in Knights' roll drive

**To the Editor:**

On behalf of the Knights of Columbus, Northville Council No. 6762, I want to thank all residents of the Northville area who contributed to our 1982 Tootsie Roll Drive.

All monies collected in this annual drive are used to aid our mentally retarded citizens in the State of Michigan. Eighty percent of our collection will remain in the Northville area.

Your generosity in these trying economic times once again demonstrates our community's deep feeling for the less fortunate.

Kenneth L. Dominique  
Treasurer, Council 6762

## Responds to editorial, other writers' letters

**To the Editor:**

Congratulations to all of us! The Kern's Clock has moved into Northville and I have been professionally analyzed by Professor Emeritus "Dr." P. Roger Nieuwkoop.

First you...then, the "Doctor." I must agree with you that we now have a beautiful landmark with the four-sided town clock, and it complements the appearance of our new Downtown.

But to say it "compares" with the famous Detroit Kern Clock is absolutely ridiculous.

## City police raise fees

Police services will cost a little more from Northville City Police in the future.

Northville City Council at the request of the police department approved a revised schedule of service fees last month after Police Chief Rodney Cannon submitted the request together with a comparison of fees charged by neighboring communities showing that all have been charging higher fees than the city.

Copies of police acci-

dent reports will cost \$3 as will fingerprinting for city residents. Non-resident charge will be \$5.

Permits to carry concealed weapons will cost \$10 with purchase permits to cost \$5, and there will be a \$1 charge to mail bond money.

## Art show here

"Working Artists," a lawn show of art and demonstrations by area artists, will be held from 11 a.m. to 6 p.m. this Saturday at Northville Art Gallery, 224 South Main.

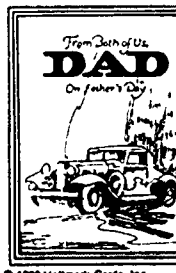
In event of rain the show will be held Sunday.

Artists will be working throughout the day, demonstrating acrylic and watercolor painting, scratchboard, weaving, spinning and ceramics.

Participants and their art forms are Jessie Hudson, batik, and Betty Manthey, watercolor, both of Plymouth; Audrey DiMarco, acrylic, of Livonia; Doreen Lawton, scratchboard, and Marie Trapani, weaving and soft sculpture, both of Canton; Dave Vail, acrylics, Terry O'Toole, weaving and spinning, and Jamie Fine, ceramics, both of Ann Arbor.

## Hats Off to Dad!

Salute Dad on his day, Sunday, June 20, with a thoughtful Hallmark card.



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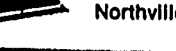
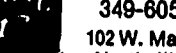
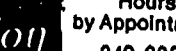
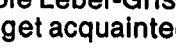
13 Mile at Woodward

UNIVERSAL MALL

12 Mile at Dequindre

7 FARMINGTON CENTER

7 Mile at Farmington, Livonia



I, too, remember the Kern Clock and on many occasions stood under it awaiting a friend.

In case you forgot...the Kern Clock was hung under the canopy of the Kern's store...above the sidewalk...and not in the middle of Woodward Avenue which is five times wider than Main Street.

But you state in last week's editorial, "It's not difficult to anticipate having someone agree to meet by the (Northville) clock."

Where? In the middle of the street? On top of the island? On the east-bound boulder? Or maybe the west-bound rock?

If Main Street was void of vehicular traffic...if the new downtown had been designed as a pedestrian mall, then I wouldn't be concerned with safety and

write "silly letters," as stated by "Dr." P. Roger Nieuwkoop in his letter last week. (By the way, is he on your staff?)

Thanks to him, I have now been given the title "Town Clown" and I joyfully add that to the many other titles and names bestowed upon me.

To erase his fears, I am not seeking public office in this town in the future and do not expect anyone to erect a statue of me recognizing my achievements by the Town Clown, as he eloquently states. However, let it be known that I will take on the city and township of Northville...the board of education...and the superintendent (and don't he know it!)...The Northville Record...anything or anybody who I think is wrong.

To be concerned with public safety, quality education, proper school condi-

tions, incompetent public officials, waste in government, or biased editorials is my way of life.

I do not seek praise and I do expect verbal and written abuse but I will continue to fight, write, and speak out against what I think is not right.

This is my privilege (and maybe I've abused it with my letters), but to prove that I'm a lot smarter than most "city fathers" who write letters condemning others — rather than erecting a costly statue of me to replace our town clock...why not save money?

"How," you ask. Easy. Keep the clock and put "Dr." P. Roger Nieuwkoop inside of it and every hour on the hour he can pop out and holler melodically... "Coo Coo! Coo-Coo!"

Yours truly,  
N. Nick Serkaian

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Pond. Pine	46' Lin. Ft.						
2x4 #2.25	2.12	2.70	3.24	3.71	4.73	5.01	5.57
2x6 #2.25	3.18	3.98	5.83	5.96	7.60	8.35	9.72
2x8 #2.25	4.24	5.29	7.63	7.64	8.88	9.96	12.37
2x10 #2.25	5.80	7.25	10.12	11.80	13.68	15.00	16.67
2x12 #2.25	7.74	10.26	12.84	13.78	17.60	20.82	23.80
4x4 #2	4.56	6.83	8.61	9.51	11.63	13.68	15.97
4x6 #2	8.50	10.62	12.92	14.86	17.66	21.82	25.68
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# Nuclear freeze petition drive ends soon

The campaign to place a nuclear freeze issue on the Michigan ballot is rolling toward its deadline this week, with a 1 p.m. Lansing rally scheduled May 26 for a ceremonial presentation of petitions at the Capitol.

The Northwest Suburban Committee for the Nuclear Weapons Freeze has continued its activities through the past few weeks, drawing more than 80 persons to a May 7 meeting at Schoolcraft College co-sponsored by the college's Newman House.

At that meeting, it was reported the petition drive was nearing the necessary 230,000 signatures, having topped the 200,000 mark. The target was

300,000 to insure a sufficient number of verifiable signatures.

Dr. Arthur Vander of Ann Arbor showed the Physicians for Social Responsibility film "The Last Epidemic" relating the medical consequences of nuclear war. He spoke on the same topic, with the audience most responsive to his report that all of the available severe burn treatment centers in the country would be insufficient to deal with the consequences of a single nuclear explosion. He also noted the recently discovered likelihood that nuclear war would destroy the ozone layer, leaving survivors exposed to the sun's radiation and likely to go blind.

Doug Lent, the second speaker, opened the meeting to questions early and the session went beyond the half hour expected. His area of expertise, as a businessman, is in the economic effects of the arms race and Lent said production of consumer goods and services generates more jobs than does defense spending. The economic impact of spending large amounts on non-productive, non-durable nuclear weapons was cited as a drag on the economy.

According to Lee Riebling of Northville and Johanne Fechter of Plymouth, all petitions in circulation should be given them by May 24 unless

circulators plan to mail them directly to the State office before that date.

Those interested in attending the rally may contact either Riebling at 349-8243 or Fechter at 455-2149.

The organization intends continued activity beyond the May 26 filing deadline. Campaigning in favor of the ballot proposal for passage this November is planned if petitions qualify. If not, a campaign to have the state legislature place the issue on the ballot is planned — it may do so until September 3.

The group also plans to take buses to a June 12 rally at the UN Second Special Session on Disarmament.

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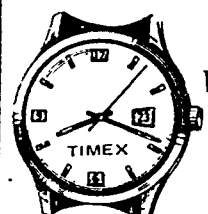
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1/4 Mi. W. of Farmington Rd.  
478-7534

HOURS: MON. - THURS. 10-6 P.M.  
FRI. - SAT. 10-6 P.M.  
SUNDAY NOON-4 P.M.

## • OBITUARIES •

**RICHARD DALES**

Funeral service for Northville resident Richard Dales, 52, was held at 1 p.m. May 17 at Ross B. Northrop and Son Funeral Home. The Reverend Lloyd Brasure officiated. Burial was at Roseland Park.

Mr. Dales died May 14 at St. Mary Hospital. He was born September 19, 1929, and had lived in the community for 23 years.

Owner of Dales Graphic and Supply of Detroit, he was a Wayne State University graduate and a member of the Detroit Club of Printing House Craftsmen.

He is survived by his wife Anne and sons James and Donald.

**CATHERINE P. HILDERBRAND**

Funeral services for Catherine P. Hilderbrand of Detroit are scheduled at 11 a.m. today at Our Lady of Victory Church with the Reverend Ron Thurner officiating.

Mrs. Hilderbrand, 73, died May 16 at Harper Hospital. She was the mother of Mrs. Eleonor Wertheimer of Northville.

Born July 20, 1908 in Caro, Michigan, to Jacob and Rose (Fogal) Pihajlic, Mrs. Hilderbrand came to the area 10 years ago. A homemaker, she was a member of the 1600 Club and St. Joseph's church in Detroit.

Survivors include her sister Mrs. Mary Plettl and two brothers. Mrs. Hilderbrand leaves 10 grandchildren and nine great grandchildren.

A scripture service was conducted at Casterline Funeral Home at 8 p.m. May 18. Burial following today's services was scheduled for Mt. Olivet Cemetery in Detroit.

**WYNETTA LEMMON**

Funeral service for area resident

**Bentley High**  
**slates 20th**  
**class reunion**

Livonia Bentley High School's Class of '62 will hold its 20th reunion at 7:30 p.m. August 14 at the Plymouth Hilton. Cocktails will be served at 6 p.m.

Class members interested in more information should contact David Borgia at 420-2150.

**Small ads get attention.**

Wynetta Lemmon was held at 11 a.m. May 6 at Casterline Funeral Home. Dr. James H. Luther officiated. Burial was at Rural Hill Cemetery.

Mrs. Lemmon died May 4 at Nightingale Nursing Home West after a lengthy illness. She was 60.

Born in Nelsonville, Ohio, August 24, 1921, to Garret Earl and Mary (Jones) Burchfield, she was a retired nurse and member of the Eagles Women's Auxiliary.

She is survived by her sons Gary of Westland, Jim of Livonia and Diana of Taylor.

Other survivors include her sisters Mrs. Margaret Harnon of Rockford and Mrs. R.B. Palmer of Newark, Delaware.

She also is survived by six grandchildren.

**MILDRED P. YOUNG**

Services for retired Wayne County Training School dietitian Mildred P. Young were held Monday at Casterline Funeral Home.

Miss Young, 77, died May 13 at Hendry Convalescent Home in Plymouth. She was a resident of Allen Terrace in Northville. Born December 16, 1904 in Norton County, Kansas, to Frank and Olive (Kershner) Young, she came to this community in 1959.

She was a member of First United Methodist Church of Northville, the Northville Camera Club and was past president of Kings Daughters.

Miss Young was preceded in death by one sister. She is survived by a brother, Edgar F. Young of Yuma, Arizona, and four nephews: Dewayne Lofgreen, and Phillip, Robert and William Young.

The 1 p.m. ceremonies led by the Reverend Miss Elizabeth Etz of Plymouth were to be followed by burial in North Kater, Kansas.

Who says, There's no such thing as a FREE Lunch?

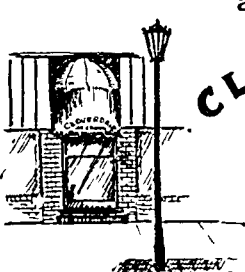
**James Cowie, Sr.**

You are cordially invited to have 1 FREE Lunch SPECIAL\* May 19 to May 25, 1982 at

**CLOVERDALE**  
DELICATESSEN  
RESTAURANT

134 N. Center  
349-1580

\*Offer limited to our Special of the Day only.  
Watch this ad for next week's Lucky Winner



**\$100**

Bring Your Insurance Estimate or Claim to

**Dick Scott Buick Body Shop for Repairs**

OFFER EXPIRES DECEMBER 31, 1982

**5% OFF OR UP TO \$100 WITH THIS CERTIFICATE**

**WE REPAIR ALL MAKES AND MODELS**

**DICK SCOTT BUICK, Inc.**  
200 Ann Arbor Road  
Plymouth, MI 48170

Phone: 453-4411  
Detroit: 963-3025

**\$100**



For those who love the warmth of real wood We proudly present...

**The Cherry Kitchen**  
by Kraft Maid

- Enjoy the elegance & quality of Solid Cherry, with lasting beauty that looks better every year. Made in 3 distinctive door styles and 4 hand-rubbed finishes, along with 65 convenient step-saving features.
- Free Kitchen Planning by our expert design consultants.

**Save Now!**  
**50% off** mfg. list

**FACTORY AUTHORIZED SALE**  
For a limited time only  
**SALE ENDS MAY 31, 1982**

You can buy quality Cherry cabinets at these special prices

Also see our selection of Oak, Walnut & Mica cabinets

**KRAFT MAID**  
Sold exclusively by

**Allied Cabinet Distributors, Inc.**

18875 W. 12 MILE ROAD  
Between Southfield and Evergreen  
HOURS: 8-8 Mon./8-5:30 Tues.-Fri./10-3 Sat.

569-6000



**GOOD FOR A LIFETIME! PRESSURE TREATED LUMBER**

**LANDSCAPE TIMBERS**


4x4x8	4x6x8	6x6x8	6x8x8
3.82	5.66	8.48	11.32

**CREOSOTED HARDWOOD TIMBERS**

6 x 6 x 8	7.99
6 x 8 x 8	9.99

**BLACK COLOR**

**NEED A NEW ROOF?**



**Georgia-Pacific SHINGLES**

A built-in Sun Activated Sealant bonds each shingle to the next. You get maximum wind protection. 10 colors.

**24.47** Per Square (100 sq. ft.)

15 lb. ROOFING PAPER  
400 Sq. Ft. **5.99** per roll

**WOLMANIZED #2 PONDEROSA PINE**

	8'	10'	12'	14'	16'	18'	20'
2x4	2.35	3.19	4.11	4.80	5.91	6.85	7.38
2x6	3.99	4.99	5.99	6.99	8.82	9.69	10.77
2x8	5.37	6.71	7.99	9.40	11.58	12.99	14.46
2x10	7.88	9.85	11.99	13.99	15.99	-	-
2x12	9.82	12.28	14.74	17.20	19.65	-	-

**SOLID WESTERN RED CEDAR**

	8'	10'	12'	14'	16'	18'	20'
2x4	2.40	3.42	4.11	4.80	6.15	6.92	7.69
2x6	4.57	5.71	6.85	7.99	9.60	11.63	12.92

**SOLID CALIFORNIA REDWOOD**

	8'	10'	12'	14'	16'	18'	20'
2x4	2.90	4.14	4.97	5.80	7.38	8.31	9.23
2x6	4.91	6.14	7.37	8.60	10.99	12.46	13.85

**AMERICAN HARDWARE & SUPPLY CO.**

31245 W. EIGHT MILE

476-6240

**YOUR COMPLETE HOME CENTER**

HOURS: MON.-THUR., SAT. 8-6  
FRIDAY 8-8:30  
SUNDAY 10-4

**True Value**



Wednesday, May 19, 1982

# Advent of cable will bring about new philosophies for advertising

By TIM RICHARD

For decades, television has been known as a "mass medium." No more.

With the advent of subscription cable television, the market will become fragmented. No longer will one or two or three broadcasters dominate the market. Advertisers will have a tougher time reaching a mass audience. But those who know how to "target" their audiences will do well.

Americans will watch more hours of television each day. They will pick and choose freely between commercial network and subscription cable channels.

That picture of trends in the 1980s and 1990s was painted by an advertising specialist and a network vice president.

Edward N. Ney, chairman of Young & Rubicam, which places millions of dollars of commercials each year, and Frederick S. Pierce, executive vice president of ABC, said it was easier to spot trends than put number values on them.

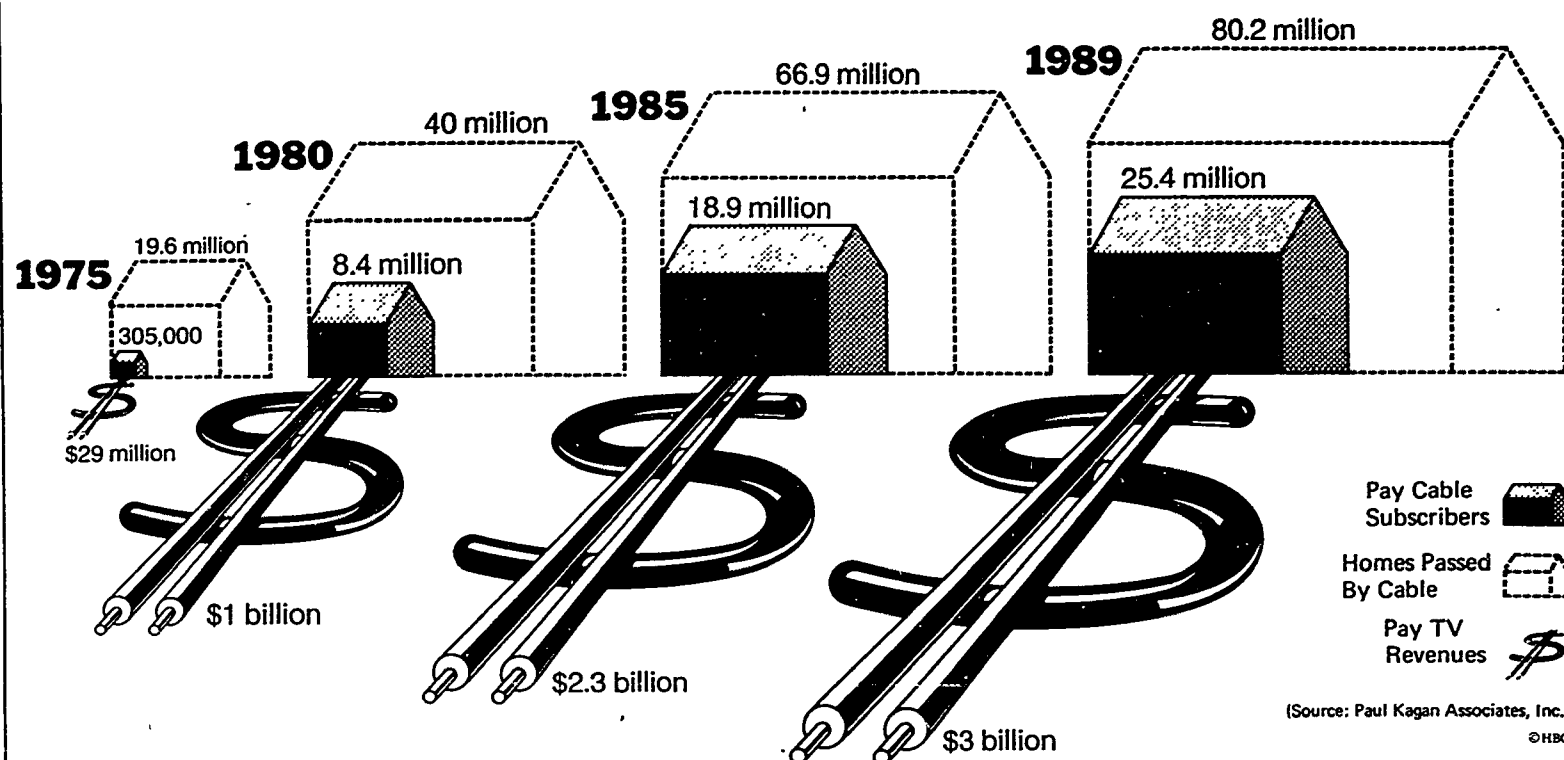
"Cable TV is in 30 percent of the homes in America," said Ney. "At this time, there are no — sob! — commercials on pay TV. The operators and producers of those services swear that 'it will ever be thus.'"

"We say different. At Y&R, we think that pay cable...will ultimately go the historic way of all informational and entertainment media and accept advertising in some measure."

When pressed for a date when advertising would come to cable TV, Ney rolled his eyes and answered, "1986."

The advertising executive raised three questions facing marketers watching the growing number of communities with cable TV:

## Projected pay-tv subscribers and revenue growth through the end of 1989



• "Will technology create so many new channels of information and entertainment that the homogeneous mass audience, as we know it, will be significantly fragmented? Yes.

• "Will that same technology force advertisers and agencies to devise new market profiles, media standards, cost measurements and quality evaluations? Yes.

• "Will creative techniques have to be invented to match the new interests of the new customers? Yes."

Asked for examples of these "creative techniques," Ney said cultural and arts programs would be poor vehicles for detergents but better for TV sets and Lincoln autos. Commercials on such programs would be longer, contain more facts and be lower-key.

Y&R already has found that movie house advertising must play to a younger audience — 18 to 30 — than TV ads. Movie house ads "must be lively, should contain some humor and can't be stuffy," he said.

Cable television will bring a whole new market of viewers, Ney said.

"Those homes with just basic cable watch six percent more (hours) than the average U.S. television home. But those with pay-cable watch 22 percent more."

"And just to stretch credulity, try this statistic: In late-night fringe time, homes with pay cable watch 48 percent more than the average non-cable household."

But if the news was good for viewers, it was bad for advertisers.

He said: "Advertisers may, unfortunately, wind up paying more for less — in copy testing, audience research and product information. But they may wind up trading efficiency for effectiveness."

If a commercial network should be running scared, ABC's Pierce did not admit it.

"The networks will have a smaller share of a larger viewing pie," he predicted. "Thus, if ABC TV has 10 percent of all households in any hour of the day, that share may shrink to 9 or 8 percent by 1990. But the number of households watching TV will be significantly larger."

Network programming will have to de-emphasize repeats and come up with more original programs. Major offerings such as "Rich Man, Poor Man," "Holocaust" and "Winds of War" (the last scheduled for next season) will lure viewers away from pay-cable to commercial networks, he said.

ABC is hedging its bets, he said, by offering two cable services itself.

One is "Arts," which has three hours an evening of cultural programming. "These audiences may be smaller," Pierce said, but the demographics can be beautiful. Sixty percent of the arts audience are college graduates — four times the national average. Almost half have incomes of more than \$30,000 a year. And one in every six among the arts viewers has published books or articles.

"Cable is clearly a demographic medium and uniquely able to meet specific program and advertiser needs," he said.

## Get The Best Garden Tractor Money Can Buy... **CASE**

### 10 H.P. Automatic Drive with Mower

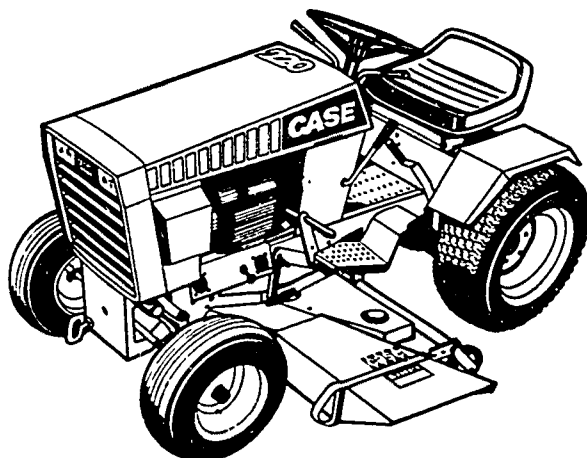
No Belts, Pulleys or Shafts

Reg. \$3295 Sale

**\$2395**

Model 220

- 10 h.p. Cast iron Kohler engine
- Exclusive hydraulic drive
- Exclusive hydraulic lift with down pressure
- Lights
- 12 Volt electric start
- Weights 840 lbs.



### 16 H.P. Tractor with Mower

Reg. \$4349.00

Sale **\$3340**

SAVE \$1009

- Twin cylinder cast iron Onan engine
- Hydraulic lift with down pressure
- Hydraulic drive
- High clearance
- 8 x 16 rear tires
- Electric start & lights

### Loader

SAVE \$1300

Reg. \$5550.00

Sale **\$4250.00**

- Onan cast iron engine, 16.5 hp, 2 cylinder
- Loader lift capacity 650 pounds
- Breakout capacity 1100 pounds
- Overall operating height 7' 8 1/2"
- Digging depth 2 inches
- Wheelbase 4 feet
- Overall width 44 inches

**Largest  
CASE  
Dealer in the  
USA for 5  
years in a  
row**

There must be a  
reason!  
Stop in and see why

One year warranty, parts &  
labor on all tractors

All other Tractors & Implements on Sale at Big Savings

## NEW HUDSON POWER

HOURS: Mon.-Fri. 9-6  
Sat. 9-4

53535 Grand River at Haas  
2 miles West of Wixom Road

**437-1444**

## Start Spring with Savings from **HOMELITE**

### 14" Super 2

- 14" Bar
- CD Ignition
- Sprocket tip bar
- Automatic oiling
- Dual trigger control
- 1.9 cu. in. engine

Free Carry Case

Reg. \$219.95 Sale **\$149.95**

ST 200

String  
Trimmer/Brush  
CutterReg. \$219.95  
Sale**\$149.95**

- Heavy Duty
- Reliable 31.1 cc engine
- Heavy duty monofilament line
- Harness and handle adjustable
- Brush cutter available



### RETURN SAW CHAIN SPECIALS

	Reg.	SALE
12" 48L	\$15.29	\$9.95
14" 53L	16.79	10.95
16" 59L	18.79	11.95
20" 70L	21.95	13.95
24" 81L	25.79	16.95

Super Chisel Pro Chain available at  
reduced prices

25 foot roll of 3/8 chain **\$55.00**Regular or  
low profile

Extra Savings!

**\$200 Off above**

Chains Limit 10

with this ad  
expires May 29, 1982

### PROFESSIONAL Guide Bar Sale

### FREE Chain Loop

With purchase of following bars

**20" Bar**  
(Replaceable Sprocket Tip)  
Reg. \$76.00 Sale **\$44.00**

**16" Bar**  
(Replaceable Tip)  
Reg. \$68.00 Sale **\$40.00**

For models with chain  
360, SXL, 150, SEZ, XL12, 410, 550

You haven't got the best price until you've got our price

In Store Service Center

## NEW HUDSON POWER

HOURS: Mon.-Fri. 9-6  
Sat. 9-4

53535 Grand River at Haas  
2 miles West of Wixom Road

**437-1444**



150 16"

Reg. \$299.95

SALE

**\$189.95**

- 2.6 cu. in. engine
- Auto oiling
- Assembled with free carry case
- 16" bar

Free Carry Case

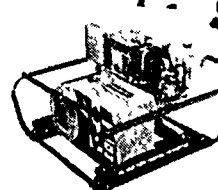
All other model Chain  
Saws on Sale

### The Waterbug Pump

Reg. \$189.95 Sale **\$149.95**

- 1350 g.p. h.
- 40 psi
- 1.6 cu. in. engine
- Centrifugal pump
- CD Ignition
- Garden Hose discharge
- 12' suction hose
- Weighs 10 lbs.

All Size  
Pumps & Generators  
**25% OFF**

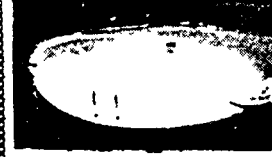


**CASH and  
CARRY**

## Business Briefs

THE LAW FIRM of Cooper, Shifman, Gabe & Quinn in Novi has announced that Philip H. Seymour has become a shareholder in the firm.

He will join Charles Y. Cooper, Arnold J. Shifman, Charles H. Gabe and Matthew C. Quinn as a principal in the firm, which now will be known as Cooper, Shifman, Gabe, Quinn & Seymour, P.C. The firm has offices in Novi and Royal Oak.



### IN-GROUND POOL PACKAGES

**BEST PRICES AVAILABLE!**

ALSO Above Ground Pools  
Chemicals & Pool Toys

**FANTA-SEA Above-Ground**

- Osmose K-33 wood treatment
- Heavy duty 20 ga. liner
- 3/4 inch water walls
- Redwood decks & railings
- Built around a ton of steel

**PIETILA POOLS**

HOWELL  
Bros. 2549 E. Grand River (517)548 3782  
FARMINGTON  
30375 Grand River (313)478 4972

"WE HAVE A POOL TO FIT YOUR YARD & YOUR BUDGET"

Full Size Model On Display In Howell



NEW HUDSON POWER, a Case lawn and garden tractor dealership on Grand River, east of New Hudson, was honored as "Top North American Dealer of the Year" during the Circle of Excellence awards recently held at the Outdoor Power Equipment Division of J. I. Case, Winneconne, Wisconsin. Randy Cevora (right) of New Hudson Power receives a plaque and trophy for the outstanding sales achievement of the New Hudson company from W. J. Schlapman, vice president and general manager of J. I. Case Company. This is the fifth straight year that New Hudson Power has received the award.

The three-day program included a complete tour of the Outdoor Power Equipment Division's facilities where guests had the opportunity to view the entire manufacturing and assembly operations of the Case lawn and garden tractor line. Cevora, his sister Cindy, Karen Hoxey and Steve Lange stayed in nearby Oshkosh while attending the three-day program. In addition, they toured Universal Foundry, Oshkosh, one of the parts' suppliers for Case tractors. A business meeting for dealers and various activities for their guests were also a part of the program.

"FLYIN' HIGH," an exhibit of ultralight aircraft, will be featured at Twelve Oaks Mall in Novi May 21 through Sunday, May 30.

Ultralights are simple, basic airplanes that have evolved from hang gliders. They are lightweight and portable, and can be assembled

manually. Ultralights are uniquely equipped to land on countrysides, water and snow-covered terrains.

Participating dealers in the Twelve Oaks exhibit include Nebulon, Inc., of Plymouth and The Ultralight Company of Walled Lake. A variety of Vectors, Quicksilvers and Doublequicks will be displayed, and representatives of the companies will be on hand to answer questions and provide information about the planes.

Twelve Oaks is located on Novi Road, north of I-96.

DOCTORS CLINIC, Northville's oldest physicians' clinic, located at 501 West Dunlap, announces the addition of two specialists to the staff. Dr. Mowafak Asbahi is an internist and gastroenterologist (specializing in stomach and intestine problems). A Northville resident, he also has an office in Livonia and is on the staff of St. Mary Hospital. He has office hours in the Northville clinic Wednesday and Friday afternoons starting at 2 p.m.

Dr. Hadi Piraka, who specializes in obstetrics and gynecology, also has an office in Canton. He served his specialization internship at Charity Hospital in New Orleans and his residency in obstetrics and gynecology at Grace Hospital in Detroit. He sees patients in Northville Thursday mornings.

The specialists join three general practitioners at the clinic established by Dr. Russell Atchison, who sees patients on Tuesdays and Wednesdays. Full-time physicians there are Dr. Orlo Robinson and Dr. William Conley.

EDWARD D. GESDORF has been promoted to the position of general sales manager of Foundry Industry, Ferroalloys Division. The promotion was announced by Foote Mineral Company, Exton, Pennsylvania. Gesdorf currently lives in Northville with his wife Deborah and their children.

Gesdorf was employed by the Aluminum Company of America as senior metallurgical sales engineer prior to joining Foote Mineral Company in March, 1975. In August, 1976, he was promoted to the position of sales manager — aluminum industry, and in November, 1979, he was promoted to the position of Detroit Regional Sales Manager where he has served until his most recent promotion.

He is a graduate of Case Institute of Technology where he received his B.S. degree in Metallurgy. He is a member of ASM and AIME and is program committee chairman of AFS. Foote, a leading producer of lithium products, electrolytic manganese and ferroalloys containing silicon, vanadium and chrome, has its corporate headquarters in Exton.

# SALE

## Armstrong Trim and Fit floors you can install yourself.

**Purchase 10 square yards, and get a FREE Trim and Fit Kit.**

**Then do it yourself quickly, easily, professionally.**

That's right! All 170 patterns and colors are now on sale — including the most popular styles. You can get enough material for a 12'x15' room for as little as \$75 up to \$300 (based on manufacturer's suggested retail price prices may vary by retailer).

Your free Trim and Fit Installation Kit makes putting an Armstrong vinyl floor in your home a cinch. Just trace a paper pattern of the floor. Transfer it to your new Armstrong floor. And trim your floor to fit. That's it!

Now's the best time to pick out your favorite Trim and Fit floor — and pick up on the savings. Bring in this coupon for your free Trim and Fit Kit — today!

**Armstrong**  
so nice  
to come  
home to

**FREE TRIM AND FIT KIT**  
(please print)  
With this coupon and purchase of 10 sq. yds. or more of any Armstrong Trim and Fit floor.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
Limit one coupon per customer. Redeemable at participating retailers. Coupon valid thru June 13, 1982.

**Connolly's Carpet**  
8200 HIGHLAND ROAD (M-59)  
HARTLAND • 1 MILE W. OF US-23  
887-1126  
632-5238

M-SAT. 9-6  
CONTRACT PRICES GOOD FOR JOBS OVER 100 YARDS  
1 YEAR UNCONDITIONAL GUARANTEE



HEATHER STEWART



MICHAEL ROGERS



KATHLEEN WHELAN

## Twelve Oaks names teen fashion panel

Three local students — two from Northville and one from Walled Lake — have been selected to serve on the 24-member Twelve Oaks Mall Teen Fashion Panel.

Panel members from Northville are Michael Rogers and Kathy Whelan, while Walled Lake is represented on the panel by Heather Stewart.

Rogers, the son of Sarah Rogers, is a sophomore at Schoolcraft College. Whelan, the daughter of Jack and Joyce Whelan, is an eighth grader at Meads Mill Middle School in Northville. And Stewart, the daughter of Robert and Jean Stewart, is an eighth grader at Walled Lake Junior High School.

The talented and enthusiastic panel was selected from 300 applicants between the ages of 12 and 20 years old, interested in fashion and retailing. Applicants were judged by a panel of fashion and retail experts through an interview on poise, personality, neatness, public speaking, interests and goals.

As young ambassadors, the panel will represent the high fashion and style found in Twelve Oaks Malls' major department stores and 154 specialty shops and services.

Workshops and clinics for make-up tips, hair styling, accessorizing, fashion coordination, retail and merchandising are scheduled throughout the year. The panel also will model in fashion shows and informally to compliment other promotional activities at Twelve Oaks.

The entire Teen Fashion panel will be featured in a special fashion show at Twelve Oaks this Saturday. Entitled "Take Off in Fashion," the show will be presented in center court at 2 and 4 p.m.

Sizzling summer sportswear, beachwear and evening wear will be highlighted in fresh, new designs and styles.

The show is being presented in conjunction with an Ultralight Aircraft Exhibit that runs from May 21 through May 30, and Twelve Oaks Events Coordinator Lisa Elian said adventure enthusiasts will be "flyin' high" for fashion in the latest colors, fabrics and textures.

## SAVE BIG...ON MEDICALLY SUPERVISED WEIGHT LOSS

# 20% OFF

LIMITED OFFER  
In Time For Summer

**HURRY LIMITED OFFER**

After trying various diets without success, I went to Quick Weight Loss Center for a **Free Consultation**. When I stepped on the scale, it scared me...I weighed almost 320 lbs. **In just 26 weeks, I lost 134 lbs.** Now my high blood pressure is normal. The nice thing about this program is you eat nutritional food, **it's safe and medically supervised.**

John Mastrofrancesco  
**FOR MEN & WOMEN**

- Lose 3 to 8 pounds a week, every week.
- Individual counseling on a one to one basis.
- Doctors and Nurses on staff.
- Free Stabilization & Maintenance.

The whole idea is Quick Weight Loss — **TAKE IT OFF and KEEP IT OFF, FAST!** Without liquid protein, exercise, fasting or long term binding contracts. We cordially invite you to come in for a **FREE CONSULTATION.**

## QUICK WEIGHT LOSS CENTERS

**NEW LOCATIONS:** Troy 528-3585 Brighton 227-7428



**BEFORE**  
319 LBS.



**AFTER**  
185 LBS.



## Tub For All Seasons

Hot Tubs & Spas

Sales • Installation • Service

# (313) 887-8651

Thanks to you...  
it works...  
for ALL OF US



## Bloomfield names L.A. firm

Bloomfield Township has selected a consultant to help it bring cable television to township residents.

The firm is Telecommunications Management Corporation of Los Angeles, the same firm hired by the 11-community consortium in eastern Oakland County and the 12-community consortium in West Oakland County that includes Walled Lake, Wixom, Milford, Commerce and Wolverine Lake.

Bloomfield Hills and West Bloomfield Township are considering the possibility of joining Bloomfield Township to form a consortium.

At least a dozen companies are interested in building and operating cable television in Bloomfield Township. The number of interested companies can be expected to increase if Bloomfield Hills and West Bloomfield Township are added to the package.

Booth Communications of Birmingham, which recently won the cable television franchise in Birmingham, Beverly Hills, Franklin and Bingham Farms, has formed Booth Communications of Bloomfield for the purpose of seeking the Bloomfield franchise.

## BUY THE TRACTOR, GET THE MOWER FREE.

During our spring sale, with the Gravely riding tractor of your choice, you get a free mower. You can save up to \$1220 on the regular package price. This offer is good on all our riding tractors. All tractors feature our famous all-gear direct drive for years of dependable performance. Save now. But hurry, the sale ends soon.

**Save up to \$1220**



**THE GRAVELY SYSTEM**

Sale ends 6-30-82

## FOOTE GRAVELY TRACTOR

46401 Grand River, Novi

348-3444 Mon.-Sat. 9-5

Sales & Service

## Now 60 Channels Plus On Your TV Without Cable!

Movies, Sports, News and More,  
24 Hours a Day

# \$3495<sup>00</sup>

## Satellite TV Systems of Ann Arbor

# (313)973-8687

Call today!





# Hybridizers have improved mums

Garden mums, former stars of the autumn garden, are returning to favor, thanks to the hybridizers' art, and to growers who produce plants for two seasons of bloom.

Hybridizers have developed many new varieties with the widest possible range of flower colors and flower shapes, ranging from tiny buttons to fanciful Fuji flower shapes.

In their former heyday, garden mums were most often sold bare-root from mail order nurseries, dormant plants, which had been dug and shipped before growth started in the spring. Or, they were potted up and sold out of bloom.

This spring, you'll find a wide variety of garden mums for sale in your local garden center, but

many of the plants will already be in bloom. These small blooming plants, when planted in the garden, are the foundation of large blooming plants in the fall.

(Although some of these spring garden mums will not be in bloom, they'll be identified with a color tag showing the plant in bloom.)

The reason this works is that chrysanthemums are perennials. Once planted, you should be able to enjoy many seasons of bloom from the same plant.

They're also short-day plants which means they get buds when nights are longer than days. Hence, greenhouse growers start with young plants which form flower buds in March before the days lengthen, or else they shade them to artificially provide the long nights which initiate bloom.

Gardeners are the winners from the resulting double blooming, first on small plants in the spring, then on the big plants in the fall.

These young, vigorous, disease-free plants become the mounds of lavish color at summer's end. The technique is easy. As soon as the spring bloom fades, pinch them off and wait until the new growth has at least two sets of leaves.

Pinch out the top of each new shoot. Repeat as the plant grows, making the last pinch no later than July 15. By this time you will have built a plant with

many shoots, each of which, come fall, will turn into a spray of blossoms.

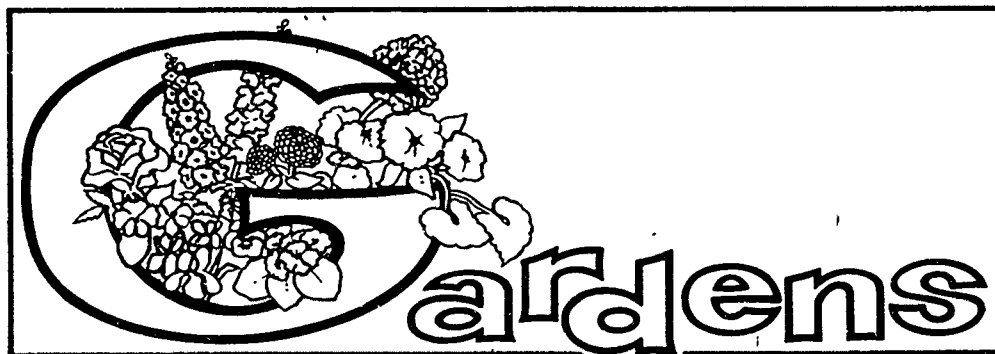
Many of today's garden mums are bred to come into bloom earlier in the fall than older varieties which means many more weeks of bloom before cold weather finally cuts them down. Pan American Plant Company has developed 47 different varieties of high performance chrysanthemums, with the newest addition, the Mascot Series, as bountiful with their blossoms as the chrysanthemums of yesteryear.

No longer do you have to be satisfied with just a few flower colors and shapes.

Colors seem blended just for the harvest season, when annuals tend to diminish. There are hearty bronzes, rusty coppers and vibrant reds, a good foil for tree-leaf color changes.

Or choose from pinks of all shades and hues, shading from the hint of sunlight in a dawn sky to rich twilight tones. Smokey lavenders and lazy purples contrast with the autumn landscape. And what would Indian Summer be like without the clear, bright yellow mums to set off the hazy sunlight?

Expect these mums to laugh at frosts that curl tomatoes and blacken pumpkin vines. The glory of fall is that garden mums start in the spring.



## Coleus make comeback with strong new strains

It used to be that gardeners who wanted annual color in shaded areas planted either impatiens or begonias.

Oh, sure, there was coleus, but the plants tended to get spindly and flower and go to seed fairly early in the summer.

Then the plant breeders got busy. Today, these are so many fine coleus selections available that it's hard to choose among them.

Lowell Ewart, Michigan State University floriculturist, says the first of the new, improved coleus types was the Rainbow series.

Rainbow coleus has medium-sized, finely serrated leaves in a rainbow of colors. Plants grow to about 15 inches. They make a colorful background planting for low-growing annuals, including dwarf coleus varieties.

Named Rainbow selections include:

- Multicolor — leaves are marked with splotches and stripes of green, red, yellow and chocolate;
- Red;
- Velvet — young leaves are a deep crimson red and grow darker with age; and
- Color Pride — the green border around the cerise-rose center is broken by streaks of red.

Two dwarf versions of Rainbow coleus are Seven Dwarfs and the Wizard series.

Seven Dwarfs is a blend of seven colors. Plants are dwarf (eight inches tall) and bushy and slow to flower. It is an excellent mixture for pots, hanging baskets and borders.

Plants in the Wizard series are compact and slow to flower and go to seed. Plants begin branching at the base and require no pinching to stay neat and compact all summer. The plants grow to about 10 inches and bear large leaves in bright, clean colors ranging from apricot to yellow to red. Wizard coleus does well in beds and pots.

Another series of dwarf coleus is the Carefree family. The leaves of these eight-inch plants are shaped like oak leaves with rounded lobes in shades

of amber, brown, bronze, green, ivory and dark crimson. The plants stay bushy all summer and perform well in border plantings and containers.

Larger leaved than the Carefree selections, more heavily serrated and with more clearly defined contrasting edges are the plants in the Dragon series. Color combinations include deep scarlet with a green edge, pink with a green edge and deep red with a purple edge. This last color combination has been named Black Dragon.

The Fiji series has fringed or ruffle-edged leaves. Plants reach 12 to 15 inches in height. Color combinations include cream and green; rose and cream with a green edge; green, yellow, cream and salmon; and velvet red.

Plants in the Saber series are short (eight inches), compact and bushy. The long, saber-shaped leaves give the series its name. Color combinations include ivory with a green margin, bright red, scarlet with a yellow-green edge, and tricolor — salmon, red and yellow with green stripes.

Sword coleus plants have long, slender, ruffled leaves in green and yellow, and red and yellow.

A variety developed specifically for use in hanging baskets is Scarlet Poncho. The main stem stands upright but the lateral shoots droop for a cascading effect. Foliage is bright scarlet with green flecks and yellow-green borders.

Though coleus is primarily a shade-loving plant, the Saber, Seven Dwarfs, Wizard and Carefree types will tolerate morning sun. Dragons, Fijis and Rainbows, however, do better if they're shaded at least 75 percent of the day. In heavy shade, Dragons perform best.

Colors in coleus will be brighter if the plants do get some sun or bright, indirect light. High temperatures in the plant tissues as a result of high afternoon summer temperatures in combination with full sun will either burn the leaves or dull the colors.

Colors also tend to be dull when the plants are grown under dense shade.



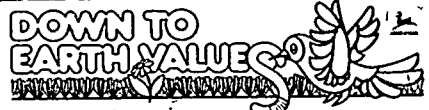
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### Baker's

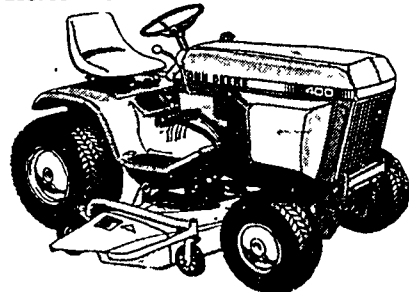
LAWN & LEISURE

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(313)887-2410



Save up to \$400 on a John Deere Lawn and Garden Tractor



During Down-to-Earth Values days, new John Deere lawn tractors and lawn and garden tractors are on sale. Save \$100 toward the purchase price of a new 108 or 111 Lawn Tractor. If you prefer a lawn and garden tractor, you can save \$200 on a 10- to 16-hp 200 Series Tractor, \$300 on a 14- or 17-hp hydrostatic-drive tractor, or a whopping \$400 on a 19-hp 400. Be sure to ask about additional offers with savings to \$85 toward the purchase price of riding mowers, chain saws, power blowers, patio products, and more. Offers expire May 31, 1982. See us today!



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Send in the rebate coupon plus proof of purchase and get \$4.00 for every gallon you buy.

Limit 10 gallons per family.

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When it's wood against weather.

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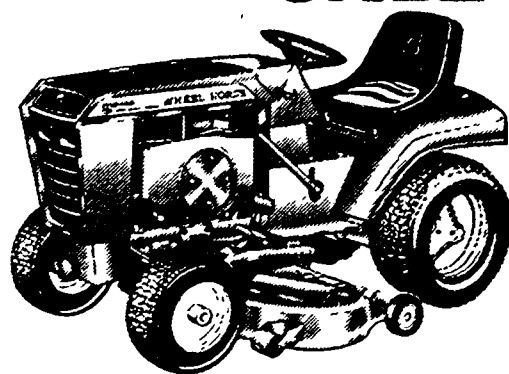
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### CLASSIFIED ADS!

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Buy this 11 h.p. Tractor featuring: Model B115 5 speed with 37" Mower  
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Buy this 11 h.p. Tractor featuring: with 37" Mower  
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Buy this 16 h.p. Tractor featuring: with 42" Mower  
• Reliable 16 h.p. Twin Cylinder Briggs and Stratton engine Reg. \$2295

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Buy this 16 h.p. Tractor featuring: Model B-165A Automatic with 42" Mower  
• Reliable 16 h.p. Twin Cylinder Briggs and Stratton engine Reg. \$2645

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SALE \$2145

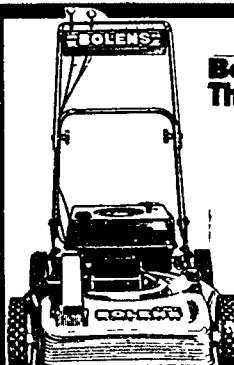
## Highland Outdoor Center

1135 S. Milford Rd. Highland

1 mile S. of M-59

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Mon.-Fri. 9-7  
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Bolens® The Lawn Machines

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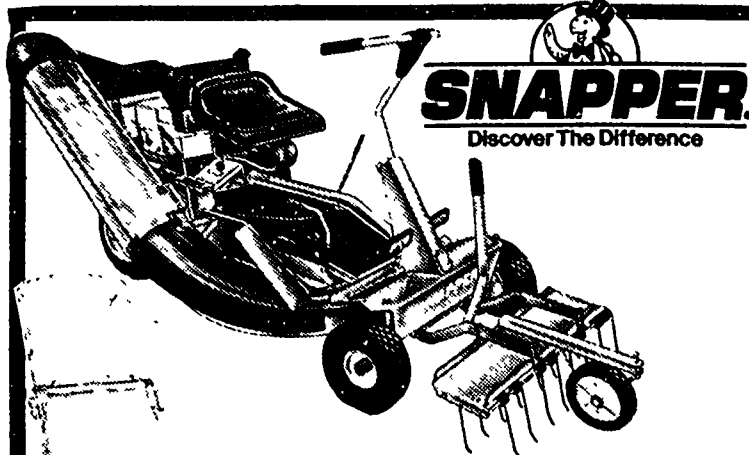
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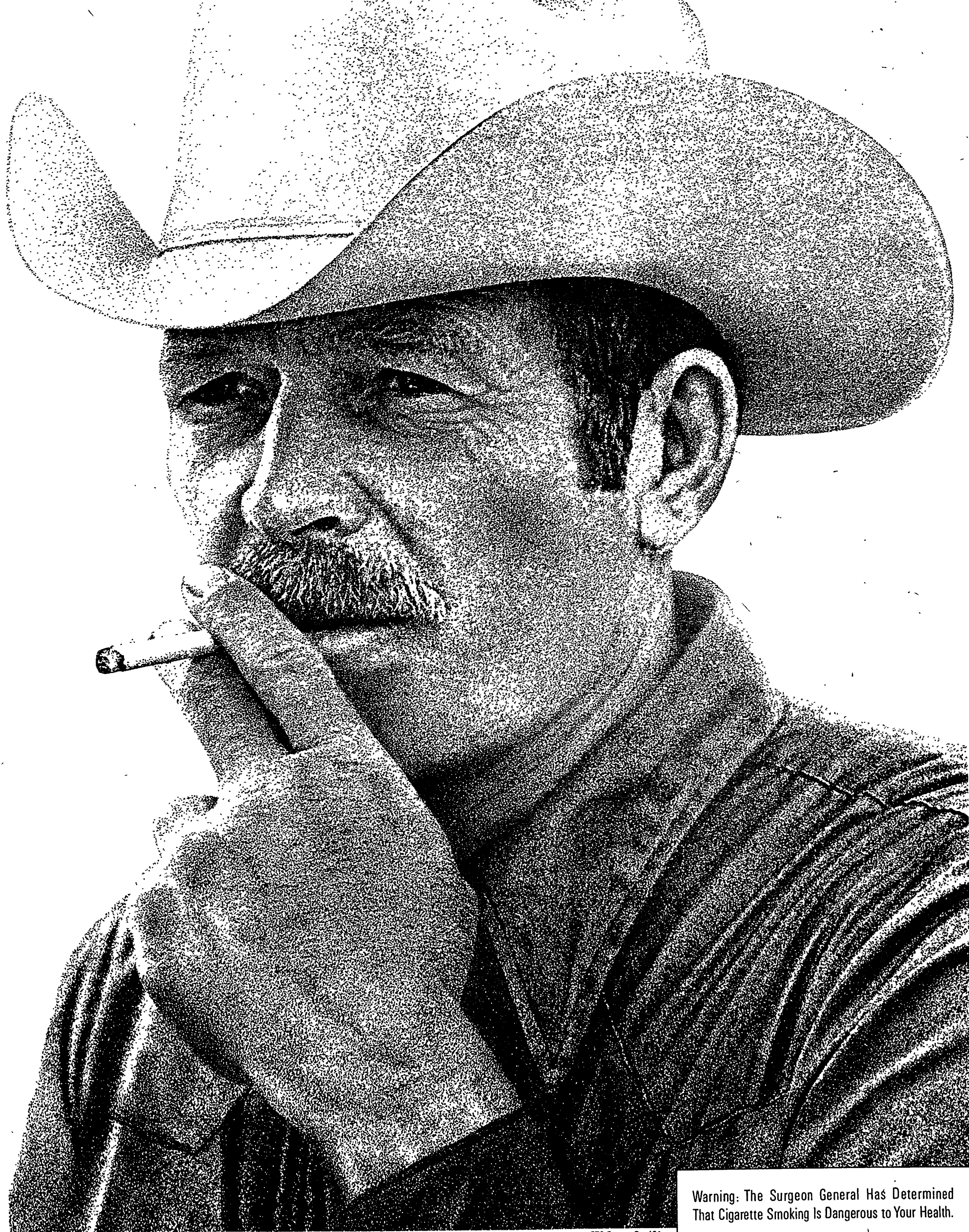
11135 S. Milford Rd., Highland (313)887-3434



Mon.-Fri. 9-7  
Sat. 9-5



# Marlboro



Warning: The Surgeon General Has Determined  
That Cigarette Smoking Is Dangerous to Your Health.

16 mg "tar," 1.0 mg nicotine av. per cigarette, FTC Report Dec '81



# Sliger/Livingston Publications

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One local call places a want ad in over 64,000 homes through the following newspapers:

**Brighton Argus**  
313-227-4436

**County Argus/Pinckney Post**  
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**County Argus/Hartland Herald**  
313-227-4436

**Fowlerville Review**  
517-548-2570

**Livingston County Press**  
517-548-2570

**Walled Lake News**  
313-669-2121

**Novi News**  
313-348-3024

ANIMALS	155
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Farm Animals	155
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Autos Wanted	225
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Campers, Trailers	215
& Equipment	215
Construction Equip.	228
4 Wheel Drive Vehicles	233
Motorcycles	201
Recreational Vehicles	238
Snowmobiles	205
Trucks	230
Vans	235
EMPLOYMENT	175
Business & Professional	175
Services	175
Help Wanted General	167
Help Wanted Sales	166
Income Tax Service	180
Situations Wanted	170
FOR RENT	064
Apartments	078
Buildings & Halls	069
Condominiums	061
Townhouses	061
Duplexes	061
Houses	061
Industrial-Comm.	078
Lakefront Houses	084
Land	074
Living Quarters	074
Mobile Homes	070
Mobile Home Sites	072
Office Space	080
Rooms	067
Storage Space	088
Vacation Rentals	082
Wanted to Rent	089
FOR SALE	039
Cemetery Lots	024
Condominiums	027
Farms, Acreage	021
Houses	035
Income Property	033
Industrial-Comm.	022
Lakefront Houses	029
Lake Property	025
Mobile Homes	037
Real Estate Wanted	031
Vacant Property	031
HOUSEHOLD	101
Antiques	102
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Building Materials	113
Electronics	112
Farm Equipment	111
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Firewood	103
Garage & Rummage	104
Household Goods	109
Laundry & Equipment	107
Miscellaneous	108
Miscellaneous Wanted	106
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PERSONAL	011
Bingo	013
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Subtract 35¢ for repeat insertion of same ad

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Contract Rates Available

Want ads may be placed until 3:30 Monday, for that week's Edition. Read your advertisement the first time it appears, and report any error immediately. Sliger Home Newspapers will not issue Credit for errors in ads after the first incorrect insertion.

**POLICY STATEMENT:** All advertising published in Sliger Home Newspapers is subject to the conditions stated in the applicable rate card, copies of which are available from the advertising department.

Sliger Home Newspapers reserves the right not to accept an advertiser's order. Sliger Home Newspapers advertisers have no authority to bind this newspaper and no publication of an advertisement shall constitute final acceptance of the advertiser's order.

**Equal Housing Opportunity Statement:** We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion or national origin.

**Equal Housing Opportunity slogan:** "Equal Housing Opportunity" slogan is a registered trademark of the National Multiple Listing Service, Inc. (N.M.L.S.)

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for your garage sale, to sell your home or for any reason. Ask for a GREENSHEET RATE BUSTER.

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More Attention  
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Reach 64,000  
Homes Every  
Week

## THE GREEN SHEET

Classified advertising that reaches 64,000 homes every Wednesday, rain or shine. The paper to read if you have something to sell, need help, or have a garage sale. An Ad this size costs:

\$36

Style 3

This Size—\$54

Place your ad in

The Green Sheet

Every week the Green Sheet carries advertising messages to over 64,000 homeowners in Wayne, Oakland and Livingston Counties. Ads for help wanted, rentals, farm animals, household services, automobiles, real estate, garage sales and much, much more.

CALL US NOW!

Style 4

\$72.

Is what it will cost you to place an ad just like this one in

The Green Sheet

on Wednesday. The paper that tells you where to go in your local area to find this week's bargains.

USE YOUR MASTER CHARGE or VISA

Call today and our friendly ad counselors will be happy to help you. Don't be afraid... they are trained to help you.

## absolutely FREE

All items offered in this "Absolutely Free" column must be exactly that, free to those responding. This newspaper makes no charge for these listings, but restricts use to residential. Sliger/Livingston Publications accepts no responsibility for actions between individuals regarding "Absolutely Free" ads. (non-commercial) accounts only. Please cooperate by placing your "Absolutely Free" ad no later than 3:30 p.m. Monday for same week publication.

### 001 Absolutely Free

**ADORABLE** little kittens, six, free to good home. (313)669-1196.

**ADORABLE**, loving female Irish Setter. Spayed adult. Well trained. (313)231-1075.

**AFFECTIONATE** cats, 1 male, silver gray, 1 spayed female, black and white. (517)546-9897.

**AUSTRALIAN** Shepherd puppy, very lovable and bright, needs good home. (517)851-7848.

**ADORABLE** kittens, 6 weeks, 3 females, Calico, striped and black. (313)437-3460.

**AFGHAN** dog, 2 years old, needs good home. (313)562-0485.

**BLACK** and white kitty, 1½ years old. (313)882-5581.

**BLACK** longhair male dog, shots, license, enjoys children. (313)349-0399.

**BRITTANY** Spaniel mix, 9 weeks old. (313)887-1895.

**BLACK** Lab mixed pups, to good home. (517)546-2857.

**BRITTANY** Spaniel, 2 year old female, spayed, good with children. (313)348-9462 after 4 p.m.

**BEAUTIFUL** 2 year male neutered gray cat. Good mouse catcher. (313)227-3278.

**BRITTANY** Spaniel, spayed, 4 years old, good hunter. (313)426-3625.

**BLACK** Irish Setter, Lab, 20 months, all shots, needs room. (313)227-4552.

**CALICO** kittens free. (313)229-2774.

**CLOTHING**, Howell Church of Christ, 1385 Grand River, Monday, 7:00 pm to 8:45 pm.

**CARLA** Collie-Shepherd-Lab puppy, 3 months, female. Black and tan. (313)231-1037.

**CANNA** bulbs, healthy. Rocks, all sizes, you haul. (313)437-6789.

**DOGHOUSE**, (313)231-3729.

**FREE** sheep manure. (313)887-9298.

**FREE** gas range, oven needs repair. (313)685-8185 after 6 pm.

**FREE** kittens, 6 weeks old. (313)227-6382.

**FREE** sawdust bedded manure. You haul. Milford (313)885-9568.

**FREE** puppies, 7 weeks, mixed. (313)887-2163.

**FREE** puppies to good home. Cock-a-poo's, 5 weeks old. (517)546-6357.

**FREE** gerbils to loving home. Call (313)231-1743.

**FIREWOOD**—You cut and take. Call between 6 - 8 p.m. (313)477-6518.

**GE** built-in oven, approximately 20 years old. (313)349-1584 Wednesday only.

**GERMAN** Shorthair, 5 year old, AKC, female. (313)887-5341 before May 29.

**GARDEN** manure, fertilizer. With or without straw. Easy loading. (517)546-6273, (313)227-1227.

**GENTLE**, quiet, loving medium male dog, doesn't wander, good with kids. (517)546-8103.

**HARDCOVER** books. You pick up. Bring bags, boxes. The Curiosity Shop, 127 E. Lake Street, South Lyon. (313)437-3383.

**KITTENS**, Six weeks, wormed, litter trained. Very cute, friendly. (313)878-5777.

**KITTENS** to good home. (517)546-3581 after 4:30 p.m.

**LEAKY** steel boat, good for flower garden. (313)231-2948 after 6 p.m.

**LHASA** Apso, registered, female, 4 years old, loves kids. (313)878-6379.

**MIXED** female Collie, one year, loves kids, owners leaving town. (313)227-9542.

**10 Month** old female solid white Shepherd, housebroken, needs room. (313)229-9479.

### 001 Absolutely Free

**MALE** Siberian Husky, 5 years, neutered, shots, great with children. (313)548-0980.

**5 Month** old male German Shepherd. Simlac baby formula. (313)673-7767.

**MALE** Blue Tick, seven months. Black Lab and Shepherd, one year. (313)735-4961.

**6 Month** old German Shepherd, well mannered, gentle, moving to apartment. (313)884-6541.

**MALE** Spitz, all white, prefers adults. Needs good home. (313)229-4924.

**ONE** Rhode Island Red rooster. Call after 5 pm (313)349-8257.

**PUPPIES**, free to good home. (313)231-3729.

**REFRIGERATOR**, older, good working order, you haul. (313)349-6165.

**REFRIGERATOR**, you pick up. (313)349-8547.

**SHELTY** male, free to fenced yard and no other dogs. (313)665-3070.

**8 Springer** Spaniel Terrier Sheepad puppies, 5 weeks old. (313)227-5393.

**STOVE**, child's swing glider. (313)231-9058 after 5 p.m.

**TABBY** kitten, 8 week male, a real doll, very affectionate. (313)349-2156.

**TO** good home. Mixed Shepherd/Pit Bull, 1½ years. Friendly. (313)231-3728.

**VERY** affectionate gray long-haired female cat and adorable kitten. Dumped at barn and can't keep, already have two cats. (313)885-7064, (313)885-9012.

**YELLOW** female Lab, 3 years old, pudgy, very gentle, spayed. (313)887-9775.

**010 Special Notices**

**DONATIONS** of useable furniture, large and small appliances, household goods, tools, and etc. will be greatly appreciated by Unity Universal Life Church. Free pick-up. Tax receipt furnished. (517)223-9904.

**FACTORY** outlet new blue jeans, overalls, etc. Plus paperback book exchange. New Second Plus, 121 N. National just off Grand River in Howell. (517)548-4110.

**HYPNOSIS** for smoking, stress, weight loss, etc. (313)729-2290 or (313)697-7349. Universal Self-Help Center, Westland.

**HOROSCOPES** done. Frank, honest, confidential. E. S. P. readings. Call Nancy Howe. (517)546-3298.

**NON-DENOMINATIONAL** marriages performed. Rev. Clark. (517)223-9904.

**(NOW OPEN)** GOLDEN TOUCH BEAUTY SALON. 56200 Grand River, New Hudson. Small shop, low prices. Student and senior citizen discounts. Perms, \$15 and up; hair cuts \$5 and up. By appointment or walk-in. Open 9 a.m. to 5 p.m. (313)437-1166.

**PSYCHIC READER-ADVISOR** Turn your luck. Love, finances, marriage, divorce, boy friends, health, work, all problems resolved. "Blessings." Spiritualist, 40 years experience. (313)355-4598.

**SPORTSMEN**, hunters and kennel owners. 26% hi-pro Krusty dog food, \$8.50 per 50 pounds. Meal \$8.50 per 50 pounds. Call (517)546-4528 or (517)546-9600.

**SCHOLARSHIP**. Talented young ladies between 17 and 24 years of age to compete in the Miss Livingston County Scholarship Pageant. (517)548-1927 or (517)546-8259.

**"THE FISH"** non-financial emergency assistance 24 hours a day for those in need in the Northville-Novi area. Call (313)349-4350. All calls confidential.

**THANKS** to St. Jude for famous granted, J.M.

**THE** World's Fair, last call. Leaves Pinckney July 15. Dorothy. (313)878-3868.

**TAYLOR** Made Stained Glass Open House. Saturday, Sunday, May 29, 30. Free drawing. Prize: terrarium. Must attend open house and fill out entry card, one entry per person. No need to be present for the drawing which is 3 p.m. Sunday, May 30. Demonstrations and lots of glass on display. 11363 Riverbank Lane, Hell, Michigan on hill beside broken dam).

**VIETNAM** area vets who did not serve in Vietnam. Please call John. (313)878-9662.

**012 Car Pools**

**NEED** car pool to U of M, summer term, Novi area. (313)349-3855.

**013 Card of Thanks**

**SENATOR R. Robert Geake-R.** Thank you for trying your utmost to have won this Democrat's vote. M. E. P. Hollis.

**TO** our friends, what would we do without you, many thanks for all your kindnesses and remembrances. Wig Harrison and Family.

**WE** were surprised and delighted to receive the many, many cards and gifts from our friends and relatives in celebration of our 25th Wedding Anniversary. To each one of you, a big thank you! Peggy and Philip Gage.

**015 Lost**

**BLACK** Sheepad, small, all white feet, red collar. Reward. (313)878-9865.

**BLACK** and white cat, no hair by tail, Hacker and Grand River area. (313)227-3959.

**COCKATIEL** bird, gray and yellow with orange cheeks. Lost in the Linden, Dunlap area. Reward. If found please contact (313)348-6463. Thank you.

**FOUND** at Ponderosa in Brighton a small brown leather change purse. (313)229-2808.

### 002 Happy Ads

Big Z, you need how many licenses?

**CAROL GRAY**  
**HAPPY BIRTHDAY**  
**40**  
LOVE, FAMILY

H. S. go to airport at Robb and Sherwood Road.

### NOTICES

### 010 Special Notices

**ALCOHOLICS** Anonymous meetings Tuesday and Friday evenings, 8:30 pm, First Presbyterian Church, Main Street, Northville. Alanon also meets on Tuesday and Friday evenings. (313)349-1854, (313)420-0098, (313)229-2052.

**ATTORNEY** Gary Lentz. Free consultation. Uncontested divorce: \$220; \$280 (with children). Drunk driving (first, no jury): \$245. Will: \$45. Bankruptcy, from \$300. Costs are additional. (313)227-1055 (313)669-3159.

**ABORTION** Alternatives 24 Hour telephone (313)632-5240. Problem pregnancy help, free pregnancy test, confidential. Monday, Wednesday, Saturday 12 noon to 3 p.m. 9200 W. Highland Road, Howell. Office at side door in G.M. Building.

**A** thoughtful gift! Have cupid, an alien, "Fairly Godfather", or any of our 18 caricatures deliver a personalized poem for any occasion. We go anywhere just to put a surprising look on someone's face. Call AGCS, (313)629-1984.

**AS** seen this week on Donahue, UndercoverVest, Inc. Book your lingerie party now. (313)887-4603.

**ATTENTION:** Little boys and girls summer shorts and bathing suits, sizes 12 months to 4 T. 75 cents a pair. Tennis shoes for the entire family, sizes kids and adults, \$3 pair this week only. The New and Used But Not Abused Variety Shop, 390 South Lafayette, South Lyon, around the corner from Post Office. Mini-flea market atmosphere. (313)437-3529.

**BAD CREDIT?** Receive a Mastercard or Visa with no credit check, bad credit no problem. Guaranteed; For free brochure send SASE to U.S. Credit Data, Box 271084, Dallas, Tx. 75227 or call: (214)828-3988.

**BEAT** the high cost of bands, disc jockey available for all events. Call Tom Fogle, (517)548-1692.

### 010 Special Notices

**DONATIONS** of useable furniture, large and small appliances, household goods, tools, and etc. will be greatly appreciated by Unity Universal Life Church. Free pick-up. Tax receipt furnished. (517)223-9904.

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**PSYCHIC READER-ADVISOR** Turn your luck. Love, finances, marriage, divorce, boy friends, health, work, all problems resolved. "Blessings." Spiritualist, 40 years experience. (313)355-4598.

**SPORTSMEN**, hunters and kennel owners. 26% hi-pro Krusty dog food, \$8.50 per 50 pounds. Meal \$8.50 per 50 pounds. Call (517)546-4528 or (517)546-9600.

**SCHOLARSHIP**. Talented young ladies between 17 and 24 years of age to compete in the Miss Livingston County Scholarship Pageant. (517)548-1927 or (517)546-8259.

**"THE FISH"** non-financial emergency assistance 24 hours a day for those in need in the Northville-Novi area. Call (313)349-4350. All calls confidential.

**THANKS** to St. Jude for famous granted, J.M.

**THE** World's Fair, last call. Leaves Pinckney July 15. Dorothy. (313)878-3868.

**TAYLOR** Made Stained Glass Open House. Saturday, Sunday, May 29, 30. Free drawing. Prize: terrarium. Must attend open house and fill out entry card, one entry per person. No need to be present for the drawing which is 3 p.m. Sunday, May 30. Demonstrations and lots of glass on display. 11363 Riverbank Lane, Hell, Michigan on hill beside broken dam).

**VIETNAM** area vets who did not serve in Vietnam. Please call John. (313)878-9662.

**012 Car Pools**

**NEED** car pool to U of M, summer term, Novi area. (313)349-3855.

**013 Card of Thanks**

**SENATOR R. Robert Geake-R.** Thank you for trying your utmost to have won this Democrat's vote. M. E. P. Hollis.

**TO** our friends, what would we do without you, many thanks for all your kindnesses and remembrances. Wig Harrison and Family.

**WE** were surprised and delighted to receive the many, many cards and gifts from our friends and relatives in celebration of our 25th Wedding Anniversary. To each one of you, a big thank you! Peggy and Philip Gage.

**015 Lost**

**BLACK** Sheepad, small, all white feet, red collar. Reward. (313)878-9865.

**BLACK** and white cat, no hair by tail, Hacker and Grand River area. (313)227-3959.

**COCKATIEL** bird, gray and yellow with orange cheeks. Lost in the Linden, Dunlap area. Reward. If found please contact (313)348-6463. Thank you.

**FOUND** at Ponderosa in Brighton a small brown leather change purse. (313)229-2808.

**015 Lost**

**MAY 6**, large male Labrador/Husky, tan wearing black collar. Milford, reward. (313)685-9376 after 8 p.m.

**10-15** Power-Cat tire, mounted on wheel. Reward. (517)223-7272.

**SMALL** white poodle lost Old Plank, Dawson Road area. Reward. (313)685-0192.

**SPRINGER** Spaniel, female, liver and white, Schafer and Cedar Lake Roads. (313)878-5048.

**WHITE** and black Brittany-Lab, speckled nose, red collar and white collar. Reward. (313)449-2337.

### 021 Houses

**CANTON**. High assumable mortgage, sharp three bedroom colonial plus a spacious fourth bedroom for a mother-in-law suite. Two natural fireplaces, thermo windows. \$69,900. James C. Cutler Realty, 103 Rayson, Northville. (313)349-4030.

**COHOCTAH** Township. A very clean, modern, 3 bedroom ranch, 7 years old. Located just north of Howell on 1.8 acres. A lovely setting with lots of trees but plenty of room for a garden or pets. 10 year old drapes and stove are negotiable. By owner, \$44,500. Call evenings (517)548-3299.

**FOWLERVILLE**. 4.51 acres, three bedroom ranch, fireplace, full basement, 2 car garage. \$53,000, assumable, \$15,000 down. (517)223-3118.

**FOWLERVILLE**. 3 or 4 bedroom, 2 baths, fireplace, garage, basement, in town, \$49,900. 20 year land contract. (517)223-3188 to 5 p.m.

**FOWLERVILLE**. 3 bedroom, 2 fireplaces, huge family room, attached 2 car garage, full basement, one acre. By owner. \$89,500. (517)223-9412.

**FOWLERVILLE**. 5335 Nicholson Road, California style house on five acres, \$40,000 down, no interest first year. (517)548-2026.

**FOWLERVILLE**. 4.51 acres, 1,250 sq. ft. three bedroom ranch, fireplace, full basement, 2 car garage. \$48,000, assumable, \$11,500 down. (517)223-3118.

**HOWELL**. By owner. Near Northwest School. 3 bedroom, 9 room home, 1,600 square feet, 297 foot fully landscaped yard. Large organic garden, new gas furnace, finished basement, 2 car garage, sun room. Will take land contract terms. Call (517)546-4612 anytime.

**HAMBURG/Pinckney**. Owner, assumable, carpeted, 3 year old on 2 acres, 3 bedrooms, 1½ baths, utility room, basement, attached garage. \$70,000. Evenings, (313)878-2502.

**HOWELL**. Close to town, three bedroom ranch, fenced yard, land contract terms. \$43,000. (517)546-7598.

**HOWELL**. 4 bedroom, brick and aluminum, fireplace, outside city limits, mid 60's, principals only. (517)548-2677.

**HOWELL**. New in 1978. Four bedroom, 2 bath, family room with fireplace. On 10 acres with barn. Near x-way. \$89,900. Low down, easy terms. (313)878-3291.

**HOWELL**. Brighton. 3 bedroom ranch, fireplace, 2 car garage. Lake access. \$395 per month, option to buy. Minimum \$2,500, \$49,900. (517)546-9791.

**HOWELL**. Township. Lake privileges. Qualified veteran assumes VA 113% mortgage. \$40,000 down. (517)548-3358.

**HOWELL**. 3 bedroom ranch, Heath's Health Subdivision, by owner. (517)546-7144.

**HOWELL**. Pinckney, Brighton area. 3 bedroom, 1 bath, tri-level on 1 acre, 1400 square feet. (313)229-2830.

**MILFORD** Village, owner transferred, must sell. Three bedroom home, fireplace, basement, garage. \$55,000. (313)885-8014.

**NORTHVILLE** suburban splendor. Tremendous floor plan, three bedrooms, two baths up. One bedroom, one bath down. Very spacious family ranch. James C. Cutler Realty, 103 Rayson, Northville. (313)349-4030.

**NEW** Hudson. Will trade four bedroom brick ranch, 1,700 sq. ft., family room has wood-burner, modern kitchen, island with stove. Ashley and Associates, (313)437-5331.

### 015 Lost

**MAY 6**, large male Labrador/Husky, tan wearing black collar. Milford, reward. (313)685-9376 after 8 p.m.

**10-15** Power-Cat tire, mounted on wheel. Reward. (517)223-7272.

**SMALL** white poodle lost Old Plank, Dawson Road area. Reward. (313)685-0192.

**SPRINGER** Spaniel, female, liver and white, Schafer and Cedar Lake Roads. (313)878-5048.

**WHITE** and black Brittany-Lab, speckled nose, red collar and white collar. Reward. (313)449-2337.

### 016 Found

**BLACK** longhaired female pregnant cat, (now has kittens) Marion Township. (517)548-3581 after 4:30 p.m.

**FEMALE** Beagle in heat with choke collar by Dawson Road bridge in Milford on 5-15. (313)885-5293.

**FOUND**, long haired female calico cat about 10 months old. Litter trained, leash trained, gets along with other animals. Loving! (313)437-3876.

**MALE** Cocker Spaniel, Mill pond, Brighton. (313)227-4634.

**5 hp** Bolens self-propelled mulching mower, good condition. \$200. (517)546-0592.

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**5 hp** Bolens self-propelled mulching mower, good condition. \$200. (517)546-0592.

### REAL ESTATE FOR SALE

#### 021 Houses For Sale

**ACCREDITED MANAGEMENT ORGANIZATION**

021 Houses For Sale

NOVI. 24581 Christina, west of Novi Road, north of Ten Mile. Open Saturday and Sunday, 2:00 pm to 5:00 pm. Immediate possession, quad-level, four bedrooms, family room with fireplace, gas heat, large two car garage, 10% land contract. Victor E. Jarvis, Broker, (313)349-0928.

NOVI. Attractive 3 bedroom home, with 1,750 sq. ft. work shop, near 12 Oaks, \$120,000. Easy terms. Acreage available. Bill or Linda, (313)553-2414. Or (313)227-7500.

021 Houses For Sale

OPEN SUNDAY 1-6 PM  
PINCNEY. Reduced to \$125,000. Approximately 3000 square foot brick home nestled in professionally landscaped setting. Four spacious bedrooms. Land contract terms 5 years at 11% interest. Lake access. Own your own beautiful private estate. Go to McGregor in Pinckney and follow signs. Tour guide George Lyons. For private showings call (313)994-4500 or (313)878-5201. 10410 McGregor.

021 Houses

PINCNEY. Home for sale by owner. (Sale includes whole beef for your freezer). 3 bedroom colonial, like new. Fireplace, full basement, 2 car attached garage. Asking \$66,000. (313)378-5455.  
PINCNEY. Small two bedroom house with access to Patterson Lake. Gas heat. \$26,500, land contract terms with \$3,000 down. (313)878-5330.  
SOUTH LYON. Made for family, four bedrooms, double lot, heart of South Lyon. \$58,900. Ashley and Associates, (313)437-5331.

021 Houses

PINCNEY. Open house Sunday 2 to 5. 8722 Coyle off Farley Road north of M-36. Spacious bi-level on large treed lot. 4 bedrooms plus den, 2 fireplaces. Simple assumption, land contract. Jean Miller, Real Estate One, (313)227-5005, (313)478-7660.  
SOUTH LYON. '79 prices, \$65,900, \$5,000 down. Two story, three bedroom aluminum and brick. Lovely brick fireplace in family room, yard backs up to woods. Ashley and Associates, (313)437-5331.

021 Houses

SOUTH LYON, by owner. Three bedroom ranch with an assumable 10.75% mortgage, a remodeled country kitchen, finished basement, two car garage, fenced yard and all city services. Asking \$57,000, will consider land contract, V.A., F.H.A. Call anytime, (313)437-5190 for appointment. Buyers only.  
SOUTH LYON, Hamburg, Highland, home properties to trade. Will be open to property anywhere in Michigan. Call for details. Ashley and Associates, (313)437-5331.  
UNIDILLA. Must sell, year round home at Joslin Lake, 3 1/2 bedrooms, kitchen, dining, family room, living room with fireplace, large laundry storage room, deck off bedroom. \$55,000 down, land contract, mid-\$50's. (313)426-8489.  
WINANS LAKE. 4 bedroom with den, full basement, sun porch, large 2 car attached garage, wooded lot, by owner. Principles only. \$85,000. 1-(800)462-2949.  
WHITMORE LAKE. 10% Land Contract. 3 bedrooms, 1 1/2 baths, brick and aluminum ranch, full basement, 2 car attached garage, large lot, wood sundeck, \$59,000. Oren F. Nelson Realtor, (313)449-4466. Evenings, (313)449-2915. Toll free, days or evenings. 1-(800)462-0309.

022 Lakefront Houses For Sale

HARTLAND, 3 bedroom, 2 bath ranch, fireplace, family room, 3 car garage, deck. Boat and motor included. \$79,500. Terms negotiable. (313)832-5578.  
HOWELL. 3 bedrooms, 1 1/2 baths, fireplace, finished walk-out basement, deck, large patio. \$88,900 negotiable. (517)546-4093.  
LAKELAND. Onelda/Little Island Lake. 4719 E. M-36. 2 bedroom, 2 1/2 garage, appliances. Southwest of Brighton. (419)475-6170 8 a.m. to 10 p.m. weekdays.  
WOLVERINE Lake cottage, 2 bedroom, 74x138x50 foot frontage. Aluminum siding, terms, 5 miles north of 12 Oaks Mall. \$48,000. (313)591-0522.  
ZUKEY Lake on Chain of Lakes, 130 foot frontage. 6 room yearround house, automatic furnace, 2 car garage with breezeway. Must sell. Call evenings after 8 pm. (313)995-2322.

024 Condominiums For Sale

NORTHVILLE. We'll Sell Int. Free 3 bdrm., 2 1/2 bath, C/A, firepl., fin. bsmt. w/wet bar, carport, drapes, patio w/gas grill, prime Northville lakeside location. Low \$70's. 20% down, 5 yrs. It's yours. OpenSun. 349-2715  
BRIGHTON. Ranch, Hamilton Farms finest unit, 2,250 sq. ft., two bedrooms, three full baths. Designer finished lower level with walk-out, can be used for third bedroom plus a hobby room with wetbar, cedar closet, condo pool. Many extras. Owner, \$85,000, terms. (313)229-2897.  
NORTHVILLE. Lakeview condo, beautiful three bedroom, 1 1/2 bath, custom decorated. 7 1/4% assumption, \$59,000. (313)349-2553.  
NOVI. 1 1/2 miles west of I-75 off Eight Mile. One floor convenience, two bedrooms, 2 baths, attached garage, air conditioning, attractive decor. \$72,900. like new, assumable mortgage. (313)348-7656.  
SOUTH LYON, on private lake. Carpet, drapes, self-defrosting refrigerator. Adults only. (313)437-1993.

025 Mobile Homes For Sale

AFFORDABLE HOMES  
From SUBURBAN  
FREE HOME BUYER PROTECTION PLAN FOR THESE HOMES  
3 MONTHS FREE RENT FOR THESE HOMES  
Novi. 1974 Atlantic 14x60, 2 bedroom, front kitchen, appliances, outside perimeter lot. Immediate possession. Owner transferred.  
Novi. 1973 Las Brisas, 14x65, front living room model, curtains and drapes, shed, appliances, large lot. Home backs up to playground. Immediate possession.  
NOVI (313)348-1913  
Suburban Mobile Home Sales, Inc.  
Many listings from which to choose.  
Financing up to 20 years.  
Low down payments.  
Home buyer protection plan.

025 Mobile Homes For Sale

FOWLerville. Mariette, 12 x 60, expando 8 x 12, central air and heat. Negotiable. Adults. (517)223-8075.  
FOWLerville. 1973 12x60 Westbrook, 2 bedroom, new carpet, stove and refrigerator included, shed, large deck, new awning, must sell. \$6,500 or best offer. (517)521-3904.  
GREGORY. 12x60, two bedrooms, 12x15 living room, appliances. Very good condition. \$3,000. (313)498-2155.  
HIGHLAND. 1979 Fairmont mobile home, 2 bedrooms, 14 x 60, extra insulation. Very complete! Bring all offers. (313)471-2377.  
HIGHLAND Greens, adult section, by owner. 70 ft. with large expando. 3 bedrooms, 14 baths, ideal lot, partly furnished. No down payment, \$12,500. (313)644-4550 days, (313)823-0487 evenings.  
HOWELL. 1979 Liberty, 14 x 65, 2 bedroom, large bath, 2 car garage, large fenced yard. Plus many extras. immaculate. \$38,500. (517)548-3058 after 5 p.m.  
HIGHLAND. 1978, 14x70. Excellent condition, many extras. Must see to appreciate. Asking \$16,000 or best. (313)887-6696.  
HOWELL. 1979 Holly Park, 14x70, two bedrooms, attached enclosed porch, may stay on lot. Call after 6:30 pm, (517)548-2475.  
HIGHLAND greens 14 x 70 1977 Colonnade, 2 bedroom, island kitchen, 10 x 10 storage. Like new. (313)437-6597.  
HOWELL. Doublewide 24 x 60, all new carpet throughout, new skirting and steps, wood burning fireplace. 10% down, 12 year financing. (517)548-2330.  
HOWELL. Chateau Estates. 14x65 foot Monarch, 1976. Reduced for quick sale. \$10,500. (313)296-9238.  
HAMBURG Hills. 1977 14x70, two bedrooms, two baths. \$13,500 or best offer. Moving out of state. (517)546-0823.  
LINDEN. 1978 Colonnade, double wide, \$18,000 or best offer. (313)735-5992.

**ROLLING HILLS OF HARTLAND**

We **MUST** reduce our inventory

**LOTS FOR SALE**

**0% INTEREST FOR ONE YEAR!**

Prices Drastically REDUCED!!

As Low as **\$14,850**  
Down payment as low as **2,850**  
Monthly payment as low as **125**

3 Year 11% Land Contract  
Available with Balloon Payment

**DIRECTIONS**  
• I-96 West to US 23 North, Exit M-59, turn left West to Old US 23 Turn left South, go 1 mile to Bergin Road, turn right Go 1 mile to entrance

**ADLER DEVELOPMENT**  
5500 HIGHLAND RD (M-59) HARTLAND MICH 48029  
**313-632-6222**  
WE CO OP WITH ALL BROKERS

MI-82-118

**REALTY WORLD**

449 E. Grand River  
Brighton, MI 48116  
313-227-3455  
South Lyon, MI 48176  
313-437-5331  
George Van Bonn, Broker

SALEM TWP.—Set up for horses, paddocks, ponds, 4 bedrooms, 2 baths, 15 acres, \$134,000.  
NORTHFIELD TWP.—Nice Tri-level 4 BR, 3 baths, in-ground pool, 1 acre, \$72,000.  
GREEN OAK TWP.—Canal frontage w/access to 4 lakes, 3 BR, w/o basement, large lot abounds w/fruit trees, \$72,000.  
GREEN OAK waterfront cottage, 2 BR, basement, 2 car gar Just \$63,500 w/LC terms.  
LYON TWP.—Beautiful 3200 SF ranch, quality thruout, 4 BR, 3 baths, FP, 2 car gar. Just \$115,000.  
JUST IN LYON TWP. 1760 SF Ranch, 3 BR, 2 baths, 2 car gar Walking distance to schools, shopping, etc. Only \$79,900.  
SALEM TWP.—3 BR, 1 bath, full basement, carport, over 1 acre, just \$62,500.  
LYON TWP.—Quad-level, 3 BR, 2 baths, 2186 SF, many extras, over an acre. Only \$89,000.  
LYON TWP.—1700 SF 4 BR, 2 bath, full finished basement, 2 93 acres, and its just \$89,900.  
SOUTH LYON—Nice 3 BR, full basement, built-ins, nice sub., close to everything and it is only \$52,900.  
SOUTH LYON CONDO—Hampton Sq. 2 BR, 1 bath, 1 car gar, basement partially finished. Asking \$48,000.  
We still have several choice building sites available. These vacant parcels can be bought on liberal Land Contract Terms.

**Ask us about financing. We'll cover it all...for you!**

**RIZZO REALTY, INC.**

*The Gallery* OF HOMES

349-1551

City of Northville. Investor's dream or live in one and rent other two. 2 houses with 3 income units. Single house has 4 bedrooms. Other house is a duplex. Assume 8 1/4% Land Contract or new Land Contract considered. \$89,500.

City of Northville. New to market. Charming 4 bedroom older home located in a very nice neighborhood. Walk to town. Great value at \$67,900.

Northville-Nov. This owner means business! \$5,500 price reduction on already attractive value creates exceptional bargain. Good land contract terms packaged together with top city location plus a four bedroom Colonial in A No. 1 condition ... can't be topped. \$104,500.

City of Northville. Exciting new listing! Prized location includes 2nd building site!!! A favorite home in city offers Cape Cod styling, 3 bedrooms plus den, formal dining room and remarkable knotty pine family room. 2 fireplaces. \$116,000.

Novi. Just move in! Better than new ... faultless decor, professionally landscaped with private patio, deck. A new home in one of city's new subs offers good investment potential. Contemporary 3 bedroom plus 4th nearly finished. \$112,000.

**SMART PEOPLE**  
Are Buying Homes Now!

**Buyer's Market—Best Buying Opportunities**  
Financing Available—Land Contract—F.H.A.—V.A.

M.S.H.D.A.—14 1/4 % Fixed Rate  
MAGGIE MAE 14 7/8 % Fixed Rate

**Call: 313-632-6222**

**ADLER**  
5500 HIGHLAND RD (M-59) HARTLAND MICH 48029

Will Consider Trade-In Local Area.

**NOLING REAL ESTATE INC.**

201 S. Lafayette  
437-2056

**LAKE FRONT LIVING!**  
Imagine! Beautiful Silver Lake right at your doorstep in this lovely three bedroom home. Totally rebuilt, everything is new. Living room with a natural fireplace and storage boxes. Dining room, Sun Room and Florida Room. 2 full baths. Finished walk-out basement. Two car garage, beautiful landscaping and view. Land Contract Terms. \$139,900.00

**COUNTRY HOME!**  
1.4 acres offer a sharp ranch and garden space, plus it's close to town. Formal living room and dining room. Step-saver kitchen, family room, 2 fireplaces, 3 bedrooms, 1 1/2 baths, finished walk-out basement. Large pole barn. Assumable Mortgage! \$74,900.00

**JUST REDUCED BIG FAMILY!**  
Here's a large four bedroom colonial on 9.4 acres, part of the property is zoned Industrial, you could run your own business from home. Formal living room and dining room, big kitchen. Family room with fireplace, full basement. Long Term Land Contract Terms. \$99,900.00

**LEISURE TIME FOR SALE!**  
Lovely country condo overlooking pond. Spacious living room and kitchen, 2 bedrooms, 1 bath. Carpet thru-out except kitchen. Neat and clean, all you have to do is move in. Excellent Land Contract Terms. \$41,900.00

**RYMAL SYMES - REALTORS Since 1923 -**

24080 Nilan  
Terrific floor plan in this almost new ranch, two full baths, 3 nice sized bedrooms, and a family room with woodburning stove. Call 478-9130

41771 Onaway  
Very flexible financing available on this immaculate home. Recently recarpeted and painted and in an excellent location within lovely country place condominiums. Call now for financing details. Call 478-9130

23837 LeBost  
Priced to move, transferred owner must sell, simple assumption, bring paint brush, features family room and fireplace. Just \$64,900.00 Call 478-9130

23437 W. LeBost  
Country setting, 3 bedroom 1 1/2 bath ranch with full basement and 2 car attached garage. All on a beautiful large lot in country setting. Call 478-9130

Novi-Northville 478-9130.  
W. Bloomfield-Farmington 851-9770  
Redford 538-7740

**498 SOUTH MAIN PLYMOUTH 459-2430**

**Weir, Manuel, Snyder & Ranke**

OTHER OFFICES IN: West Bloomfield, Birmingham, Troy & Rochester

Spectacular view of the "Commons" from this spacious Northville Colonial. Other features include Central Air, Den, Fireplace. Call for details on \$82,000 ASSUMABLE MORTGAGE. \$119,900 459-2430

Neat, clean Novi Colonial has four bedrooms, large family room with fireplace, fenced yard and best of all a very attractive low interest assumption for 27 more years! \$83,900 459-2430

Long Term ASSUMPTION available on this two bedroom, one and one-half bath Condo with garage. Kitchen appliances included. Neutral colors throughout. PRICED TO SELL. \$48,900 459-2430

COUNTRY PLACE TOWNHOUSE — Nicely decorated three bedroom Condo with fireplace, garage, basement, central air and kitchen appliances. LAND CONTRACT TERMS. \$63,000 459-2430

**THE LIVINGSTON GROUP HOUSE AUCTION**

When? **SUNDAY JUNE 6 2 P.M.**

Where? **HOLIDAY OF HARTLAND Old 23-N of 59**

**\$10,000 or LESS DOWN PAYMENT**

**Come Look at the Many Great Values to Choose from....**

**OPEN HOUSE Inspection Tours: Sun., May 23 & Sun., June 5—2-6 p.m.**

1. 3431 Cheryl Dr.	Howell	Min. Bid	\$59,900	CUSTOM ON 1/4 ACRE
2. 4450 Clifford (PENDING)	Brighton	Min. Bid	\$66,000	LAKEFRONT
3. 4387 Skusa	Brighton	Min. Bid	\$52,000	LAKE PRIVILEGES
4. 6434 Marengo	Brighton	Min. Bid	\$78,000	COLONIAL—WOW!
5. 6072 Briggs Lake	Brighton	Min. Bid	\$59,000	LAKEFRONT
6. 361 Liddy	Brighton	Min. Bid	\$77,000	SUPER SECLUSION
7. 10431 Chancellor	Brighton	Min. Bid	\$64,000	GREAT POOL & HOME
8. 26 West Petersen	Brighton	Min. Bid	\$77,000	LAKEFRONT
9. 8383 Crofoot	Howell	Min. Bid	\$49,000	EXCEPTIONAL VALUE
10. 1148 Alstott	Howell	Min. Bid	\$66,000	BRICKFRONT RANCH
11. 200 McHattie	South Lyon	Min. Bid	\$45,000	INCOME PROPERTY
12. 2656 Sun Terrace	Hartland	Min. Bid	\$74,500	EXECUTIVE COLONIAL
13. 1007 Fairway Trails	Brighton	Min. Bid	\$64,000	NEW CONS. TO SUIT
14. 3793 Noble	Brighton	Min. Bid	\$50,700	V.A. SIMPLE ASSUME
15. 11 Fonro	Brighton	Min. Bid	\$63,500	COMFY CUL-DE-SAC
16. 5380 Ethel	Brighton	Min. Bid	\$47,000	REMODELED & LARGE
17. 2800 Highland	Howell	Min. Bid	\$81,000	SUPER HOUSE & COMMERCIAL
18. 6393 Aldine	Brighton	Min. Bid	\$45,000	GREAT LOCATION
19. 4035 Jackson Blvd.	Davidsburg	Min. Bid	\$37,000	CANAL FRONT WITH DOCK
20. 4922 N. Millford Rd.	Highland	Min. Bid	\$48,900	POTENTIAL COMMERCIAL
21. 212 W. Huron Street	Highland	Min. Bid	\$39,900	NICE STARTER HOME
22. 587 Dunleavy	Highland	Min. Bid	\$51,900	ALL SPORTS LAKEFRONT
23. 823 Panorama	Highland	Min. Bid	\$50,000	VILLAGE-SIMPLE ASSUME
24. 11758 Moyer	Webberville	Min. Bid	\$58,000	COUNTRY RANCH ACREAGE
25. 575 E. Grand River	Howell	Min. Bid	\$30,000	CHEMUNG
26. 6289 Aldine	Brighton	Min. Bid	\$39,900	SIMPLE ASSUMPTION

**BIDDERS' RULES OF AUCTION:** Bidders must have a certified check for \$500 made out to themselves to receive a bidder's paddle. They must be able to write a check or note for an additional \$500... the note to be redeemable upon final acceptance. Your check will be returned to you if you make no purchase.

**EARLY PRE-REGISTRATION OF BUYERS IS RECOMMENDED. PLEASE CALL THE LIVINGSTON GROUP AT ANY OF THE NUMBERS LISTED BELOW OR YOUR BROKER TO BECOME REGISTERED. BIDDERS DO NOT NEED TO BE PRE-REGISTERED TO ATTEND THE AUCTION OR OPEN HOUSES!**

Admission by Donation to "THE LIVINGSTON UNITED WAY"

**SALES BY:**

**the LIVINGSTON GROUP REALTORS**

5002 West Grand River at Hocking Rd.  
Brighton, Michigan 48116  
**(313) 227-4600**

Metro Detroit—(313)477-0711  
Pontiac Area—(313)335-2711  
Ann Arbor—(313)789-2899

**KELLER AUCTIONS**

2922 Rochester Road  
Royal Oak, MI 48073



## 025 Mobile Homes For Sale

MILFORD. 1982 Skyline, 12x52. Fully furnished, carpeted, bay window and many other extras. Only \$11,449. This includes free set of steps and free set up in our park, 2760 South Hickory Ridge. (313)685-1959.

MOBILE homes in Brighton, Hamburg, Howell, Fowlerville, Whitmore Lake. Good financing available. (517)548-2330.

MILFORD. 1972 Richardson, 2 bedroom, 2 baths, large included porch. \$500 down. Move right in. Quality Homes. (313)887-1980.

MILFORD. 1972 Detroit, 3 bedroom, front kitchen, new carpet, \$300 down. Move right in. Quality Homes. (313)887-1980.

MILFORD. 1977 Regent, 24x52, 3 bedroom, 2 baths, full dining area. Porch. \$1,500 down. Quality Homes. (313)887-1980.

MOBILE home, 2 bedroom, shower, bath, access to Silver Lake, lake privileges. (313)437-4779 or see manager.

MILFORD. 1975 Sylvan, 14 x 60, large end lot, beautiful view, fireplace, air, shed, low lot rent, must see. \$11,900. (313)685-7361.

NOVI. 1979 Bayview, 14x70. Country kitchen, furnished, garden tub, washer, dryer, front bay windows. (313)348-1913.

NOVI. 1970 Sterling, 12x65, 2 bedroom, clean, excellent condition, furnished, attractive lot. \$8,300. (313)937-0999.

OLD Dutch Farms. 1974 Academy, 12x65, newly decorated, appliances, deck and awning, expanding, shed, immediate occupancy. Terms. (313)437-2838, (313)349-7235.

1972 Springbrook - Trailer Coach. 2 bedroom. (313)437-6898.

SOUTH Lyon. Marlette, 12 x 60 with 21 x 7 ft. expando. Clean. 3 bedrooms, 18 x 19 ft. newly carpeted walnut paneled living room. Step-up carpeted kitchen with avocado Tappan double-oven gas range and 2 door refrigerator/freezer. Super closets, cupboards and storage space. Lots of large windows with storms, screens, curtains and drapes. Extras include skirting, awnings, 3 sheds (2 must be moved). Can stay on extra large lot in Country Estates (children allowed) to qualified buyer. A beauty, must see, \$10,200. firm. (313)437-2928 evenings or anytime weekends.

SOUTH Lyon. 1979 Rosemont 2 bedroom, large deck, shed, appliances, washer, dryer, air conditioner. Land contract available. \$15,000. (313)437-9252.

SOUTH Lyon. Country Estates. 1971 Meadowbrook, 12x60, washer, dryer, air conditioning, wall-to-wall carpeting, drapes, major appliances, large awning and shed. Skirting can stay on lot. Excellent condition. \$6,500. (313)437-5054, (313)437-3752.

WEBBERVILLE. Hamlin Mobile Park, Lot 2, 1968 Marlette mobile home, 12 x 60. New gas furnace. Awnings and covered porch. \$6,500. (517)521-3519.

## 027 Acreage, Farms For Sale

FIVE acres, woods, orchard, creek, private, maintained road. Near US-23 and North Territorial. 476 foot frontage. \$22,500. Good land contract terms. (313)453-4474.

HOWELL area. Botsford Road at M-59 near US-320. Beautiful ten acres, only \$300 down, \$225 per month. Agent, (313)557-6404.

LEROY. 271 acre farm, 200 acres tillable, tie-stall dairy barn, built in 1974, 20 x 60 silo with unloader, 10 x 30 silo, 2 large older barns, good 5 bedroom farmhouse with alternate wood-oil heat. Original woodwork, wrap around porch. Also, small apple orchard, chicken coop, and other buildings. Grade A operation including 310 gallon bulk tank and all milking equipment. \$203,000 with possible 3% SMHA. For more information call (616)768-4365.

PINCKNEY horse farm, by owner. 3 bedroom house with barn on 5 acres. Adjacent to trails on State land. \$69,000/offer. (313)878-6477.

SCENIC 52 acre investment, wooded 70% tillable, 25% wooded plus choice build site. Good price and terms. Call Michigan Farm and Land Real Estate evenings (517)548-4575.

SURPRISE yourself and say yes to Michigan Farm and Land Real Estate. Call or write Pat for information. Interviews by appointment. Evenings phone (517)548-4575, 913 Chase Lake Road, Howell, MI, 48843.

## 029 Lake Property For Sale

BRIGHTON. Big Crooked lakefront, vacant lot for sale by owner, terms. Call after 5 pm (313)222-6249.

LAKE Shannon, lakefront lot, 97 x 300 feet. Parked. Call (313)743-4039.

## 031 Vacant Property For Sale

BRIGHTON. Vacant lots, land contract terms, under \$10,000. Builder. (313)229-6155.

BYRON area. 3 acre parcel, blacktop road. \$12,500. Terms \$200 down, \$135 per month, 11% interest, all due in 10 years. Call McLeod Real Estate Services. (313)266-5290.

FOWLERVILLE area beauty, 10 acres, \$14,500. Terms, call Bill Davis, Farmington Realty. (313)476-5900.

GREGORY. 10 acres, 330 feet of road frontage on black top road, some trees, great pasture, borders State land. (313)498-2809.

GLADWIN, Michigan, Sugar Springs. Sewer, well, and lights, ready to build on or camp. 32 ft. Cobra travel trailer, towing vehicle, all or part. (313)227-2372.

HOWELL. Five plus acres, partially wooded, West Coon Lake Road. \$15,500 or best offer. (517)548-2316.

HOWELL area. One acre, hilly, wooded, Marion Heights Subdivision. (313)474-9394.

HIGHLAND edge. Ten rolling wooded acres, pond, \$2,990 down (negotiable). Fenton Realty. (313)629-3336 anytime.

OSCEOLA Township, off M-59. Two 2.8 acre lots in area of fine homes. After 5 p.m. (313)685-7659.

SOUTH Lyon. Ten acres on Currie Road between Eight and Mile Road. (313)349-5041.

## 033 Industrial, Commercial For Sale

BRIGHTON. 450 ft. Grand River frontage, east of Chemung, 10 acres, 2,500 sq. ft. brick one story, full basement. \$250,000 with 10% land contract terms. (517)548-3260.

16,000 sq. ft. commercial block building. 464' Prime Grand River Road frontage. 1/4 mile from I-96. Across the street from the new Meijers Thrifty Acres. 1/4 mile from Brighton Mall. Vacant. Immediate occupancy. Call Joe DeKroub at The Livingston Group today. 227-4600.

## 035 Income Property For Sale

HOWELL, downtown. Easily rented duplex, land contract terms available. (313)227-6898.

STOCKBRIDGE. 1, 2, or 3 duplexes. All two bedroom units. \$59,900 per duplex. \$149,500 takes all. Low down, land contract terms. Make offer. (313)878-3291.

## 037 Real Estate Wanted

ALTERNATIVE financing available. Existing land contracts purchased. Call for quotes. Selling your home? Contact us for financing possibilities. Detroit Bond & Mortgage Investment Co. Call (313)553-7545.

COMPANY seeks to buy and/or rent small restaurant, food processing plant, grocery, or bakery in Howell, Brighton area. (313)878-3215, (517)349-1745.

WANTED, mobile home on its own lot, \$1,500 down on land contract, no balloon payment. (517)548-2635.

## 039 Cemetery Lots For Sale

HOWELL Cemetery, east 112 of lot 345. Make offer. (714)244-4686, or write 15007 Ash St. Hesperia, CA. 92345

Little things are important. We call them CLASSIFIED ADS. Can we write one for you?

## FOR RENT

### 061 Houses For Rent

BRIGHTON. Four bedrooms, two years old, references, no pets. (313)229-6155.

BRIGHTON. Three bedrooms, \$455 per month plus gas and electric. (313)229-2358 after 7:00 pm.

BRIGHTON. Mt. Brighton subdivision. Custom built, 4 bedrooms, wooded lot, close to schools and expressways. \$650 month. (313)229-6694.

BRIGHTON. Island Lake area. 2 bedroom home. \$250 plus deposit. (313)227-3362.

BRIGHTON, downtown area. Option to buy. 3 bedroom, 2 bath, stove, refrigerator, dishwasher included. \$500 per month. (313)227-5340.

BRIGHTON. 3 bedroom near freeways. Full basement, garage, newly decorated. \$490. month, 1 month security deposit. (313)227-2882 or (313)227-4839.

BRIGHTON, newly remodeled 2+ bedroom home with dishwasher. Also large basement. 2 blocks from all stores. \$425. (313)229-4115.

BRIGHTON. 3 bedroom, city limits, stove, refrigerator, dishwasher, washer, dryer, fenced yard. No pets. \$400 plus security. (313)231-2460.

BRIGHTON. 3 bedroom house, \$350 monthly. (313)229-2072.

BRIGHTON. 3 bedroom brick ranch, beautiful private setting on 18 acres, close to town and expressway. Available July 1. \$600 per month. Bill or Linda (313)553-2414 or (313)227-7500.

FOWLERVILLE. 3 bedroom, huge family room, 2 fireplaces, garage. \$500 month. (517)223-9412.

FENTON. Nearly new colonial, family room, fireplace, 2 1/2 baths, garage, carpets, draperies, 2 acres. \$500 a month. (313)684-6045.

HARTLAND. Available now, 2 room house, partly furnished with utilities. \$200. month. After 6 p.m. (313)791-3649.

HAMBURG Township. 3 bedroom ranch with basement, attached garage, fireplace, carpeting. Builders model, \$500 per month. Call (313)882-7453.

HARTLAND area. 3 bedroom home. \$450 a month, plus security. Call after 4 p.m. (313)629-1256.

HOWELL. 2 bedroom house in town, all utilities included. Only \$350 monthly. (517)548-0817. (313)227-1945.

HOWELL. Two bedroom house at 905 Pufford. \$200 monthly. (517)546-0683 after 5:00 pm weekdays.

HOWELL. 3 bedroom, all appliances, \$425 plus security, option to buy. (517)546-4657.

HOWELL. 1,600 sq. ft. three bedroom, two bath contemporary tri-level. Family room with fireplace, two car garage, appliances, close to town. \$450 month. (517)546-0425 after 5:00 pm.

HIGHLAND. 2 bedroom ranch, large fenced lot. \$395 month. (313)887-6680.

HOWELL. 3 bedroom ranch, 1 1/2 baths, family room with fireplace, full basement, natural gas. 1/2 mile from Howell city limits. \$395 monthly. (517)546-5834 after 5 p.m.

HARTLAND. Three bedroom ranch, appliances, lake access. \$395 month. (313)887-6680.

HOWELL. Brighton. 3 bedroom ranch, garage. \$395 per month. First, last month, security deposit. (517)546-8791.

HOWELL. Executive-type country living, 3 bedroom tri-level with basement and 2 fireplaces. 2 car garage, wooded. \$500 plus deposit. (313)878-6772.

HIGHLAND. 2299 Dean Drive. Two bedroom house, large fenced yard, garden area, beach privileges. \$300 a month, deposit and references required. (313)750-9461.

## 061 Houses For Rent

HOWELL. Large 4 bedroom home at 810 E. Grand River. 2,800 square feet. Excellent condition. \$500 per month plus deposit. Call Mr. Chandler at (517)546-0566.

HOWELL, Pinckney, Brighton area. 3 bedroom, 1 bath, tri-level on 1 acre. For rent with option to buy. (313)229-2830.

HOWELL. Four bedroom house on one acre. \$400 month plus security deposit. (517)223-8151.

HIGHLAND. Three bedrooms, stove, refrigerator, no pets. \$275 month plus security. (313)887-1482.

HOWELL, in town. Large 4 bedroom home, 1 1/2 baths, garage, full basement. \$400 a month, plus deposit. (517)546-7124.

HOWELL. 3 bedroom tri-level, 2 1/2 car garage, nice subdivision, close to town and expressways. \$475 a month, plus security deposit. Call Nancy Bohlen, Preview Properties. (517)546-7550.

HOUSE trailer in South Lyon Woods. Rent with option to buy. \$335. month. (313)437-6258.

HOWELL. Victorian home near downtown. Furnished if desired. Four bedrooms, garage. \$425 a month, deposit required. (517)546-6770 after 5 p.m.

MILFORD. 3 bedroom home on 4 acres. Beautiful view backs up to park land. \$590. per month. (313)685-7759.

MILFORD. One bedroom home, near Proving Grounds. \$250 per month. (517)546-3479.

MARION Township. 3 bedroom, ranch, with garage, on spacious lot. 1 1/2 bath, finished game room, newly painted and insulated. \$425 per month. Security deposit required. Call Liz Howell. (517)546-6440, leave name and number.

MILFORD High School area. Large newly remodeled and decorated farmhouse, 4 bedroom, 2 1/2 bath, 2 car garage on 1 acre. \$600 monthly. Appliances available. (313)685-3677 after 4 p.m.

NORTHVILLE. Beautiful restored 2 bedroom home for rent. \$465 month plus deposit. Leave name and number 8 to 5 p.m. (313)349-5433.

NOVI. 12 Mile, Meadowbrook area. 3 bedroom home, small farm, 12 acres. May be seen. (313)548-6717. (313)553-8553, (313)552-2007, (313)558-1177.

NORTHVILLE. 3 bedroom home, nice yard, \$430 month. (313)349-0603. (313)349-3082.

NOVI/Walled Lake. 3 bedroom ranch on farm. Basement, carpet, lawn service. Adults only, married couple preferred. \$450 per month. Call (313)356-2038.

NOVI. Attractive 3 bedroom home near 12 Oaks Mall, available June 15. \$575 per month. 32 x 40 heated garage also available. Bill or Linda (313)553-2414, (313)227-7500.

PINCKNEY/Lakeland. 2 bedroom ranch, 5 years old, carpeted. Consumers Gas. Excellent condition. No pets. \$390 monthly plus security. (313)878-6915.

WEST Bloomfield-Haggerty Road. 5 bedroom, living room, dining room, large lot, \$350, tenant pays utilities. 1 month security deposit. Needs some work. (313)569-2580.

## 062 Lakefront Houses For Rent

COMMERCE Lake, ranch, 2000 square feet, 2 possibly 3 bedrooms, furnished, \$525. (313)593-4895.

LAKE Chemung, 2 bedroom furnished, \$350 per month plus deposit and utilities. Evenings. (517)546-3040.

PINCKNEY area. 3 bedroom, furnished cottage situated on Patterson Lake. Available immediately for 12 month lease. Georgious view, surrounded by water on 3 sides, natural cedar exterior, surrounded by large deck wrapping 2 sides of the cottage, has been heavily insulated for year round use. Call Chohan, Ltd. Monday through Friday, 9 to 5:30 p.m. (313)769-9595.

PINCKNEY. 3 bedroom brick ranch. \$550 a month with option to buy. (313)231-3553.

## 064 Apartments For Rent

BRIGHTON. One bedroom from ONLY \$245. Two bedrooms from ONLY \$304. Includes heat, pool and carpeting. Senior discounts, cable TV and balconies available. Like NEW. 898 E. Grand River. (313)229-7881.

BRIGHTON. 1 bedroom apartment, walking distance to town. Quiet residential neighborhood. \$260 plus utilities. (313)231-1236.

BRIGHTON, in town. Beautiful place to live. One bedroom apartment, \$235. Two bedroom apartment, \$270. (313)229-8201 or (313)363-8892.

BRIGHTON. Large 2 bedroom, all built-ins, laundry room, gas, air, close to downtown. \$330 a month. (313)227-7229.

BRIGHTON. Newly decorated 1 bedroom efficiency apartments. Woodland Lake, \$250 per month, furnished. 1 year lease. Senior citizens preferred. (313)227-3453.

## GRAND PLAZA APARTMENTS IN HOWELL New Apartments Open

Applications now being taken. One bedroom, \$260. Two bedrooms, \$300. Includes heat, water, carpet, drapes, range, refrigerator, garbage disposal, clubhouse and pool. No pets. Opened 9am to 5pm. Closed Tuesday. (517)546-7773

BRIGHTON. Brighton near Lodge, scenic area, 2 bedroom with air, carpet, small pet, \$315. (313)557-9197, (313)471-0395.

BRIGHTON. Brighton near Lodge, scenic area, 2 bedroom with air, carpet, small pet, \$315. (313)557-9197, (313)471-0395.

BRIGHTON. One - two bedrooms, newly decorated, shopping conveniences. \$215/\$285. (313)227-5882.

BRIGHTON. Efficiency apartment, \$170 plus utilities. Singles only, no pets. (313)227-9973.

THE GLENS APTS At Hamilton Farms Brighton Rentals From \$275 229-2727

## 064 Apartments For Rent

WHITE LAKE \$285 Large 2 Bedrooms Rolling Hills, playground, walk to Alpine Ski Lodge, on M-59. Air, dishwasher, ADC welcome.

ALPINE APARTMENTS (313)887-1150

BRIGHTON. 1 bedroom with fieldstone fireplace. \$260 includes heat. No pets. (313)227-9973.

FOWLERVILLE. 2 bedrooms, furnished including utilities, \$285 plus deposit, references. (517)655-3924.

FOWLERVILLE. Immaculate, well furnished and roomy 2 bedroom, adults. (517)223-8707.

FOWLERVILLE. Large 2 bedroom apartment in modern unit near schools, quiet residential area. All appliances, air. \$315 monthly. (313)632-5487.

FARMINGTON. One bedroom, sharp, great location, all appliances. \$375, includes heat. No pets, open Thursday and Sunday, 5:30 pm to 7:30 pm. (313)427-9550, (313)471-3130.

FOWLERVILLE. 2 bedroom, one month free rent with lease. (517)546-7623.

HOWELL. HOLLY HILLS PHASE II. Large 1 - 2 bedrooms, from \$236. Includes heat, appliances, security system, laundry and pool. No pets. (517)546-7660

HOWELL. Furnished, kitchen, large bedroom. Share bath. Utilities included. \$180. (313)437-6215.

HOWELL. Quail Creek now has one and two bedroom apartments available for immediate occupancy. Featuring microwave ovens, dishwashers, carports and much more. Evening and weekend appointments available, no pets. (517)548-3733.

HOWELL. Roomy one bedroom downtown. Appliances, utilities included. \$250. (313)49-4114.

HOWELL. 1500 square feet, 4 bedroom, 2 bath, appliances, all utilities included, \$500 monthly. (517)548-1333 or (517)546-5356.

HOWELL. HOLLY HILLS APARTMENT. 1 - 2 bedrooms, modern units, \$250 up, fully equipped, including clubhouse and swimming pool. Call (517)546-9777.

HOWELL. Across from McPherson Hospital. Clean 1 and 2 bedroom apartments. Stove, refrigerator, carpet, air conditioner included. Some with heat included. We invite you to come in and see or call. (517)546-3396, 9 a.m. to 5 p.m.

HOWELL. Newly decorated upper, large kitchen, dining area, refrigerator and stove, large bedroom and livingroom carpeted, \$275. (517)546-9800.

HOWELL - Hartland. 1 bedroom, \$175, plus utilities, no pets. (517)548-3523.

HOWELL. 2 bedroom, heat paid, \$265 plus deposit. 309 Fair Ave. before 2 p.m.

## 064 Apartments For Rent

HOWELL. Newly redecorated 4 room upstairs apartment in Centennial home. Stove, refrigerator, air conditioning included. 2 blocks from downtown. \$240. Available June 8. (517)546-2527.

HOWELL. Newly decorated 2 bedroom ground floor apartment, country setting. Your own laundry facilities, your own carport. \$300 per month. 1 month free with lease. Must have references. Call collect (313)363-7133. (313)685-2657 after 6 p.m.

HOWELL. 1 and 2 bedroom lower apartments in city. \$225 and \$250 month plus utilities. No pets. (517)546-8930, (517)546-2724.

HOWELL. Three room furnished apartment. Also sleeping rooms and efficiencies. \$50 per week and up. (517)548-1220.

HOWELL. 1 bedroom, downtown, \$230 monthly plus deposit and electric. References preferred. (517)548-4075.

MILFORD. One bedroom apartment, stove and refrigerator, all utilities included. \$245 per month, one month deposit. (313)684-8535.

MILFORD. Riverview Apartments, 1/2 block from town. 2 bedroom apartment. Stove, refrigerator, air conditioner and carpeting. No pets. Discount for senior citizens. (313)685-3709.

MILFORD. One bedroom, \$235 including utilities. Security deposit. (313)685-1871, (313)685-1359.

NOVI. Grand River area. 2 bedroom apartment, children welcome. (313)348-7000.

NOVI. Grand River area. 3 bedroom apartment, children welcome. (313)348-7000.

NORTHVILLE. six miles west of town. Country living, second level two bedroom apartment, couples preferred. \$275 plus utilities per month. (313)348-7127.

NORTHVILLE. 1 and 2 bedroom apartments in older home. Stove, refrigerator, carpeting. \$270 and \$280 per month plus electricity. \$400 security. No pets. 1 year lease. (313)349-2319.

PINCKNEY. Unique luxury efficiency for single person, fireplace and Jacuzzi bath, built-in bed and wrap seating. On private lake. \$350 per month. No pets. (313)878-9587 evenings.

PINCKNEY. Large 2 bedroom apartment, large yard, quiet area close to town. \$275 plus deposit, no pets. (313)878-3883 after 5:30 pm.

SOUTH Lyon. 2 bedroom apartment, full basement. Adults only must be 50 years or older. No pets. \$300 per month includes heat. Days only, 9a.m. to 4p.m. (313)437-6938.

SOUTH LYON. FIRST MONTH'S FREE RENT. One bedroom, \$220, two bedrooms, \$305. Heat included, no pets, adults preferred. (313)437-5987.



**070 Mobile Homes For Rent**

MOBILE home on horse farm. \$50. week. Part-time work with thoroughbred horses available. (313)223-3536

**072 Mobile Home Sites For Rent**

FOWLerville. Cedar River Park. Three choice lots available. (517)223-8500.

**074 Living Quarters To Share**

FEMALE has 3 bedroom home to share with same. Children and pets welcome. References. Call Dawn (313)437-2171; after 4:30 (313)437-3137.

NORTHVILLE. Female looking for same to share 2 bedroom condominium. \$200 per month plus 1/2 electric and phone. Call weekdays (313)425-7530, Nancy.

PINCKNEY. Share mobile home \$150 a month includes utilities. (313)876-3204.

SOUTH Lyon, beautiful country setting on lake, large two bedroom flat, 12 miles north of Ann Arbor. \$245 month including utilities. Call after 5:30 p.m. (313)437-4869.

WANTED responsible single person to share house with responsible single person, \$250 monthly and half utilities. Call for interview. (313)231-2191 between 6 p.m. and 8 p.m. weekdays.

**076 Industrial, Commercial For Rent**

BRIGHTON, 4000 sq. ft. warehouse plus showroom and offices. Overhead doors, ample parking, desirable location. (313)227-4484.

BRIGHTON. Two units at 1200 sq. ft. each, Woodland Plaza. (313)227-4604, (313)632-5482.

BRIGHTON. Lease or sale. \$200 square feet retail space with warehousing on Old US-23 1/4 mile north of Grand River. (313)227-5340.

**KING PLAZA**

22900 Pontiac Trail South Lyon  
New retail or office space from 200 sq. ft. to 3600 sq. ft. Immediate occupancy. Dinsmore Realty 313-356-7300

**076 Industrial, Commercial For Rent**

COMMERCIAL building in Brighton area. 6,000 sq. ft. 10 foot clear ceilings with 3,000 sq. ft. finished for retail sales. Built in 1978. Located on Grand River. Klein Realty. (313)227-1021.

**080 Office Space For Rent**

BRIGHTON. Prime Grand River location with sign. Various sizes available; 90, 180, 800 sq. ft. Reasonable. (313)227-3188.

BRIGHTON. North Street Professional building, immediate occupancy. (313)229-2150.

BRIGHTON. Prime Grand River up to 1900 sq. ft. \$6.75 per sq. foot. (313)227-4929.

FOWLerville. 1,000 square foot building with 4 private offices plus lobby. Available May 1. Harmon Real Estate (517)223-9113.

HOWELL. 1,500 square feet vacant office space, 6 separate offices and kitchenette. Heat, air, and water included. Lease all or part. \$6.75 square foot. (517)548-1333, (517)546-5356.

HOWELL. Private executive offices (1 to 3) includes secretarial/clerical services. Ideal for salesman or manufacturers rep. (517)548-2244 or after 6 p.m. (313)227-4099.

HARTLAND. 1,050 square feet store or office on M-59 one mile west of US-23 across from Hartland High School. (313)632-6222.

HARTLAND. 400 square feet office on M-59 one mile east of US-23. (313)632-6222.

HARTLAND in Village. 160 square feet to 750 square feet. Also 2 areas on first floor each 1,000 square feet. Available for office or retail. (313)632-5111.

HOWELL. Private parking, all utilities, additional basement storage, conference room available. Answering service available, sign available. Grand River location. (517)546-7063, (517)546-1360, (517)546-2123.

NOVI. 3 modern professional offices, prime location. Novi Road at Grand River. Carpeted, air conditioned, all utilities included. Only \$150 to \$250 per month each. (313)348-7880.

**080 Office Space For Rent**

NOVI. Rear offices and warehouse space on Grand River. (313)348-9040.

NORTHVILLE. East Main Street, 700 sq. ft., fully carpeted, reasonable, immediate occupancy (313)349-1122, evenings (313)349-9887.

NORTHVILLE, Main Street, 2 room modern office. (313)349-0373.

1,200 sq. ft. Prime commercial or office space in central business district in downtown South Lyon. (313)437-2091.

SOUTH Lyon, downtown. 650 square feet, waiting room, 3 treatment rooms. \$325. (313)873-0765.

**082 Vacation Rentals**

FOR rent. Starcraft pop-up camper, sleeps 6. Weekly or weekend. (313)227-2230.

GAYLORD. Lakefront Chalet, sleeps 14, 2 baths, completely furnished, tennis, golf and indoor pool, \$250 week. (313)349-3129.

HOWELL. 3 bedroom cottage, boat, canoe, raft, large lot, good fishing and swimming. \$250 weekly. (313)227-2326.

MINI motor home, sleeps 4. \$329 weekly. No mileage charged. (517)223-9267.

NEW motor home for rent. Sleeps six, \$400 week, first 1,000 miles free. (313)437-4205, (313)476-0007.

PORTAGE Lake. Summer rental, four room apartment, fireplace. Reasonable by season. (313)426-3243.

TWO bedroom cottage for rent one block off Lake Charlevoix. Call after 5 p.m. (313)349-5926.

**084 Land For Rent**

FOWLerville, cattle pasture, \$2 a head per week. (517)223-9534.

HOWELL Township. 65 acres, across from Howell Township Hall. (313)453-6250, (313)453-3849.

IOSCO Township. 50 acres. Corn ground. (517)851-8702.

PINCKNEY. 60 acres for rent, just west of town. (313)878-5140.

**088 Storage Space For Rent**

BRIGHTON, city of. Commercial or residential warehouse space available. Units individual or combined. Evenings (313)231-1438.

BRIGHTON. 800 square feet, near Brighton Mall, \$130. Heat, electric included. (313)227-9973.

CITY of Brighton. 275 square feet to 1000 square feet. Lighted, fenced, large overhead doors. (313)231-1438 evenings.

MINI Storage, easy access. Weekly or monthly rates. Sizes for personal or business use. (517)548-2244.

**089 Wanted To Rent**

HARTLAND area. Room to rent. Male, 24, Christian, U of M Graduate. (313)632-5624.

STATE trooper looking for 3 bedroom home, full basement, in city of Howell. (517)548-1728.

**101 Antiques**

ANTQUES, furniture, glass, dolls, old scales, rocker. Wide variety of miscellaneous kitchenware, etc. General Store, 108-110 E. Main, Northville.

ANTIQUE AND BARN SALE. Lone Pine Antiques will be having its 4th annual antique, collectible and general barn cleaning sale, starting Thursday, May 20 and running through Sunday, May 23. It will include furniture, glassware, bottles, crocks and odds and ends of all descriptions. Starts at 11 a.m. rain or shine at 4141 West Grand River, 4 miles west of Howell.

ANTIQUE oak walnut and cherry furniture and collectibles. The Chair Lady. 2100 Chase Lake Road, Howell. (517)548-8943. Open Saturday and Sunday, 1 p.m. to 5 p.m. Other by appointment.

ANTQUES. Bargain prices. All items need refinishing. Six dining chairs, chest-of-drawers, Saginaw bean sorter, Primitive work table. Much more. (313)229-4574.

BUYING antiques. Courtesy appraisals. (313)476-6833.

CONSIGNMENTS wanted. Room for rent. Evening and daytime basket weaving classes, supplies 10% off. Ye Olde House, antiques and interiors, 114 E. Main Street, Brighton. (313)227-2326.

THE Country Store - Six dealers specializing in American Country. Ever changing stock of furniture, suitable small things and crafts. 196 West Liberty in Plymouth Old Village, north of Main between Mill and Starkweather. 11:00 am to 5:00 pm, Monday thru Saturday. (313)459-9850.

FRIDAY, 12 to 8 p.m. SATURDAY AND SUNDAY 9 a.m. to 6 p.m. SOUTH CEDAR AT JOLLY. (517)882-8782. Buy - Sell - Trade - Antiques, collectibles, jewelry, luggage, clocks, glassware, handicrafts, floral arrangements, etc. New and used items. Lunch counter, restrooms. SPACES FOR RENT. Large, clean ground floor building. Huge parking lot.

THE Country Store - Six dealers specializing in American Country. Ever changing stock of furniture, suitable small things and crafts. 196 West Liberty in Plymouth Old Village, north of Main between Mill and Starkweather. 11:00 am to 5:00 pm, Monday thru Saturday. (313)459-9850.

FRIDAY, 12 to 8 p.m. SATURDAY AND SUNDAY 9 a.m. to 6 p.m. SOUTH CEDAR AT JOLLY. (517)882-8782. Buy - Sell - Trade - Antiques, collectibles, jewelry, luggage, clocks, glassware, handicrafts, floral arrangements, etc. New and used items. Lunch counter, restrooms. SPACES FOR RENT. Large, clean ground floor building. Huge parking lot.

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**101 Antiques**

BELLVILLE 1-84 Exit 100, follow signs MID-WEST

ANTQUES EXPO SUNDAY, MAY 23 JUNE 20, JULY 25 AUGUST 22, SEPT. 23 FAIRGROUNDS 8am-4pm 100 DEALERS

QUALITY ANTIQUES DESTINED TO BE A COLLECTIBLE. State Top Pool Table. Exquisite antique replica. Comparable \$3000 value, now \$950-\$2500 value, now \$800. Includes accessories and free delivery. Mastercraft Pool Tables Factory Showroom. 227-7795.

GIANT FLEA MARKET

Antiques, Collectibles, Furniture and Bargains, 6-10 Friday; 10-6 Sat. and Sun. 214 E. Michigan at Park, Ypsilanti. 150 Dealers

FURNITURE and collectibles. Buy and sell. Strip and Refinish. 2 p.m. to 5 p.m. Wednesday thru Saturday or appointment. Lake Chemung Oldies, 5255 E. Grand River. Call (517)546-7784, (517)546-8875.

-LANSING- FLEA MARKET FRIDAY, 12 to 8 p.m. SATURDAY AND SUNDAY 9 a.m. to 6 p.m. SOUTH CEDAR AT JOLLY. (517)882-8782. Buy - Sell - Trade - Antiques, collectibles, jewelry, luggage, clocks, glassware, handicrafts, floral arrangements, etc. New and used items. Lunch counter, restrooms. SPACES FOR RENT. Large, clean ground floor building. Huge parking lot.

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FRIDAY, 12 to 8 p.m. SATURDAY AND SUNDAY



102 Auctions

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103 Garage & Rummage Sales

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103 Garage & Rummage Sales

## CO-OP AUTO SHOP AUCTION

Hoists, Foreign Auto Parts  
Tools, Shop Tools

We will sell the following at Public Auction at  
2232 South Industrial Highway, Ann Arbor,  
Michigan  
Take Stadium to Industrial between State  
and Packard

WEDNESDAY, MAY 26, 1982  
AT 10:30 A.M.

1976 Econoline Van; 1972 Maverick; 1978 Chevelle, 1976 Chev. Van (Not Running); Above Ground Model SP 70,700 Pound Electric Hyd. Car Hoist; 4 Drive thru Frame contact Weaver hoists; Hein Werner Hyd. Press 12 ton; Alumim. extension ladder; Lincoln 225 Amp Arc Welder; 3 heavy metal work benches with drawers; cabinets, foreman's desk; 4 heavy duty vices; Trince bead blaster; 5 HP air compressors; air greaser; Lincoln 7.5 HP air compressor; Coats 20—20 super star tire changer; Amoco drum lathe complete; 100 amp battery charger; Ace torches, air hoses; Sun infrared exhaust analyzer; external cooling system flusher; Sun ignition analyzer; 3—1 1/2 ton Hein Werner floor jacks; Hyd. transmission jack; engine stand; 3 heavy duty jack stands; Stewart Warner wheel balancer; portable air tank; Sun Volt 40 charge tester; Sun Air care service center; 3 battery chargers; Hyd. portable crane; 4 Gray Co. oil drains; Strutt spring compressor; bubble wheel balancer; 2—5' jack stands; wet or dry vac.; portable gas tank and pump; pedestal grinder; headlight aligner; 4 portable stands; parts books; metal storage cabinet; 4—metal shelving/31 parts bins with adjustable shelves; 2—desks and chairs/file cabinets; Victor 100 adding machine; selection nuts and bolts; screws, pins, electrical connectors, snap rings/brass fittings, oil; Casio printing calculator; NCR cash register; electric fan, misc. office supplies; 10—2 drawer file cabinets; invoice write up desk; intercom/time clock; foreign & domestic auto parts; 25—alternators, generators; 15 starters, disc brake rotors; pads & disc Hyd. brake parts; auto trans tune up kits; Hyd. brake lines, 30 new batteries; 65 Seal beams, Volkswagen brake cables; gaskets, master cylinders; gas, oil and air filters, water pumps; carb kits, brake springs, ignition parts, V.W. exhaust system; spray lub/oil & gas treatment; wheel weights/clutch discs; key machine/electric garage door opener; V.W. front ends (ten); brake shoe grinder.

TOOLS:  
Sockets; socket sets; gear pullers; brake tools; air wrenches; special automotive tools; miscellaneous hand tools.

OWNER: CO-OP AUTO CENTER  
BRAUN & HELMER AUCTION SERVICE  
LLOYD R. BRAUN, ANN ARBOR, 313/665-9646  
JERRY L. HELMER, SALINE, 313/994-6309

## AUCTION MOVING SALE

### HOUSEHOLD, SHOP TOOLS, TRACTORS

#### SAT., MAY 22-12 NOON

Sale to be held at 2781 Fenton Rd., 1/2 mile North of M-59. Watch for auction signs.

ROASTER-T-DUNE BUGGY—69 V.W. Chassis, just built. 411 miles, modified. 183cc, dual port, AM-FM 8 track, leather interior, chrome roll bar, Cragger chrome mags, street legal, convertible top with side curtains.  
KUBOTA DIESEL L245 DT—4 wheel drive, looks like new. front power, angle blade, 3 pt. disk, 3 pt. bush hog, 3 pt. single bottom plow, 3 pt. boom.  
1200—12 H.P. INTERNATIONAL CUB CADET—44" mower deck, front snow blade.  
International 19 in. mower, utility trailer, Ford 5 hp. rototiller, grass seeders, trash racks, 6'6"x10' tilt bed trailer 15' tires, side boards, 300 gal. fuel tank with stand, Lincoln welder, 225 amp., welding mask, chain binders, log chains, jumper cables, extension cords, 3 phase 5 hp. motor, air compressor, 5 hp. single phase (Argo), 60 gallon tank, air hose, metal shelf, garbage cans, Reddy portable heater, 50,000 BTU's, heavy duty air hose, misc. V.W. wheels, tires, wheels, tire rack, dune buggy wheels, and tires, assorted gas cans, 25 qts. of oil, steel work bench, 3/4 hp. bench grinder, DurCraft light fixtures boxes, spark plugs, metal boxes, 3" bench vise, V.W. motors as is, oil furnace, counter flow, McMulloch weed eater, like new, assorted nuts bolts, gas welding set, complete, cart, OHMS tester, gear, puller, 2 spray guns, sea clamps, welding clamps, BD circular saw, Rockwell drills, air tool, 1/2 impact wrench, drill, grinders, elect. 1/2 impact, 4" vise, stereo radio, Rockwell drill press, shop vac, power sander, battery charger, 16' ladders, Hrn Werner floor jack, shovels, rakes, hoses, post hole digger.

HOUSEHOLD  
Sheets, adding machine, luggage, brief cases, card tables, stereo, golf cart, lawn chairs, lava light, skis, storage chest, record, radio, shortwave, canning jars, sleeping bags, skates, tent, toys-trunks, cedar chest, desk, step ladder.

OWNERS: MR. & MRS. C. W. TOOHY  
Not responsible for accidents.  
AUCTIONEERS NOTE: If you are in need of excellent shop tools, be at this sale.

AUCTIONEER: RON BARROW  
Sale Conducted By:  
Auction Arena  
2895 Old US-23  
Hartland, Mich.  
632-5218

WANT a tax deduction? Check your garage, attic and basement. Any good, useful item can become a tax deduction when donated to the Plymouth Lion's Club Seventh Annual Charity Auction. Call (313)455-4850 or (313)453-9927 for free pickup. Auction will be held on Sunday, May 23, 12:30 p.m. 42955 Joy Road, Canton, Michigan (between Lilly and Main Street).

## GARAGE SALE

ADS  
must be prepaid or placed on a Master or Visa card.

## REAL ESTATE AUCTION

2 BEDROOM HOME AND EFFICIENCY APARTMENT

WITH PRIVATE WHITMORE LAKE ACCESS

MOVING TO ARIZONA  
WILL SELL MY HOME AT PUBLIC AUCTION  
AT 10725 CEDAR CREST  
WHITMORE LAKE, MICHIGAN.  
LOCATED ON NORTH END OF LAKE  
TAKE SOUTH LYON EXIT OFF US 23  
EAST 1 BLOCK TO CEDAR CREST.

THURSDAY, JUNE 10, 1982 AT 6:00 P.M.

Redwood Clapboard Siding, 2 bedroom with walk-in closet, Beautiful Oak Cabinets, Stove and Refrigerator, Butcher Block Counter Tops, Built-in Dishwasher, 9" Snack Bar, Fireplace with Heatatator, Beautiful 100' x 168' lot, attached 2 1/2 Car Garage, City Sewer — Well Water.

EFFICIENCY APARTMENT: 18' x 12' room plus large kitchen with stove, and oak cupboards, Separate entrance. May be used as part of main house as large dining room. Rent this efficiency to help with payment.

This home is ready to move into. Spotless inside and out.

Private sandy beach with boat parking privileges.

PRE-SALE INSPECTION: Tuesday, May 25, 1982 at 4:00 p.m. to 7:00 p.m. or by appointment with auctioneer or call anytime for information.

TERMS: \$3000.00 deposit due sale day as deposit. Closing within 30 days. Land Contract available with \$12000.00 down. 10-year amortization. Seller to furnish land contract and title insurance.

OWNER: GEORGE AND PAULINE DEWOLFE

ALL your items didn't sell? Call Tri-R Takeaway Services. (313)227-3362.

BRIGHTON. Large church rummage sale. May 21, 9:30 am to 8:00 pm, May 22, 9:00 am to 6:00 pm. Lord of Life Lutheran Church, Pleasant Valley Road, one mile north of I-96. Includes crafts, baked goods, and car wash. Craft table space available \$5 per day. (313)632-5418.

BRIGHTON. Good miscellaneous items, May 21, 22, 9 am to 4 pm. 727 Devonshire off Brighton Lake Road.  
BRIGHTON. May 20, 21, 22, 9:00 am to 4:00 pm. Children's clothes, household items, collectibles. Lawn mower, \$50. Stereo, quad, \$250. 1037 Lakeside.

## BARGAINS

ANNUAL YARD SALE

Collectables, bake sale, Furniture and Estate Closeouts

MAY 20-21  
9 a.m.-4 p.m.

WIXOM HISTORICAL SOCIETY  
WIXOM CITY HALL  
PONTIAC TRAIL

BRIGHTON. Mystic Hills. 5618 Mountain Road. Thursday May 20, 10 a.m. to 3 p.m. Toys, bikes, children's clothing size 5 to 12 and miscellaneous household goods.

BRIGHTON. 1240 Brighton Lake Road. Miscellaneous household items and other good stuff. May 21, 22, 10:00 am on.

BRIGHTON. Harvest Hills Sub. Garage sale. Household items, clothes, baby items and many more goodies. Balloons, signifiy houses. May 20, 21, 22, 9 am to 4 pm. No early birds. Spencer and Culver area.

BRIGHTON. Annual Rummage Sale at Brighton Sylvan Glen Clubhouse, 6600 E. Grand River at blinker light. May 20, 9 a.m. to 5 p.m. May 21, 9 a.m. to 3 p.m. 22 families have collectibles, household, antiques, clothing, miscellaneous.

## Estate Auction With Antiques!

Sunday, May 23, 1:00 PM

9810 E. Grand River, Brighton, Michigan, 1/4 mile west of old US 23.

Marble top dressing table w/beveled glass mirror; butcher block; walnut European sideboard w/M.O.P. inlay and beveled glass; oak ice box; Victorian wall shelf; old trunk; oriental chest; walnut marble top Victorian dresser; old Grandfather clock; queen size bed w/tufted velvet headboard, matching spread, and long bench, also with spring and mattress; pine desk; child's rocker; sewing rocker; double weight wall clock; Seth Thomas mantel clock; gingerbread kitchen clock; beautiful old 4 pc. pitcher and bowl set; pie crust table; half round marble top commode; Queen Anne tilt top lamp table; sm. Queen Anne sq. table; Queen Anne coffee table; youth chair; 4 drawer oak dresser w/mirror; Zenith B&W portable television; Queen Anne wing back arm chair; modern quilted sofa w/matching love seat; lg. pine rocker; chest of drawers; dresser w/mirror; sm. marble top table; blue swivel rocker; plant stand; old hanging lamp; oil lamps; patio table; nice pictures and frames; brass and copper items; lg. Admiral upright freezer; modern gone-with-the-wind lamps; old panel glass table lamp; china luncheon set; service for 4 and serving pcs.; Blue Orion pattern; lg. cast iron footed kettle; some china and glassware; 1878 Springfield rifle; 300 Savage rifle; 45 cal. Thompson cap and ball rifle; Francine 20 ga. automatic and others; 16 ga. Ithaca Deer Slaying; pony sulky; hackney side buggy w/phills & tongue; 4 wheel wagon; pony equipment; snowmobile lift; 2 snowmobiles: a Sno Jet 396 and a Sno Jet 340 SST, and more. . . .  
Open for viewing 11:00 A.M. day of sale. All sales final. All sales cash, or check if known to us.  
Everything in this sale is of exceptionally high quality!

AUCTIONEERS:  
RAY & MIKE EGNASH  
PHONE 517-546-7496

Ray Egnash & Son  
AUCTION SERVICE

DEADLINE IS  
FRIDAY AT  
3:30 P.M.

# HOUSEHOLD SERVICE AND BUYERS DIRECTORY

DEADLINE IS  
FRIDAY AT  
3:30 P.M.

### Furniture Refinishing

J. R.'s WOOD RESTORATION  
Specializing in woodwork, stripping and refinishing. (313)437-3991.  
STRIP and refinish by hand. Call Jim. (517)546-7784, (517)546-8875.

### Handyman

ANY fix-up jobs around house. Plumbing, electrical, small carpentry. Prompt and reasonable. (313)437-0548.  
DON the handyman. Electrical, plumbing, carpentry. No job too small. (313)231-3647.  
EXPERIENCED carpenter, handyman. Drywall, painting, wallpapering, paneling, drop ceilings, etc. Or you name it. Remodeling or new work. Reasonable. All areas. (313)685-8183.  
HANDYMAN. Painting, wallpapering, plumbing, woodwork. Free estimates. (313)437-9363.  
HANDYMAN. Painting, drywall, carpentry, paneling and home repairs. Free estimates. Call Loren. (313)349-2246. If no answer, call before 8am or after 5:30pm.

### Health Care

REFLEXOLOGY. Myomassage. Better health through therapeutic massage. (313)229-7151.

### Heating & Cooling

COMPARE our rates. Heating, air conditioning, refrigeration. Licensed and insured. A Plus Heating (313)437-2507.

Paul J. Fallert  
Heating & Cooling  
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•Furnaces  
•Air-Conditioners  
•Heat Pumps  
•Hot Water Heaters  
\$10 off next service call with this ad  
\$100 off any central air-conditioner installed in the month of May with this ad.  
INSTALLATION-SERVICE

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ALUMINUM siding cleaned, waxed and chemically brightened. Guarantee no shrub burn. (313)471-2476.

### DO-IT-YOURSELF

SIDING SPECIALS:  
Factory Close-Outs  
As Low As \$42.95 per sq.

White Siding Special \$49.95

ROOFING SPECIALS:  
Ike's Sealdown \$6.65  
Seconds (White, Brown, Black) bbl.  
Fiberglass No. 1 Sealdowns \$8.53

Hot Roofing Supplies, gutters, Skylights, Shutter, special Bending, insulation available. Roof-top delivery available

LEE WHOLESALE  
55965 Grand River  
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CAROLE'S Custom Draperies, bedspreads, shower curtains, tablecloths, pillows and corniceboards. Large selection of quality fabrics. (313)422-0231.

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BADER Landscaping and Nursery. Lawn maintenance and landscaping. Free estimates, fully insured, college trained. (517)546-1371.  
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BLACK DIRT, driveway gravel, crushed stone, pea stone, fill sand, mason sand, shredded bark. (313)229-6935.

### TOPSOIL

PEAT  
SHREDDED BARK  
WOODCHIPS  
SAND  
GRAVEL  
1 to 100 yards  
(313)349-0116  
Deliveries 7 days

COLORADO Blue and White Spruce, up to 15 feet tall. Austrian and White Pine. Tree transplanting. Roy's Trees. (313)878-6061.

DESIGNER LANDSCAPERS  
Preparation for sod and seeding, railroad ties, trees, shrubs, patio stones, shredded bark, wood chips, retainer walls, sidewalks, patios, also trucking for all materials. Call Joe now for free estimates. (517)548-3194.

## BLUE GRASS LAWN SUPPLIES

are cutting  
SOD  
7 days a week  
8 a.m.-5 p.m.  
at 51825 W. 8 Mile  
Also  
Deliveries made  
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464-2080

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Custom plowing, discing and rototilling. Call for estimate. (313)349-2499.

GT. Lawn Maintenance and Landscaping, commercial and residential. Insured. Free estimates. (517)223-7255.

HAULING: top soil, gravel, crushed stone, peastone, sand. Spring clean-ups, power lawn raking. (313)349-1755.

### COMPLETE LANDSCAPE AND DESIGN SERVICE

Patios • Decks • Retaining Walls  
Planting • Pruning • Trimming  
SHRUBS 'N' STUFF, INC.  
MIKE ANUSBIGIAN  
Bachelor of Science, MSU  
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DENNY BARNETTE  
Landscape Designer  
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### Landscaping

JUNIPERS and Aborvitae. Wide variety of top quality, 3 gallon containerized shrubs, \$7.50 each. Pine Ridge Farms, Pinckney, (313)878-5983.

## TOPSOIL

Shredded & Loaded  
Wholesale & Retail  
Mon.-Sat. 8 a.m.-5 p.m.  
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1/4 mile E. of I-275  
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LAND leveling, sodding, and seeding. Private roads and driveways graded. Free estimates. Excellent references. (313)227-7582 after 3p.m.

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LANDSCAPING SERVICES  
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### PROFESSIONAL lawn, mowing and minor landscaping.

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RICH shredded top soil, 6 yard load, delivered \$40. (517)548-3194.

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Screened, also Garden Soil  
Serving  
• Homeowners  
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In Business 30 Years  
JACK ANGLIN  
N'west Area 474-1040  
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SPRINKLER systems. New installation and repair. (313)229-8903.

### Landscaping

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WOOD CHIPS  
SHREDDED BARK  
Sand, Gravel, Stone & Fill  
All Types  
\$5 Off Each Load  
With This Ad  
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SCOTT'S Landscaping Co. Complete landscape services, compare our prices and save! Free estimates, call (313)685-0468. State licensed and insured.

SODDING, seeding, shrubs, bulldozing, finish grading, railroad tie walls. (517)223-3618.

H. E. EDWARDS  
Sod picked up at Farm 8 Mile between Farmington & Newburgh 8-5, 7 days, del. or laid. Old lawns removed and resodded. Hydroseeding, Grading. Topsoil and Fill. 437-9269 437-3005

TOP soil, shredded and unshredded. Immediate delivery. (517)546-3146.

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DEADBOLT locks installed. Locks rekeyed and repaired. Keys made after 5:30 p.m. (313)437-0993.

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MOBILE Home washing and waxing. Single wide, \$40. double wide, \$60. Licensed and insured. Hydroblast, (313)682-4312.

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DOWNS Moving Company. Local - interstate. Pianos. Reasonable, independent. (313)422-2288, (313)227-4588.  
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Schnute Music Studio  
Northville

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EFFECTIVE Advertising for your business! Flyers, logos, brochures, etc. (313)227-2220.

### SOD

## DELIVERED INSTALLED

U-pick-up at our farm, 12 Mile and Milford Rd., New Hudson. New varieties of blue grass blends — shade grass

RICH BLACK SOIL  
DELIVERED FROM OUR FARM  
GREEN VALLEY FARMS  
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A-1 Quality, sane prices. Jack's Painting, 11 years experience. (313)231-2872.

BARN PAINTING Binks Airless Spray. References in South Lyon, Pinckney, Robert Fennell (313)478-5341. Free estimates.

PAINTING  
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WALLPAPERING  
Reasonable Rates  
Call Bernard  
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MILFORD PAINTING - residential and commercial, also texturing. Experienced in top quality work, fully insured. James Klepser, (313)685-7130.

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Painting, interior/exterior; wallpapering; ceiling texturing. 60 years experience. (313)632-6199 or (313)227-9426.

Bill's Decorations  
Wallpapering  
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Painting-Staining  
Interior-Exterior  
Drywall Repair  
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PROFESSIONAL interior/exterior painting, patch plastering, drywalling, basement waterproofing, expert carpet and furniture cleaning, wall washing and cleaning of paneling. Work guaranteed. Can't beat our references! Very reasonable. One call does it all! (517)546-0984.

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WALLPAPERING  
Reasonable Rates  
Call Lou  
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### Pest Control

LAKES Pest Control. All types of exterminating. State certified. (313)363-5740.

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AERIAL photos of your house or farm. Contact Lynn DeForest (313)735-5534 evenings.

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PIANO TUNING, repair. Quality. Free estimates. Call Jim Selleck. (313)455-4515.

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HULBERT'S Home Improvement. Texturing and stucco work, sparkle available, drywall new and repair, plastering, painting. All work guaranteed, 16 years experience. (313)478-7949.

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AAA Plumbing. Quick, quality work. (313)229-8903.  
NORM'S PLUMBING SERVICE  
Repair work, remodeling and additions. (313)349-0496.

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Repair-Replacement  
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LONG PLUMBING AND FANCY BATH BOUTIQUE

Serving the area since 1949  
190 E. Main Street  
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Plumbing & Heating  
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- & Alterations  
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Res'l. Comm'l.  
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421-9043

### Pole Buildings



### 153 Garage & Rummage Sales

BRIGHTON. Garage sale, May 22, 9:30 a.m. to 6:00 p.m. Various items, small furniture, etc. 1489 Clark Lane. 797-4646.

BRIGHTON. 701 and 707 Main Road, May 21, 22. Various items, Couch and chairs sofa bed lawn trampoline toys dishes. Colonial dining room set chest of drawers.

BRIGHTON. Vanity, chairs, etc. miscellaneouse. May 19, 29, 29 to 5 1489 Clark Lane Road.

BRIGHTON. Subdivision garage sale Pleasant View Estates Thursday, Friday, Saturday May 20, 21, 22. 9 a.m. to 5 p.m. Corner of Lee and Clark Roads.

BRIGHTON. Huge sample sale 1982 - 1983 clothing, coats, jackets, stretch pants, tracks, warmups, summer sportswear at wholesale 1611 Burgoyne (Brandywine Farms) off Pleasant Valley. (313)229-4525. 9 a.m. to 5 p.m. Saturday 10 a.m. to 4 p.m. Sunday.

BRIGHTON. Kitchen reduction sale select kitchen items at 45% off our store price. 700 Nelson. Thursday, Friday, 4 p.m. to 5 p.m.

BRIGHTON. 12 Fono At Bitten Lake 2 miles south of M-59 Saturday, Sunday, 9 to 5. Furniture, air conditioner, books, books, miscellaneous.

BRIGHTON. 6 Families. 60 US-23 Two miles south of M-59. May 20, 21, Thursday, Friday, 9 to 5. Everything from rear window for Ford pickup to a dog house.

BRIGHTON. Friday, Saturday, May 21, 22 10 to 5 p.m. Clothes, sewing machine, record player 8500 Lee Road, west of Rickett.

BRIGHTON. May 21, 22, 23, 10 to 6 Something for everyone. 8779 Christine, off of Hunter Road.

BRIGHTON. Garage sale, May 20, 21 8845 McClements Road, just off Old-23.

BRIGHTON. 3 family yard sale May 20 thru 23. Auto parts, tools, furniture and more. 10050 Skeeman, 4 miles north of the police post.

BRIGHTON. Garage sale May 22, 23 Baby items, miscellaneous 9 a.m. to 5 p.m. 6187 Cowell Road, Winans Lake area.

BRIGHTON. 5 family garage sale Grandma cleaned house. Thursday, Friday, Saturday, May 20, 21, 22, 9 a.m. to 5 p.m. 713 Oak Ridge Drive, Fairway Trails Sub. off Brighton Lake Road.

BRIGHTON. Pine Valley Subdivision May 20 through 22. 10 to 5 p.m. Off Hamburg Road south of Bauer. Children's clothes, bikes, antiques, stereo, TV.

BRIGHTON. Boys and girls clothing, miscellaneous. Monday, Tuesday, May 24, 25 9 to 4 p.m. 10534 LaFollette. Bitten Lake off of Old-23.

BRIGHTON. 9401 Lee Drive. May 21, 22 9 to 5.

BRIGHTON. Wednesday, Saturday and Sunday, 8 to 4 Located at 3411 Charlotte.

BRIGHTON. Neighborhood yard sale Saturday, May 22, 10 a.m. to 4 p.m. Leland Street off Grand River.

BRIGHTON. Saturday, May 22, 9 a.m. to 4 p.m. 2778 Scottwood Clothes, toys, bikes, household items, CB radio.

BRIGHTON. Bargains, odds and ends, upholstery supplies, foam, fabric, vinyl, etc. Motorcycle seats and pads, furniture, motorcycles, storage trailers Old US-23 and Spencer Road May 21, 22.

BRIGHTON. Moving sale, 9460 Whans Lake, corner Whitmore Lake Road. Saturday, 22, Sunday, 23, 10:00 am to 6:00 pm

BRIGHTON. Garage and craft sale Friday 2 p.m. to 6 p.m. Saturday 9 a.m. to 4 p.m. 6464 R Challe Drive off Lee Road.

BRIGHTON. Pie safe, antique furniture, maple cradle. Friday through Sunday 915 Madison. Between Fifth and Sixth Street.

BRIGHTON. 5483 Paine View. Friday, May 21, 9 to 4 p.m. Bikes antiques. Maternity, boys, adult clothes. Toys, much more

BRIGHTON. Three family yard sale Dishwasher, car radios, car parts and much more. 10:00 am til 6:00 pm, May 21, 22, 23 2660 Greg, Woodland Lake Trailer Park, in back.

BRIGHTON. Two family garage and craft sale. Desk, TV, antenna, curtains, bedspreads, queen size water bed liner, clothes, books, Christmas items, and many miscellaneous items. May 21, 22, 23 10a.m. to 6p.m. 6184 Three Lakes Drive, off of Grand River across from Benders Party Store, follow yellow signs

Call in a Classified Ad and charge it on your VISA or MasterCard

### 163 Garage & Rummage Sales

COHOCTAH. moving sale. Electric stove, sewing machine, aquarium, child's dresser, blonde china cabinet, dresser and mirror, books, girls toys, lots of miscellaneous. Thursday thru Saturday, 3580 E Cohoctah.

FOWLerville. Yard sale. 325 Garden Lane May 19, 20. 9 to 5.

FARMINGTON. Giant garage sale. Chatham Hills Subdivision, 3580 Southfield Street 1/2 mile west of Drake Road on Grand River. Follow signs with balloons. Thursday thru Saturday, Antiques, 4 oak chairs, oak wash stand, oak dresser, school desk, old trunks, ice cream chairs, collectables, toys, bicycles, tools and much miscellaneous.

FOWLerville. Kounty Klover Kids 4-H Club annual yard sale. Clothes and miscellaneous from many families. 6400 Mason Road, Saturday May 22, 9 til 4 p.m.

FOWLerville. Clothing, furniture. May 19, 20, 21, 22. 10 am to 4 pm. 312 Dailey Street.

FOWLerville. Living room set, Duncan Phyfe dining room set, maple dining set, double mattresses, glassware, miscellaneous, quilts, quilting frames, bug light. 10154 Iosco Road. (517)223-8214.

FOWLerville. Antiques, sliding patio door, girls clothes size 8 to 16 and miscellaneous. May 21, 22, 23. 10 am to 8 pm. 4885 Stow Road.

FOWLerville. porch sale. Children's and baby clothes, new blue carpet, lots of miscellaneous items. Friday, Saturday, 9:00 am to 7:00 pm. 8038 North Fowlerville Road.

FOWLerville. May 22, 23. Porch awning, antique bed, custom curtains, linens, dishes, more. West on Mason Road to Kane, south 2 miles.

FOWLerville. Saturday May 22. Antiques, furniture, clothing, miscellaneous. 10 to 5. No early birds. 6005 N. Fowlerville, corner of Allen Road.

FOWLerville. 621 East Grand River. Four family garage sale. Quality children's clothing, up to 12, girl's to 3, small boys', baby equipment, car seats, maternity, bike, toys, dishes, C.B., collector baseball cards, camper trailer. Friday, Saturday, 9 to 5. Sorry, no checks.

FLEA Market - Friday, Saturday, Sunday at The Auction Barn, US-23 at 8 Mile. Exit 53 off US-23. Dealers wanted. Call (313)437-6486 weekdays or (313)449-2750 weekends.

FOWLerville. Barn sale. Old farm equipment, dressers, beds, drafting table, lots of miscellaneous. May 20, 21. 9 am to 6 pm. 2414 South Fowlerville Road.

GREGORY. 7 Family garage sale. 714 Woodside Drive. Patterson Lake, Unidilla area, past Young's Marina. Friday, Saturday, Sunday, May 21, 22, 23, 9 a.m. to 6 p.m. 14 Foot boat, kid's clothes, toys, books, furniture, lamps, golf clubs, double bed frame, headboard, motorcycle, stereo housing.

HOWELL. Yard sale. 644 W. Clinton Street. May 22 and 23. (517)546-5396.

HARTLAND. Shores. Furniture, children's clothing, Stiffel swag light, household miscellaneous. Thursday, Friday, 9 to 4. 1043 Long Lake Drive.

HOWELL. For Chanty. First United Methodist Church. 1230 Bower Street. May 22. 9a.m. to 3p.m. Furniture.

HIGHLAND. Hoping to move sale! Old dishes, men's clothes 42 long, furniture, old tools and much more. May 20, 21, 22. 9 a.m. to 5 p.m. 1776 W. Wardlow.

HOWELL. Miscellaneous. 155 Eastdale, May 21, 22, 10:00 am to 5:00 pm.

HOWELL. Huge yard sale. May 19/22, Wednesday-Saturday, 10 a.m./5 p.m. 221 Hesse Street off E. Clinton.

## HUGE GARAGE SALE

Horizon Hills Sub  
25-30 homes participating  
  
**MAY 22**  
9-4 p.m.  
  
(No early birds)  
1 1/2 miles South of Lee Road  
off old US-23

## HOWELL ALSTOTT SUB GARAGE SALE

May 20, 21  
9:00-4:00  
THURS., FRI.

## ESTATE SALE

Highland, Mich.  
May 21, 22, 23

Eastlake settie and matching chair, rare Eastlake desk with matching chair, beautiful dining room set, antique clocks, electrified oil lamp, tiffany style lamp, peachblow danner, wavercrest, porcelain mission style table, Victorian table, two curio cabinets, cherry table, lamps, end tables, pressed glass, silver napkin rings, frames and pictures, old records, books and more books, quilts, greenware, lots of miscellaneous. M-59 to Duck Lake Road north to Beaumont Dr. (7-Harbors entrance), first street off Beaumont, first house, 3472 Clarence.

10-5:00  
VIRGINIA FOURNIER  
ESTATE SALES  
887-5100

### 163 Garage & Rummage Sales

HOWELL. Large estate sale. 619 State Street. Thursday, Friday, May 20, 21, 9 to 6 rain or shine. 63 years of accumulation. Household, clothes, bikes, large variety of items too numerous to mention.

HARTLAND. Toys, girls clothing, maple dining set, antique bedroom set, many miscellaneous items. Hartland Woods Estates, 9468 Placid Way. Thursday through Sunday, 9 to 6.

HOWELL. Annual yard sale. Tools, new and old, bikes, lamps, new speakers, fish poles and nets, drapes, spreads, yard goods, trms, ribbon, cake boxes, dishes, toys, too many miscellaneous items to list. Starting Thursday, May 20, 9 a.m. til? Watch for signs with this address on them: 4302 Runk Drive off Coon Lake Road, 1 mile east of Pinckney Road.

HIGHLAND. Axford Acres. 3681 Chevron. 9 to 4 p.m. Thursday and Friday. Table, docking poles, fiberglass steps, small boat trailer, headboards, bedspreads, etc.

HARTLAND. area. Plant crocks, jet pump and tank, Kawasaki 100, sleigh, bike, some antiques, single mattress and springs, clothes and more. May 20, 21, 22. 9 a.m. to 4 p.m. 6880 Clyde.

HOWELL. Yard sale. Some furniture. Wednesday, Thursday, Friday, 9 a.m. to 5 p.m. 2071 Tooley Road off M-59.

HOWELL. 3 family sale. Wednesday thru Friday, 9 a.m. to 4 p.m. 1043 Braevieu. All things.

HOWELL. Moving and yard sale. Furniture, clothes, housewares, picnic table, rding lawn mower. 4784 Cran-dall, May 21, 22. 9 a.m. to dusk.

HOWELL. Garage Sale. Lots of miscellaneous, electric appliances, clothing, table linens and etc. May 20, 21, 22. 9 a.m. to 5 p.m. 6555 Gawley Road off W. Schafer Road.

HOWELL. Garage sale 379 Hardman Drive in Lantern Village. Antiques, collectibles, primitives, furniture and miscellaneous. Friday, Saturday, May 21, 22. Norton Road to Hardman Drive.

HAMBURG. Pinckney area. Van seats, Mag wheels, dining room set with buffet, 1800 Singer sewing machine, antique rocking chair, knitting machine, 10 speed bike, much, much more. Plaza Garage Sale. 4642 M-36. (313)221-9262.

HOWELL. 3 families. 2616 Starlite, west on Grand River, 1 1/2 miles past airport. Thursday, 9 a.m. to 5 p.m. Clothes, toys and miscellaneous.

HOWELL. Saturday, May 22. 9 to 5. Three family. 1643 County Farm.

HOWELL. Two Byron Road sales. 6156 and 6017. TV, CB, fishing gear, 2hp. outboard motor, living room furniture, 2 parakeets, baby items, toys, miscellaneous. Saturday only. 9 to 5.

HOWELL. Three family garage sale. Antiques, furniture, toys, and clothes. 2130 East Highland (East M-59), 8:00 am to 5:30 pm, Saturday only.

HOWELL. Three family garage sale. Household items, miscellaneous, and clothes galore, some never worn. Friday, May 21, 9:00 am to 4:30 pm, Saturday, May 22, 9:00 am to 3:00 pm. 1268 Peavy.

HOWELL. 5183 Fisher. Wednesday, Thursday, Friday, 8 a.m. til 6 p.m. Dresser, bike, baby items, many good buys. Final sale.

HAMBURG. Antiques, clothing, toys, lawn and house furniture, small appliances and many other household goods. 4893 Gallagher located on Strawberry Lake west of Hamburg. Wednesday through Friday. 10 am to 7 pm.

HARTLAND. area. 3 houses. Old Oaks Road. US-23 to M-59 (Highland Road), east 2 miles to Fenton Road, 5 miles north to Old Oaks. Thursday, Friday, 9 to 5.

HAMBURG. Huron Highland Subdivision garage sale. Some families moving and must sell furniture. Queen bed suite. Lots of childrens items. A street worth of goodies! Plus

### DEER PATH POTTERY

Selling handmade pottery at recession prices - 1/2 for what it has sold for at exclusive stores and galleries. Where Huron River crosses M-36 across from Conservation Club. May 21 and 22.

HOWELL. Garage Sale. 920 Liberty, 19, 20, 21. 9 a.m. to 4 p.m. Child merry-go-round, awning, boat cars, exerciser, clothes and more.

HOWELL. Family moving, must sell everything. Best offer on most items. May 20 thru 23. Children clothing, baby furniture, crib, sheets, bikes, toys, king size sheets, glassware and much more. If rain basement. 4149 W. Allen Road left off of Burkhardt.

HOLLY. Fish Lake Subdivision Annual Garage Sale, May 20, 21, 22. Antiques, brass bed, stove, bikes, furniture, clothes, sporting goods, toys. Milford Road, north of M-59 to Clyde Road, one mile west to Fish Lake Road, one mile north to Big Trail.

HARTLAND/Brighton. 5 family, 3500 new sewing patterns, clothing, toys, household goods, bird breeding cages and scuba gear. Thursday, Friday, 9 a.m. to 4 p.m. only. No early birds please. 425 Old US-23, next to Camp Tamarrack, 1 mile south of M-59.

HOWELL. Giant Annual First Marine Band Garage Sale. Saturday, May 22, 8 a.m. to 4 p.m. 402 S. Michigan.

HOWELL. Yard sale. Beds, baby items, bike, miscellaneous. 815 S. Michigan, May 21, 22, 23.

HOWELL. 2 family garage sale. 408 Wetmore. Wednesday, Thursday,

HOWELL. Toy sale! Fisher Price Play Skool, Ideal - one good! Friday, May 21, 9 to 5. Byron Road north to Chase Lake.

HIGHLAND. 3 family garage sale. May 21, 22. 9 to 6 p.m. Tow bar, wood stove, tools, clothing, glassware, books, miscellaneous household. 1680 W. Wardlow, one mile north of M-59.

HOWELL. garage sale. May 19-21 on Pleasant Ridge. Watch for signs off M-59 at Butler. Pato furniture and much more.

HOWELL. Garage sale. Moving, Washer, dryer, refrigerator, baby items, high chair, playpen, walker, stroller, clothes. 1900 Oak Grove Road, 4th house past M-59. Wednesday, 10 a.m. to 6 p.m. Thursday, 2:30 p.m. to 6:30 p.m. Friday, 10 a.m. to 6 p.m. Saturday, 10 a.m. to 6 p.m. (517)546-1561.

HOWELL. Moving sale. Gun-cabinet, woodstove, rototiller, fence charger, trailer frame, clothing baby to adult, appliances, knick knacks, Watkins, 1980 Pinto wagon, 29,000 actual miles, and much more. All excellent condition. 10:00 am to 6:00 pm, Wednesday, Thursday, Friday, Saturday, 55 Triangle Lake Road.

HOWELL. Moving Sale. Red Oaks Sub off of Hughes Road. 5555 Chippewa. Baby things, furniture, sewing machine, crystal, hockey equipment, clothes, dishwasher, tools plus some antiques. May 22, 23. 10-4 p.m. No Earlybirds.

HOWELL. yard sale. 303 Pulford Street. Furniture, freezer, electric guitar, mini-bike, lots more. 10:00 am to 6:00 pm, Wednesday thru Saturday.

HOWELL. Storewide clearance, 50% off throughout. Visit our \$1 room for extra savings. The Emporium, 3457 E. Grand River. Gently used clothing for the careful shopper.

MILFORD. Garage sale. 975 General Motors Road. May 21, 22, 23. 9 to 5.

MILFORD. garage sale, May 21, 22, 9:30 a.m. to 6 p.m. 855 Sweetbriar. Clothing, household items, tools, 26 inch boys bike, 3 air conditioners, chrome dinette set, Ludwig beginner drum set.

MILFORD. Voightlander camera, old record albums, furniture, clothes, kids baseball shoes. 405 Hickory at Center. May 21, 22.

MILFORD. 8 family garage sale. 734 Byron. May 20, 21, 22. 9:30 a.m. to 6 p.m. Toys, furniture, clothing, tools, bikes, books, etc.

MILFORD. Moving sale. May 22, 23. 10 to 5. 4210 West Commerce between Hickory Ridge and Pleasant Valley.

NORTHVILLE SUBDIVISION Sale: over 200 homes, NORTHVILLE COLONY ESTATES, east of Bradner, north of Five. May 20, 21.

NORTHVILLE. Gigantic country estate and barn sale. Antiques, furniture, bicycles, tools, collectibles, depression glass, wicker, appliances, books, rugs. Large H.O. train layout. Roseville Collection. Garden equipment, kitchen articles plus loads of garage sale items. May 20, 21, 22, 23. 9 to 5 p.m. William Miron, owner. 43600 Six Mile, 1/4 mile west of Northville Road.

NORTHVILLE. Home and garage sale. 612 Orchard Drive. Saturday, May 22. House for sale, \$65,000.

NORTHVILLE. Gas stove, vanity, rattan furniture, miscellaneous. Thursday, Friday, Saturday til 7 p.m. 19730 Smock. (313)349-0874.

NOVI. Thursday and Friday, 9 a.m. to 3 p.m. Childrens clothes (infants thru size 8), toys, cnb, air conditioner, bar stools, yellow bath accessories, household items. 24524 Hampton Hill (Meadowbrook Glens).

NOVI. Multi-family subdivision sale. 9 a.m. to 5 p.m. Saturday, May 22. Beck and 11 Mile.

New Hudson, 4 families. Furniture, baby items - newborn up. Small appliances, clothing and toys. May 21, 22. 8 a.m. to 6 p.m. 57990 Pontiac Trail.

NORTHVILLE Colony. Multi-family. Baby items, clothes, miscellaneous. West of Hagerly, south of 6 Mile. May 21, 9 a.m.

NOVI. Honda XL-75, drum set, beer can collection, toys and miscellaneous, clothing. 22523 Cranbrook, Thursday, Friday, Saturday, 9 a.m. to 5 p.m.

NORTHVILLE. YARD SALE, SUNDAY ONLY, May 23, 5175 West Seven Mile, near Napier, 9:00 am to 7:00 pm.

NORTHVILLE. Two family garage sale. 659 and 660 Horton. Antiques, childrens clothing, toys, pool table, telephone answering machine, love seat. May 21, 22. 9 to 5p.m.

NOVI. garage sale. Bedroom set, refrigerator, tires, clothes, books, etc. May 21, 22. 23. 10 to 6 p.m. 23653 Stonehenge.

NOVI. Garage sale, 41932 Cherry Hill, south of Grand River off Meadowbrook, two family. Children's clothes sizes 7 to 10, antiques, books, toys, household items, tools, bikes. Friday, Saturday, 10:00 am to 5:00 pm, Sunday, 12:00 noon to 5:00 pm.

NOVI. Heights subdivision sale. Saturday, May 22. 10 a.m. to 5 p.m. South of Grand River, across from Harold's Frame Shop. Clothing, antiques, crystal, motorcycle. Lighted medicine cabinet, dune buggy, two VW cars, LTD car, cycle trailer, tires. Look for signs in front of homes participating.

NORTHVILLE garage sale. May 20, 9 a.m. to 4 p.m. 46049 Frederick, 7 Mile and Clement area.

NOVI. Moving sale. May 21, 22. 9 to 5 p.m. 5175 West Seven Mile, near Napier, 9:00 am to 7:00 pm.

SOUTH LYON. 3 family garage sale. Oak chairs and more! Thursday, Friday, Saturday 9 to 7 p.m. 12174 Doane Road.

SALEM. large yard sale. Table saw, rain lamp, fireplace, stereo, much more. From May 22 - May 27. 9400 Leota, (313)349-4708.

SOUTH LYON Garage Sale. Toys, girls clothes, miscellaneous of all sorts. 516 Whipple. May 20, 21 and 22. 9-6 p.m.

SOUTH LYON, garage sale. 9140 Tower Road, 1 mile east of Pontiac Trail, near 7 Mile Road. Bargains galore. Thursday, Friday and Saturday 9 a.m.-6 p.m.

SOUTH LYON, garage sale. May 20, 21, 22. 9 - 5 p.m. Douglas Lake. Milford Road, 10 Mile area.

SOUTH LYON GARAGE & YARD SALE OF THE YEAR. Household goods, clothing, pet supplies from a closed pet store, redwood fence sections, Ford 600 Workmaster tractor and accessories, 1973 Kawasaki and much more May 21, 22, 23. 28910 Dixboro just off Silver Lake Road.

SOUTH LYON area. Yard sale. Miscellaneous everything. 7902 Seven Mile between Currie and Tower Road. Friday, Saturday, 10:00 am til 3:30 pm.

### 163 Garage & Rummage Sales

NOVI. Ten family garage sale. Furniture, storm door, mower, bikes, clothes, lots lots more. 23605 Heartwood. Echo Valley Sub, west of Beck, south of Ten Mile. May 20, 21, 22. 9:30 to 5p.m.

PINCKNEY. Garage sale. Off of Svanthout Road, 7525 Farley. May 21, 22. 9a.m. to 4p.m.

PINCKNEY. Huge garage sale. Maple table, chairs, antique 54 inch round oak table with four leaves and four chairs, girl's white bedroom furniture, chest of drawers, some antique furniture, patio furniture, kerosene heater, woodstove, two riding lawn mowers, one 26 inch boy's ten speed bike, two girl's bikes, 1968 Oldsmobile Toronado, table saw, tools, Ford tractor parts, 14 inch youth roping saddle, horse tack, dishes, sewing fabric, lots of plants, clothes and much more. 5900 West M-36. May 20, 21, 22. 9:00 am to 8:00 pm.

### PINCKNEY

Garage/Moving Sale. May 21. May 22, 8:30 a.m. to ? Furniture, clothing, miscellaneous. 7860 Pingree Road, west.

PINCKNEY. Garage sale, one day only. Saturday May 22. Household items, furniture, clothing, childrens toys, books, tires, car radios, assorted items. Join us for early morning coffee. 2242 Lakewood Way. Foxpoint Beach at Portage Lake.

PINCKNEY. Rush Lake's annual twelve family yard sales. May 20 through 22, Thursday through Saturday, 9 to ? 8735 Rushview, 8890 Rushside. 1971 Firebird, 1979 Ford XLT Super cab with cap, 1978 Horizon, Yamaha GXTM80, Apache tent camper, bunk beds, baby buggy, trundle bed, tea pot collection, full size bedroom set, chain saw, 5x8 aluminum awning, much much more. NO EARLY BIRDS.

PINCKNEY. Moving sale. 15338 Kathryn Court, west M-36 one mile this side of Gregory. May 19 through 22.

PINCKNEY farm sale. May 21, 22. 10 a.m. to 5 p.m. 3015 Monks Road at Cedar Lake Road. (313)878-6477.

PINCKNEY. Howell. May 22, 23, Saturday, Sunday. Flea Market and Rummage Sale, two full acres at Howell, Pinckney Road and Schafer Roads, next to B-Line Bar, 9:00 am til dark. Everything from soup to nuts including fresh fruit and vegetable sale. Separate area for autos, boats, bikes, etc. Dealers welcome. Contact (517)546-6258 or (517)546-9122.

PINCKNEY. Gigantic yard sale. Hundreds of NEW T-shirts, jerseys, jackets, all sizes. Round oak dining table, dressers, beds, china, cookware, 1920s RCA victrola (mint condition), many old 78 RPMs plus much more. 664 Patterson Lake Road, 1/2 mile south of town. Friday, Saturday, Sunday, May 21, 22, 23. 10 a.m. to 6 p.m.

SOUTH LYON, May 22, 23. 10-5 p.m. 555 Wellington, 4 blocks east of Pontiac Trail. Clothes, dishes, tools, etc.

SOUTH LYON. Four family garage sale, May 20, 21. Children and adult clothes, furniture, rugs, household items. 3700 and 3440 Five Mile, west off Pontiac Trail between Earhart and Sutton.

SOUTH LYON. 3 families, May 20 and 21, 9 to 4 p.m. 11611 Marshall Road.

SOUTH LYON. 61375 Richfield. May 20, 21, 22. 9:30 a.m. to 8 p.m.

SOUTH LYON, multiple family. 635 Mayfair off Lyon Blvd. Thursday - Saturday, 9:00 to 4:00. Baby and toddler items, toys, furniture and more.

SOUTH LYON, garage sale. 4 family sale, Saturday, Sunday, 22, 23, 9 a.m. to 6 p.m. 60560 Lillian, First street north of 9 Mile off Pontiac Trail.

SOUTH LYON. Three families. May 20, 21, 22. 9680 Silverside Drive.

SOUTH LYON. 3 family sale. Thursday, Friday, Saturday, 10 til 5. 61844 Rading Way across from John Deere.

SOUTH LYON. Furniture, tools, child and adult clothes, games, you name it! 420 Orchard Ridge, Saturday, Sunday, 9:00 am to 5:00 pm.

SOUTH LYON. Friday, Saturday. Little bit of everything. From saws and tools to baby things. Refrigerator, mixer, etc. 9682 Marshall, off Silver Lake Road, Green Oak Township. (313)347-5987.

SOUTH LYON, 3 family garage sale. Oak chairs and more! Thursday, Friday, Saturday 9 to 7 p.m. 12174 Doane Road.

SALEM. large yard sale. Table saw, rain lamp, fireplace, stereo, much more. From May 22 - May 27. 9400 Leota, (313)349-4708.

SOUTH LYON Garage Sale. Toys, girls clothes, miscellaneous of all sorts. 516 Whipple. May 20, 21 and 22. 9-6 p.m.

SOUTH LYON, garage sale. 9140 Tower Road, 1 mile east of Pontiac Trail, near 7 Mile Road. Bargains galore. Thursday, Friday and Saturday 9 a.m.-6 p.m.

SOUTH LYON, garage sale. May 20, 21, 22. 9 - 5 p.m. Douglas Lake. Milford Road, 10 Mile area.

SOUTH LYON GARAGE & YARD SALE OF THE YEAR. Household goods, clothing, pet supplies from a closed pet store, redwood fence sections, Ford 600 Workmaster tractor and accessories, 1973 Kawasaki and much more May 21, 22, 23. 28910 Dixboro just off Silver Lake Road.

SOUTH LYON area. Yard sale. Miscellaneous everything. 7902 Seven Mile between Currie and Tower Road. Friday, Saturday, 10:00 am til 3:30 pm.

### 163 Garage & Rummage Sales

SOUTH LYON. garage sale. May 22, 23 from 9 to 5 p.m. 61048 Fairland, across from John Deere. New carpet remnants, 1 room size and many bath size. Ping-pong table, snowmobile, small appliances, miscellaneous.

WHITMORE LAKE Rod & Gun Club Auxiliary ANNUAL FLEA MARKET, plus Bake Sale & Food Clubhouse, 11150 Leamen Road. Saturday May 22 and Sunday May 23 9 a.m. - 6 p.m.

WIXOM. 7 family garage sale. May 20, 21, 22. 10 a.m. til 5 p.m. Clothing, furniture, dishes, and much more. 146 Wren, follow signs from Potter and Flamingo.

## HOUSEHOLD

104 Household Goods

ATTENTION. Buying good condition used furniture, 1 piece or a houseful. (313)437-5910 or (313)437-6469.

AIR conditioner, Chrysler Airtent, 9,000 BTU, used 1 season. \$225. (313)231-9041.

APARTMENT size refrigerator, white, \$100. (313)229-4833 after 5 p.m.

BEDROOM, living room and dinette furniture. 1 year old. Must sell immediately. (313)624-8640.

BUNK beds, double size, very sturdy, new mattresses. Asking \$250. (517)548-2329.

1 set of Custom drapes with valance, 166 inches wide, \$150; kitchen table, \$75. (517)546-3589 after 6 p.m.

COUCH, 2 chairs, ottoman, velvet, chocolate brown, \$800, new. (517)223-7279.

COLONIAL love seat hide-a-bed, like new. Contemporary lounge chair. (313)227-2884.

CRUSHED velvet 80 inch couch and two overstuffed chairs, like new condition. \$325. (313)349-0228.

COUCH, chair, vacuum. Reasonable. (313)227-3704 after 5 pm.

CONTEMPORARY loveseat in light earth tones, \$90, excellent condition. Early 1980's sofa, green and gold plaid, \$140, excellent condition. (313)632-5418 or (313)632-5304.



## 90 Lawn & Garden Care and Equipment

80 Case 646 garden tractor, 3 point hitch, 48 inch pwr. \$3,400. (517)548-2430.

COMMERCIAL lawn maintenance equipment. Izzo, Jacobson and National Pools, 654 Wayne S. (313)227-6355.

COMPLETE lawn and tree care. Tie-walms, clean-up and huling. Firewood. Tom, (313)878-5124. Mike, (313)231-93.

COMPLETE small engine repair, all makes and models, reasonable rates. Pick-up and delivery available. Call (517)223-7254 anytime.

LORD'S Bushel Stop. Top bil, plywood sand, decorative tone, railroad ties, cedar ties, bark and wood chips. Open weekends til 2 p.m. (313)229-57.

FREE gardening advice with protrimming. Troy-Bilt tiller. Call for estimate. (313)878-5742.

ORD 8N tractor with snow low, good condition, \$1,500. (313)49-5812.

GARDEN plowing and disking, Highland/Clyde/White Lake area. (313)887-3572.

GARDEN rototilling. Small gardens average \$20. (517)546-804.

GARDEN plowing and disking any size. John (313)885-8197.

GARDENS done, lawn mowing service. Call Jack. (517)546-963.

GARDEN rototilling, reasonable rates. (517)546-855 evenings or weekends.

GARDEN tilling and lawn mowing, reasonable. (517)223-8426.

GARDEN rototilling with royluilt. \$15 up. Limeing, fertilizing available. Harland and Milford area. (313)887-1644.

INTERNATIONAL Harvester oil Cadets sales and service, new and used. Suburban lawn Equipment, 5555 Whitmore Lake Road, Brighton. (313)227-9350.

ACOBSON self-propelled mulching mower. \$30. (313)227-527.

RAGER'S Trucking, black irt, gravel, grading and small ponds. (517)546-4860.

AWN care and spring clean up, free estimates. (313)227-514. (517)546-5283.

AWN mowing and weed cutting. (313)49-1755.

AWN mowing service, reasonable rates. Free estimates. Highland/Milford area. (313)887-9335.

LANDSCAPING and sod laying. (313)632-6790.

AWNS mowed and rototilling, reasonable rates. Ask for Tom. (517)223-3745.

0 hp. Massey Ferguson lawn tractor with mowing deck, \$75. (313)49-5812.

OWER lawn mowers, clearance sale on all makes. 00, Lawn Boy, Snapper, lawns. Loeffler HWI Hardware, 29150 Five Mile at Midvale. (313)422-2210.

ROTOTILLING by Troy Bilt, days (517)546-5981, evenings (517)548-1287.

Reel type gang mower, good condition. (313)227-2918 after p.m.

ING lawn mower, Craftsman, 8 hp., new motor, \$250, good condition. (313)227-3280.

hp Riding mower, 36 inch cut, \$250. (313)49-2351.

OTO-TILLING for new and established gardens. Reasonable rates. Satisfaction guaranteed. (313)49-2513 after p.m.

CREENED topsoil, immediate delivery. Howell, (517)546-9527, call anytime.

AND and gravel hauling, bulldozing and backhoeing. (313)632-6790.

IMPLICITY lawn equipment, sales and service. Briggs and Kohler engine repair. Howlett Brothers, Gregory. (313)498-715.

SEARS 8 hp riding mower. 300. (517)546-3599 after 6 p.m.

SNAPPER riding lawn mower, 6 new, 8 hp, electric start, accuam cleaner with 10 bushel attachment, chains, snowplow. \$800. (313)227-3523.

CREENED TOP SOIL. You pick up. Located at Schroeder's Body Shop, 746 S. Michigan Avenue, Howell. (517)546-7924, call anytime.

SEARS 10hp. tractor. 36 in. cut. Excellent condition. \$475. Call after 5p.m. (517)546-3202.

SEARS tractor, Twin 16, runs ut needs work. 48 inch mower, front blade and rear tire chains. (517)223-9668.

STATE inspected evergreens. Colorado Blue Spruce 2 to 3 foot \$15. White Pine 5 to 6 foot \$20. In bulk. (517)546-4908.

TEN HP. Sears lawn tractor, 36 inch mower deck. Excellent condition. \$485. (313)227-9124.

TWO lawn mowers for sale. Craftsman self-propelled reel mower, \$75. 21 inch push mower, \$25. After 6:00 pm. (313)227-1689.

YOU dig, Pine, spruce, juniper, birch. \$3.50 up. (517)546-2676. 5202 Fisher Road, Howell.

## 109 Lawn & Garden Care & Equipment

YEWS, Globes, \$6. Pyramidal, \$8.50. Beautiful All spreading Junipers reduced from \$5 to \$2.88. Potted flowering shrubs, \$3. Johnsons Red Barn Nursery, 4500 Duck Lake Road, Milford. (313)885-3924. Open 9 to 5, Wednesday through Sunday. 1 1/2 miles east of Milford, between Wixom and Commerce Road.

**110 Sporting Goods.**

Bicycles, 10 speed Huffy, ladies and mens. \$65 each. (313)49-2264.

BICYCLE built-for-two, Schwinn five speed. Good condition. Cost \$500, for sale \$200. (313)49-6111.

GUNS - buy, sell, trade. All kinds, new and used. Complete reloading headquarters. Guns Galore, Fenton. (313)829-5325.

GUN Show May 22, 23. 8 a.m. - 4 p.m. Ypsilanti National Guard Armory, 1-94 at Exit 183. Free Parking. (313)663-8249.

12 Gauge under and over shotgun. Gun case and gun cleaning kit. Shotgun used twice. \$150. (517)546-7294.

SEARS green and black motocross bike. Also, Schwinn Pile 16 inch blue bike. Both excellent condition. \$60 each. (313)885-3609.

SET of 4 Spaulding Elite woods, No. 1, 3 1/2, 5 and 7. Tack-Mac grips. Very good. \$80. (517)546-5219.

SAVAGE pre-64, 22 modle, 29B, \$75. Scuba diving equipment, \$320. 1000 gallon fuel oil tank, \$200. (517)223-9316.

7 horse Sears outboard, \$150. 22 caliber automatic pistol, \$100. Sale or trade. (517)546-0188.

WEIGHTS for sale. Call after 3 pm, ask for Gary. (517)548-3570.

## 111 Farm Products

ALFALFA green, no rain, 25 bale minimum. \$4.50 bale. Cheaper if available. Also wheat straw, big bales. Call after 6p.m. (517)223-9715.

ALFALFA hay. Webberville, (517)521-3118.

CUSTOM hay cutting and baling. Brush hogging. Miscellaneous tractor work, front end loader. (313)887-9409 evenings.

DELICIOUS rhubarb, 3 pounds \$1. (313)231-2042.

FARM work. Will do most anything such as plowing, tilling and planting. Ask for Marshall. (517)223-3428.

GOOD first cutting hay, no rain, 25 bales available. \$2.50 bale. (517)546-8329.

HAY for sale, first and second cutting. (313)426-8578.

HOWELL melon plants. Howard Dankers, 2245 Sexton. (517)546-3528.

HEAVY steel T-Posts 6 ft. \$3. each. 1047-6111 field fence \$135.30 per 20 rod roll, heavy 12 1/2 gauge barbed wire \$43.50 per 80 rod roll. Cole's Elevator, east end of Marion Street in Howell. (517)546-2720.

HAY field 1,600 bales on shares. (313)437-8787.

HOWELL melon, asparagus, strawberry, sweet potato, tobacco plants. Marys Mellon Farm, West Grand River, Howell. (517)548-1913. Open evenings.

HOWELL melon plants, 2160 Pinckney Road, Howell. (517)546-3499.

HAY for sale, \$4.00 bale. Call after 6 pm (313)685-8058.

## NITROGEN AMMONIUM SULFATE \$50 per ton

## ANHYDROUS AMMONIA \$265 per ton

## CUSTOM PLOWING AND NITROGEN APPLICATION AVAILABLE

(517)223-9004

## PIONEER brand corn, alfalfa, forage mixes, sorghum, sorghum - sudangrass hybrid, sweet corn seeds and 1177 silage inoculant. Sober Dairy Equipment, 8330 Killeing, Fowlerville. (517)223-3442 day or evenings.

## SWEET feed, hay, straw. Free delivery on quantity orders. Echo Valley Feeds. (313)437-5024.

## SEED Buckwheat \$22.50 per bushel. Gries Hybrid seed corn 50 lb. bags, medium flats No. 420A 95 day \$45. per bag. No. 205 85 day \$32. per bag. No. 500 Single Cross 105 day \$55. per bag. Cole's Elevator, east end of Marion Street in Howell. (517)546-2720.

## STRAW excellent quality \$1.25 per bale, Milford, Highland area. (313)887-4230.

## WHEAT straw, Ed Bock Farms, Pinckney. (313)878-3092 or (313)878-5808.

## WANTED standing hay fields. (313)685-2882.

## WANTED: free old gr rotted hay. Will haul away. (313)478-9500. (313)681-0115.

## WANTED. Good Alfalfa, corn ground, fesco, Marlon, Handy Township. (517)223-8215.

## 112 Farm Equipment

DISKS 3 pl., plows, rototillers, 42 " to 66 ". Fertilizer spreaders. Woods mowers, brush hogs, manure spreaders, haybines, balers, elevators. Five acres of equipment, new and used, at Hodges Farm Equipment. (313)629-6481. Since 1946.

FORD 3 point cycle truck, excellent condition, \$300. (517)548-3744.

FORD tractors and equipment rentals, sales, service and parts serving you for over 30 years. Symons Tractor and Equipment. (517)271-8445. Gaines.

FRONT end loader for Allis Chalmers WD-45 tractor. \$350. (517)546-8429.

FORD 4500 loader backhoe. Ford 3000 with loader, M.F. 135 diesel with loader, John Deere 430, live PTO, Ford Jubilee 12 speed, 30 other reconditioned tractors. Five acres of equipment. Parts. Hodges Farm Equipment. (313)629-6481. Since 1946.

GLENCOE Soil Savers and Soil Finishers conserve soil, time and fuel. Symons Tractor and Equipment. (517)271-8445. Gaines.

450 International tractor, also 7 ft. International cycle bar mower and farm wagon and racks with removable side racks. (313)229-4527.

INTERNATIONAL 300, tork amplifier, live PTO, 3 point hitch, power steering, front end loader, separate draw bar, single bottom trail type plow. 3 section drag, 7 foot blade, excellent rubber, very good condition, \$2,900. After 5p.m. (517)546-2529.

JOHN Deere 500 loaded. Farmall 200 wide front fast hitch. Farmall fast hitch 2 bottom plow. New 6 foot landscape rakes 3 point hitch \$325. Farmall 100. New 3 point 8 foot hay rakes \$650. Dave Steiner Farm Equipment. (313)895-1919 or (313)894-5314.

JOHN Deere 24T baler, John Deere 1209 mower conditioner. Excellent condition. After 6p.m. (517)546-6460.

JOHN Deere disc corn planter, 4 row, 30 inches with fertilizer. \$750. (517)223-8291.

JOHN Deere 8 tractor, with tire chains, 6 foot blade, cultivator, 2 drags, field sprayer, 2 plows, 2 wagons and 2 row corn planter. \$2,000 takes all. (313)629-4313.

JOHN Deere 20, gas tractor, good condition, \$5,500. (517)521-3409.

JOHN Deere 2 row corn planter. John Deere 1 row corn picker. John Deere sickle-bar mower. (313)634-8184.

MANIFOLDS to fit Allis Chalmers B C. Farmall super A, super C, Ford 8 and John Deere. Massey Ferguson 35. Rear tires. Many tractor parts. Dave Steiner Farm Equipment. (313)895-1919 or (313)894-5314.

NEW Holland No. 36 flail chopper and Kasten self-unloading wagon. Both in very good condition. (517)223-9623.

NEW Holland Model 467 seven foot haybine, excellent mechanical condition, \$800. International 47 twine baler, excellent condition, \$750. Oliver back thrower, self-contained, good condition, \$200. 11 ft. Cultipacker, fair, \$75. 7 foot three point mount disc, good condition, \$200. 2-14 John Deere trailer plow, fair condition, \$75. Four row three point mount cultivator, \$150. 1955 John Deere B, good condition, \$500. Dearborn Model 1972 front end loader fits 600/800/8N Ford, \$250. Call after 4:00 pm. (517)546-7964.

OLIVER tractor 1650 with blade. Ford cultivator, 3pt. hitch. (313)632-5350.

OLIVER balier, good condition. \$350. (517)546-4708.

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 East Lake. (313)437-1751.

RECONDITIONED 8N Ford, with cultivator, 3 point spring-tooth drag, 3 bottom plow, post hole digger, and Gannon blade. All for \$3,500. (517)546-5239 evenings.

REDUCED \$100. 5 foot trailer type PTO Brillion bush hog. \$295. Good shape. (517)223-3955.

SEALED bids being accepted until June 7, 1982 on an Allis-Chalmers diesel tractor, model 1900, Series 3. Inquiries Community State Bank. (517)223-9111.

TRAILER plows, 1 and 2 bottom. \$50 and \$75. (517)546-3162.

## 113 Electronics

COBRA 135 sideband base. Meters, D-104 mc. antenna. Complete, \$250. Also, mobile inlier 150 watts, \$100. (313)878-5323 after 5 p.m.

## COMPACT stereo. Main remote speakers loudness. Still under warranty. \$225. (313)231-1704 after 3 p.m.

## 114 Building Materials

ANTIQUES, used rough sawn, 2x8, 2x10, 2x12, oak; doors, round windows, wainscot, paneling, tongue and groove, trim, firebrick. Novi, (313)478-2882.

ASH, Birch, Oak lumber. Air dried, \$1. per board foot. \$20. (517)468-3162.

GARAGE and pole barn trusses, 26 foot to 39 foot, \$15 to \$20. (517)468-2338.

**115 Trade Or Sell**

TRADE for riding lawn mower of equal value. 12 foot Sport-spal ultra-light aluminum canoe, Shakespeare 606D reversible 3 speed electric trolling motor and battery, 1 year old. (517)546-5724 before 8:30 a.m., after 8:30 p.m.

**151 Household Pets**

AKC Cocker Spaniel puppies, champion bloodlines, (517)634-5483 after 4 pm.

BASSETT Hound, AKC registered. (517)546-5421.

COLLIE pups and adults. Healthy, sociable sables with vet exam and written guarantee. Pinckney (313)498-2126.

COON dogs. Sale or trade. Large dog houses. \$40. Chickens. (517)546-0188.

COCKATIELS, grays, males and females, one year old. (313)468-3986.

CHESTNUT, Red, and Torti Oriental shorthair. CFA registered. \$50 and up. (313)49-4773.

ENGLISH Springer pup. \$25 or \$50. AKC. Also female to lease for breeding. (313)632-7650.

EXTRA fancy Hamsters, \$6. Healthy. Apors. Teddy bears, banded, tri-colors. 4 weeks old May 20th. Ready to be your special pet. (313)878-5818, after 6:30 p.m.

FOR low cost spay, neuter information, call Humane Society. (517)548-2024.

FOR stud AKC Golden Retriever, Cost, pick of litter. (313)229-4519.

GREAT Danes, beautiful blues, 8 weeks, AKC. Pet or show. (313)665-1801 after 6 p.m.

KITTENS, mixed breed, medium length hair, black, grey, black and white, tiger. House trained in litter box. Born March 31. Had shots. (517)548-1483 or (517)223-7318 for Bonnie.

## 152 Horses & Equipment

FREE board for barn chores. Novi area. (313)48-0866.

FOUR horse trailer, removable partitions, ladder and hay rack, mats and Reese hitch, \$2,000. (313)878-6848.

FOUR horse trailer, XTZ fiberglass, electric brakes, excellent condition. \$5,500. (313)437-6185.

GRADE marg. Bay, 13 years, 14.2 hands, excellent 4-H prospect. \$800. (313)685-8964.

HORSE shoeing. Dale. Call to-day, shod tomorrow. (517)223-9780.

HORSESHOEING and trimming, reliable, reasonable. Call Don Gillis. (313)437-2956.

Hoot trimming-shoeing (horse and pony). Rick Morse, blacksmith. (517)223-8305.

HARTLAND Township. For rent. 7 stall barn, 10 acres of pasture, new fencing. (313)629-9246.

HORSE boarding. Private farm. \$80 and \$85 month. Excellent pasture. 12x12 box stalls. Kept extra clean. Granddally. South Lyon. (313)437-9258 after 5p.m.

## HORSESHOEING

Don't take a chance! Have your horse shod by a certified farrier. Call (313)994-5501.

2 Horse goose neck trailer, dressing room, double bed, tack storage, air conditioned. 7 foot horse height, overall length 21 feet, 7 inches. Asking \$4,500. Truck set up to pull, also for sale. (313)478-8920.

IMPORTED 1979 Kieffer Munster saddle, handmade, \$675. (313)632-5266 or (313)227-3823.

MINIATURE horse for show or driving. 1-(313)685-7049.

NEW leasing horse barn with 2 box stalls, attached pasture, includes water and electricity. Located at private residence. Approximately 1 1/2 miles from downtown Howell. (517)546-5888.

PUREBRED Arab gelding, registered, Bay with white star. Rides western. Reasonable. (313)348-2653. (313)348-8619. (313)49-9191.

PROFESSIONAL Dressage lessons, individual and horse. Versatile horse for sale. (313)632-5266 or (313)227-3823.

PONY, two year old stud, green-broke, black. (517)223-9325.

PUREBRED Arab gelding, 9 years old, 14 1/2 hands, gray. Must sacrifice, \$650. (313)685-7009.

QUARTER horses for sale. Boarding and training. Novi area. (313)348-0866.

## 152 Horses & Equipment

FREE board for barn chores. Novi area. (313)48-0866.

FOUR horse trailer, removable partitions, ladder and hay rack, mats and Reese hitch, \$2,000. (313)878-6848.

FOUR horse trailer, XTZ fiberglass, electric brakes, excellent condition. \$5,500. (313)437-6185.

GRADE marg. Bay, 13 years, 14.2 hands, excellent 4-H prospect. \$800. (313)685-8964.

HORSE shoeing. Dale. Call to-day, shod tomorrow. (517)223-9780.

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QUARTER horses for sale. Boarding and training. Novi area. (313)348-0866.

26 Quart corner feeders, flai side Fortex rubber water buckets, \$5 each. Heavy duty Sunbeam horse clippers, \$75. (313)261-7875.

REGISTERED Quarter mare, Three Bar breeding, flashy, chestnut with flaxen mane and tail. Rides western. Booked to Impressively Royal for 1982. Reasonable. (313)348-2653. (313)348-8619. (313)49-9191.

REGISTERED quarter horse mare, very well mannered. \$600 or trade for beef cow. (313)878-5137.

REGISTERED 3/4 Arab yearling. Real sharp. \$200. (313)665-3070.

RIDING horse for lease. \$125 month. Board included. (313)349-5287.

REGISTERED half saddlebred mare. 6 years, bay, 15 plus hands. Western pleasure, good show prospect. \$1250. negotiable, terms. Business (313)559-0505 or home (313)474-6204.

REGISTERED Morgans. 13 year old Chestnut Mare with 2 month old foal. 5 year old dark Chestnut Gelding. 2 year light Chestnut filly with white mane and tail. Two practice carts. Crump show harness. (313)685-8518.

REGISTERED Morgan gelding, \$2,500. Registered Arabian mare, \$900. (313)878-6477.

SWEET feed, hay, straw. Free delivery on quantity orders. Echo Valley Feeds. (313)437-5024.

Two registered horses, show quality, Arab bay gelding, Morgan chestnut mare. Shown professionally and open shows, both ready to please. (313)227-3886.

TRADITIONAL horshoeing, trimming, corrective shoeing. All horses. Reliable service. (313)581-8768.

11 year old Tennessee Walker, 16 hands, very gentle, must sell, tack included. (313)459-7684.

Two registered Palamino Quarterhorses, geldings, \$600 each. And tack. (517)546-3521.

4 year old chestnut gelding, half Thoroughbred, half Quarter. Well trained. (313)227-3833.

WANTED: free old or rotted hay. Will haul away. (313)478-9500. (313)681-0115.

1979 WW 2-horse trailer, electric brakes, extras. Like new. Billy Royal Ark show saddle, nice, \$625. (313)632-6375 after 6 p.m.

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FOUR horse trailer, XTZ fiberglass, electric brakes, excellent condition. \$5,500. (313)437-6185.

GRADE marg. Bay, 13 years, 14.2 hands, excellent 4-H prospect. \$800. (313)685-8964.

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Hoot trimming-shoeing (horse and pony). Rick Morse, blacksmith. (517)223-8305.

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PUREBRED Arab gelding, 9 years old, 14 1/2 hands, gray. Must sacrifice, \$650. (313)685-7009.

QUARTER horses for sale. Boarding



## 165 Help Wanted

NO  
EXPERIENCE  
NECESSARY

Are you a package and light industrial assignments in the WIXOM area. Must be 18 or older with own transportation.

CALL NOW!  
WITT SERVICES

The Temporary Help People

PART-TIME SECRETARY, flexible schedule. Legal and word processing experience. Helpful. Send resume to Box 1275, c/o Livingston County Press, 323 E. Grand River, Howell MI 48843.

RNS and LPNs, part-time and P.R.N. nurses, 4 hour shift considered. Call Marlene Smith, Director of Nursing, Greenbrier Care Center, (517)546-4210.

RESOURCE Instructors for Title IV Part A Indian Education for Fowlerville School district. Must be able to demonstrate knowledge and ability to perform in specific cultural areas relating to Cherokee, Chickasaw, Blackfoot tribes. Must be able to relate well with American students. See complete job description when applying. Apply at Indian Education Office, Portable Number 6 203 N. Collins, Fowlerville Monday - Thursday 2:30-4:30 p.m. Indian Preference according to Public Law 93-638.

RESUME Increase your job opportunities with a professionally organized resume. Tax deductible. (313)231-1438.

RESPONSIBLE person needed Monday through Friday. Light housekeeping and caring for 2 well-behaved children. Hours are 9 a.m. to 4 p.m. Country setting. \$2.50 per hour. References. (313)437-5850 or (313)449-2612.

RN or LPN

We are looking for someone with a love and understanding of the elderly to work fulltime or part-time. We want a mature individual if you have been away from nursing for some time, this could be a fine opportunity to get back into nursing without the pressures of a hospital setting. Phone (313)439-2200 for an appointment. Whitehall Convalescent Home, 43455 W. 10 Mile Road, Novi.

RN or LPN needed, part-time, afternoon and midnight shift. Call (313)685-1400 or apply West Hickory Haven, 3310 West Commerce Road, Milford, 9:00 am to 3:00 p.m.

SUMMER jobs. Jobs available for youths from 14 to 21 years old. The Summer Youth Program is for young people from low income families. Must be residents of Livingston County and meet other eligibility requirements. Earn \$3.35 per hour. For more information, call CETA, (517)546-7450.

SECRETARY needed for Livingston County law office, beginning June 15, 1982. Legal experience preferred. Short-hand or speedwriting and excellent typing required. Send letter of application with resume, including specific salary and benefit requirements to Box 1270, in care of Livingston County Press, 323 East Grand River, Howell, MI 48843.

SECRETARY - for Title IV Part A Indian Education for Fowlerville School District. Part-time, shorthand and typing skills required. See complete job description when applying. Apply at Indian Education Office, Portable Number 6 203 N. Collins, Fowlerville, Monday - Thursday 2:30-4:30 p.m. Indian Preference according to Public Law 93-638.

STATISTICAL TYPIST. National company headquartered in Northville currently accepting resumes for a typist. Some general secretarial work involved also. Candidates should possess above average typing skills as well as past experience in secretarial functions. Will work with confidential information in pool-type arrangement with President, Vice-President and Controller. Send resume to Box 1273, c/o Northville Record, 104 W. Main, Northville, MI 48167.

SUMMER JOBS

Rapidly expanding company needs eighteen sharp ambitious workers to fill full-time openings, some temporary or permanent. Managerial trainees, stock display, plus service openings. Excellent opportunity plus rapid advancement. (313)453-2940. ULTRA AIR INDUSTRIES.

TEACHER, secondary, Math, Science, English, Novi Christian School, fundamental. (313)349-3477.

TUTOR - Title IV Part A Indian Education for Fowlerville School district. Part-time after school. Must have B.A. in education OR previous tutoring experience. See complete job description when applying. Apply at Indian Education Office, Portable Number 6 203 N. Collins, Fowlerville, Monday - Thursday 2:30-4:30 p.m. Indian Preference according to Public Law 93-638.

TWO children need nice lady with clean home in Howell for summertime day care, \$60 per week. Call Janice (517)548-3474.

WANT to be your own boss? Farmer's Insurance Group has agent trainee positions available in this area. Training will not interfere with present employment. Excellent income potential. Call for details, (313)559-1652.

WIXOM, live-in female companion for elderly lady. Some housework, cooking, and shopping. Private bedroom and bath. Pay negotiable. (313)624-1919 after 7:00 pm.

## 165 Help Wanted General

WELCOME wagon representative positions open in Brighton, Howell, Hartland, Pinckney, Fowlerville and Webberville. Flexible hours. Car required, training provided. Call Rita Wald (517)482-8404. Welcome Wagon. Equal opportunity employer.

WORKING body shop foreman, excellent opportunity. Blue Cross Insurance. Apply in person 11 a.m. to 5 p.m. Waldecker Pontiac, 9787 E. Grand River, Brighton.

## 166 Help Wanted Sales

A unique opportunity to earn \$700 to \$5,000 a month and up, full or part-time. Other benefits can include car, trips, insurance, tax credits and free retirement. For interview call Anron Associates, (313)349-7355 or (517)548-2246.

ARE you interested in a life insurance sales career with excellent income potential and flexible hours? No experience necessary. Office secretary and training provided. If you believe you qualify call Tom Baczkiwicz at (313)229-5155.

AVON, to buy or sell in Green Oaks, Genoa, Marion, Isoco, Putnam and Hamburg townships. Call (313)662-5049 or (313)878-6378.

A GOOD JOB A GREAT CAREER

Show Undercover Wear. Lingerie at home parties. Small investment, no deliveries. For details (313)887-4603.

DUTCHMADE Fashions have changed their party plan. We need you to show it. Excellent commissions. (313)437-4325. To book a show (313)437-1649.

If you like people, have use of a car and can use extra money, we want you to demonstrate toys at home toy parties. No delivery or collecting, no cash investment. Call (313)878-5601.

AVON

Excellent earning opportunities for full or part-time work. 2 openings in Brighton Township, 1 in Howell, 1 in Fowlerville. Interviewing immediately. Call anytime. (313)227-1426 (313)629-7045 or Manager (313)735-4536

WE'RE GOING TO MAKE YOU FEEL BEAUTIFUL

We help, inspire, encourage. We're AVON. Earn \$\$\$ Call Jan, (313) 437-0587.

SALESPERSON with previous moving sales experience to cover Livingston County, own transportation, paid by commission only. (517)521-4138.

SALESMAN wanted, must be able to travel to cover state of Michigan and Indiana, expenses paid. (517)548-1157, ask for Herb.

167 Business Opportunities

ATTENTION Men and Women. Farm Bureau Insurance Group Companies will be hiring 5 new sales representatives in this area in the near future. Licensing, training and financing are provided. We are serving Michigan with insurance for auto, home, life, farm, business, and much more. No experience is necessary. For confidential interview call Mr. Lyons, (517)548-7575. An Equal Opportunity Employer.

COSMOTOLOGIST starting clinic training program for new make-up consultants. Featuring skin care analysis, proper make-up application, advanced technique in color coordination. (517)548-2643.

NORTHVILLE. Sharp beauty salon in Mall. \$29.50, contract terms. Carl Johnson Realty, (313)349-3470.

OWN your own Jean - Sportswear or Infant - Preteen Store, Ladies Apparel (also Shoe, Athletic Shoe Store). Offering all nationally known brands such as Jordache, Calvin Klein, Wrangler over 200 other brands. \$7,900 to \$19,500 includes beginning inventory, airfare for 1 to Fashion Center, training, fixtures, Grand Opening Promotions. Call Mr. Kostecky (612)432-0676.

170 Situations Wanted

ALL Spring or weekly cleaning beautifully done by a Christian woman home economist (in professional maid's uniform) for homes and businesses. Also full service homemaker's skills expertly performed: child supervision, laundry, meal preparation etc. etc. (517)546-2222.

A-1 cleaning ladies. General and spring. Mrs. Hoban. (313)363-5740, (313)887-6330.

ALTERATIONS and sewing. For fit, for restyling, for comfort, for value. Call Carmen, (313)437-6071.

ALL kinds of clean up and hauling, light or heavy, cheap. (313)227-7856.

ALL around clean-up and hauling, reasonable rates. (313)229-9638.

BABY-sitter has opening for pre-schoolers. Children have closely supervised activities. Northville area. (313)349-6397.

BABY-sitting, experienced mother in city of Howell. First and third shift. Call (517)548-3812.

BABY-SITTING in South Lyon, New Hudson area. Meals included. (313)437-3695.

BABY-sitting 9 mile and East Shore Drive, Whitmore Lake. (313)449-8698.

BOY, age 17, wants work painting, cleaning, yard work, etc. (313)227-2178.

BABY-sitting, experienced mother near Arrowhead Subdivision especially with infants, reasonable. (313)231-3897, after 12:00 noon.

## 170 Situations Wanted

BABY-SITTER, full-time. Former teacher wants to care for a child in the South Lyon area (preferably pre-schooler age 2 to 5). (313)437-7182.

BABY-sitting, any age, full-time, have references, Howell area. (517)546-8902.

CHILD care, Whitewood, M-36 area, any age. (313)878-6439.

CHRISTIAN school teacher desires painting jobs and minor home repair work for summer months. References available. (313)459-7861.

CHILD care Kensington Place, lots of TLC. (313)437-3449.

EXPERIENCED baby-sitter for summer or now. Fowlerville area, days. (517)223-3921.

EXPERIENCED painter. Houses, inside and outside. Barns, fences, etc. Also other miscellaneous jobs. Reasonable. (313)437-0702.

ELEMENTARY school teacher wants baby-sitting for summer. (313)231-9056 after 5 p.m.

HOUSECLEANING, apartments and condos. Call mornings before 2:00 pm, (313)437-5038.

HOME cleaning done, experienced and reasonable rates. (313)229-5097.

HOUSECLEANER, experienced, hard worker, own transportation, references. (313)349-8631.

INFANT and preschool care, lots of TLC. Daily, weekly, drop ins. Quality care since 1969. Lucky Duck Nursery, (313)227-5600.

I would like to sit for your child, full-time, any shift, excellent care and references, Martindale Manor Sub. South Lyon. (313)437-9496.

LOVING mother wants to baby-sit Monday through Friday, southwest Howell. (517)546-8095.

LICENSED baby-sitter available 9 mile - Haggerty area. (313)349-8164.

LICENSED day care, Pinckney area, near M-36. Nutritious meals and snacks. Call (313)878-9095.

LIVINGSTON Montessori Center offers half day and full day academic programs for children ages 2½ thru 9. Two summer half sessions offered for children ages 2½ thru 6. Call (313)227-4668.

LOVING mother of 1 will care for your child, Northville, Salem, South Lyon area. (313)439-0402.

LAWN mowing service, reasonable rates. Free estimates. Highland/Milford area. (313)887-9335.

MARBLE Child Care, husband and wife team, family day care, teacher, preschool program. Tuesdays and Thursdays, 10:00 am to 2:00 pm. All shifts and drop-ins welcome. We care about your child. (517)548-1325.

MIDDLE aged woman. Will baby-sit evenings in Northville, South Lyon area. (313)437-8958.

NOVI MONTESSORI CENTER Day care, preschool and kindergarten, French language program. Open House, Tuesday, May 25, 7:00 p.m. Novi Road between Nine and Ten Mile. (313)477-3621.

NINETEEN year old college student will do any and all odd jobs. (313)227-7915.

PAINTING and paper hanging. 25 years experience, low rates. (517)223-8182, (517)223-9784.

ROOM and board in a nice home offered to lady 50 years or older in exchange for babysitting my two children, ages 7 and 11. Howell. (517)548-3669.

RETIREE, outside work. Grass, trim painting. Also inside. Honest. (517)546-5514.

SEAMSTRESS, quality work and old new. Ask for Stella. (313)229-5094.

SPRING cleaning? Need help, odd jobs. Call Rich, (313)437-9662.

WILL baby-sit. Howell area. Call (517)546-7149.

175 Business & Professional Services

ALL around clean-up and hauling, reasonable rates. (313)229-9638.

CUSTOM furniture stripping, paint and varnish removed professionally. (517)546-3298.

CAPRI CATERING

FOR INFORMATION

CALL (313)887-9542

CARPENTRY, rough and finish, home and/or addition. 10 years experience. (313)229-6288.

DAY care for the frail elderly at the First Methodist Church Brighton. Socialization, recreation, reality orientation, supervision, etc. For information call Dore Miller, RN (313)227-9349 or Dottie Normand, RN (313)227-7908.

EXPERIENCED bookkeeper, credit manager will keep your daily, weekly, and monthly records. Good collection results. Your business or my home. (313)437-2680.

EXPERIENCED Carpenter. Remodeling, sun-decks, additions, free estimates, licensed. Call Varrick Boyd, (517)548-0801.

EXPERIENCED Miami and Michigan State University seniors, interior and exterior painting services available. For free estimates call, Don Borwick, (313)348-1721.

HOETGER & ASSOCIATES. Compete accounting, bookkeeping and tax service for small and medium size businesses. Sole proprietorships, partnerships, and individuals. Reasonable rates, flexible hours. (313)348-6640.

JACOBS Brothers, licensed remodeler, 10 years experience. Remodeling of any kind, new bathrooms, kitchens. Outside work: garages, utility sheds. Aluminum siding, reasonable. (517)548-2007.

## 175 Business &amp; Professional Services

ROUGH and finish carpenter, repairs or remodel, 20 years experience, very conscientious. (313)229-5173.

SUMMER tutoring, Brighton area, grades 1 thru 6, all subjects. Certified teacher. Fred (313)229-7155.

SWIM lessons, private pool. Red Cross certified instructor. Call (517)546-4862 or (313)665-7172.

Typing, experienced typist, will type fast and accurate letters, resumes, term papers, transcripts, etc. Call K.J., (517)546-6613.

WINDOW/door replacements. All top quality Thermal Barrier. I sell. I measure. I install. Best product - best price. (313)349-8171.

WANTED: lawn mower and small engine repairs. Reasonable rates. Pickup and delivery available. (313)477-4106.

## TRANSPORTATION

201 Motorcycles

1976 BMW R-90B, 900 cc, 9,000 miles, too many extras to list. Call evenings (517)223-7126.

1973 1/2 CL-350 Honda, like new condition, extras. Best offer. (313)427-0537.

1980 Honda 750F, many extras. After 6 p.m. (313)824-3475.

1978 Honda Gold Wing GL1000, Vetter fairing, Samsonite luggage, new tires, low mileage, excellent condition. \$3,000. (313)227-3493.

1976 Honda 750-SS, excellent condition, 2500 miles. \$1,500. 1979 Hondamatic 400, excellent condition, \$1,000. (313)227-2497.

550 Honda Super Sport, very good condition, \$800. (313)437-0851.

1974 Honda 750, 7,700 miles, good condition, \$1,400 or best offer. (517)546-1787.

1973 Honda 500 four, 12,600 miles, extras, runs good. \$725. Before 2:30 pm, (517)546-0021.

1980 Honda, 650cc, 4 cylinder, 4200 miles, \$1,400. (517)548-1749.

1971 Honda 350, \$300 or best offer. (517)468-3479.

HONDA 100, excellent condition, \$550. (313)685-1208.

1978 Honda, Hondamatic, 750 cc., 8,000 miles, windshield, King and Queen seat. \$1,100. (313)437-3583.

HONDA 750, sharp, with all accessories. Trike, 8 hp., good condition. (517)548-1729.

1978 Kawasaki KZ-400. Low mileage. Mint condition, must sacrifice. (313)231-1635.

1980 Kawasaki 440 LTD. Excellent condition, 5,000 miles, lots of extras. \$1,350 or best offer. After 3:30 pm, (313)684-5512.

1974 Kawasaki 900 Z1. 22,800 adult miles, many extras. \$1,000. (517)546-8733.

1981 Kawasaki 750, four cylinder, LTD. Like new, sell or trade. (517)546-4214.

MOTORCYCLE mechanic. Certified with 6 years experience. All work guaranteed. (313)645-5324, (313)229-8165.

1972 Suzuki, 125-TC, good condition, \$300. 440 Henderson, Howell. (517)546-3855.

SUZUKI TS-125. Newly bored, runs strong, \$225 or best offer. (313)231-1704 after 3 p.m.

1976 Suzuki RV-125. 606 miles, like new. \$600. or best offer. (313)383-7674.

SUZUKI 1973 GT-250, like new. 1,600 miles, \$550. (313)227-5495 after 4 p.m.

SUZUKI RM-80, bought new 1981, good condition, never raced. \$550 or best. (517)546-4039 after 3 p.m.

1977 Suzuki GS-750, like new condition, \$1,500. Call after 6 p.m. or on weekends (517)546-8921.

201 Motorcycles

1978 Yamaha DT-125, excellent condition, 3,200 miles, \$600. Phone (313)227-4455, ask for Doug.

1980 Yamaha SR500. Also 1981 Yamaha YZ80. (517)546-4569.

1977 Yamaha 650, new battery, chain, custom seat. Runs good. Clean. 12,000 miles. \$850. (517)548-2222 between 8 a.m. to 5 p.m.

1973 Yamaha 175 cc, needs repair, \$125. (313)349-4912.

1980 Yamaha 125-YZ, excellent condition, ridden very little. \$650. (313)878-9570.

1979 Yamaha 175-IT, excellent condition, low mileage. Best offer. (313)229-5787.

1978 Yamaha 100-YZ, excellent condition, \$500. Special this week: 15 cubic foot freezer, Whirlpool, \$75. (313)887-8284.

'78 Yamaha 250 Enduro, excellent condition, \$675, or best offer. Dune Buggy, \$600 or best offer. (313)878-6072.

YAMAHA, 1975, MX125, excellent condition. \$250. (517)546-8145.

1979 Yamaha IT-175. 1972 Suzuki GT-550. Asking \$400 each. (517)546-7947.

1981 YZ80, like new, never raced. \$500. (313)231-1150.

1980 Yamaha 650 Special. Excellent condition, only 4,000 miles. \$1,200. (517)546-8715.

1980 Yamaha 400. Electric, 1400 miles, like new. Best offer. (313)437-0007 after 6:30 (313)437-8370.

210 Boats & Equipment

AMF puffer 13 foot sailboat with trailer. \$1,250. (313)838-6137.

12 ft. Aluminum row boat. \$225. (313)231-2034.

ALUMINUM 15 foot Meyers deep hull, 35 hp Chrysler, steering wheel, controls, trailer, very good condition. \$1,050. (313)632-7854.

BOAT bargains. Sail 10 ft. to 34 ft. Used power, 16 ft. to 18 ft. Pontoon, motors, Coleman canoes from \$195. Rafts, repairs, accessories. Fortune Marine, (313)449-2164.

15 ft. Boat, 90 hp, electric tilt motor, trailer. \$700. (517)548-1115.

BOAT, trailer and motor, \$800. Call after 6 p.m. or weekends. (517)546-8921.

CHRYSLER Outboard Repair. Young's Marina, Gregory, MI., (313)488-2454.

CHRYSLER Mutineer, 15 foot, sails, custom cushions, life-jackets, oar/boathook combo, plus Chrysler trailer. \$1,200. (313)227-3601 days, evenings (313)227-4279.

CENTURY Sabre, 1976, with 17 1/2 foot trailer, cover, ski platform, tape deck, 233 inboard, fine shape. \$6,000. (313)629-1006 Saturday, Sunday or after 6 p.m. weekdays.

CANOE for sale at Heaven Canoe Rental. New 17 foot Michiecraft (economy), \$329. 2775 Garden Road, Milford. (313)685-2379.

D & J Fiberglass repair. Summer restoration special. Your boat will look like new. (313)488-6734. (313)531-2103.

1980, 12 foot aluminum boat, 7.5 hp. motor, trailer, extras. Excellent condition, \$900. (313)437-5582.

12 Foot aluminum boat, 15 hp Evinrude motor, \$700. Will separate. (517)546-7835 days. (517)546-8709 evenings. (313)231-9128 weekends.



## 228 Trucks

**CHEVY, 1981**  
SUBURBAN SILVERADO  
Factory official, air,  
factory, tilt, cruise, 40 gal.  
tank, 12.8% financing.  
\$9,885.

**JACK CAULEY**  
—CHEVROLET—  
ORCHARD LAKE RD.  
Between 14 & 15 Mile Rds.  
855-9700

1987 Chevy pickup, depend-  
able. \$300. (313)684-6829 after  
5 p.m.

1976 Chevy Suburban, good  
utility vehicle. \$500. (313)227-  
3075.

**CHEVROLET 1970 50 series 5**  
yard dump. 1960 60 series 5  
yard dump. (313)685-1948.

1974 Chevy half ton, 350  
automatic with air, good con-  
dition. \$650. (313)227-5495 after  
4 p.m.

1978 Chevy step-side 4 wheel  
drive, good condition. \$2,800.  
(313)227-3160.

**CHEVY full size pick-up, 1980,**  
6 stick, \$3,990. (313)229-5852.

**CHEVY 1980, 112 ton diesel**  
Fleetside Scottsdale, extras,  
\$6,775. (313)227-2953.

1977 Datsun pickup, good con-  
dition. \$1,500. (313)684-6041.

**DODGE 1975 half ton pick-up,**  
V8, automatic, power steering,  
power brakes, am-fm. Front  
end damage. \$500. Call per-  
sistently after 6 p.m. (313)231-  
3546.

1978 Ford pickup 150 Lariat.  
Deluxe interior, air-  
conditioning, excellent condi-  
tion. \$5,000. (313)437-8309  
evenings.

1978 Ford Super Cab, 60,000  
miles, power steering, power  
brakes, cruise, automatic,  
stereo. \$3,400. (313)887-7887.

1969 Ford pickup, V8,  
automatic, power steering,  
good running condition. \$400.  
(517)546-3042 after 5 p.m.

1979 Ford pickup F-250 3/4 ton,  
six cylinder, 38,000 miles.  
(313)349-5822.

1980 Ford F150 Super Cab. 6  
cylinder, power steering and  
brakes, 4 speed over-drive,  
am-fm radio. (517)468-3907.

1969 Ford 3/4 ton pick-up. New  
clutch, 4 speed, \$550 or best  
offer. (313)878-6706.

'77 Ford truck, 4 door, rebuilt  
engine, new tires, automatic,  
air, Reese hitch, clean. \$3,200.  
(313)437-6165.

1978 Ford F-100 Ranger Super  
Cab. Shortbed, 351 automatic,  
power brakes, power steer-  
ing, Ziebarted, Michelin tires,  
bench seat. 46,000 miles.  
\$4,700. (313)437-0600 before  
6 p.m.

## 228 Trucks

**1981 GMC pickup, 6 cylinder,**  
automatic, 7,000 miles, \$5,300.  
(517)546-3084.

1973 Suburban 350, 23,000  
miles, good transmission,  
body shot, you low. \$150.  
(313)229-9800.

**CHEVY, 1980**  
1/2 TON PICKUP  
Short box, 6 cyl.,  
automatic, power steering  
& brakes, air, low miles,  
extra sharp. SAVE. \$5,985.  
**JACK CAULEY**  
—CHEVROLET—  
ORCHARD LAKE RD.  
Between 14 & 15 Mile Rds.  
855-9700

1976 Ford mini-motorhome.  
Excellent condition, 41,000  
miles. (313)629-4408.

**240 Automobiles**  
A sunroof costs less than air  
conditioning. May prices.  
(313)632-5683.

**Local Auto**  
Broker  
needs  
all makes & model  
cars for  
out-of-state buyers  
call "Bill Saunders"  
313-684-3691

**223 4 Wheel Drive**  
Vehicles  
1978 Chevy step-side 4 wheel  
drive, good condition. \$2,800.  
(313)227-3160.

1976 Dodge Ram Charger SE,  
automatic, 4 wheel drive,  
Meyers full angle plow, new  
transmission, 60,000 miles, ex-  
cellent. \$2,500. (313)878-6311.

1980 Eagle, loaded. Take over  
payments. (313)685-1996.

'77 Ford F-150 4 x 4. Power  
steering, power brakes, am-  
fm stereo. Cap. new tires and  
rims. Excellent condition,  
many extras. (313)229-4797.

1975 Jeep Wagoneer, quad  
track. \$300. Needs work.  
(313)231-1246 after 6:30 pm.

1970 Toyota Land Cruiser, 4  
wheel drive, runs good.  
\$1,200. (313)684-6829 after  
5 p.m.

1981 4x4 Toyota SR-5. Arizona  
truck, loaded. Low mileage,  
excellent condition. (517)223-  
7126.

**235 Vans**  
1979 Chevy Nomad Sport van.  
Many extras, excellent condi-  
tion. \$5,400. (313)437-1492.

1974 Dodge van, \$1,500.  
(313)685-0197 after 4 pm.

1978 Ford van Custom Club  
wagon. Excellent condition,  
\$4,000. (313)878-9216.

**238 Recreational**  
Vehicles  
CHAMPION motor home, 1975,  
sleeps 8, 33,000 miles, 350  
Chevy engine, very good con-  
dition. \$6,200. After 6 p.m. (313)229-  
7696.

32 ft. Cobra travel trailer, tow-  
ing vehicle, Sugar Springs  
property, all or part. (313)227-  
2372.

1980 Citation, 4 door, power  
steering, power brakes, 4  
speed, excellent condition.  
(517)546-7231.

1981 Chevrolet 4 door, 4 speed,  
am-fm cassette, rear defog,  
tinted windows, cloth interior.  
\$2,550. After 5 p.m. (313)437-  
4698.

**240 Automobiles**  
1978 Chevette, 4 speed, \$1,850.  
(313)632-5589 after 6 p.m.

**CHEVETTE 1979, 2 door,**  
manual, cloth, rear defogger,  
AM/FM cassette. New tires.  
\$2,900. (517)546-8385.

**1971 Cutlass, rusty but trusty.**  
\$500. (313)223-3287.

1976 Camaro, new paint, built  
engine, Mag wheels. \$2,650.  
(313)349-4912.

1969 Continental, excellent  
condition, \$3,000 firm. (313)624-  
6268 after 4 p.m.

1973 Chevrolet Laguna, 350  
automatic, very little rust,  
\$550. (517)546-7054.

1978 Chevette. Rustproofed,  
42,000 miles. \$2,400. (313)878-  
5661.

1975 Chevrolet Chevette,  
power steering, power  
brakes, runs good. \$875.  
(313)887-3647.

1975 Caprice Classic, good  
transportation, \$850 or trade  
for aluminum boat and trailer.  
(517)223-3507 after 6 pm.

1978 Chevette, 4 door, super  
shape, air conditioning, am-  
fm, 4 speed. \$2,675. (313)231-  
3784.

1978 Chevy Malibu Classic.  
Two tone, power steering,  
power brakes, air, AM-FM  
eight track stereo. Good con-  
dition, \$3,395 or best offer.  
(313)685-2682.

1971 Chevelle, very clean and  
dependable car, 90,000 miles,  
runs great. \$895. (313)227-2751.

**1981 Chevy Scooter, must sell.**  
Call (517)546-7149.

1976 Chevy Malibu. \$1,250 or  
best offer. (313)437-4205.

1981 Citation four door, four  
cylinder, automatic, power  
steering, tinted glass, defog-  
ger. \$8,100. (517)223-8325.

1981 Chevette, 4 door, low  
mileage, good condition. After  
6 p.m. (517)546-9397.

1969 Chrysler 300, excellent  
condition, 440 engine, 50,000  
miles, needs radiator and  
neutral lockout switch. \$300.  
(313)231-1246 after 6:30 pm.

**CAPRICE, 1980**  
4 door, loaded, air, tilt,  
cruise, split front seat,  
stereo, defogger, power  
windows. SAVE. \$5,985.  
**JACK CAULEY**  
—CHEVROLET—  
ORCHARD LAKE RD.  
Between 14 & 15 Mile Rds.  
855-9700

1980 Citation, \$275 down, low  
monthly payments. See or call  
Sam Russo, Vic Canever  
Chevrolet. (313)629-1561.

**1981 Chevette, 4 door, 4 speed,**  
am-fm cassette, rear defog,  
tinted windows, cloth interior.  
\$2,550. After 5 p.m. (313)437-  
4698.

**1974 Buick Apollo 2 door hatch-**  
back, runs and looks good.  
\$950. (517)223-6339.

**BUICK, 1976**  
ESTATE WAGON  
Air, tilt, cruise, stereo,  
power seats, load leveler  
shocks. \$2,985.  
**JACK CAULEY**  
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1980 Citation, 4 door, power  
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\$2,550. After 5 p.m. (313)437-  
4698.

## 238 Recreational Vehicles

1978 30 foot Executive  
Diplomat II Motor Coach  
22,750 miles. 440 Dodge  
engine. Has 43 added options,  
loaded. (has battery and win-  
ing 4, but no generator), mint  
condition, must see to ap-  
preciate. \$27,900. (517)223-  
8734, Stirling Douglas, 130 N.  
Maple, Fowlerville

1976 Ford mini-motorhome.  
Excellent condition, 41,000  
miles. (313)629-4408.

**240 Automobiles**  
A sunroof costs less than air  
conditioning. May prices.  
(313)632-5683.

**Local Auto**  
Broker  
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1976 Dodge Ram Charger SE,  
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Meyers full angle plow, new  
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1980 Eagle, loaded. Take over  
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'77 Ford F-150 4 x 4. Power  
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fm stereo. Cap. new tires and  
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many extras. (313)229-4797.

1975 Jeep Wagoneer, quad  
track. \$300. Needs work.  
(313)231-1246 after 6:30 pm.

1970 Toyota Land Cruiser, 4  
wheel drive, runs good.  
\$1,200. (313)684-6829 after  
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1981 4x4 Toyota SR-5. Arizona  
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**235 Vans**  
1979 Chevy Nomad Sport van.  
Many extras, excellent condi-  
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1974 Dodge van, \$1,500.  
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1978 Ford van Custom Club  
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\$950. (517)223-6339.

**BUICK, 1976**  
ESTATE WAGON  
Air, tilt, cruise, stereo,  
power seats, load leveler  
shocks. \$2,985.  
**JACK CAULEY**  
—CHEVROLET—  
ORCHARD LAKE RD.  
Between 14 & 15 Mile Rds.  
855-9700

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speed, excellent condition.  
(517)546-7231.

## 240 Automobiles

1978 Chevette, 4 speed, \$1,850.  
(313)632-5589 after 6 p.m.

**CHEVETTE 1979, 2 door,**  
manual, cloth, rear defogger,  
AM/FM cassette. New tires.  
\$2,900. (517)546-8385.

**1971 Cutlass, rusty but trusty.**  
\$5

### 240 Automobiles

1976 Dodge, 4 door, 440 engine with trailer tow Package only. 43,000 miles. \$1,995. Bill Teasley Chrysler Plymouth. (313)229-6692.

1976 Dodge Challenger, 4 cylinder engine, automatic transmission, extra clean. \$3,895. Bill Teasley Chrysler Plymouth. (313)229-6692.

1979 Dodge Omni, 4 door, 4 cylinder engine, automatic transmission, air conditioning. \$3,895. Bill Teasley Chrysler Plymouth. (313)229-6692.

1979 El Dorado, total extras including moon roof, 23,000 miles, garage kept \$10,200. (313)348-1264.

1981 El Camino, 27,000 miles, power windows, cruise, V-8, air, excellent condition. \$6,400. (313)437-9943 before 9 am or evenings.

79 ElCamino Stick, V-8, 48,000 miles, am-fm, power steering, power brakes. \$3800 or best offer. (313)437-6434.

1981 Fairmont wagon. \$200 and take over payments. (517)548-2539.

1979 Ford LTD, automatic, air plus extras Low mileage. (313)437-1083.

FLORIDA car 1974 Maverick 4 D R., no rust, looks new, 48,000 retire owned miles, 61-automatic, \$1,450 cash. (313)227-7647 evenings.

1970 Ford LTD station wagon, good condition, \$795. Call before 3:30 p.m. (313)227-6643.

1978 Fiesta Ghia, 41,700 miles, silver, loaded. Excellent. \$3,195. (517)546-7589.

1975 Ford LTD station wagon. High miles, some rust, runs good \$375. (517)546-6992.

79 Fiesta, air, tinted glass, decor package, rear window defroster and wiper, am-fm, rustproofed, excellent condition \$3,300. (313)349-4479.

1973 Ford LTD, reliable, \$550. (313)348-7281.

1981 Grand Prix L.J. Low mileage, loaded, under warranty until July, additional 36 month Continuous Protection Plan. (313)887-7116 evenings, (313)685-5485 days.

### 240 Automobiles

1975 Ford Gran Torino. 1976 Mercury Grand Marquis. \$375 each. (517)546-6244.

1976 Grand Prix, loaded, real nice car. \$275 down. Low monthly payments. See or call Sam Russo, Vic Canever Chevrolet. (313)629-1581.

77 Grand Prix. Sunroof, air conditioning, power windows, power brakes, power steering, am-fm. \$1500. (313)632-7557.

1974 Grand Am, \$500. Runs good. (313)878-7006.

1974 Honda Civic, very clean, 4 speed, new paint, 38 mpg, \$1,695 or best offer. (517)548-4004.

1981 Lynx, auto, air, plus plus! \$5,100. (313)437-8079.

1971 Lincoln Mark III, good condition, \$1,000. (313)227-7474.

1978 LeCar, front wheel drive, 4 speed, sunroof, am-fm 8 track, good condition, clean. Must sell \$2,500. (517)546-8425.

1978 LeBaron, V8, 4 door, good condition, \$2,495. (313)685-1209.

MALIBU, 1978, CLASSIC 4 door, loaded, factory official, power seats, windows & door locks, tilt, cruise, air, stereo, \$4,395. JACK CAULEY—CHEVROLET—ORCHARD LAKE RD. Between 14 & 15 Mile Rds. 855-9700.

1977 Mercury Monarch 2 door. Cruise. Good condition. (517)548-2059 after 5 pm.

MUST sell. 77 Volare wagon, 74 Chevy wagon. Cheap. (313)632-5499.

1978 Mustang, air, power brakes, power steering, rustproofed, \$2,100 or best offer. (313)227-7845.

1974 Mercury Comet. Six cylinder, automatic, power steering. New front tires, brakes, exhaust system. Good transportation. Can be seen at Schaffer Road and Pinckney Road, \$500. (517)546-6258.

### 240 Automobiles

MALIBU, 1981, CLASSIC Like new, low miles, loaded, V6, Air, tilt, cruise, 2 tone paint, only \$7,485. JACK CAULEY—CHEVROLET—ORCHARD LAKE RD. Between 14 & 15 Mile Rds. 855-9700.

MUSTANG, 1978, power steering, power brakes, stereo, excellent condition. \$2,500. (313)878-3484.

MONTE CARLO, 1979 4.4 litre V8, automatic, air, vinyl top, only \$5,285. JACK CAULEY—CHEVROLET—ORCHARD LAKE RD. Between 14 & 15 Mile Rds. 855-9700.

1979 Olds Cutlass. Must sell, excellent condition. (313)437-8444.

1967 Olds 98, full power, rusted. Excellent running condition. \$400 or best offer. (313)231-1948.

1975 Olds Cutlass. Excellent condition, low miles, no rust. \$2700, or best offer. Call after 8 p.m. (313)437-0359.

1971 Oldsmobile Cutlass 350, good condition, new engine and transmission. Nice rims. 4 brand new tires. \$1,500. (313)227-7425.

1972 Olds Cutlass, needs minor repairs. \$295. Call before 3:30 p.m. (313)227-6643.

1979 Olds Delta 88 Royale, 2 door, air, stereo, power seats and locks, cruise, rear defog and more. Great mpg. \$4,700. (313)227-1688.

1979 Olds Cutlass. Call (313)231-3914.

1977 Olds Cutlass station wagon, excellent condition, low mileage, \$2,450. (313)887-3647.

1978 Olds Cutlass, 4 door sedan, air, power steering, brakes, very good condition. \$3,975. (313)229-9021.

### 240 Automobiles

1980 Olds Omega, 2 door, 4 speed, loaded. \$4,700/offer. (313)878-6477.

1977 Pacer wagon, stick shift, runs good. (313)227-3004 after 6 p.m.

1980 Pinto station wagon, power steering, power brakes, other extras, excellent condition. \$3,500. (313)878-8596.

1971 Pontiac LeMans, excellent running condition, good tires, Mag wheels, \$495. (313)632-6608.

1980 Plymouth Champ. Low miles, excellent condition. \$4,350. (313)227-4897.

1973 Pontiac Firebird, am-fm, 8 track, dependable transportation, body needs work. New exhaust. \$450. After 4 p.m. (313)229-7248.

1971 Plymouth Fury, good transportation, needs battery. \$200. (517)546-8410.

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1978 Mo-Ped, excellent condition. \$250. (313)437-8045.

1973 Plymouth station wagon, Custom Suburban. Very good condition. \$450. Call (313)437-3583.

1980 Rabbit. 30,000 miles, sunroof, air-conditioner, AM-FM stereo, no rust. \$4,595. (517)546-4065.

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TRIUMPH TR-7, 1977, blue, handop, very sharp, must see. 25,130 mpg., \$3,595. (517)223-8774 after 6 pm.

1974 Torino station wagon, body needs motor, can be seen at 124 Argyle Street, Howell. \$100.

1977 Vega wagon, good mechanical, good body, good transportation. \$1,000. (313)685-1973.

1977 VW rabbit, automatic, fuel injection, good condition. \$2,000. (313)685-0370.

1971 VW Super Beetle, rebuilt engine, \$500 firm. (313)437-5308 after 5 p.m.

VOLKSWAGEN Beetle, 1976. 4 speed, very clean, \$2,700. (313)685-9573.

1972 VW Beetle, very good condition, body excellent, very good gas mileage. \$1,195. (313)227-3948.

1972 VW Super Beetle, rebuilt engine, Michelin radials. Runs excellent \$875. (313)229-6913.

VEGA, 1977, excellent body. \$1,050. (313)878-3484.

78 Zepher, auto, 4 cylinder, am-fm 8 track, rustproof, clean. \$3,300. (313)349-8537.



Questions? Write to Attorney Larry Korn, care of Sliger-Livingston Publications, Post Office Box 160, Northville, Michigan 48167. Questions will be answered on a space-available basis. Answers in this column are directed at specific facts and may not apply in all situations.

**Q. I wish to sell my house on land contract. There is a clause in my note and mortgage that says I must first get the approval of my savings and loan association before I sell the property, otherwise they can foreclose on my mortgage. Since I will be making all of the mortgage payments, this doesn't seem right. Can the savings and loan association enforce this clause?**

**A. Many of the banks and savings and loans associations have been insisting that their notes and mortgages be renegotiated with a higher interest when the mortgagor sells the mortgage property.**

Frank Kelley, the attorney general of the State of Michigan, is disputing the right of the banks and savings and loan associations to enforce this note and mortgage provision. There also has been litigation in the courts seeking to hold such clauses in notes and mortgages unconstitutional.

In recent months, some sellers have sold their property on land contract and not notified the banks or mortgage companies. You would be taking a risk to do so, since your mortgage might foreclose on your note and mortgage. The banks and savings and loan associations get notice of a sale when they receive a notice that there has been a change in insureds on an insurance policy, or a notice from the county or city treasurer that someone new is paying the taxes.

Since the issues raised are very complex and changing from day to day, I would suggest you see a real estate lawyer.

**Q. My father died three years ago, leaving property situated in Monroe. How would I go about having the property transferred to the children?**

**A. You would have to file a petition in the Monroe County Probate Court, listing the heirs and asking for the appointment of yourself or one of the other heirs as personal representative of the estate, and then list that property as an asset.**

If all the heirs file "consents," the property might be transferred without the necessity of a formal hearing.

**Q. I have made out a will appointing my sister guardian to my child. Since the original will was drafted, I have become widowed and remarried. How would I make my new husband a part of my present will? Can this be done through an attachment?**

**A. You can make a new will at any time. The other will can be destroyed and a new will made which would acknowledge the change or circumstances that has occurred in your family.**

The amendment or "attachment" you referred to is called a "codicil." It either adds to or makes changes in a will.

In light of your remarriage, I would recommend that you consult the attorney who drafted the original will and have a new will drawn up. It will generally cost the same amount of money for a new will as a codicil, so you might want to review all the changes in your family circumstances and draft a new will.

**Q. I am living together with a man as husband and wife without the benefit of marriage. We made out wills indicating that we were husband and wife and also purchased a home under the same premise. Will we have any problem in the future because we are not legally married?**

**A. You should have an attorney review your documents and have the wording changed accordingly. If one of you should die before these changes are made, there could be lengthy and expensive litigation.**

**Q. My grandmother has recently died and all her assets were in accounts with joint survivorship. There was a will. Will that will have to be probated? I was told that the joint survivorship takes precedence.**

**A. The joint survivorship does take precedence. At the instant of death, the assets in a joint account pass automatically by**



operation of law to the survivor. Therefore, if those are the only assets she had, there will be no assets in the estate to probate.

**Q. My mother wishes to leave some property to my half-brother, who is an alcoholic, but she is afraid he might sell it to feed his habit. How can she prevent this from happening and still turn the property over to him?**

**A. She should write a will and incorporate a trust as part of the will, naming a trustee. If the property generates income, the trustee can dispend the earned income to your brother but preserve the "corpus" (or principal assets) of the estate until he sobers up, or until some other event takes place which would terminate the trust.**

**Q. What does it mean if I have been awarded a classified claim against an estate by a judge?**

**A. When a person dies there is a requirement, if the estate goes into probate, that the Personal Representative advertise in a trustee can dispend the earned income to your brother but preserve the "corpus" (or principal assets) of the estate until he sobers up, or until some other event takes place which would terminate the trust.**

If a creditor does file that claim, the Personal Representative can pay it or dispute it. If the claim is disputed, it may be submitted at a hearing before a probate judge. If the claim is allowed, it means that the court has found that this is a debt that the deceased owed which must be paid before the probated estate can be closed.

**Q. I have a problem with a warranty deed covering property in Florida. The deed presently has two names on it which I would like to remain on, but I would like those two people to be indicated as joint tenants with rights of survivorship. Both people live in Michigan, both know that I want to make this change, and both are agreeable to it. How would I go about changing the deed?**

**A. What you would do is go to a lawyer with the two people and ask the lawyer to draft a quit claim deed. The two people would sign the quit claim deed back to themselves as joint tenants with rights of survivorship. The deed would then be witnessed, notarized and sent to Florida for recording. Florida will accept the new deed as long as it is drafted and executed in accordance with the laws of the State of Florida.**

**Q. I'd like to ask you whether we can collect on a judgment we received in the small claims court about two years ago. The store that owes us money closed up and then the owner moved. We think he has opened another business in another county. We've been told that nothing can be done to get our money. Is this true?**

**A. You might be able to collect the money. You would have to find out what type of business organization they were operating under. If they were operating under a corporation and went defunct, you'd have a problem collecting.**

If they were operating under a partnership or sole proprietorship, you could go against the owner and any of his personal assets. The way you would do that is either by garnishment if the owner is presently working or by a writ of attachment.

You would go back into the same court that awarded you the judgment, get a writ of attachment against some item of his personal property (for instance, his car if he owns one) and attach his personal property.

**Q. I have a claim against a business, I want to sue them but the amount is only about \$100. How do I do this?**

**A. For an amount up to \$600, a person can go into small claims court without a lawyer and start a lawsuit. You simply need the name and address of the person you want to sue and proper documentation (such as cancelled checks or sales receipts).**

In the small courts the clerks usually are very cooperative in helping people file lawsuits. Also, when you are suing someone in small claims court, you do not go into your local district court; you must go into the district court in which the defendant lives or in which the defendant is doing business.

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# Publishing bestsellers — elementary style

Spencer Hooks, Tim Duff and Joleen Filkin may not be on this week's New York Times Bestsellers List; however, these budding authors certainly have made their mark on the literary world.

For example, Hooks, a first grader at Amerman Elementary School, already has published his first book, "The Boy Who Wanted a Teddy Bear." He not only wrote the book, but also illustrated it in vivid crayon colors.

Filkin, author of "The Living Crayon," has put Northville on the map by setting her short story in the downtown area.

For those who may not have read stories such as "Poofy the Dragon" by Pat Moylan or "The Boy and the Bubble" by Seth Klain, the place to go is the library of one of Northville's elementary schools.

The works of these budding Faulkners and Fitzgeralds are available in the Publishing Centers located in Amerman, Moraine, Silver Springs and Winchester schools.

Bound in wallpaper and printed on sheets of multi-colored construction paper, these books are among the most prized collections in Northville's libraries.

The Publishing Centers, the brain-

child of former reading specialist Ann Chizmar, have been publishing the works of student authors for more than 10 years.

According to elementary librarian Marian Hines, the program was initiated at Amerman and has expanded to all of the elementary schools over the past few years.

After Chizmar's retirement, Jane Anderson Kenyon kept the program alive until supervisors Barbara Gougeon, Jean Angell, Ellyn Peters and Janet Freed took over the elementary Publishing Centers.

At Winchester, PTA member Kitti Wilson currently is running the school's program.

This year alone, more than 350 books have been published by young writers ages 5-11.

Hines pointed out that this year students had an opportunity to discuss their works with author and illustrator Carolyn Hall who made a visit to the elementary schools.

Writing books is strictly a voluntary endeavor, Hines noted. Students interested in having their works published begin by discussing their book ideas with the Publishing Center's editor.

Students then read their stories to the

editor who transcribes the story into a manuscript form.

Once manuscripts have been completed, they are sent home for parents to review before final publication.

Hines pointed out that publication of the students' works would be impossible if it were not for the assistance of PTA volunteers and parents who type the final copy.

Once copies have been typed, they are placed on color-coordinated paper and placed into books bound in wallpaper.

The final stage of the publication is the artwork. Once books have been bound, students will work on the illustrations — mostly done in crayon.

They are then made a part of the library's collection.

Hines noted that most students are very particular about the title page of the book, which in most cases pays tribute to family members or friends.

However, for Spencer Hooks, author of "The Boy Who Wanted a Teddy Bear," it comes as no surprise that the title page of his first published work affectionately is "Dedicated to my Teddy Bear."

— Michele McElmurry



## Tales of crayons, dragons and Pac Man

### THE LIVING CRAYON

Long, long ago in Northville there was a living crayon. The crayon liked to take walks, but sometimes he was lonely.

One day he went for a walk, and he heard a noise. It startled him!! He was scared. It was just a rabbit jumping into its hole.

Then he saw another crayon. He was happy! It was a girl crayon.

One day the girl crayon didn't feel good. She was going to have a baby. They knew the baby was going to be green because the girl crayon was yellow and the boy crayon was blue; and yellow and blue make green.

In a few days, the girl crayon had her baby and the baby crayon was green.

Joleen Filkin  
Grade 2  
Amerman School

### POOFFY THE DRAGON

Once upon a time there was a dragon named Poofy. He lived near a village named Hillville with his two children named Mowie and Howie and his wife, Smoochie.

One day a villager was picking apples near Poofy's cave and started sinking in quicksand.

Luckily, Poofy saw him in time to save him.

When the villager returned to Hillville, he told everyone that Poofy tried to eat him. Then the other villagers were afraid of Poofy and his family.

Then one day in December, it started to snow. It snowed and snowed and snowed. Soon it was 10-feet deep.

When Poofy woke from his sleep, he realized that the villagers could not survive in such cold weather.

So immediately he got his winter clothes on and got out a bottle of pepper — then headed for the village. When he reached the village, he

sprinkled some pepper on his nose and sneezed. With this, he melted the snow.

After this, the villagers were friends with Poofy and his family.

Pat Moylan  
Grade 5  
Winchester

### THE BOY AND THE BUBBLE

Once there was a boy named Jim. He was given 10 cents to go buy a loaf of bread. When he got there he saw all the different kinds of gum. He decided to buy gum instead of bread. So he picked out some gum and bought it.

He picked out the wrong kind. The gum label read, "For Super Strong, Long Lasting Bubbles." He ran outside as fast as he could. When he got outside, he came to a stop. He opened the package and unwrapped a piece. He put it in his mouth and started blowing a bubble. Soon the bubble was bigger than a basketball. As it grew bigger, he

Continued on 4-C



Christina Lombardo, 7, checks over her classmates books in the Publishing Center

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## 1982 STRAWBERRY FESTIVAL

### SATURDAY MAY 22

1:00 to 6:00 P.M.  
(RAINDATE MAY 23)

**WHAT IS THE STRAWBERRY FESTIVAL?**  
It is designed to be a fun filled afternoon of entertainment, learning and participation. Strawberries, shortcake, sundaes and cheesecake will be the order of the day!

**WHY IS IT BEING HELD?**  
To celebrate the observance of May as Older Americans' Month. Many seniors, and individuals of all ages will be demonstrating their talents as artists and entertainers. Families, and people of all ages are encouraged to attend. Proceeds donated to non-profit organizations which provide services to and for seniors.

### MAIN EVENTS

1:30 P.M. SQUARE DANCERS  
2:00 P.M. MR. "RATTLE BONES"  
2:30 P.M. SWEET ADELINES BARBERSHOP QUARTET  
3:00 P.M. BRASS QUINTET  
3:30 P.M. UAW RETIREES EXERCISE GROUP  
4:00 P.M. GYMNASICS DEMONSTRATION  
4:30 P.M. SQUARE DANCERS

### SPECIAL EVENTS

QUILT CONTEST  
CHEESECAKE CONTEST

### OTHER FEATURES

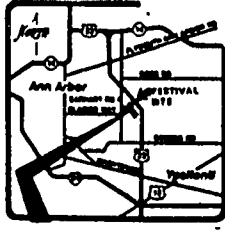
- Arts & Crafts, Exhibits & Demonstrations by Talented Seniors
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- Wandering Musicians • Story Tellers • Balloons
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## In Our Town

## Reunion price escalates for Class of '32

By JEAN DAY

When the 44-member Northville High School Class of 1932 was graduated, it was the largest in the school's history, "and, of course, one of the most promising," reported The Northville Record of June 24, the day following the commencement. The graduation ceremony was held in the auditorium of the Wayne County Training School.

Some 19 members of that class with their spouses are getting together for a 50th year reunion to be held in Mill Race Historical Village June 5. Reunion committee member Arline Biery reports the committee has been able to contact 40 of the 44 class members. Also working on the reunion are Mrs. Biery's husband Elden (they were classmates from fourth grade, marrying four years after graduation), Ruth Mary Atchison, Demetra Biegert, and Gerald Champe and Ella Fry, both of Plymouth.

The dinner at \$15 each is being catered by Romanoff's, Mrs. Biery reports. She recalls that the class met for a 25th year reunion which was held in the community building and was catered by Ruth Black for \$2.50 a person.

The class also held a 40-year reunion.


At the June graduation 50 years ago every girl wore a corsage, the gift of class sponsor, Mrs. E. A. Chapman. Diplomas were awarded by Superintendent T.J. Knapp as Principal R.H. Amerman presented the class for graduation. The commencement story noted that the subject, "Resolved, that remedial classes are advisable," was debated ably by Catherine Stalter and Robert Cousins.

"Ruth Mary Baldwin (Atchison) played appropriate selections," the paper reported, also noting solos by Elizabeth Miner and Bernice Clark who was accompanied by Geraldine Ferguson.



## Town Hall awards

In its 21 seasons, Northville Town Hall has generously donated the proceeds of its lecture series to Our Lady's League of Our Lady of Victory Church and a variety of charities such as Northville-Novis FISH, First Step (Western Wayne spouse abuse fund), Plymouth Symphony Society, Livonia Family Y Branch YMCA and many others. Last week, the Town Hall's Board of Awards had an opportunity to see how its funds are being used by New Horizons, a rehabilitation center for the mentally and physically impaired. Marilyn Zobel, seated in the center, showed board members Fran Mattison, left, Anne Brueck, Norma Vernon and Reggie Hodson a slide presentation of the center and its facilities. Organizations seeking assistance should write to the Town Hall Board of Awards Committee at P.O. Box 93, Northville by May 31.



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for your support during our 6-week Stock Liquidation Sale.

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We will be looking forward to seeing our customers, both old and new. New customers are not strangers, but new friends we are eager to meet.

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Also on the front page of the depth-of-the-depression issue was the story that T.R. Carrington, E.M. Bogart and R.T. Baldwin (publisher) had visited Saline, Ypsilanti and Romulus to get facts and figures "as to the progress of the banks closed and re-open under the same plan for Northville by the state banking department." School employees had received their May checks, another item reported, and would be getting June ones.

Casterline one-stop service station had hired Louis Tiffin as attendant "from hundreds of applicants because he had a family and the reputation for being honest and a reliable workman," noted another front page story.

*'Come, play with the stars'*

About 30 residents of Whipple Estates are expected to come out for the subdivision's annual golf open slated to start at 12:30 p.m. June 5. Marilyn Donovan and Irvin Marburger, last year's winners who automatically became planners of the 1982 event, have sent out invitations to "Come, play with the stars."

After the contest at Brooklane on Sheldon, golfers will return to the Donovan home for awards and dinner. Robert Donovan will be coming for the fun from Fullerton, California, where he has taken a new job. He was here last weekend to attend son Michael's graduation from University of Michigan Law School. Michael has taken a position with a law firm in Walnut Creek, California.

*Sealarks equal fun for women alone*

Going picnicking is one of the summer events planned by the Sealarks, a non-denominational group sponsored by the First Presbyterian Church for single, divorced, separated or widowed women of the community. Geneva Bodenmiller was elected president at a catered dinner meeting May 4 at the church. Other new officers are Georgina Cox, vice president; Rosella Lee, secretary; Frances Collins, treasurer. Margaret Blair and outgoing president Helen Maki are directors. Dorothea Shafer is publicity head.

Begun in 1977 with 12 members, the Sealarks now number 60. They will continue to meet informally through the summer with a June 22 picnic planned and brunches the second Sunday of each month at noon after church services.

*Mary's putting on her hat*

Mary Ware will be donning the straw hat that is her official auctioneer's headgear as she again auctions off fellow members' plant donations at the annual event held by the Northville Branch of the Woman's National Farm and Garden Association. It is to follow a guest day luncheon meeting at 12:30 p.m. June 14 at the home of Mrs. George Pappas. The branch ways and means committee has slated a meeting for 10 a.m. next Monday with Mrs. George Daraban, chairperson.



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# Sherry Ellison wed in double ring ceremony

Sherry Lee Ellison, daughter of Mr. and Mrs. E.V. Ellison of 552 West Dunlap, exchanged marriage vows with Richard Raymond Aronson April 17 at Ward Presbyterian Church in Livonia.

The double ring ceremony was officiated by L. Edward Davis. Tenor soloist James McLuskie sang "The Wedding Song" and "The Lord's Prayer" during the ceremony.

Heralded down the aisle by a three-trumpet procession, the bride wore a white silk gown enhanced with puffed elbow-length sleeves and sweetheart neckline embroidered with white flowers and applique with rose buds. The gown, made by the bride's mother, was fashioned with a full-length train. Her bouquet consisted of white, miniature orchids amid other flowers, ivy and baby's breath.

The bride's sister Mrs. Lynn LaFond was matron of honor and her twin sister Melinda Ellison was bridesmaid. The bride's attendants wore turquoise gowns with shoulder capelets and carried bouquets of dark pink flowers. Both gowns were made by the bride's mother.

Best man was the bridegroom's brother Carl E. Aronson and usher was his son Karl. The bride's nephews Donald and David LaFond also attended.

An afternoon tea was held at the home of the bride's parents following the ceremony with approximately 80 guests attending.

The bride is a 1973 Northville High School graduate and a 1977 Adrian College graduate. She is a part-time music teacher at Frost Junior High School in Livonia.

The bridegroom was graduated from both Eastern Michigan University and University of Michigan. He is a reading consultant in the Riverview Community School District, a visiting lecturer at Eastern Michigan University and an adjunct faculty member at Marygrove College in Detroit.

The couple will make their home in Trenton and are planning a wedding trip in August.



MR. AND MRS. RICHARD ARONSON

## Susan Westfall married here

Susan Irene Westfall, daughter of Mr. and Mrs. Louis Westfall, Jr. of 602 Grace, became the bride of Fred G. Fisher of Novi April 24 at First United Methodist Church of Northville.

The bridegroom is the son of Mr. and Mrs. Herbert Fisher of Novi.

The double ring ceremony included the lighting of the unity candle and a presentation of yellow roses to the mothers of the bride and bridegroom. The ceremony was officiated by the Reverend Guenther Branstner.

The bride wore an empire-waist Qiana gown accented with brocade lace and seed pearls. She wore a white picture hat and carried a cascade bouquet of yellow and ivory silk roses, stephanotis and ivy.

Glenda Jordan served as matron of honor and Mary Fisher was bridesmaid. The bride's attendants wore yellow empire-waist gowns with pleated skirts and lace jackets and carried nosegays of white daisies, yellow sweetheart rose

buds and baby's-breath.

Flower girls were the bride's niece Jennifer Jordan and the bridegroom's niece Maria Fisher.

Best man was John Bourne. Ushers were the bride's brother Tom Westfall, Ron Lane, Ricke and Ronald Rosselle, the bridegroom's brother James Fisher and the bride's nephew Hugh Jordan. The bride's nephew Jason Jordan also attended.

A reception for 225 guests at the Northville Community building followed the ceremony. The bride's brother took leave from the army to attend the wedding.

The bride is a 1973 Northville High School graduate and is employed by Michigan Bell Telephone Company.

The bridegroom is a 1975 Novi High School graduate and is employed at Fisher Electric and is a fireman for the City of Northville.

The newlyweds will make their home in Novi.



MR. AND MRS. FRED FISHER

**An Old Fashioned School Fair**  
Sat., May 22 11 a.m. - 4 p.m.  
at the  
**William Allan Academy/  
Little Red Schoolhouse**  
W. 8 Mile Rd. - Northville  
(next to Maybury State Park)  
349-5020  
Hot Dogs • Bake Shop • Games • Cakewalk  
Bookshop • Popcorn • Children's Theatre 1:30 p.m.

## Engagement announced



MARC HOOTH, ANNE SHERMAN

Mr. and Mrs. Donald J. Sherman of 1068 Allen Drive announce the engagement of their daughter Anne Michele to Marc Howard Hooth, son of Mr. and Mrs. William H. Hooth of 574 Morgan Circle.

The bride-elect is a 1977 Northville High School graduate and was graduated from University of Michigan in 1981. She currently is employed at The Energy Connection in Plymouth.

Her fiancé is a 1978 Northville High School graduate and a 1982 University of Michigan graduate. He currently is attending University of Michigan Law School.

An August 21 wedding is planned.

## Family welcomes newborn

Former Northville residents Gregg and Linda Penn of Royal Oak announce the births of their twin daughters Amy Elizabeth and Sarah Lynn May 4 at Beaumont Hospital.

Amy weighed seven pounds, six ounces and Sarah weighed six pounds,

15 ounces.

Paternal grandparents are Harold and Enid Penn of Northville. Alice Pollack of Northville and Ed Pollack of Royal Oak are maternal grandparents.

The twins' parents both are Northville High School graduates and have an older daughter Megan, 2, at home.

## Seniors plan Tuesday potluck

After a potluck dinner at 6 p.m. Tuesday in fellowship hall of First Presbyterian Church, members of Northville Senior Citizens' Club will be entertained by the "Off Beats," a musical

group from Redford. President Clarence Harsch, noting that "familiar faces have been missing lately," requests members make a special effort to attend this program and also to

"bring another senior citizen as a guest."

Any senior citizen living in the city or township is eligible to join the club at its second business meeting of each month.

## Colorful Crabapples

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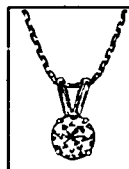
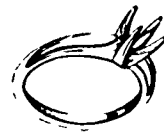
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## Spring sale



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Sofa 84" L. Sale from \$783. Loveseat 56" L. (not shown). Sale from \$623. Heritage Coffee Table 41" Sq., Reg. \$999.

Chair (left), Sale from \$372.

Chair (right), Sale from \$447.

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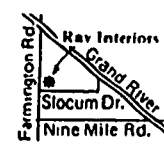
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# Dragons and crayons

Continued from 1-C

found it wouldn't pop. He was blowing it so fast that soon it was over his head.

Somehow he got inside the bubble. Then he was talking to himself and he said, "I just hope a breeze doesn't come up and blow me away." Just at that moment a breeze did come up. "Just what I didn't want, a breeze," he said.

Jim and the bubble went up and up and up. When he got a mile up in the sky, he said, "WOW! What a great view! I hope a bird doesn't fly by and pop by bubble." As he went higher still, a bird flew along and popped the bubble. He was falling. Quickly he unwrapped another piece and put it into his mouth. He blew a half bubble. The half bubble acted like a parachute. Then he came down slowly and landed safely. He walked to the nearest garbage can, spit out the gum and threw out the package. When he got home his mom asked, "Jim, where's the bread?"

Jim said, "I bought some gum instead of the bread you asked for. But with the gum I had an adventure."

His mom said, "Here's 10 cents more to buy some bread." So this time he bought the bread he was supposed to buy.

Seth Klain  
Grade 3  
Moraine School

## FREDDY, THE GIANT PAC MAN

There he was, at the arcade playing Pac Man as he usually did from noon to 4 p.m. His Pac Man was finishing up the last eight dots. This was the 12th set he had wiped out and his score was in the hundred thousands.

Freddy McMan had Pac Man fever. Freddy was age 12 and a whiz at Pac Man. He already spent \$3 in quarters and had the high score over 15 times.

When he finally finished playing his last game, he walked home, knocked on the door and his mom answered. "Freddy, where have you been? You're a half hour late!"

"Sorry mom, but I got the high score in Pac Man," said Freddy.

"You always get the high score in Pac Man!" his mother said.

"Boy! You really do have Pac Man fever! Now eat your dinner and go to bed," she said.

When it was time to go to bed, Freddy laid on his bed and looked around his room. He had Pac Man posters on every corner of his room and every book of Pac Man secrets you could get. He then, finally, fell asleep.

When everyone was asleep the front lock on the door creaked open. Robbers were in the house! As they walked over to the stairs, one of the robbers tripped. "What the ? is that?" he said. The other robber shined the flashlight down where the robber tripped. "Holy ? — it is a Pac Man game!"

As the robbers made their way to the steps, they didn't take anything valuable. Matter of fact, they didn't take anything, yet. The robbers were headed straight for Freddy's room!

Freddy's door creaked open and the robbers went inside. Just then Freddy woke up. "Who is it?" Freddy asked. Then the robber pulled out a gun. "Robbers!" Freddy said.

"Shut up or I'll blow your head off," said the robber. "Get that rag out and tie it around his mouth," said the first robber. The second robber did as he was told and in less than a minute Freddy couldn't say a word.

Freddy opened his drawer and pulled out what looked like a real gun. He pointed it at the robber and pulled the trigger. A beam of water soared across the room and hit the robber with the gun. He dropped the gun and fell down.

Freddy ran downstairs with the robbers right behind him. Freddy jumped over his Pac Man game but the robber with the gun didn't and he tripped over the game, again. "Not this dumb game again," he said. The second robber jumped over the game and dove at Freddy. Bam! Freddy came down to the floor with a thump and the robbers had him.

Just then Freddy's dad looked downstairs. "Robbers! And they've got Freddy!" said his father. "Call the police!"

"Quick! Let's get the heck out of here," said the second robber. They slammed open the front door, jumped into their car and took off.

They were driving for 10 minutes, going over 85 miles per hour. When they finally reached the broken down mansion, or their hide-out, they pushed Freddy out of the car, and they walked up to the mansion door. The first robber pressed the button on the side of the door and door slid open. With the gun pointed right at Freddy's back, Freddy followed the two robbers to the mad scientist's room.

"I heard you're a whiz at Pac Man," said the mad scientist, as they walked in. The scientist had machines, computers and cameras all over the room. "Well, we'll just see how great you have Pac Man fever," said the scientist. "As soon as I invent these monsters for Pac Man."

"Pac Man?" asked Freddy.

"Yes, you're going to play Pac Man; or really be the Pac Man!"

"What?" asked Freddy. He was able to finally talk because the robbers took off the cloth when they approached the mansion.

"You're going to chew away at least 20 sets of Pac Man dots, and if you lose all your Pac Men, the world will blow up!"

"How am I going to be the Pac Man?" asked Freddy.

"You will be inside a giant robot Pac Man, and the dots will be round gold rocks. If you fail to chew away 20 sets of dots, the goblins from Pac Man will break down the walls and destroy the world! Ha Hee Hee Hee Ha!" Freddy gulped hard, for he knew that he couldn't wipe out 20 sets of dots — his highest was 15 sets.

"Now get into that Pac Man and wait until I put the goblins in." In 10 minutes the goblins were put in the game. "Begin!" yelled the scientist.

Freddy went to the left and then down, chewing away the so-called dots. In less than two minutes, Freddy wiped out all the dots.

He began his second set, this time going up instead of down. Then coming straight at him was a goblin. There was nowhere to turn so the goblin ate up the Pac Man. Freddy had two Pac Men left and had only wiped out one set of dots.

Freddy had played for three hours and wiped out 19 sets. But he only had one Pac Man left. He started downward and chewed up the downward dots, but coming right at him were two goblins. Freddy had to get to the energizer dot fast.

The energizer was the only dot left. He was only three dots away! Two dots! Bam! No! Freddy had gotten eaten! Freddy's Pac Man inflated and Freddy fell on the floor with a thump!

He opened his eyes and he knew it was just a dream. And from that day on, he never played Pac Man again.

Steve Swamba  
Grade 6  
Moraine School

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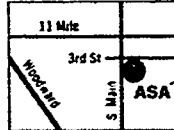
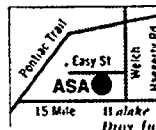
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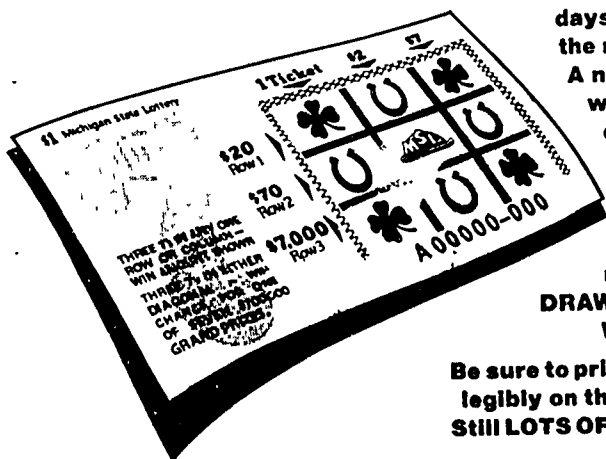


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WITH PORTION OF BACK ATTACHED  
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1/2 LITER BTLs.  
REG. OR DIET PLUS  
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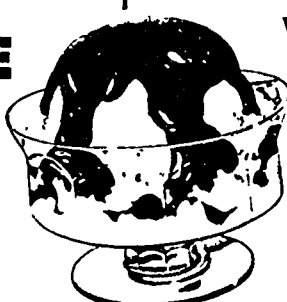
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4 LITER BOTTLE  
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# Mustang diamond squad unable to shake losing ways

By JOHN MYERS

The streak continues. But it is not the kind of streak Northville boys' baseball coach Fred Holdsworth wants. The Mustangs' diamond fortunes have continued to take a turn for the worse as they dropped three more contests last week to extend their losing skid to six straight.

Northville fell to Waterford Township 11-6 last week Monday, in addition to dropping Western Six Conference games to Livonia Churchill last week Wednesday and Walled Lake Western Friday by identical 7-4 scores.

A lack of good pitching and poor defense continue to plague the Mustangs, now 4-8 overall and 1-5 in the W-Six, during their longest losing streak of the season.

"It's the same problem as before — pitching and defense," Holdsworth lamented.

"We're scoring an average of six runs a game, and we have a team batting average of .341, but we're allowing eight runs a game," he added.

Senior lefthander John Dranginis, who has won all four games, had been the key in preventing the team from going into a prolonged losing skid, but that has not been the case lately.

"He was the only pitcher holding us up, but when he doesn't, we're in trouble," Holdsworth observed.

Such was the case against the red-hot Western Warriors as Dranginis didn't last the first inning.

The lefty was tagged for four runs on three hits in one third of an inning with the fatal blow being a three-run homerun by Doug Day. Holdsworth had seen enough and summoned Tim Thomson from the bullpen who finished the slugfest.

The Warriors connected for three more homers against Thomson with Day ripping one in the third and David Meyer and Oakley Watkins slamming back-to-back round trippers in the fifth.

Northville retaliated with a homer by Todd Bartling, who recorded three hits and two runs-batted-in for the afternoon, in the fifth and added three runs on three hits in the seventh for its final tally.

The Mustangs drew first blood against Churchill with a run in the first without the benefit of a hit. Northville completed its scoring with three runs in the third on singles by Mickey Newman, Todd Harigan and Greg Wolfe, a walk to Dave Longridge and a sacrifice fly by Chris Behen.

Churchill broke a 4-all tie with a single tally in

the fifth and sealed the triumph on a three-run error by the Mustangs in the sixth.

Dave Mallnowski suffered the loss against the Chargers as he went the first five innings. He allowed six runs on four hits with six walks and two strikeouts.

The Mustangs started strong against Waterford with four runs in the first frame on singles by Andy Dimitroff, Willie Newman, Mickey Newman, Longridge and Bartling and walks to Thomson and Bob Townsend.

However, Waterford responded with a run in the first, two in the second and five in the third off loser Brian Bidwell to cruise to the win, while Northville could only muster two runs the rest of the way.

Willie Newman carried a big stick to the plate for Northville as he drilled a single, double and triple with three rbis, but it wasn't enough.

Thomson relieved Bidwell and pitched well according to Holdsworth.

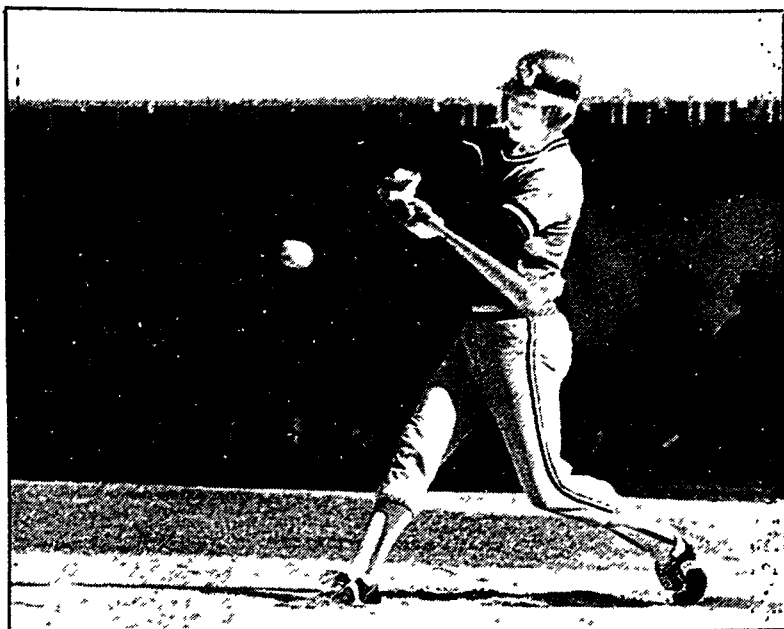
In the past few games, the Mustangs have started strong, but always have faded in the late innings, posing a perplexing problem. For Holdsworth, who can't seem to find an answer.

"I wish I knew," he wondered. "I've tried to solve the problem, but I'm not sure what it is."

The Mustangs have a rough schedule this week as they play six games in six days. Perennial powerhouse Plymouth Canton was on tap Monday for a W-Six contest which prompted Holdsworth to say, "We go into the frying pan today (Monday)."

Northville traveled to Novi Tuesday for a non-league contest and traveled to Farmington Harrison today for a league match up. The Mustangs' final road contest is Thursday against Howell, and they host Livonia Franklin in a doubleheader Saturday.

The final regular season contest is slated for 4 p.m. Monday against Waterford at the Mustangs' home field.



Record photo by JOHN GALLOWAY

Todd Bartling swung a big bat last week

## Northville youth soccer results

Here are this week's Northville youth soccer results:

### Under-10 Girls

Northville No. 2, Sunrise 0, Northville No. 3, Pandas 0. Outstanding offensive players: Pam Yezack and Amy Goode. Outstanding defensive players: Michelle Hofer and Paula Orlowski.

Northville No. 4, Stompers 4, Farmington No. 12. Outstanding offensive players: Susan Weidenbach and Jenny Weaver. Outstanding defensive players: Meagan Holmberg and Becky Piner.

Northville No. 3, Forest 0, Plymouth No. 2 5. Outstanding offensive players: Kelly Borcherts and Rachel Davis. Outstanding defensive players: Julie Howard and Nancy Ballard.

### Under-12 Boys

Northville No. 5 3, Farmington No. 4 1. Outstan-

ding offensive players: Curtis Cureton and Eric Berner. Outstanding defensive players: Keith Graham and Bryan Tews.

Northville No. 2 6, Plymouth No. 10 0. Outstanding offensive players: Noel Korowin and Brad Maliszewski. Outstanding defensive players: Brian O'Neill and Andy Grey.

Northville No. 3 4, Plymouth No. 6 1. Outstanding offensive players: Lance Fox and Jeremy Wittrick. Outstanding defensive players: Scott Byam and Roger Kimery.

Northville No. 7 1, Plymouth No. 2 5. Outstanding offensive players: Tim Goode and Ian Newton. Outstanding defensive players: Todd Daniels and Kevin Delaney.

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# Tracksters lose to Hawks

It's been a long, arduous season for the Northville girls' track team. This was typified again last Thursday when it fell to Western Six Conference foe Farmington Harrison, 97-26.

Northville, which has not been able to win a meet all season, took eight second place and two third place finishes against the Hawks.

Becky Baumann, Kim Assenmacher, Kelly Wool and Marge Wojcicki were the only Northville thinclads to place in the meet.

Baumann took second in the long jump with a leap of 13-feet-2½" and was runner-up in the 100-meter dash with a time of 13.7. She also was third in the 200-meter dash with a 21.7 clocking.

Wojcicki was second in the high jump with a leap of 4-4 and repeated this in the 800-meter run with a time of

2:51.8. She also took third in the 1,600-meter run with a time of 6:27.6.

Assenmacher was second in both the 100-meter low hurdles (16.8) and the 200-meter low hurdles (34.17), while Wool was runner-up in the 1,600-meter run (6:20.19) and 3,200-meter run (12:58.8).

The Mustangs also competed in the Observerland Relays Saturday at Redford Union and could only come up with one point when Assenmacher placed sixth in the 10-yard low hurdles with a time of 17.9.

Wool placed eighth in the mile run with a 6:12.5 clocking for the Mustangs only other placing.

The Mustangs' final dual meet of the season is against Farmington today before heading into regional action this weekend.

# Softball squad drops two, wins

Mary Minor was a little disappointed in the results her Northville girls' softball squad turned in last week.

The Mustangs recorded an 11-6 win over non-league foe Waterford last week Monday, but fell to Western Six Conference rivals Livonia Churchill 11-10 last week Wednesday and Walled Lake Western 9-1 Friday. The Mustangs now stand at 4-7 overall and 2-4 in league action.

The loss which was hardest to take for the first-year varsity coach was against Churchill, a team Northville had beaten earlier in the season.

"It was real disappointing (to lose). We thought we had it, and we should have had it. But, that's just baseball," Minor explained.

Sue Keiser took the loss in going the distance for the Mustangs. She allowed 11 runs on 12 hits, walked four and struckout three.

Nancy LaPlante and Sheri Robins carried the big sticks to plate for Northville against Churchill. LaPlante rapped a pair of doubles and a sacrifice fly for three runs-batted-in, while Robins cracked pair of homers for three rbi's.

Julie Roberts also had a big day at the plate with a couple of rbi singles. Judy Morgan and Pat Wazny also had rbi singles to round out the Mustang scoring.

Northville was without a couple of key individuals against Western, but Minor was pleased by the play of the

team in the contest.

Cheryl Berryman's homer was the only run allowed by Western in the contest.

Robins was a one-person wrecking crew against Waterford as she slammed four round trippers and knocked in 10 runs to single-handily beat Waterford. She added another hit as well.

Trish Settles knocked in the other run with a rbi single. She also had two hits for the afternoon.

The Mustangs played W-Six rival Plymouth Canton Monday and hosted non-league foe Novi Tuesday. Northville entertains league opponent Farmington Harrison 4 p.m. today at Ford Field and closes out the regular season against Waterford Monday.

## Rec briefs listed

The rec department is selling commemorative T-Shirts for \$5 for the May 20-23 Downtown Dedication. Stop in the rec office, 303 West Main, or call 349-0203 to buy a shirt.

There will be a men's Class C softball tournament June 11-13 at Thomson Field. Rosters and the \$100 entry fee must be submitted to the rec department by June 7.

## Tennis tourney slated

Tennis enthusiasts looking for a tournament to enter need look no further than Northville.

The Northville Spring Open tennis tournament will take place Saturday and Sunday at the Fish Hatchery Park. The tournament is open to men's,

## Wrestling clinic scheduled

All interested wrestlers are invited to attend the Northville High School wrestling clinic conducted by Mustang grappling coach Gary Emerson 9-11 a.m. Saturday,

May 22 at the NHS wrestling room.

There will be another clinic 9-11 a.m. Saturday, June 5, in the wrestling room.

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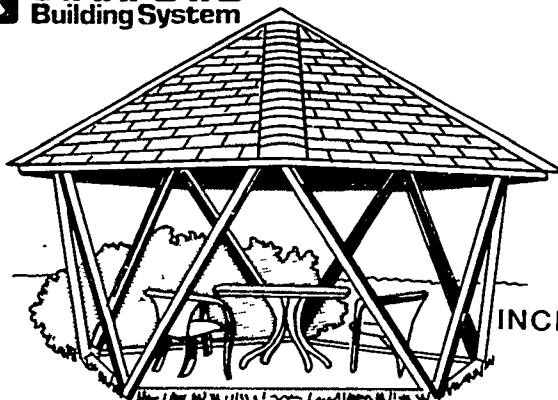
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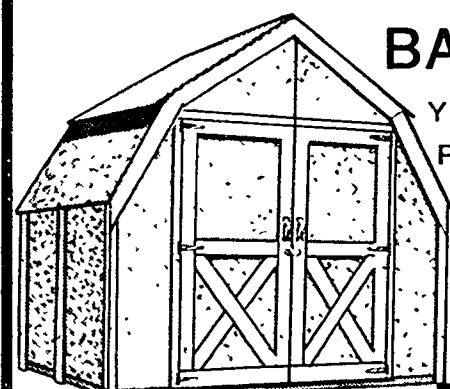
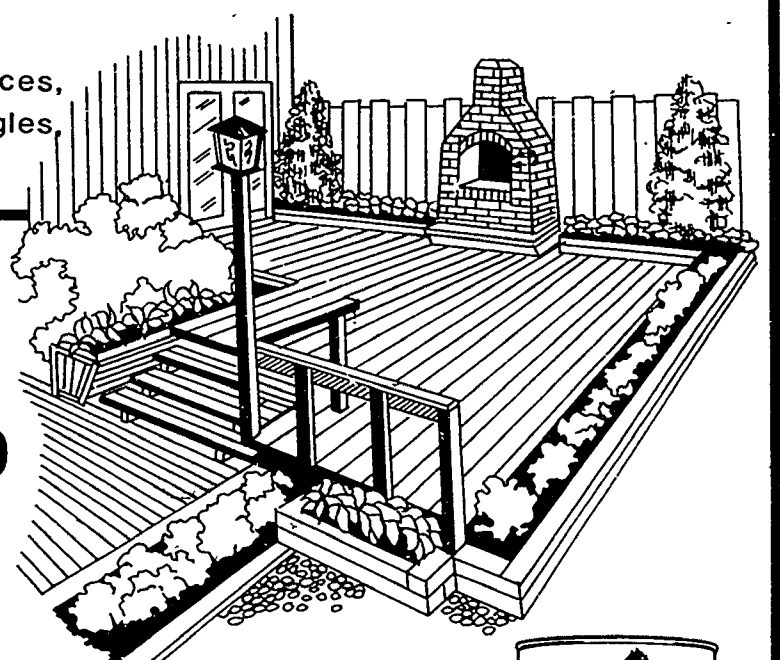
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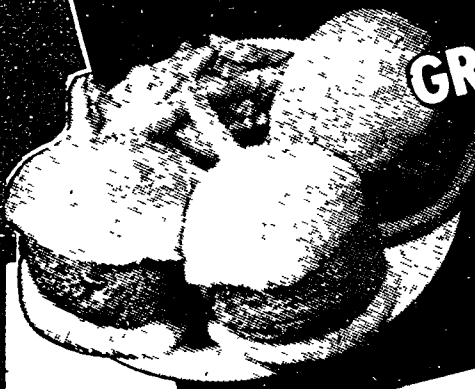
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Athletic facilities and classrooms are located on 40 wood-ringed acres and playing fields at 13 Mile Road and Lahser in the lovely Beverly Hills district of suburban Birmingham. The campus includes numerous springs, the Rouge River at its source, tree shaded hills, and nature walks with a variety of wildlife. A beautiful outdoor, heated swimming pool for all levels of swimming ability, a full-size gymnasium, an official size football field, a field hockey field, two soccer fields, a baseball diamond, a softball diamond and a track are part of the physical education program of the camp. Archery ranges, 9 tennis courts, 5 outdoor basketball courts, and a playground with swings, slide, merry-go-round, and horizontal ladders compliment the campgrounds. On rainy days, the indoor facilities are extensive enough to accommodate the entire camp with a variety of activities.



# CAMPING & ATHLETIC CAMPS

## DAY CAMP

Dates: June 21 - August 6, 1982

Ages: 5 - 11

Time: 9:00 a.m. - 3:00 \*Full Day

(2 week minimum)

12:30 p.m. - 3:00 \*Half Day

(Follows morning academic program)

**DIRECTOR:** Susan J. Qualls, B.S. Education  
Womens' Athletic Director, coach and teacher at Detroit Country Day School. Going into her 5th year with the Day Camp, Susan brings innovative, new and extensive camp experience to the day camp. She is a Red Cross Water Safety and First Aid Instructor, and brings the outdoor, educative environment plus the fun and excitement of a camp experience to Country Day.

**COST:** Early Bird Special

\$75.00 per child, June 21 - 25

\$65.00 per child, June 28 - August 6 (2 week minimum) \*1/2 day sessions, includes lunch following morning academic program.

\$105.00 per child, June 28 - August 6 (2 week minimum) Full day sessions

**INCLUDES:** Lunch, meals and activities on overnights, Red Cross Swim Instruction and certification, camp T-shirt, transportation to canoe trips and horseback riding and admission to all field trips.

**HIGHLIGHTS:** Field trips, puppet shows, roller skating, special event days, horseback riding, canoe trips, nature studies, carnivals, overnights, slip and slide, sports, arts & crafts, archery, free swim, movies, Red Cross swimming instruction, Parents' Day and MUCH, MUCH MORE!

## SOCCER CAMP

July 12 - 16

9:00 a.m. - 3:00 p.m.

Ages: 9 - 15

\$120 Per Session included lunch, T-shirt, 30 hours instruction and an official soccer ball.

**DIRECTOR:** Paul Bartoshuk, A.A., B.S., M.S.  
Varsity Soccer Coach at Detroit Country Day School, Paul also brings five years of college level coaching experience to the program. A former varsity soccer player at Springfield College, he holds a U.S.S.F. license and is a staff member of World Cup Soccer Camps.

- Soccer instruction on team and on individual basis
- Functional training forwards, mid-fielders, backs
- Drills on passing, dribbling, heading, shooting
- Utilization of the DCDS Soccer Skill Center
- Basic Goal-Tending training
- Soccer-Tennis Competition
- Awards — Best Juggler, Dribbler, Header, Passer, Shooter

**Equipment needed:** Shorts, soccer shoes, T-shirt, swim suit, towel

## CHEERLEADING CAMP

July 19 - 23

Ages: 9 - 18

\$65.00 per girl

\$20.00 per team sponsor/coach

**DIRECTOR:** Susan Qualls

Former Varsity Cheerleading coach at Flushing High School. State judge, as well as Catholic and Pistons competitions. Staff will include former cheerleaders from University of Michigan, Michigan State and Ferris College.

**INCLUDES:** Lunch, T-shirt

Instruction in gymnastics, pom-pom routine ideas, conditioning, new cheers, spirit ideas, daily and final evaluations.

**BRING:** Shorts, shirt, socks, tennis shoes, swim suit and pom-poms.

## SWIM CLINIC

By Arrangement

**DIRECTOR:** Layne Peterson

All classes taught by experienced, certified instructors in a new, heated outdoor swimming pool.

- Swimming Lessons — Private and Semi-private
- Advanced Lifesaving and Water Safety
- Skin Diving — Private, Semi-private and group

## The Detroit Pistons' TERRY TYLER and DETROIT COUNTRY DAY'S BASKETBALL CAMP

July 12 - 16 and July 19 - 23

9:00 a.m. - 12:00 noon (half day)

9:00 a.m. - 3:00 p.m. (full day)

Ages: 9 - 15

Cost: \$65.00 per half day session.

Includes: T-shirt, 15 hours instruction.

\$105.00 per full day session.

Includes: Lunch, T-shirt, 30 hours instruction.

Every student will learn the finer points of the game from Detroit Piston star Terry Tyler. In addition to Terry Tyler, participants will be instructed by Detroit Country Day Head Basketball Coach and Camp Coordinator Kurt Keener. An outstanding group of high school coaches and college players have been carefully selected to assist with the camp.

Individual skills and techniques, game strategy, playmaking and teamwork that produces winning basketball will be stressed. Lectures, films, video tape of each camper, games, personal instruction, awards and written evaluations will all be part of each basketball campers' week.

The quality instruction, guidance and leadership offered at Country Day will help in motivating each camper to strive for academic and athletic excellence.

**Equipment needed:** Sneakers, shorts, socks, swim suit, towel and T-shirt.

## GIRLS BASKETBALL CAMP

June 28 - July 2

9:00 a.m. - 3:00 p.m.

Ages: 9 - 15

**DIRECTOR:** Frank Orlando, B.S., M.A.

Head women's basketball coach at Detroit Country Day School. Brings to Country Day, 15 years of Varsity Head Coaching experience, has had championships at St. Thomas, 2 League championships at St. Mary's of Redford and a regional finalist. Coach Orlando is now in the process of rebuilding the women's basketball program at Country Day.

\*This camp is created especially for young women interested in improving individual and team basketball skills.

**CAMP FEATURES:**

- Lectures, films, games, contests, and personal instruction.
- Visits by guest coaches.
- Fundamentals such as passing, dribbling, shooting and rebounding, will be demonstrated and practiced.
- Awards presented.
- Post camp evaluation will be completed on every player.
- Lunch every day.
- Camp T-shirt
- 30 hours of instruction.



## LACROSSE CAMP

with NAVY Headcoach — Dick Szlasa

June 28 - July 2

Ages: 9 - 14

Price: \$105.00

Includes: Lunch, Camp T-shirt, 30 hours of instruction

Head Lacrosse Coach, Dick Szlasa, of the United States Naval Academy, and Detroit Country Day School's former headcoach, Gene Reilly join hands to give the state of Michigan the premier Lacrosse camp in the Mid-West.

The complete program has been designed to teach the new player as well as the experienced player. Fundamentals, techniques and individual instruction will all be part of the daily schedule.

Coach Szlasa has been named NCAA College Coach of the Year twice and has had teams in the NCAA Lacrosse Championship Tournament for the last ten consecutive years.

Come and be part of this unique opportunity to learn and play America's oldest and newest game. "The Fastest Game on Two Feet".

**Equipment needed:** Soccer/football shoes, sneakers, shorts, T-shirt, socks, swim suit, towel and Lacrosse stick. (The camp will rent sticks and provide helmets, gloves and arm pads.)

## TENNIS CAMPS

June 21 - August 6

8:30 a.m. - 3:00 p.m. (Four days per week)

Ages: 7 - 10 or 11 - 15 — ranging in ability from beginner to intermediate. Limited enrollment.

\$180 for Two-Week Session (minimum)

\$85 for Each Additional Week

Conducted by expert player-instructors.

- Two hours of tennis instruction
- 1½ hours of tennis play-practice (Professionally supervised)
- Two hours of organized activity (non-tennis) (Softball, basketball, soccer, swimming)
- Cafeteria lunch
- Additional program and information available.

**Equipment needed:** Tennis clothing, tennis shoes, tennis racquet, bathing suit, towel.





# ACADEMIC PROGRAMS

## ENRICHMENT and TUTORIAL PROGRAM — ELEMENTARY

June 28 - July 30

8:30 a.m. - 12:00 p.m.

Co-Educational, Grades K - 4

Cost: \$395.00

**DIRECTOR:** Joseph D'Angelo, B.A., M.A.,  
Director, Lower School

Elementary level tutorial and enrichment multi-skill classes are designed to meet each child's individual needs. Level placement is determined through diagnostic testing and teacher evaluation. Sections are divided into skill levels to accommodate a maximum of 12 students.

Grouping by skill levels offers an opportunity to strengthen areas of concern and also develop and enrich the talented child. Developing a sound study and organizational foundation will be stressed in all subject areas.

### READING READINESS SKILLS will

**include:** initial and final consonant review, consonant blends and digraphs, short and long vowels, sequencing, visual and auditory discrimination, listening skills, sight vocabulary and group work.

**READING:** The students will be involved in the development and application of basic skills. Comprehension, oral, silent and independent reading will be stressed. Attention will be given to spelling and growth in vocabulary.

**WRITING SKILLS:** Correct use of grammar, sentence structure and creative writing techniques will be developed.

**HANDWRITING IMPROVEMENT:** Instruction stresses formation of letters, neatness and legibility of written work.

**COMPUTERS:** Daily use of computers will give additional opportunities to both tutorial and enrichment students in several subject areas. Individual student progress reports will be provided at the conclusion of the program.

## ENRICHMENT and TUTORIAL PROGRAM — SECONDARY

June 28 - July 30 • 8:30 a.m. - 12:00 p.m.

Co-Educational, Grades 5 - 12

Cost: \$395.00

**DIRECTOR:** Gerald T. Hansen, B.A., M.A.,  
Assistant Headmaster

This program offers courses for the "gifted" and the "talented" student as well as specialized remedial programs for students to improve fundamental skills. Diagnostic tests are used to individualize courses of study, within a maximum of twelve students per-class. Each student is tutored and will work at his own pace. Courses may be taken for credit.

## MATHEMATICS (Grades 5 - 12)

An individualized mathematics program is designed for each student based on diagnostic test results. Emphasis is placed on identifiable weaknesses. Arithmetic, Pre-Algebra, Algebra I and II, Geometry, Trigonometry and College Algebra.

## WRITING WORKSHOP

Individualized instruction stressing grammar, sentence construction, outlining, paragraph formulation, spelling, note taking and summarizing skills, practice in writing clear and concise answers to essay questions and expository writing. Emphasis will be placed on improving basic units of thought into forceful paragraphs for good oral and written communication.

## DEVELOPMENTAL READING

### — Individualized Instruction

The course is designed to provide instruction to the student who has specific reading problems rather than a generalized remedial condition. Parents can spot the student: he doesn't like to read, he reads slowly and with great strain, he reads quickly but doesn't seem to know what he's read, and/or he does poorly in the subjects like history, science and math. Our answer to these problems is to have the students work on their own weaknesses with professional guidance. They will move on their own schedule designed as a result of test scores in specific areas.

## COLLEGE BOARD PREPARATORY COURSE (SAT, PSAT)

4 Weeks • 9:00 a.m. - 11:00 a.m.

June 28 - July 30 • Cost: \$225.00

The course evaluates the three areas of academic skills that the College Board tests: verbal, compositional, and mathematical skills. Emphasis is placed on the type and form of questions that appear on College Boards to familiarize students with content and test taking skills requisite for success in taking these examinations. The specific content areas covered are analogies, antonyms, reading comprehension, sentence completion, writing ability (grammar), general math, algebra, geometry, data sufficiency problems and quantitative comparisons. The course cannot train students to take specific tests, but it will help them improve their knowledge of skills so they can achieve higher scores.

## STUDY SKILLS PROGRAM

June 28 - July 30

Co-Educational, Grades 5 - 9

Cost: \$395.00

**DIRECTOR:** John E. Gilbert, B.A., M.A.,  
Director, Upper School

Effective study skills are essential for academic progress. Productive study, habits, attitudes and skills distinguish a good student from a poor student. The Study Skills Program is designed to develop and improve the skills and habits of good, average, and below average students. A scientific approach to study can produce an improved quality of work, a greater enjoyment of school, less anxiety, and more leisure time. Regular Detroit Country Day School faculty and staff are an integral part of this program.

The Study Skills Program allows for extensive and intensive examination of the whys, hows, whens and wheres of proper study. The organizational, reading, writing, research, speaking, and listening skills are investigated, reviewed and applied in the English course of study.

In mathematics, basic fundamentals are stressed. Strengths and weaknesses are determined through diagnostic testing and a program is designed to help eliminate deficiencies and extend abilities. The study skills unique to mathematics are enforced thoroughly.

The daily schedule includes two eighty-minute

classes and tutorial session. Study periods are scheduled during the day. In order to recognize individual differences and to allow for a more efficient learning program, students are grouped according to ability; the size of groups is limited. Grouping is determined by testing during the first week of the program.

Parent-teacher conferences are scheduled during the third week of the program. A written report is sent to parents at the end of the program. At the end of the session, reports on students who are not enrolled at Detroit Country Day School will be sent to their respective schools upon written request from the parents.

All books and an original set of supplies will be provided as part of the tuition cost and will remain the property of the student.

## TOT LOT PROGRAM

(Pre-Kindergarten)

June 21 - July 23

9:30 a.m. - 12:00 p.m.

Co-Educational, Ages 2½ - 5 years

Cost: \$350.00

**DIRECTOR:** Cathy Ann Rudner, B.Ed.,  
Montessori Certificate; A.M.I., M.A. (Reading);  
Kindergarten Teacher, DCDS.

**ENROLLMENT:** Children will be accepted upon receipt of application and a \$75.00 deposit which will be applied against the full tuition — due June 1.

**HEALTH FORMS** Will be sent to the applicants. Forms must be received by the Program Director no later than June 10.

**CLOTHING:** Comfortable clothing appropriate to weather conditions. All clothing must be labeled with name. An extra set of clothing may be brought the first day in case of accidents. Bring an apron for cooking experience.

This carefully planned five week program stimulates its participants to develop within themselves an excellent foundation for creative learning. The daily activities include reading readiness, cooking, arts & crafts, gardening, outdoor play, science observation, creative music and story telling. Located in the Kindergarten Building South of the Learning Center, a typical day consists of:

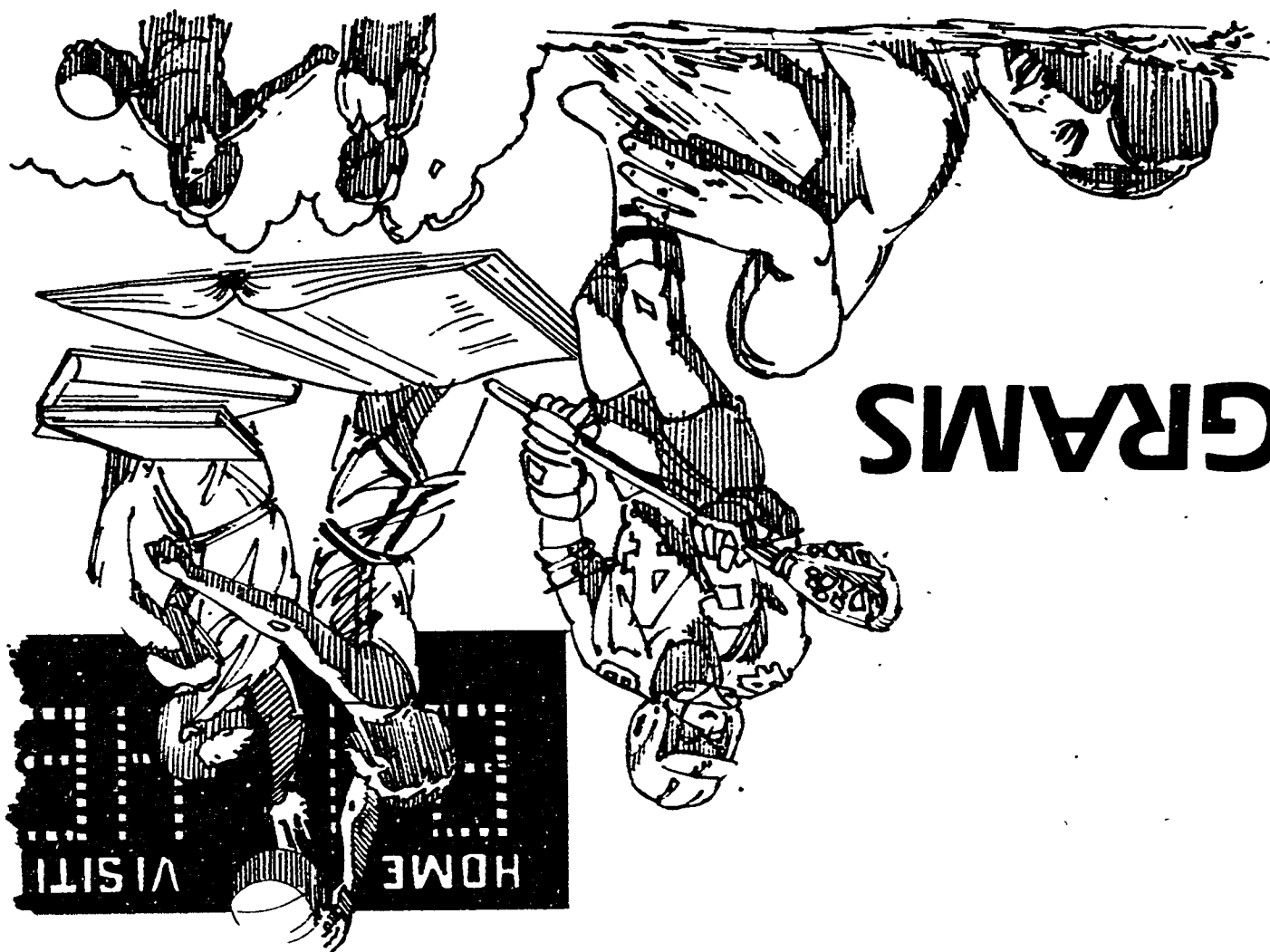
- 9:30 - 10:00 Greeting and Activity Center Time
- 10:00 - 10:30 Reading Readiness — appropriate to age level
- 10:30 - 10:45 Snack
- 10:45 - 11:30 Arts and Crafts or Cooking (a cookbook will be made).
- 11:30 - 12:00 Outdoor games on a fully equipped playground. Gardening — each child will have a plot for planting. Nature walks and observation.
- 12:00 Closing — Parents pick up in classroom.

## HUMANITIES APPROACH TO READING/WRITING

Grades 10 - 12

Cost: \$270.00

A five-week summer school English course which will meet from 10:00 a.m. to 12:00 noon five days a week for students entering 10th, 11th or 12th grades and who have basic reading and writing skills but who wish to enrich those basic skills. The course is a skills enrichment program not a remedial program. Four days of the week will be spent reading and analyzing a collection of short stories, improving vocabulary and standard written English, composing expository and creative papers. The fifth day each week will be spent exploring a variety of cultural experiences in the Detroit Metropolitan Area.



# 1982

## SUMMER PROGRAMS

DETROIT COUNTRY DAY SCHOOL  
22305 West 13 Mile Road  
Birmingham, Michigan 48010  
646-7717



### Transportation

No school bussing service is available for summer programs. At parents' initiative, program directors will assist parents in forming car pools.

### Rules and Regulations

All children are required to comply with the rules of Detroit Country Day School and the Day Camp. Any violation or abuse of these rules and regulations may cause immediate dismissal from the program without refund. In the **academic program**, boys may wear casual summer clothes in good taste, including sport shirts with collars, and slacks. Girls are expected to wear dresses or skirts and blouses. Neither boys nor girls may wear shorts of any kind or blue jeans.

### Medical Policy

Each Camper should have his/her own medical insurance. Any serious accident or illness will be treated at Beaumont Hospital with parents' permission. Our experienced camp Medical Director is on duty each day. We handle minor injuries. Current physical examination form must be on file.

## CLASS SIZE IS LIMITED! FILL OUT AND MAIL TODAY TO ENSURE YOUR CHILD'S CLASS ENROLLMENT

### SUMMER 1982 ACADEMIC PROGRAM APPLICATION

**\$50.00 non-refundable deposit** to be credited to tuition must accompany registration to reserve a place. Balance of tuition due before opening day. Courses taken for credit require approval letter from home school.

Name: \_\_\_\_\_ Birthdate: \_\_\_\_\_ Sex: \_\_\_\_\_

Home Address: \_\_\_\_\_

City, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

School attended 81/82: \_\_\_\_\_ Grade level, Sept. '82: \_\_\_\_\_

Full Name of Parent or Legal Guardian: \_\_\_\_\_

Bus. Phone: \_\_\_\_\_

**Enrichment & Tutorial (Grades 5-12):** Please check ☐

☐ Pre-Algebra ☐ Algebra I ☐ Algebra II ☐ Geometry

☐ College Algebra ☐ Arithmetic ☐ Trigonometry

☐ Developmental Reading ☐ College Board Preparation Course

☐ Writing Workshop ☐ **Enrichment & Tutorial (K-Grade 4)**

☐ Humanities Approach to Reading/Writing ☐ **Study Skills (Grade 5-9)**

☐ **Tot Lot (Prekindergarten)**

☐ \$75 non-refundable **registration deposit** enclosed

Parent Signature \_\_\_\_\_

Date \_\_\_\_\_

**Return to:**  
**DETROIT COUNTRY DAY SCHOOL**  
22305 West 13 Mile Road  
Birmingham, MI 48010

**Questions:**  
Grades 5-12: Mr. Hansen 646-7717  
Grades K-4: Mr. D'Angelo 647-2522  
Study Skills: Mr. Gilbert 646-7717  
Tot Lot: Ms. Rudner 646-7717

### SUMMER 1982 CAMPING & ATHLETICS APPLICATION

**\$50.00 non-refundable deposit** to be credited to tuition must accompany registration to reserve a place. Balance of tuition due before opening day.

Name: \_\_\_\_\_ Birthdate: \_\_\_\_\_ Sex: \_\_\_\_\_

Home Address: \_\_\_\_\_

City, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

School attended 81/82: \_\_\_\_\_ Grade level, Sept. '82: \_\_\_\_\_

Full Name of Parent or Legal Guardian: \_\_\_\_\_

Bus. Phone: \_\_\_\_\_

**Please check camp and fill in dates desired:**

☐ Cheerleading \_\_\_\_\_ ☐ Tennis Camp \_\_\_\_\_

☐ Swim Clinic \_\_\_\_\_ ☐ Girl's Basketball Camp \_\_\_\_\_

☐ Soccer Camp \_\_\_\_\_ ☐ Lacrosse Camp \_\_\_\_\_

☐ Day Camp \_\_\_\_\_ ☐ Tyler Basketball Camp \_\_\_\_\_

☐ I would like to participate in car pool

☐ Please do not use my name for car pool

☐ \$50 non-refundable **registration deposit** enclosed

☐ Half-Day Camp (Following AM Academic Program)

I give full permission for my child to attend Detroit Country Day Camp and participate in all activities. I expect him/her to abide by all health and safety measures and standards of conduct set by the camp. I have enclosed a current doctor's health certificate.

Parent Signature \_\_\_\_\_

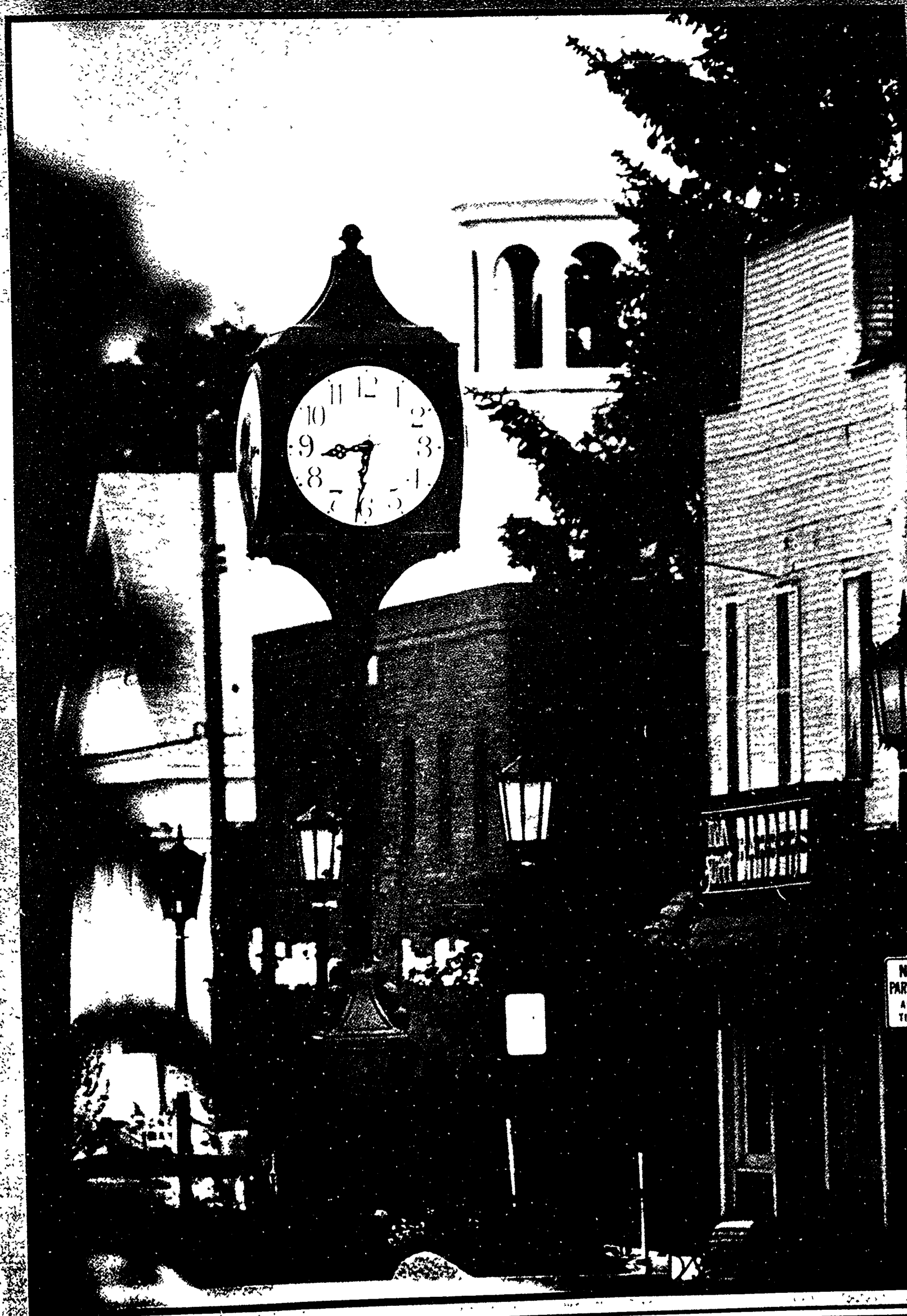
Date \_\_\_\_\_

**Return to:**  
**DETROIT COUNTRY DAY SCHOOL**  
22305 West 13 Mile Road  
Birmingham, MI 48010

**Questions:**  
Mr. Reilly: 646-7717



# Downtown Dedication



## inside

• The old saying, "Rome wasn't built in a day," only applies to Nashville's downtown project. Look for a peek at how the project was planned and the final results in our...

• The centerpiece of the downtown development, the four-sided clock, has been surrounded by controversy and more than its share of trials and tribulations. Details on the timely story begin on page 10.

• Celebrate good times. A rundown of this weekend's events and a map to help locate where the going-on is going on is on page 26.



Philip Ogilvie, Joan McAllister, Paul Folino, Mayor Paul Vernon, Carolann Ayers, Steve Walters, J. Burton DeRusha

## Our City Helped Itself. . .

There are many ingredients that have gone in Mainstreet 78, the program that has resulted in the improvement of public facilities in Northville's central business district.

It all began nearly five years ago as a question asked:

"How can we strengthen the tax base of our business district while maintaining the unique and important characteristics it provides our community?"

The answer:

"Beautify the public facilities in the downtown area to improve accommodations for shoppers. By so doing this will encourage merchants to improve their places of business and attract new business to Northville."

The city council accepted the challenge of leadership and appointed a Downtown Development Authority. And this body turned to Michigan Public Act 197 (Tax Increment Financing) as a vehicle for funding the project.

But to make it all possible, the DDA called upon voters of the city of Northville to support its improvement project by guaranteeing the bonds with the full faith and credit of the city. And voters responded positively.

Additionally, more than one hundred interested citizens contributed thousands of dollars so that an extra touch could be added to the improvement package (the clock, benches, tree guards, etc.).

Truly, Mainstreet 78 has been a community project... an example of self-help despite a poor economic climate... which we believe will pay handsome dividends in the future for Northville.

Northville's city council is proud of Mainstreet 78, especially since the council fully realizes that it could not have been accomplished without broad citizen support.

We invite all citizens to enjoy the upcoming dedication celebration.

Bring your friends and relatives to Northville so they see "Our Town: Downtown".

Dedication Ceremonies:  
Thursday, Friday, Saturday  
May 20-22, 1982





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DOWNTOWN DEDICATION

MAY 19 1982



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Special thanks to Jack Hoffman and William Sliger for the important role they played in the production of this supplement. Also, gratitude to Karen Rice and Steven Fecht for their special efforts. And a final salute to the 143 tulips.

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(front and back cover photos: steven fecht)



## Social Sculpture by Canterbury Designs



Clocks • Seating • Play Area Sculptures •  
Planters • Food Courts • Tree Grates •  
Receptacles • Indoor Outdoor Mall  
Amenities • Custom Design &  
Manufacturing

See us in Sweet's or send for full color  
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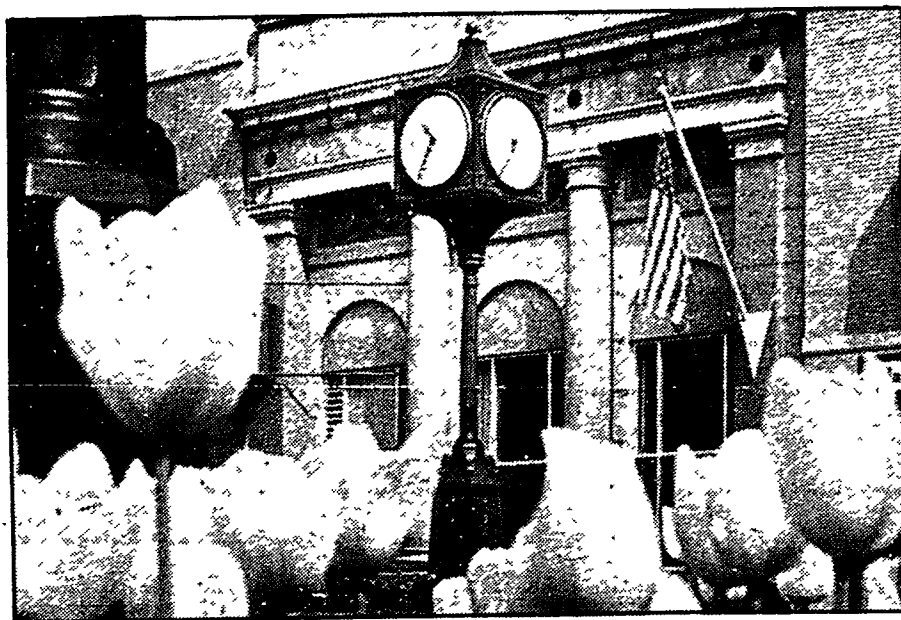
**Canterbury Designs**

P.O. Box 5730 • Sherman Oaks, California 91413  
Telephone: 213 936-7111

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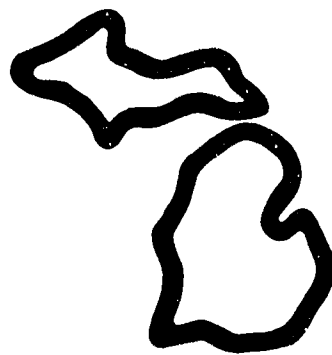
## We believe in Northville



For 46 years, we've been working for the community through beautification, civic improvement, horticultural therapy and scholarships. With pride, we've lent a hand in the downtown development because we believe in Northville.

**Woman's National Farm  
and Garden Association**  
Northville Branch

*Northville*  
**Say yes to Michigan!**







WILLIAM G. MILLIKEN  
GOVERNOR

STATE OF MICHIGAN  
OFFICE OF THE GOVERNOR  
LANSING

May 12, 1982

To the People of Northville  
Northville, Michigan

Greetings:

It gives me the greatest pleasure to take part in  
Northville's "Dedication: Our Town/Downtown."

The people of Northville and their leaders can be  
proud of the creative way in which they have used the  
state's Downtown Development Act to restore and preserve  
a precious asset: the city itself.

Those of us in state government are pleased and proud  
to see the good that can come from the joining of  
progressive state programs and local imagination and  
initiative.

I want to congratulate you for all your efforts to  
preserve the best of the past and to extend my best  
wishes for a progressive future.

Kind personal regards.

Sincerely,

*William G. Milliken*  
Governor

# The Plan

**I**f there was a single catalyst for Northville's downtown rejuvenation, it might have been fear.

Certainly the fear of lost revenue to the growing number of 'outside' centers was on the minds of downtown merchants when they and other members of the Chamber of Commerce met back in September of 1976 to assess the local business climate.

They discussed their fears openly, blaming themselves, city fathers, and unfaithful shoppers who were being lured away by shopping centers.

Not the least of their worries was Twelve Oaks Mall, then under construction. Members estimated they might lose up to 30 percent of their business to Twelve Oaks.

So it wasn't surprising when they cheered a spokesman's pep talk:

"Northville's prices are as good as any shopping center's, and we've got something here that they haven't got...and that's our small-town, friendly character. Charm isn't enough, though. We've got to work together to improve ourselves, to promote what we've got. Individually, you can't do it, but together we can be partners in the growth of business."

Merchants came away from the meeting determined to pursue their concerns with city officials. Armed with complaints about deteriorating streets and sidewalks and with suggestions of ways to make the downtown more attractive, they expected a fight as they pressed the city for Main Street improvements.

Please turn to page 37





# The Result

**A**lthough the new downtown face Northville wears today does not carry approval of everyone, most would agree the improvements are attractive.

The real success of the project, however, awaits the long-range impact on the business community.

"There's no question that exterior improvements are not themselves the goal we set for ourselves in developing Mainstreet 78," say city officials and business leaders.

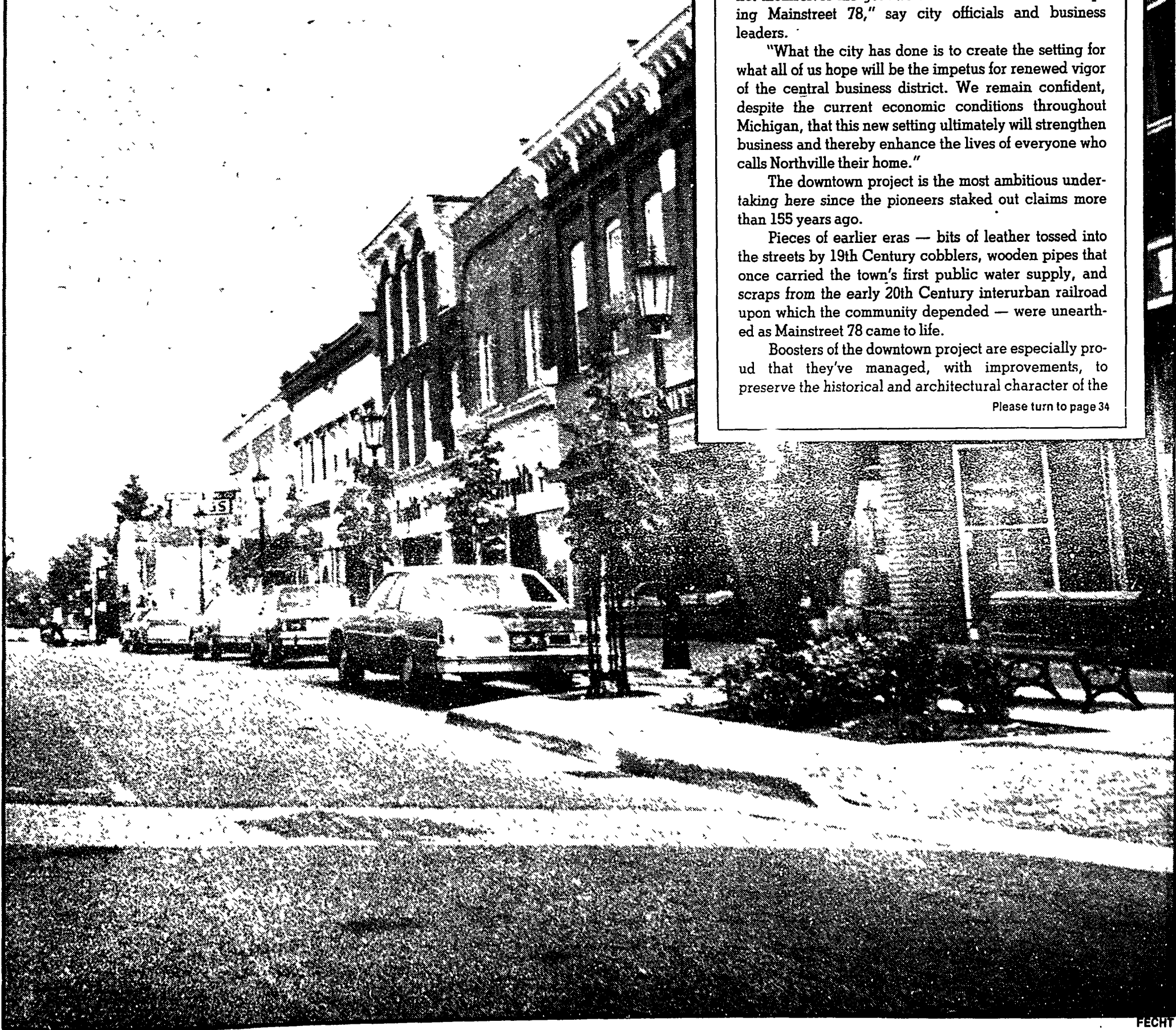
"What the city has done is to create the setting for what all of us hope will be the impetus for renewed vigor of the central business district. We remain confident, despite the current economic conditions throughout Michigan, that this new setting ultimately will strengthen business and thereby enhance the lives of everyone who calls Northville their home."

The downtown project is the most ambitious undertaking here since the pioneers staked out claims more than 155 years ago.

Pieces of earlier eras — bits of leather tossed into the streets by 19th Century cobblers, wooden pipes that once carried the town's first public water supply, and scraps from the early 20th Century interurban railroad upon which the community depended — were unearthed as Mainstreet 78 came to life.

Boosters of the downtown project are especially proud that they've managed, with improvements, to preserve the historical and architectural character of the

Please turn to page 34



FECHT



# Generous

**A**long with tulips and trees, bronze plaques are sprouting in downtown Northville. Many are in place on the attractive benches on city sidewalks; others are being attached to the tree guards along Main Street.

They take official note of the generous contributions of individuals and organizations to the Mainstreet 78 downtown renovation program being dedicated this week.

Donations primarily have been received for the new clock, the benches, trees and tree guards although there also have been some special contributions to the beautification of the downtown. A special plaque will be unveiled in the town park Friday by Governor William Milliken.

Both organizations and individuals have chosen to make donations as memorials and tributes.

The idea of having the clock made possible by subscription, and, later, the

## TOWNSHIP OF NORTHVILLE

41600 Six Mile Road  
Northville, Michigan 48167-2397  
348-9000

**JOHN E. MACDONALD**

Supervisor

**SUSAN J. HEINTZ**

Clerk

**RICHARD M. HENNINGSEN**

Treasurer

**TRUSTEES:**

**JAMES L. NOWKA**

**C. JAMES ARMSTRONG**

**RICHARD E. ALLEN**

**THOMAS L. P. COOK**

*Congratulations  
and  
Best Wishes  
for continued success in our  
community*

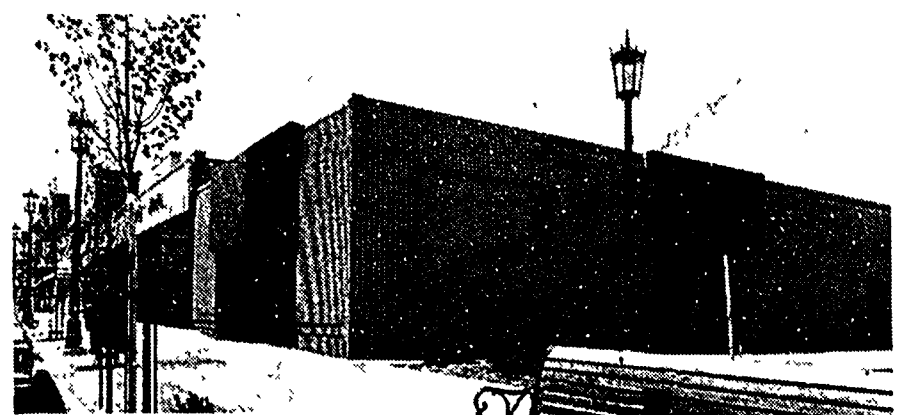
*From the oldest on Main Street...*



**GETZIE'S PUB**  
**157 E. Main**

***Stop by and say "hi" to Bob and Pauline during the dedication***

***...to the newest***





# gifts aid project

trees, guards and benches, came as cost considerations of the renovation made it questionable how much could be accomplished in the project itself. The clock never had been in the Mainstreet 78 budget, City Manager Steven Walters explains. The donation program was the brainchild of Mayor Paul Vernon and the city beautification commission.

The 12,000 tulip bulbs that right now are providing bright splashes of color in parks and planter areas throughout downtown were purchased with a gift and funds of the beautification commission. Mr. and Mrs. E. O. Whittington contributed the gift of \$1,000. Louise Whittington, who is affiliated with IV Seasons flower and gift shop, is a gardening expert and her ability is reflected in the way the bulbs have been selected for colorful planting.

The four-sided clock keeping time on the island in the middle of Main Street partially has been paid for by nine families

and individuals, and five organizations. Of the total cost of \$17,000, to date \$14,000 has been contributed. Donations are still being sought and welcomed.

Clock contributors are Del and Ila Black, John J. Carlo, Jack and Edie Doheny, Charles and Maxine Lapham, June Mainville and the late Leo Mainville, Jan and Nelly Reef, Bill and Marge Sliger, the Swienckowski family, Inge and Jay Zayti, Northville Beautification Commission, Northville Branch of the Women's National Farm and Garden Association, Northville Jaycees, Northville Rotary and The Northville Record.

An unusual, recent contribution came from Thomson Sand and Gravel Company in the form of the large boulders placed on the clock island. Such stones usually cost several hundred dollars, Walters notes.

Bench contributors of \$420 each have been made by 15 groups and individuals. They are Northville Business and Profes-

## The clock never was in the Mainstreet 78 budget

sional Women's Club in memory of Bea Carlson; Ely Fuel, Incorporated; Northville Girl Scouts; American Legion Lloyd H. Green Post No. 147; Kiwanis Club; Country Girls Branch of the Woman's National Farm and Garden Association; The Sheehans: Larry, Joan,

Tim, Tom, Sue, Pati, Terry and Dan; Northville Collision — William and Robert Ahern; First United Methodist Church Youth Club, United Methodist Women and the Men's Club; Bob and Anne Brueck with Joe and Lillian Dunnabeck; Madelon Rathburn for K.W. Rathburn; Louise Frid; Detroit Federal Savings with Holland, Newton and Associates; and the Glenn Long family.

Guards for trees have been a \$240 contribution with many donation for both guards and the trees, which are \$100.

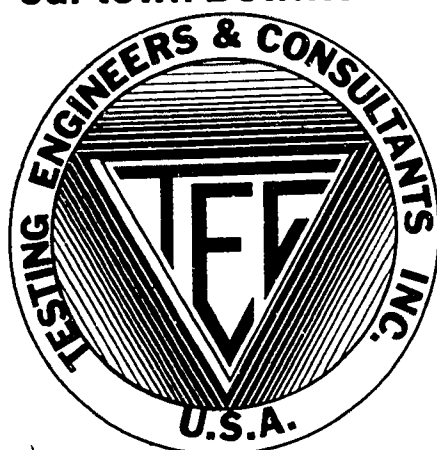
Guards and trees have been donated by individuals and groups and in combination with others.

Roy and Carmie Kuckenbecker have donated a tree; her parents, Mayor and Mrs. Vernon contributed the guard. Jim, Kathy, Mike and Stacy Lapham donated a tree; his mother, Beth Lapham Taylor, the guard. Lexington Condo Homes Association donated a tree; Lexington Commons

Please turn to page 33

## TESTING ENGINEERS & CONSULTANTS

FULL SERVICE LABORATORY  
We were pleased to provide services to  
our town Downtown



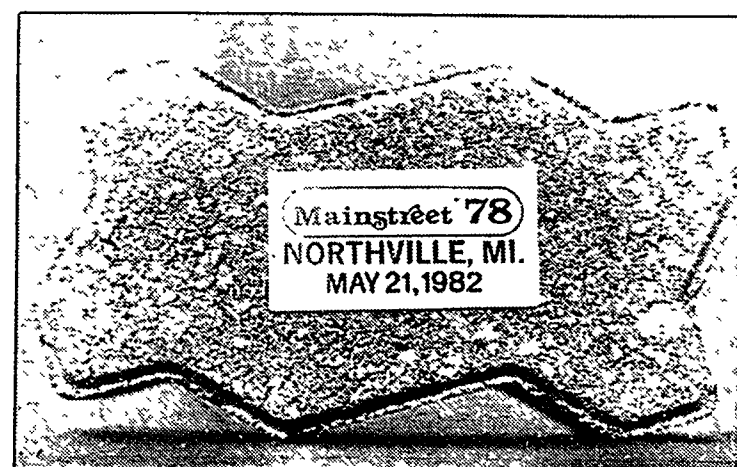
Provides Professional Testing  
and  
Engineering Consulting Services



CONSULTING — GEOTECHNICAL, MATERIALS & PRODUCTS  
QUALITY CONTROL — ENGINEERS, CHEMISTS, GEOLOGISTS & TECHNICIANS  
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CONCRETE & ASPHALT — DESIGN, PLANT & JOB SITE CONTROL  
ROOFING & MASONRY — SAMPLING, ANALYSIS & INSPECTION  
STEEL, METALS, SUPER ALLOYS, & WELDING — ANALYSIS, FABRICATION & ERECTION INSPECTION  
NON-DESTRUCTIVE TESTING — ULTRASONIC, RADIOGRAPHIC, MAGNETIC PARTICLE AND DYE PENETRANT  
SURVEYING — PROPERTY & CONSTRUCTION  
ENVIRONMENTAL — AIR, WATER, SOIL & HAZARDOUS WASTE  
DESTRUCTIVE TESTING — PHYSICAL & ENVIRONMENTAL  
CHEMICAL ANALYSIS — ORGANIC & INORGANIC  
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PRODUCT ANALYSIS — DEVELOPMENT & LIABILITY  
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"It's been a pleasure working with the merchants of  
the City and Township of Northville, since 1964"

**Northville Chamber of Commerce will  
be offering for sale**

## "Dedication Brick"

"A little bit of Northville"

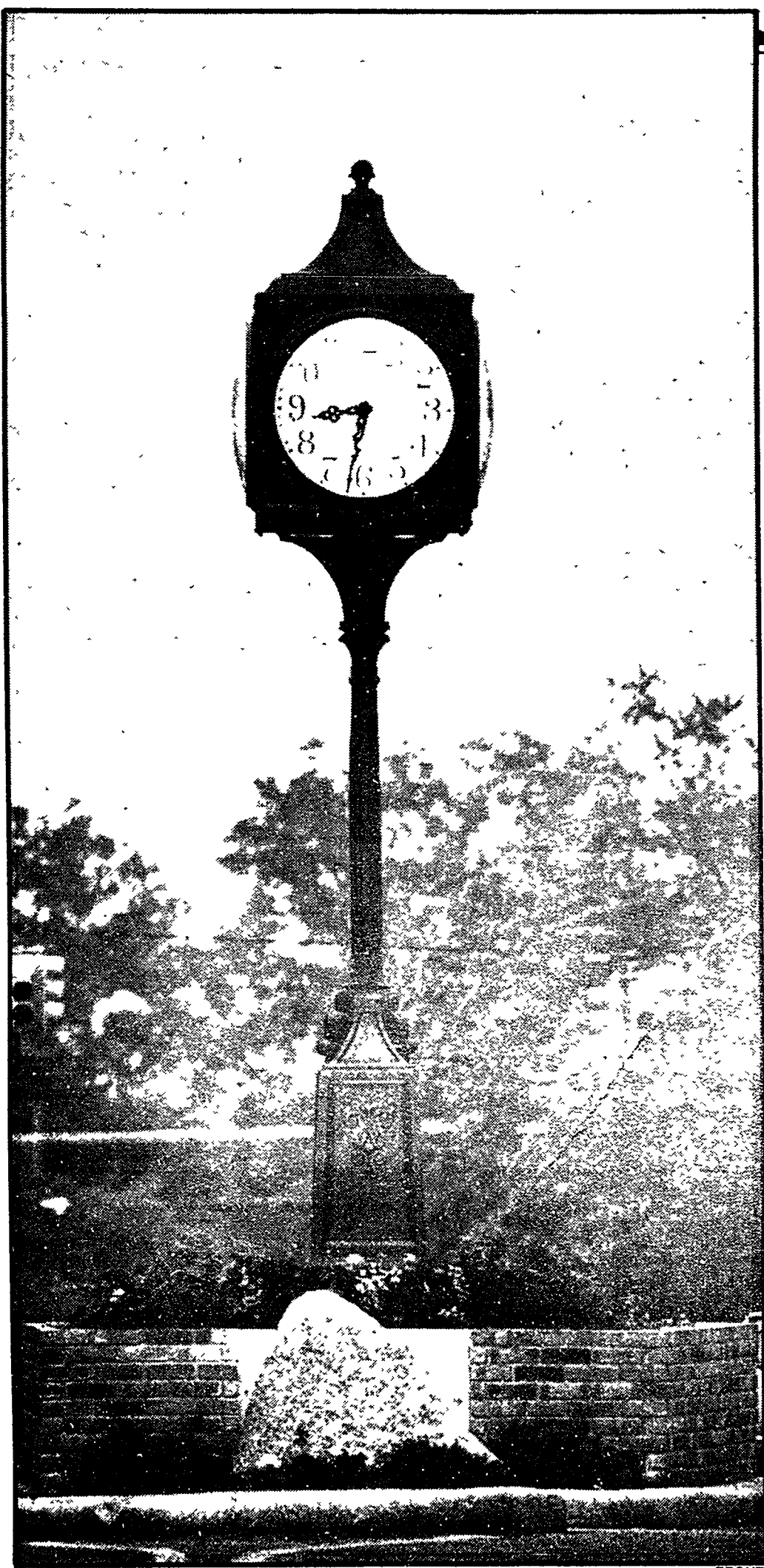
to be used as a memento of this  
historic occasion.

- Decoration for patio or fireplace
- Bookend
- Doorstop
- Gift
- Souvenir

Limited Supply

**\$5.00 Each**

**will be on Sale Saturday, May 22  
Come and See us at our booth**



FECHT

# The centerpiece of downtown's about face

**I**f observant clock-watchers compare Northville's new four-sided clock with the curving-frame sidewalk benches throughout the downtown and determine they are of like vintage, they are right.

Both are reproductions of the late Victorian era. Canterbury Designs, the firm from which they were ordered, has reproduced an 1890 street clock and a park bench of the same period.

The elaborate, carved-detail ornamentation on the base, the fluted column and the finial decorating the top all mark the design as late Victorian classic, developed throughout English-speaking countries just before the turn of the century.

Because this also is the period in

which Northville was growing with handsome Victorian houses garnished with carpenter lace, turrets and other period details, those who were planning Mainstreet 78 renovation looked for beautification accessories to complement the buildings.

"The clock was never included in the (renovation) bids," City Manager Steven Walters points out.

Original sketches showed a clock on Main Street midway between Hutton and Center. A two-sided aluminum design was being considered initially as the program of encouraging donations began.

In March of 1981, Mayor Paul Vernon reported to the Downtown Development Authority for Mainstreet 78 that the two-faced town clock was fully subscribed. Discussion then began on whether to change plans and have a four-sided clock

Wednesday, May 19, 1982



on the island.

From the inception, when the Mainstreet 78 proposal was presented in May, 1978, to local business people, the reception was enthusiastic. Walters remembers that at the evening's end the clock had its first four \$1,000 contributors.

The clock was ordered last June as a six-to-eight month time period was required. It was good that there was ample time as it did not arrive until March.

Finally, it was brought from storage at the DPW yard to be installed May 7 under the direction of DPW superintendent Ted Mapes and city workers together with Korian equipment. After power was supplied by Detroit Edison, Fisher Electric completed the wiring so that the clock will be spotlighted from the base. Mel Anderson then adjusted the hands and set the works in motion.

Before being set in place as a new city landmark, however, the island plans were renovated. The near-record winter snows had pointed up the need to provide a higher platform for the clock.

There had been incidents of drivers going over the island curb, and a snowplow had been caught on it; therefore, the decision was made to elevate the main portion, making it more visible and more secure.

Walters noted, however, that the snowplows often get caught on impediments in winters of great amounts of snow. He said that on any street heaving pavement can cause plows to hit manhole covers. Water valves, too, are problems.

As the clock made its debut in a rain shower, workers found a crack in the exterior column above the base. A call to the company, Walters recounts, determined

## By the evening's end, the clock had four \$1,000 pledges

that the inner column was the weight-bearing one. The city was advised to have the crack welded, and it called in Huff Welding to do so.

Keeping to a close timetable tied to the beginning of Michigan Week, workers bricked the island that weekend.

Cotoneaster shrubs were planted around the base after the large boulders donated by Don Thomson of Thomson Sand and Gravel were in place.

Then, G. Dewey Gardner, who serves on the city council as mayor pro tem and is a member of the Downtown Development Authority, personally planted the geraniums at the clock base.

For statistics lovers, the clock itself is 16 feet, six inches tall and each dial is 30 inches in diameter and is backlit.

Day or night, Northville's keeping time — on time.



Serving the Northville area with quality home furnishings for 75 years

*We wish to thank all of our friends and neighbors for your loyal patronage.*

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Quality Furnishings Since 1907

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**Northville Lumber Co.**

615 East Baseline Road

Northville

349-0220

*Thanks Northville.  
Your patience and cooperation  
helped make this project a success.*

McNeely & Lincoln Associates Inc.



Engineering Consultants  
City of Northville  
Northville Township

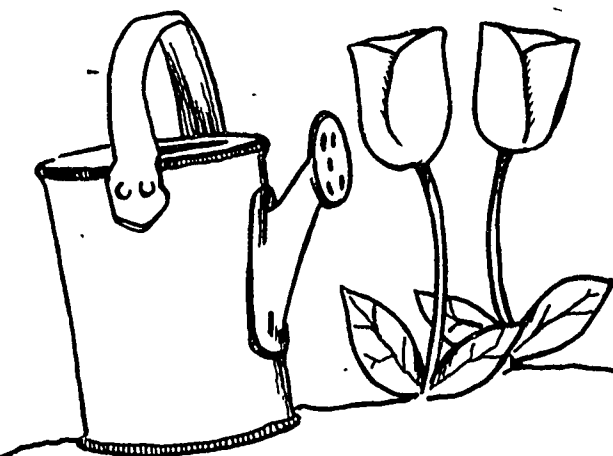
**Congratulations. . .  
to the City of Northville  
for making the past  
an important part  
of our future**



**Reef Manufacturing Company**

43300 West Seven Mile Rd.  
Northville, MI  
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**DETROIT  
FEDERAL  
SAVINGS**



*Country  
Girls  
Garden  
Club  
Salutes  
Northville*

(Branch of Woman's National Farm & Garden  
Association in Northville)

# Tracing how it happened

August, 1976

Kroger closes, Drawbridge Restaurant goes on selling block

September, 1976

Chamber of Commerce launches downtown improvement campaign

December, 1977

City's survey of merchants and shoppers pinpoints problems

March, 1978

City Council orders plan to revitalize central business district

April, 1978

Chamber of Commerce donates \$1,000 to city for revitalization plan

May, 1978

Preliminary plan unveiled, draws mixed reactions

August, 1978

Some stores begin refurbishing alley entrances

September, 1978

Talks focus on downtown parking plan

October, 1978

Nine-member authority named by council for downtown improvements

November, 1978

Financing plan wins approval of city, Northville school district and Schoolcraft Community College

January, 1979

Merchants blast plan, stunned city council orders revisions

February, 1979

Chamber of Commerce backs revised plan but voters reject financing proposal, 318-260

March, 1979

Council considers partial implementation, second election

June, 1979

Council orders Mainstreet 78 plan back to election ballot

July, 1979

Voters approve plan at second election by vote of 612-186

September, 1979

Revised, detailed drawing of planned improvements disclosed

October, 1979

Downtown revitalization gets boost as Down River Federal announces major development

November, 1979

Hole-in-Wall Restaurant leads way in refurbishing Main Street storefront

December, 1979

Downtown improvement bonds sold at 6.6 percent interest

February, 1980

Old car dealership demolished to make way for development

March, 1980

Down River breaks ground at Hutton and Main streets

June, 1980

Underground public utility contract let



July, 1980

Downtown construction work underway

September, 1980

Little Joe's announces plan for new downtown bar, old building to be razed

October, 1980

Schrader's refurbishes front of its Center Street buildings

December, 1980

More Center Street shops dress up facades

March, 1981

Generous gifts help pay for Victorian benches, trees, tree skirts and town clock

May, 1981

City's entrance gets boost as citizens approve South Main repaving

June, 1981

Development authority considers Main Street location for \$17,000 clock, announces construction timetable

July, 1981

Model of downtown improvement project goes on display

August, 1981

Construction work at fever pitch throughout downtown area

September, 1981

New Main Street restaurant, featuring French fare, is announced

October, 1981

Plans for Chamber of Commerce headquarters building on South Main approved

March, 1982

Ford Motor announces it will reopen its historic Main Street plant

April, 1982

Final downtown work resumes, benches, tree skirts installed

May, 1982

Dedication: Our Town Downtown



## C. Harold Bloom Agency

108 West Main Street  
Northville  
349-1252

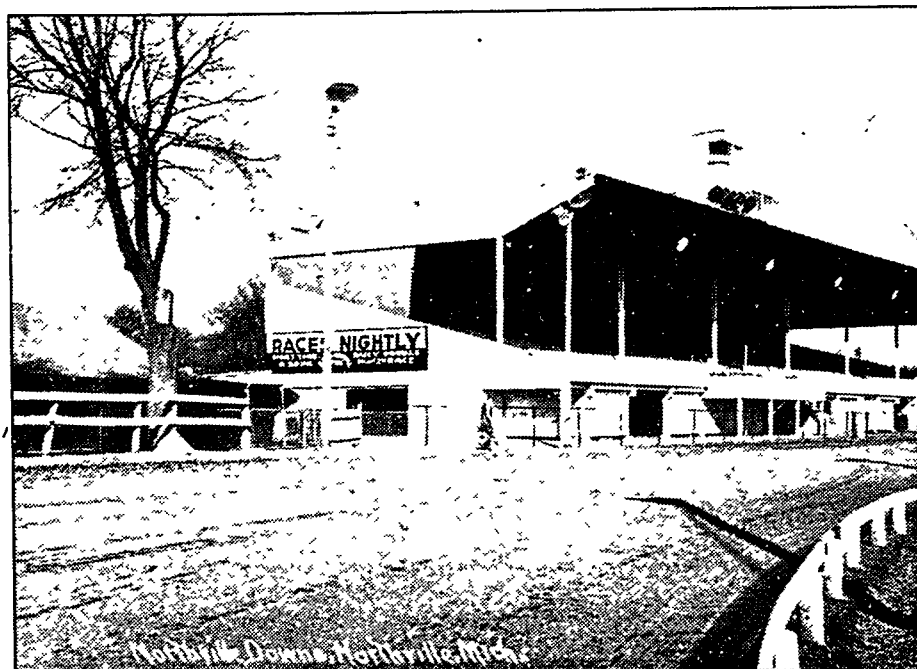
*We are proud to have been a  
part of Northville's history for  
over 50 years, and are looking  
forward to serving our  
beautiful new community long  
into the city's future.*

The Dick Lyon Family  
and Staff

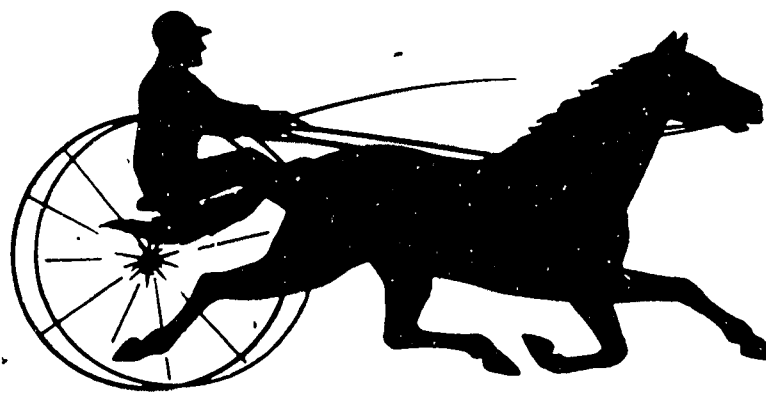
## Congratulations

### To the City of Northville: Downtown Looks Great!

There have been some changes over the  
years at our place, too. . .



## Northville Downs



John Carlo  
Executive Manager

Margaret Zayti  
Recording Secretary



The IV SEASONS FLOWERS that you know today began in a tiny shop on Center St. 25 years ago. Over the years we have grown and moved several times to larger locations on Main St.

Our City of Northville has also gone through many changes and growing pains until now we are beginning to see the maturing of the hopes and dreams of many people.

It has taken a long time and much hard work for us to become the flower shop we are — as it has taken Northville years of planning and dedication to become the vital and blooming city everyone is talking about.

IV SEASONS says "thank you" for the planning of the past and offers "best wishes" for the future.

We are proud to be here to see this blossoming taking place.

## IV SEASON'S FLOWERS

149 E. Main Street  
Northville, Michigan

349-0671



# WJR sketches

**M**any communities have attempted a facelift, but few have succeeded as well as Northville.

The comment is that of Oscar Frenette, who has been featuring Northville in his program, "Sketches and Comments," on WJR radio this week.

Frenette is to be the featured speaker at the noon luncheon tomorrow at First Presbyterian Church, which officially kicks off the three-day Dedication: Our Town Downtown celebration.

Throughout Michigan Week the radio personality has been devoting his "Sketches" programs which airs three times daily — at 1:30 and 11 a.m. and 7:15 p.m. — Monday through Thursday to Northville.

Monday, Frenette reported that the dedication was scheduled to coincide with Michigan Week and explained he will be the luncheon speaker at the dedication.

Downtown Northville has been completely rejuvenated, and if you haven't been to Northville lately you should see it.

I drove into the new downtown the other day with my wife and friends, and we all were pleasantly surprised...I think it's a

perfect example of preservation and conservation and recycling of buildings combined with new streets and sidewalks and lampstandards and landscaping to create an overall effect of what I like to call "a lively sense of history."

The new construction blends with the old. Maybe the weather had something to do with it when we visited...it was a bright, sunny spring day, and the cheerful patches of tulips and daffodils accompanied us on a leisurely stroll around the new town downtown.

A most pleasant lunch at MacKinnon's — lunch with a French accent — made the visit that much more enjoyable. Then we were told a visit to the Hole-in-the-Wall was a must. We took it all in and our vote was unanimous in favor of downtown Northville.

Frenette concluded his Monday comments by adding that he is glad to be a part of this celebration.

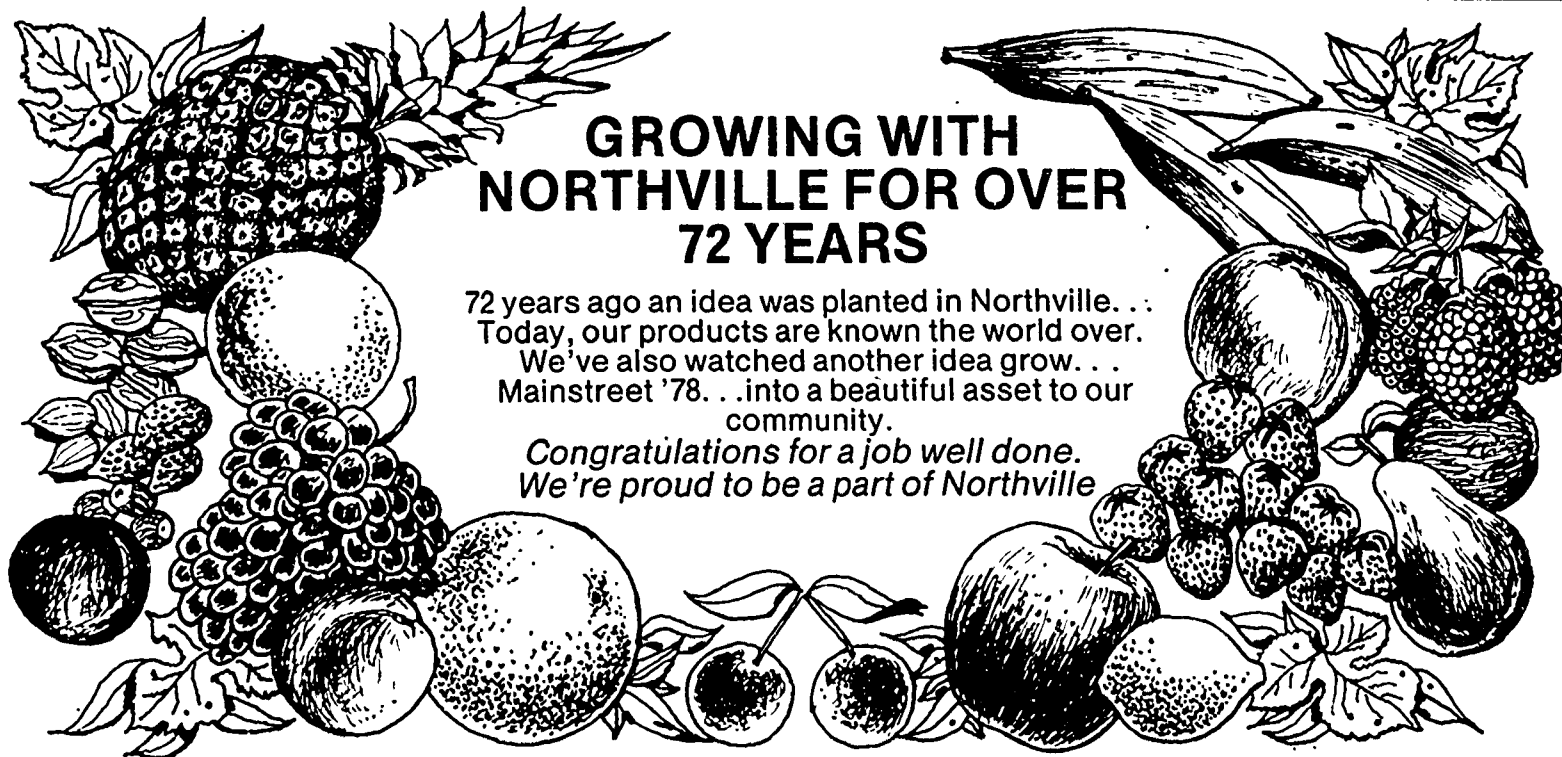
On Tuesday, Frenette revealed to his radio audience that Governor William Milliken will be in Northville Friday for the official dedication ceremony. He then outlined the celebration schedule:

That will happen shortly after 9 o'clock...and then Northville has planned

Manufacturers and  
Suppliers of  
Flavoring Ingredients...



...for the  
Food Industry  
since 1910.



## GROWING WITH NORTHVILLE FOR OVER 72 YEARS

72 years ago an idea was planted in Northville... Today, our products are known the world over. We've also watched another idea grow... Mainstreet '78... into a beautiful asset to our community.

Congratulations for a job well done.  
We're proud to be a part of Northville

# Northville Laboratories

ONE VANILLA LANE • NORTHVILLE, MICHIGAN 48167



# town

**'It deserves a spot in our gallery of sketches of life and things...'**

an all-day family fun day on Saturday. They'll close the streets to vehicular traffic to allow for a host of activities ranging from band music of all kinds and barber-shop harmony, and choral music and the colorful farmers' market, art market, flea market, carriage rides and lots of things to eat.

Frenette mentioned the new clock, landscaping in parking lots and in "pocket parks." He added that it is fitting the dedication be during Michigan Week "because Northville has a message for other communities. They've done an excellent job of facelifting the old and designing the new, so the two complement one another to create an esthetic pleasing entity.

His Tuesday program script concluded:

*And the citizens of Northville have accomplished something else...something almost incredible in this day and age...they actually have banished the parking meter from their downtown streets. What an accomplishment...it deserves a spot in our gallery of sketches of life and things in the Great Lakes area.*

Today, Frenette's telling his radio audience that his principal Michigan Week activity is in Northville, speaking at the luncheon that kicks off the three-day celebration.

Tomorrow, Frenette will tell his audience that he singled out Northville for his Michigan Week focus because "Northville obviously has people who care."



## ROTARY

We haven't been around as long as some buildings on Main Street, but the Northville Rotary Club is still the oldest, active service club in the community.

And like the charming old buildings that reflect the inviting warmth of Mainstreet 78, the Rotary Club invites you to share the glow with us during the Downtown dedication festivities, May 20-22.

It will be Michigan Week and Rotary, as it has done for many years, will serve as host to visiting dignitaries - this year including Governor William Milliken - and honored guests from our community.

## PROGNOSIS:



**A healthy outlook for our downtown**

## Congratulations from

William Demray, D.D.S.

371 E. Main  
348-1313

Peter Ehlerdt, D.D.S.

18600 Northville Road  
348-9800

Jesse Grimm, D.D.S.

1055 Novi Road  
349-7560

## An INTERNATIONAL Salute!

We're proud to have shared an important role in  
Main Street 78  
No Job's too tough for us, not even Main Street

- Slab Sawing 
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Serving municipalities, business and industry around the clock

### International Concrete Drilling & Sawing Company

(Division of International Diamond Tool Company)

21141 Novi Road  
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## Spagy's Liquor Store

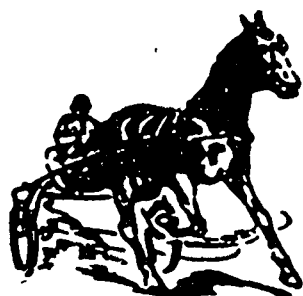
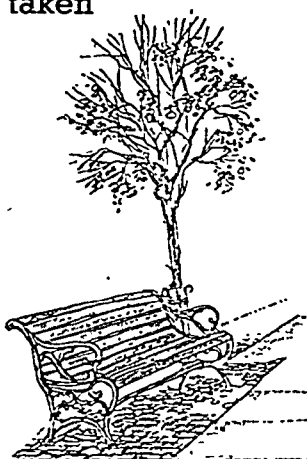
Established 1915 by Jim Spagnuolo, Sr.

In the past 67 years many changes have taken place in front of our store.

The street changed from dirt to cement, horses and buggies changed to cars and trucks.

But the biggest change of all is now when Main Street went from plain to beautiful.

Jim & Joe Spagnuolo



## Northville Collision

Bumping & Painting

"The Oldest Collision Shop in Town"

It's been our pleasure to see Northville grow and change in the 22 years we have been serving our community

Congratulations on the completion of our "Mainstreet '78" project

Bill and Bob Ahern

700 Silver Springs Ct. 349-1090



## William G. Milliken

**W**illiam G. Milliken is the longest serving governor in Michigan history and has the second longest tenure of any governor now serving in the nation. On January 22, 1981, he began his 13th year in office.

He was elected to the first of two two-year terms in the State Senate in 1960 and served as Majority Floor Leader during his second term.

Then followed four years as Lieutenant Governor with Governor George W. Romney.

Governor Milliken took his oath of office in a hastily performed ceremony followed by a 203-word inaugural address. The Supreme Court Justice who administered the oath on a borrowed Bible apologized for not being formally robed for the occasion.

He was elected to a full term as Governor in 1970 and re-elected in 1974 and 1978. Thus, he became only the second Lieutenant Governor in Michigan history to succeed to the governorship by election.

He had joined the family business — J. W. Milliken, Inc., which operates department stores in Northern Michigan — following his graduation from Yale University. He had served as president of the firm, but resigned that position upon accession to the Governor's Office.

During World War II, his combat experience included 50 combat missions on a B-24. Wounded over Vienna, Austria, he was awarded the Purple Heart. He also earned the Air Medal with two Oak Leaf clusters and the European ribbon with three battle stars.

Governor Milliken served as chairman of the Midwestern Governors' Conference in 1974 and the Republican Governors' Association in 1971-72.

He was elected chairman of the National Governors' Association at the conclusion of its 1977 annual meeting in Detroit — the first Michigan Governor to head that organization — and completed his term in August, 1978.

He also served during that year as chairman of the New Coalition, an organization of governors, state legislators, county officials and mayors, created to allow officials at these levels of government to work together on matters of mutual concern.

He continues as a member of the following National Governors' Association committees: the Executive Committee, the Committee on International Trade and

Foreign Relations and the Committee on Transportation, Commerce and Technology. He is co-chair of the Task Force on Technological Innovation and chairman of the National Governors' Association Board for the Center for Policy Research and Center for International Transportation Exchange (CITE).

He was appointed in 1979 to the U.S. Delegation to the United Nations Pledging Conference on Refugee Relief.

He has received the Michigan Agricultural Conference's 1982 Award for Distinguished Service to Agriculture, recognizing his "convening of a conference on agriculture, emphasizing its importance to our economy, for these and many other issues."

In 1979, he was the only elected official to receive the Special Conservation Award from the National Wildlife Federation. He was cited for his "outstanding environmental record" over the previous 10 years.

He is the first recipient of the Freedom of Information Award of the Detroit Chapter of the Sigma Delta Chi, Society of Professional Journalists — presented in 1979 for his "longstanding support of the first amendment and consistent lobbying for legislation to foster the public's right to know."

He has received the Israeli prime minister's medal "in appreciative recognition of the exemplary role which he and the good people of Michigan have played in the unfolding drama of Israel reborn."

The American Judicature Society awarded him its Herbert Harley Award in 1977 for his "services in the promotion of the effective administration of justice." He was cited for consistently appointing highly qualified judges to the bench, based on the recommendations of the Judicial Screening Committee of the State Bar of Michigan.

He was presented the Dominican Republic's highest civilian award — the Order of Merit of Duarte, Sanchez and Mella — by President Joaquin Balaguer. It was awarded in ceremonies in the presidential palace during the 1977 International Convention of the Partners of the Americas, in recognition of Milliken's efforts in promoting economic and cultural ties between the United States and the Dominican Republic.

He is married to Helen Wallbank, who was born and reared in Denver and graduated from Smith College, Northampton, Massachusetts.

The Millikens have two children: Bill, Jr., and Elaine.



## Oscar Frenette



"Sketching" Northville for those attending the Thursday, May 20 luncheon will be the familiar WJR radio voice, Oscar Frenette.

Public affairs director for WJR, Frenette does a daily radio feature called "Sketches" of Life in the Great Lakes Area, which drew an award from the Historical Society of Michigan. His sketch here at the First Presbyterian Church will center on Northville as it celebrates the official dedication of Mainstreet 78.

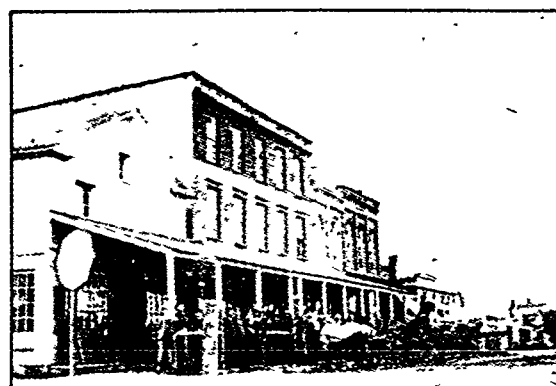
Frenette has been a broadcast journalist for more than a quarter century. He worked in northern Michigan and Pontiac before joining WJR in 1976.

His speciality has been radio documentaries for which he has received numerous awards, including the coveted Michigan Minuteman Award given by Governor William Milliken.

Besides serving on the board of the Historical Society of Michigan, Frenette is chairman of the New Center Area Council and a board member of the Historical Society of Michigan.

The city will pay special recognition to persons and organizations, who have made special contributions to the Mainstreet 78 project, during the luncheon.

Musical entertainment will be provided by Northville High School students at the gathering.



### Herman Moehlman

Attorney at Law

127 East Main Street  
Northville

For 23 years in the  
community  
specializing in

- Real Estate
- Divorces
- Corporations

### We're proud of Main Street

A lot has changed since the cameraman snapped this picture of OUR part of Main Street one hundred years ago. But one thing never changes: It's great to do business in Downtown Northville.

## Freydl's MEN'S & LADIES' WEAR

"Offering fine quality goods and services  
for over 80 years"

*We salute the City of Northville  
on this landmark achievement!*



112 & 118 E. Main • Northville

349-0777



*Congratulations  
to all for the  
success of this  
very worthwhile  
undertaking*

Ross B. Northrup and Family

# Congratulations

To a downtown winner  
from a community winner  
the NORTHVILLE KIWANIS CLUB



Kiwanis isn't a knife and fork group; it's an organization of active citizens — your neighbors — intent on serving the community in which they live, work or play.

From its inception, the Northville Kiwanis Club has rolled up its sleeves and worked in a variety of ways to help make Northville a place of pride. A few examples:

- Financing and building the Allen Terrace Library for your senior citizens
- Financing and actively participating in a bi-weekly bowling program for your handicapped children
- Financing and building the Santa House in the new town square for your children's enjoyment
- Committing money and muscle for park development in the township for your families

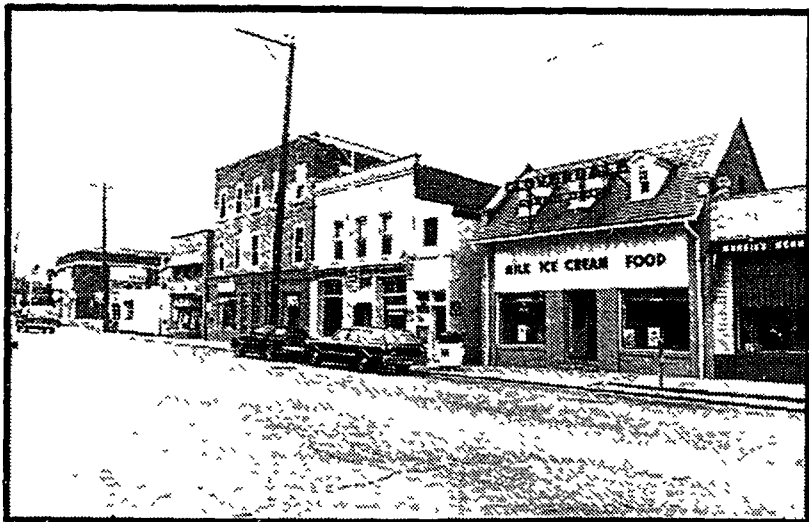
We're proud of Northville and its enhanced downtown in which we also played a role. Come join us for the downtown celebration May 22.

And if you want to share our satisfaction in serving Northville, we invite you to be a part of Kiwanis...the club that means community service. We meet each Monday evening at 6:30 at Little Caesars on Seven Mile. We'd like to have you join us.

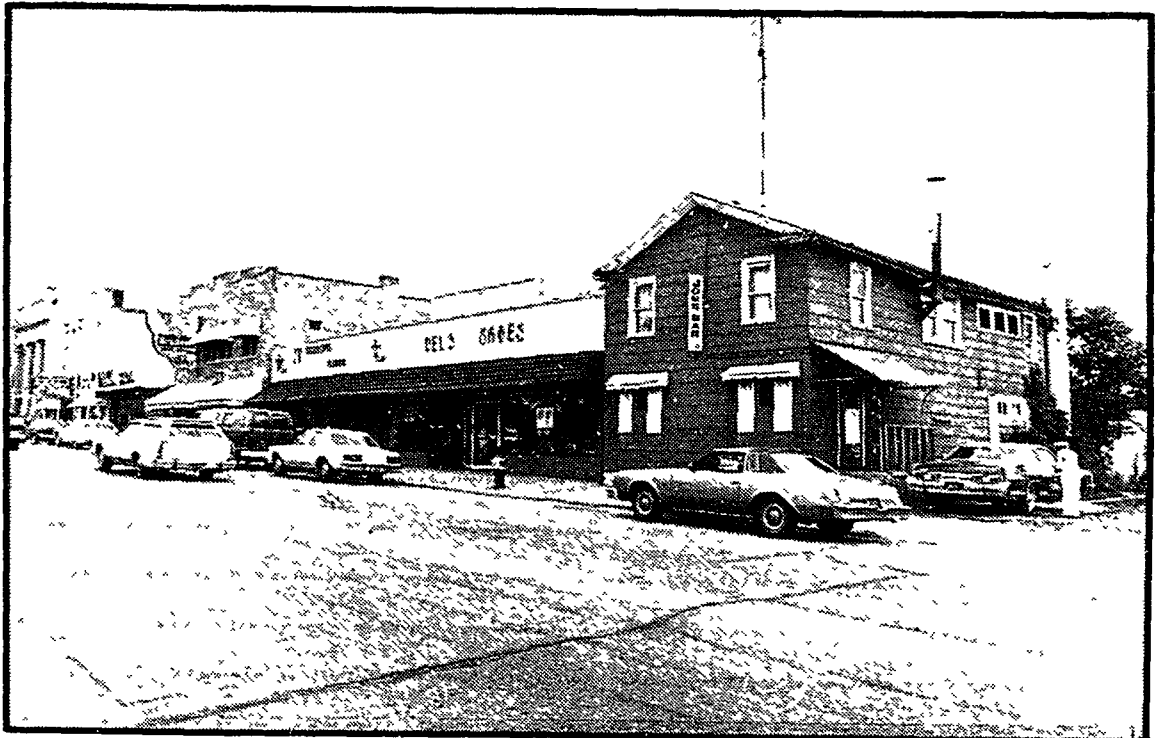
Salim Abraham (President)	Wally Cates	Tom Handyside	Ed Kritczs	Al Romeo
Max Burns	Bud Cook	Jack Hoffman	Ed McLoud	Frank Skinner (1st VP)
Rod Cannon	Mitch Deeb (Secretary)	Ed Jamieson	Dick Newton	Dr. Dick Slating
Ray Casterline	John Genetti	Russ Kelly	Jeff Moon	L. T. Sylvestre (2nd VP)
				Dr. Mike Wayne



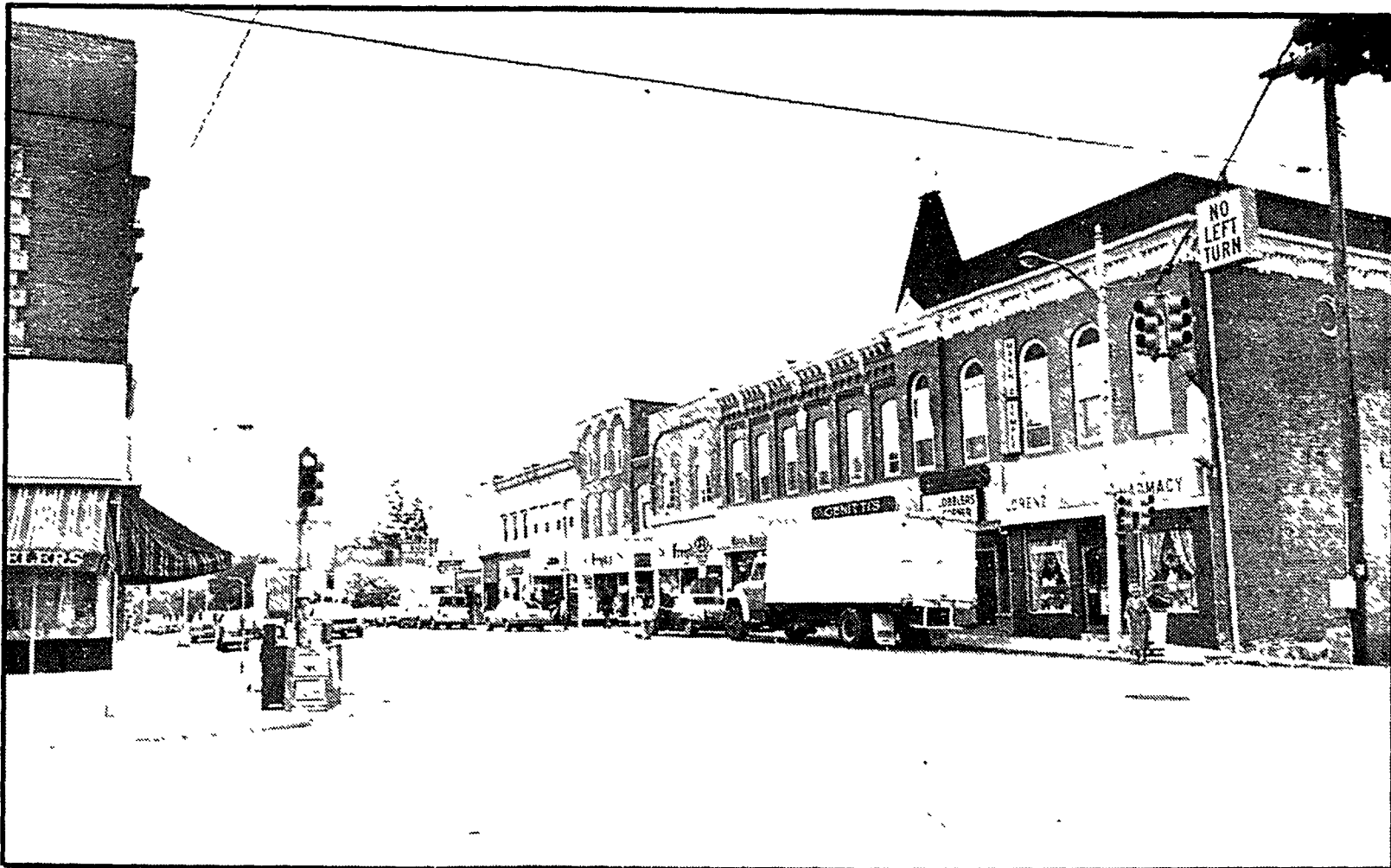
# Town's ready for facelift



HALE



HALE



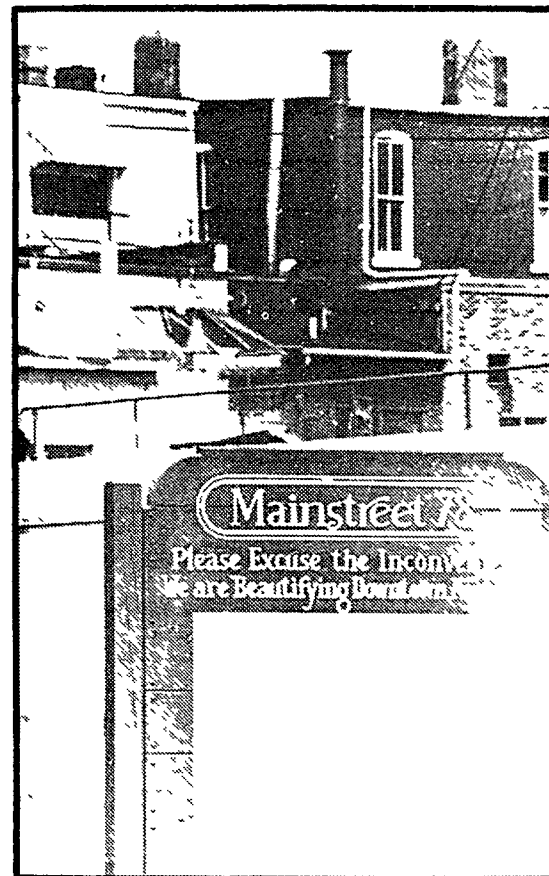
HALE



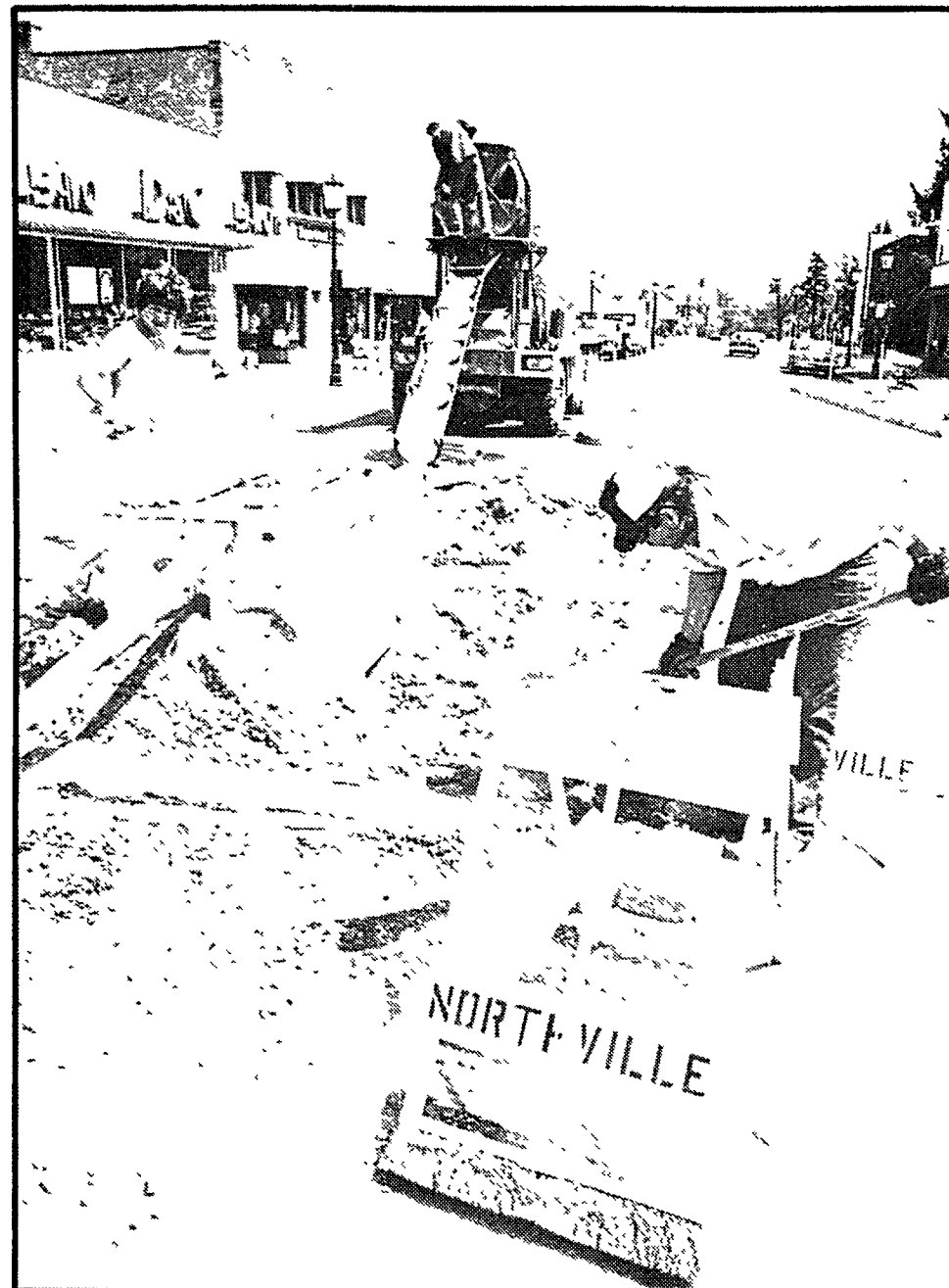
HALE



HALE



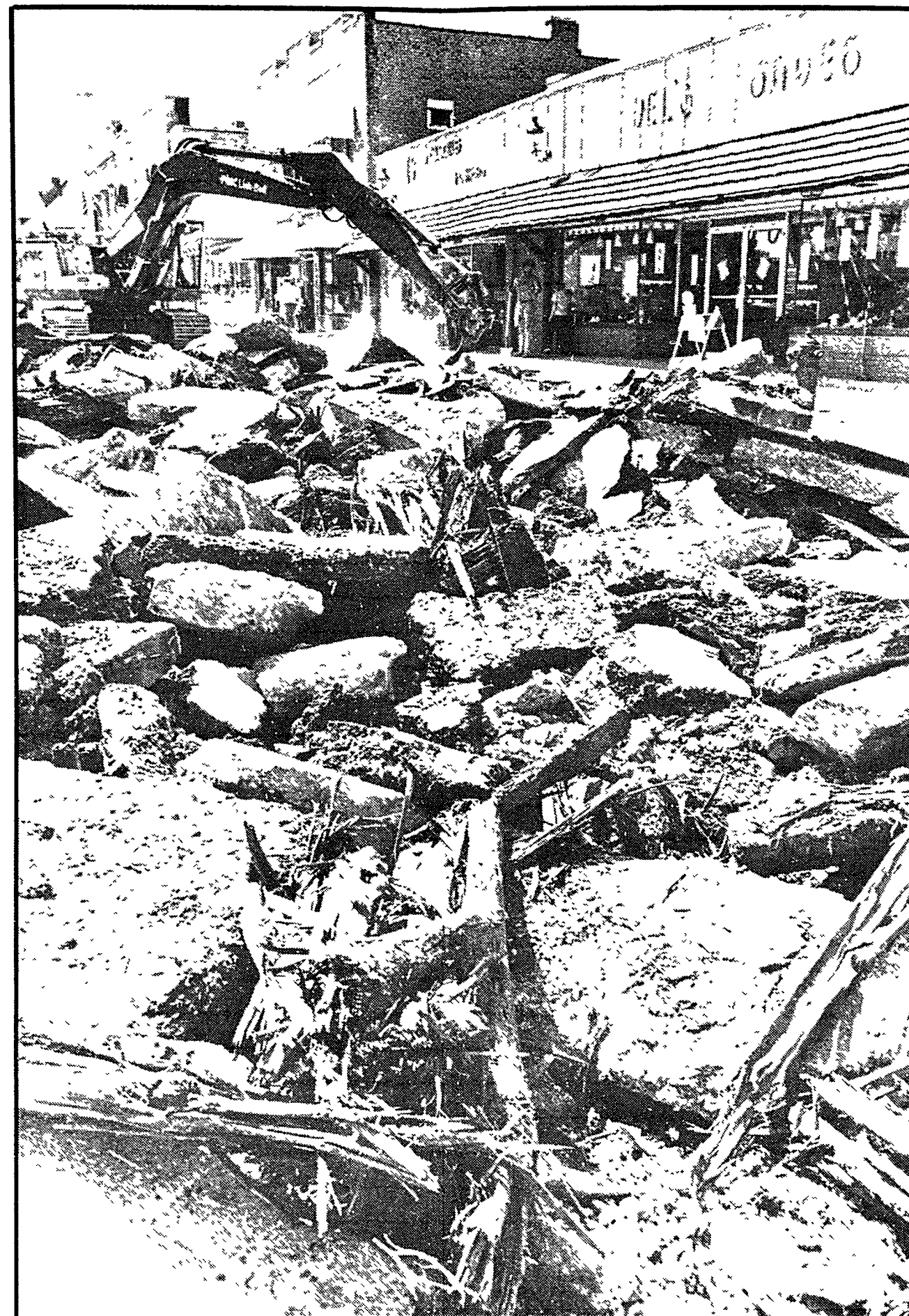
GALLOWAY



FECHT



GALBRAITH



GALLOWAY

There was plenty of apprehension...and surprises...when machinery and men moved in to uproot crumbling pavement and sidewalks, preparatory to installing new underground utilities.

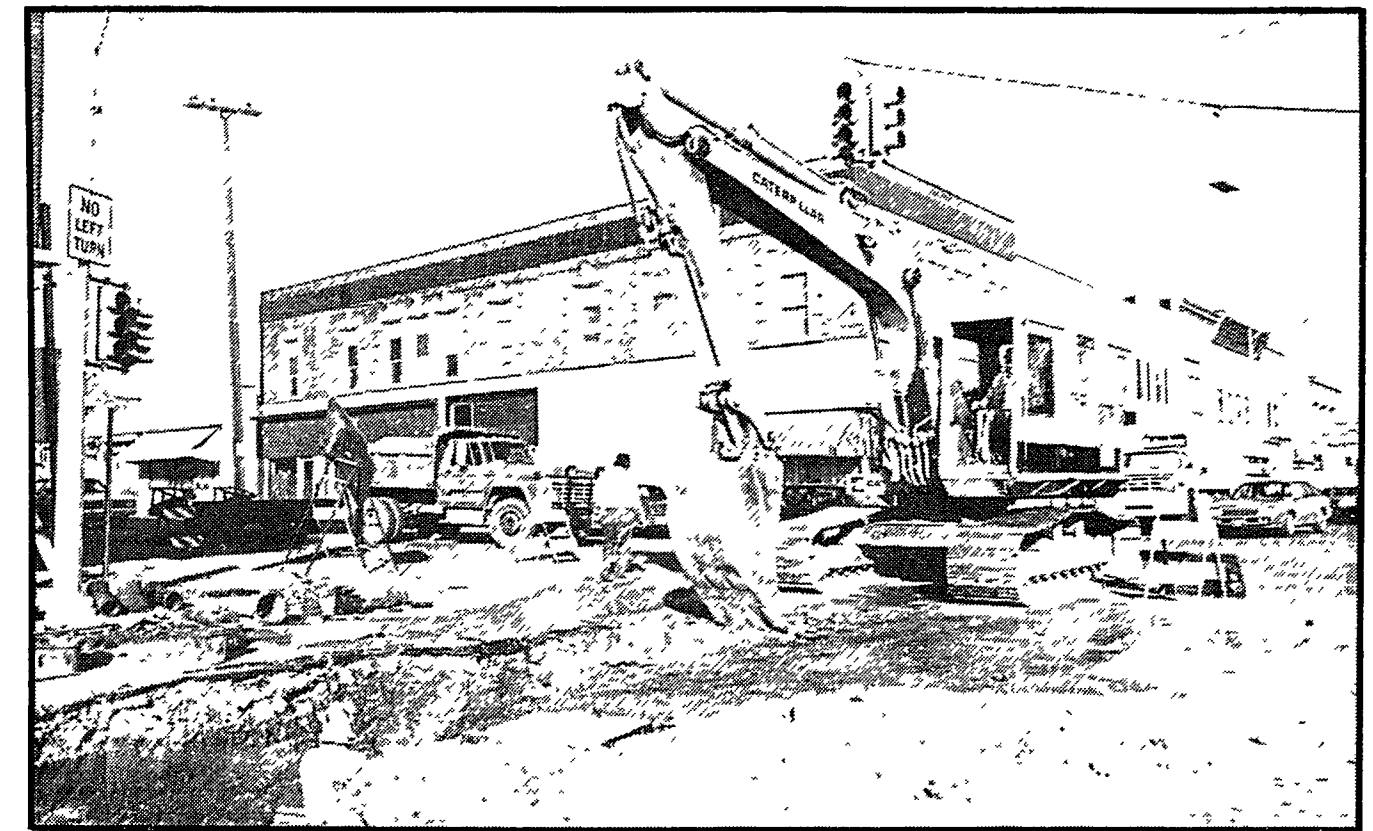
Windows rattled, store buildings shook as the old concrete and the earth beneath gave way to the hungry giants, revealing long-buried pieces of Northville's past — roots of canopy elms that once lined downtown streets, sections of the interurban railroad of another era, chunks of leather said to have been tossed into the roadbed by 19th Century cobblers, and even rotted wood pipe that once carried the town's water supply.

Slowly — too slowly for merchants who feared disruption of business and for shoppers who tiptoed across debris — the most visible sign of reconstruction took shape. Purposely, the city ordered work in sections to minimize inconvenience.

Sidewalk superintendents gathered daily to offer advice and criticisms to sweaty workmen who often labored late into evenings to complete their tasks.

Meanwhile, construction and exterior refurbishing by businesses added to the sound of a proud city dressing in its Sunday best.

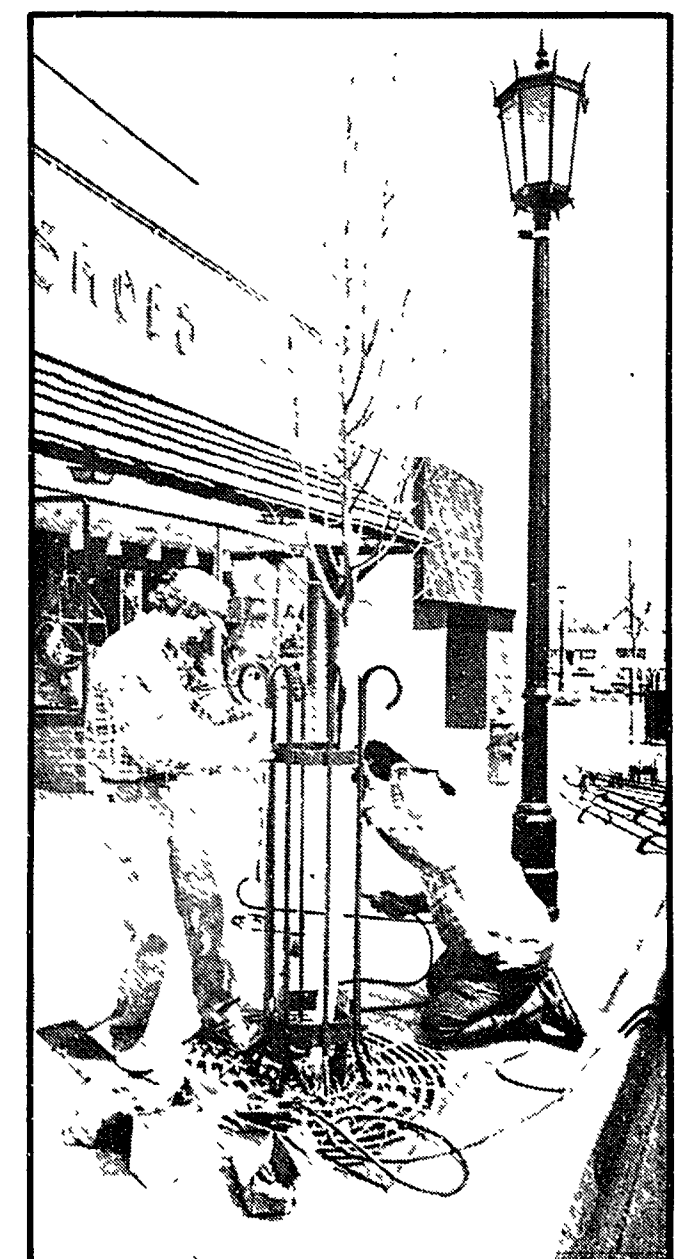
Early this month the giant town clock stored at the DPW yard was uncrated and gingerly hoisted atop its controversial "island" pedestal, signalling the completion of a downtown beautification project unmatched in Michigan.



HALE



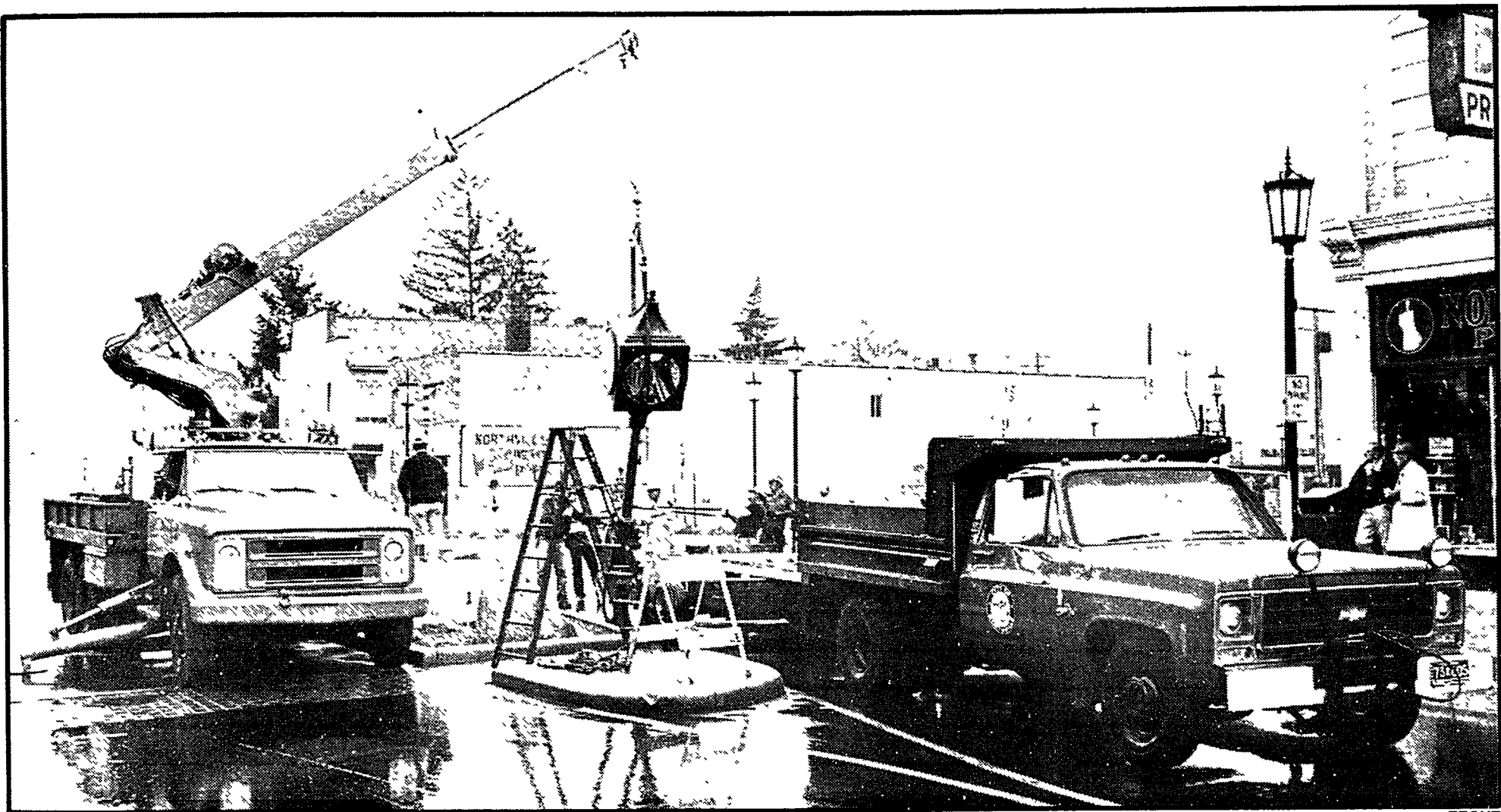
FECHT



FECHT

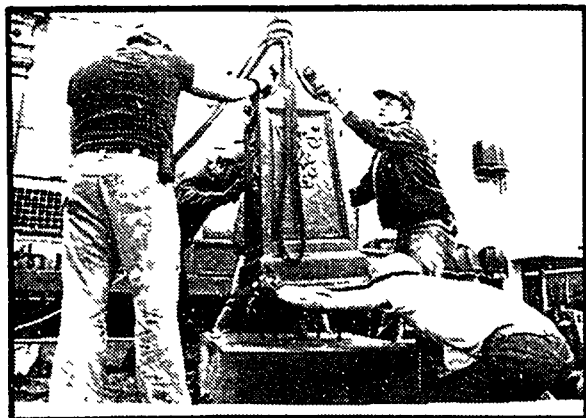
# Steel n' muscle change landscape





FECHT

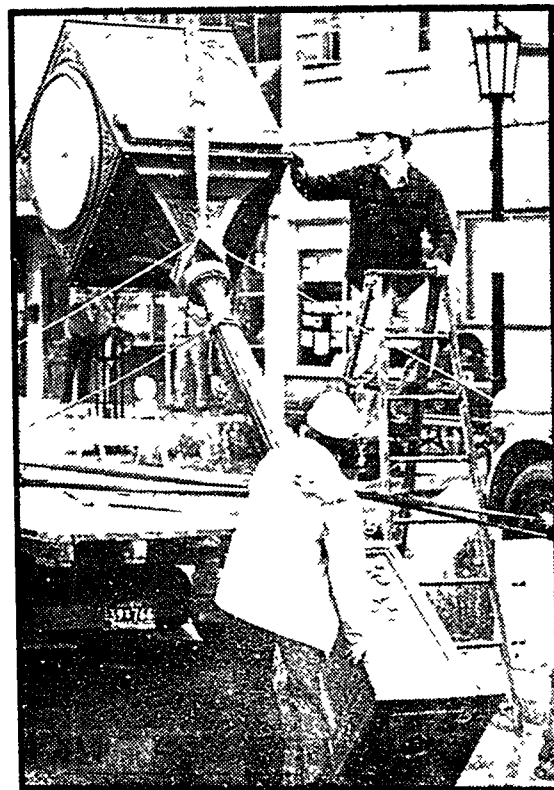
# **Island clock clicks to life**



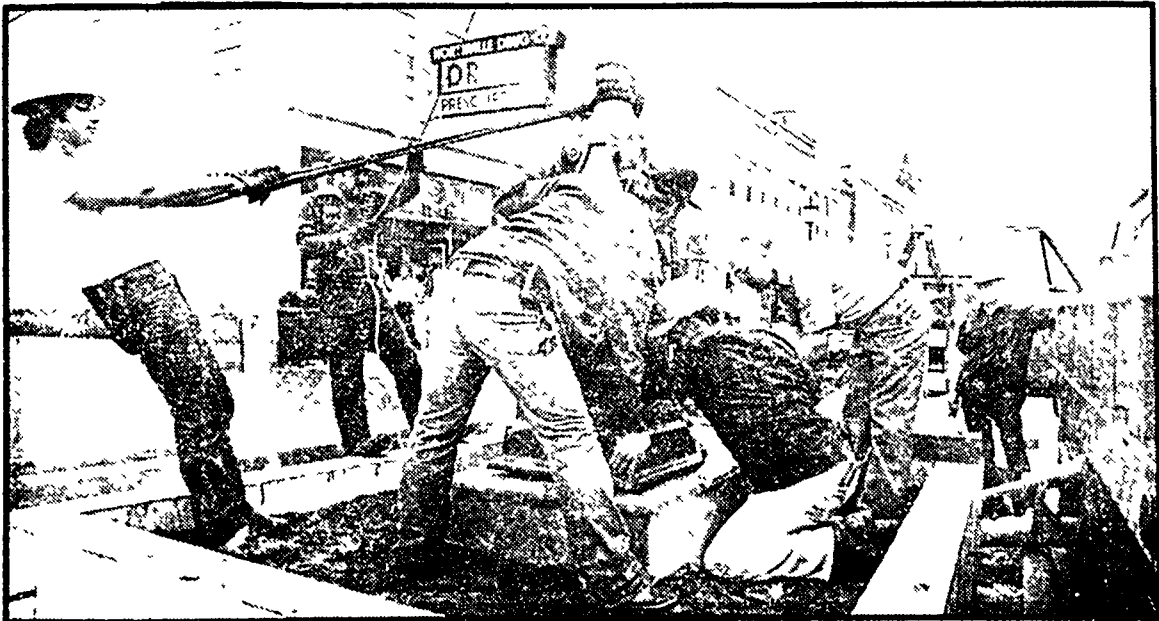
FECHT



WILSON



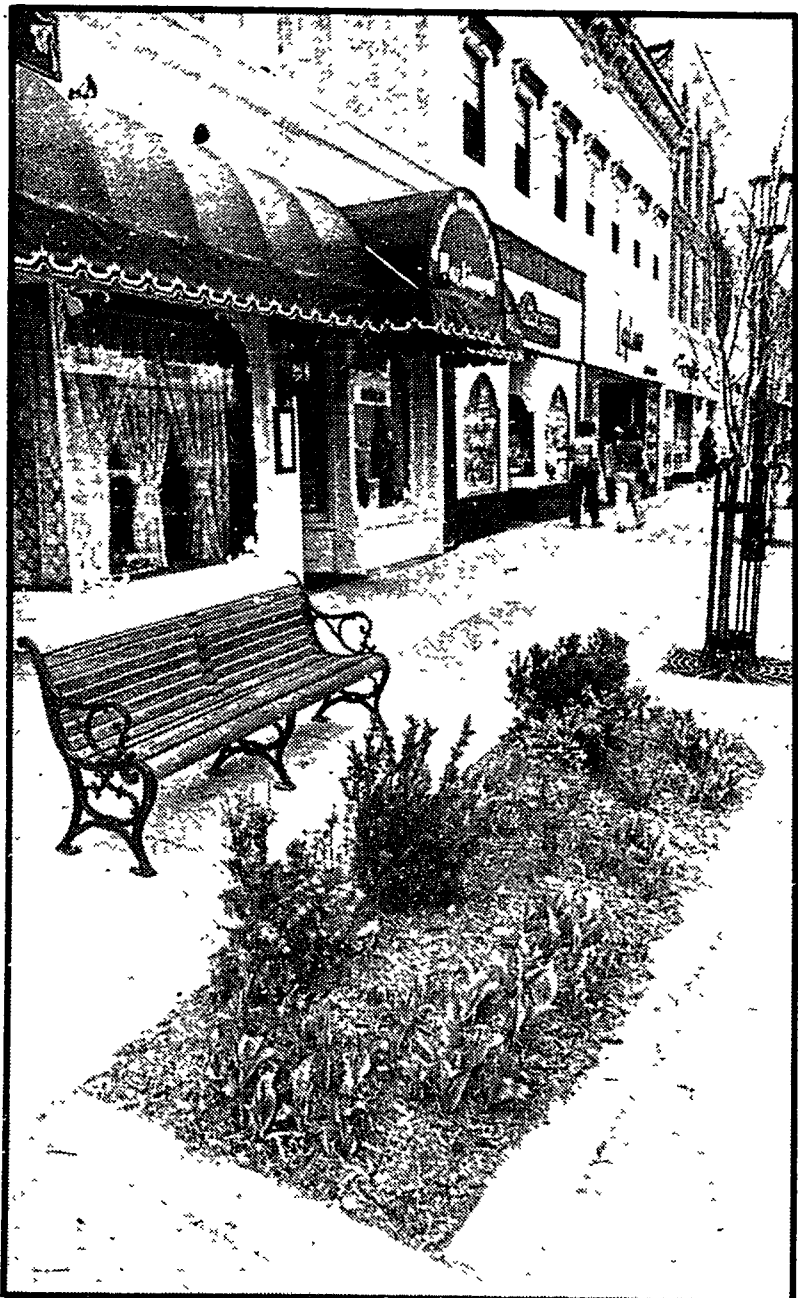
CVENGROS



FECHT



FECHT



FECHT



FECHT

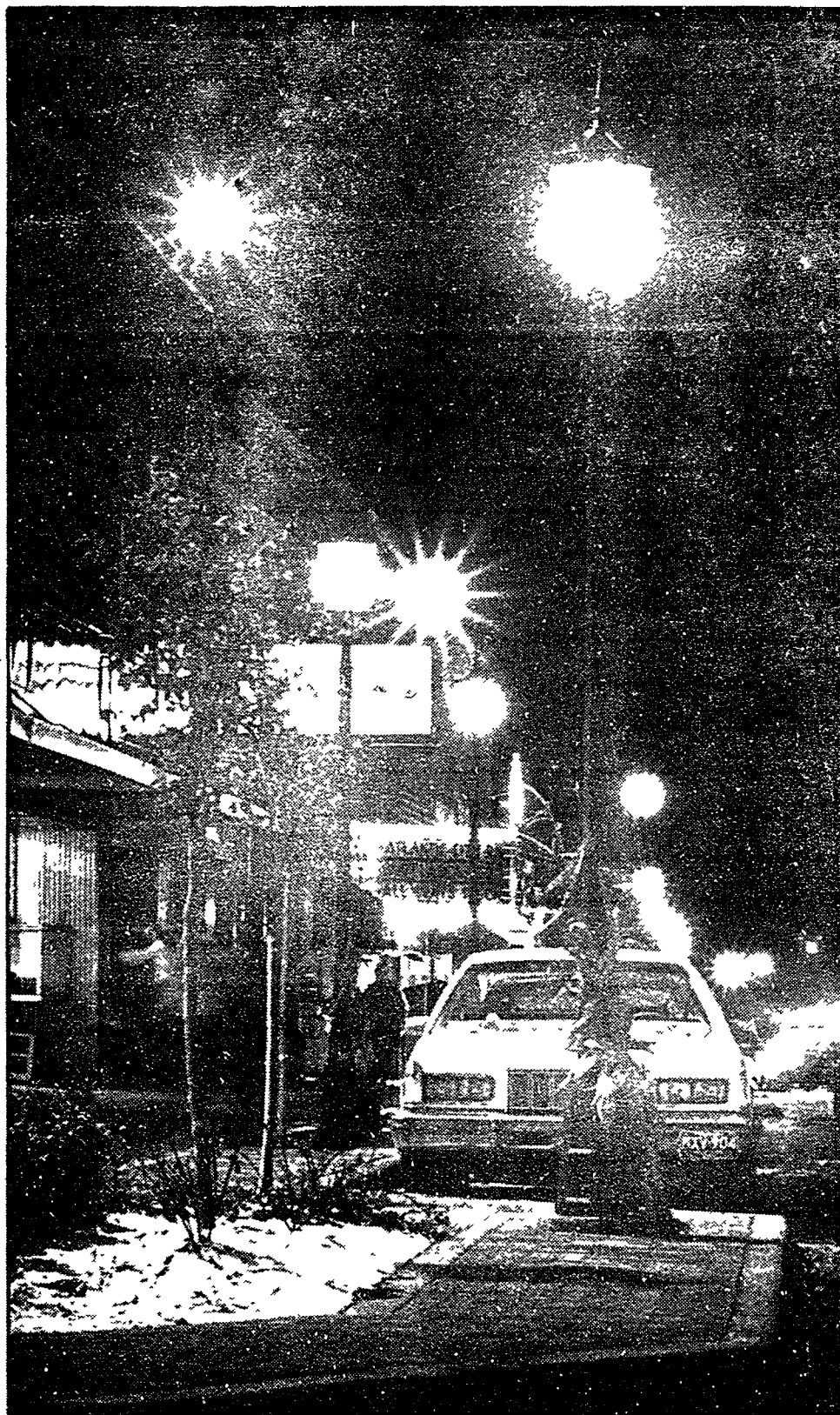
***And then it's done***



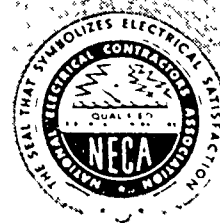
FECHT



# **We brighten Northville's downtown**



**SHAW** Electric Co.



***P.S. You remember us. We lit up Allen Terrace.  
It's good to be back in Northville!***

# Who did it...

**W**orking behind the scenes, meeting regularly since the project's inception, the Downtown Development Authority has been the governmental agency most responsible for the downtown rejuvenation.

Mayor Paul Vernon serves as the DDA's chairman.

Other members include:

A. Malcolm Allen, Marge Davis, Dewey Gardner, Edward C. Jamieson, Stanley Johnston, Glenn Long, Tom Rice, William C. Sliger and City Manager Steven Walters.

# ...who helped

**M**ainstreet 78 dedication ceremonies May 20-22 have been arranged by a host of citizens during the past several months.

Taking as its theme, "Dedication: Our Town Downtown," the dedication steering committee, which has been planning the event for several months, includes four members of the Downtown Development Authority and Chamber of Commerce President Betty Allen.

The DDA members of the committee are William Sliger, chairman; Dewey Gardner, Edward C. Jamieson and Steven Walters.

Assisting them have been:

Entertainment — Ves Spindler, president of the Northville Arts Commission;

Food-Refreshments — co-chairmen John Genitti and Michael St. Clare;

Parking Control — Police Chief Rod Cannon;

Decorations — Paul Vernon, chairman of the Northville Beautification Commission;

Equipment Set-Up, Clean-Up — DPW Director Ted Mapes;

Program Breakfast-Luncheon — Dewey Gardner, president of the Northville Rotary Club, and June Lafferty, president of the Northville Branch, WNFGA;

Publicity — Jack W. Hoffman and Ted Strasser, co-chairmen.



## What's Main Street?

It's charm.

It's good stores.

It's friendly people.

It's home.

It's a parade.

And this Memorial Day we'll be marching along this lovely Downtown Street in tribute to those men and women who sacrificed their lives so we might enjoy Main Streets everywhere.

Enjoy Downtown Dedication festivities, then join with the veterans of VFW Post 4012 in honoring those who safeguarded Main street for all of us.

**George Bayes**

**Post 4012 Commander**

The public is invited...

**Memorial Day Parade**

**10 A.M., May 31**

**We salute  
you and are  
proud to be  
a part of  
Northville.**

**MANUFACTURERS BANK**



WENGROS  
© SLIGER-LIVINGSTON PUB. 1982

HUTCH

Presbyterian  
Church

Jazz  
Ensemble



Bandshell  
(Town Square)

Parking

M  
A  
I  
N

Pet  
Parade

Downtown  
Dedication  
(May 20-22, 1982)

Art  
Market

Refreshments

Flea Market →  
(At the Downs)

Grease

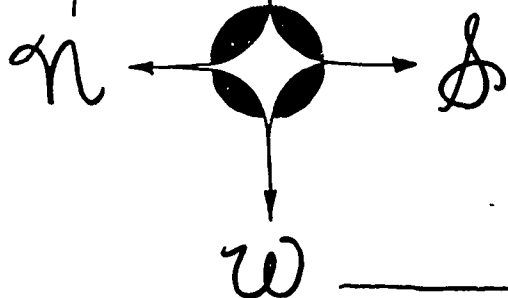
Farmers'  
Market

CENTER

Parking

Carriage  
Rides

Legion  
BBQ



WING

City Hall

Park

# There's something for everyone as Northville parties

---

DEDICATION: OUR TOWN DOWNTOWN  
May 20-22, 1982

---

## THURSDAY, MAY 20: (streets open)

Noon — Luncheon sponsored by the Northville Branch of The Women's National Farm and Garden Association honoring special contributors to Mainstreet 78 at First Presbyterian Church. Guest speaker will be WJR's "Sketches" host Oscar Frenette, with entertainment provided by Cooke and Meads Mill Junior High School vocal groups. By invitation only.

## FRIDAY, MAY 21: (streets open)

8:30 a.m. — The dedication breakfast sponsored by The Northville Rotary Club with Michigan Governor William Milliken in attendance will take place at the First Presbyterian Church. By invitation only.

9:30 a.m. — Northville High School's Concert Band will perform in the town square until dedication ceremonies begin and after they are completed.

9:40 a.m. — Dedication ceremonies including the governor, in the town square. WJR's Fat Bob Taylor will sing the National Anthem.

3-4 p.m. — The Northville High School Jazz Band in the town square.

4-5 p.m. — The Blue Grass Generation band in the town square. The band is a four-piece contingent that frequently performs at Ann Arbor's Pretzel Bell and is scheduled to play this summer at the World's Fair in Nashville. Dave Russell will be featured on banjo.

5-6 p.m. — Neil Woodward's folk music group in the town square. Woodward, a professional guitarist and singer, teaches at the Gitfiddler in Northville.

6-7 p.m. — The Blue Grass Generation band in the town square.

7-8 p.m. — Folk music in the town square.

8-10 p.m. — Music by a Wayne State University jazz quintet corner of Main and Hutton.

7-11 p.m. — Rock concert-dance featuring the Bristols sponsored by the Northville Recreation Department at the Community Building.

## SATURDAY, MAY 22: (streets closed)

8 a.m. — Streets blocked off; Center Street from Dunlap to Main, and Main Street from Wing to Hutton.

9 a.m. — Pet parade from town clock down Main Street to the City Hall Park, where judging will occur.

9 a.m. — Flea Market in the Northville Downs parking lot begins and runs all day.

9 a.m. — Farmers' Market on Main Street west of Center starts and continues throughout the day.

9 a.m. — Carriage rides, sponsored by Northville Kiwanis and John Hopkins of Plymouth, all day starting near Farmers' Market. Proceeds from this event will be donated to a parks building project.

9 a.m. — Concessions stands on Main Street all day.

10 a.m. — Balloon man Arnold Shenofsky will be strolling Main and Center streets all day.

10 a.m. — An Art Market, involving 20-30 artists, takes place on Center Street near Schrader's all day. Artists' works are judged by the Northville Arts Commission to determine their eligibility for participation in this show.

10 a.m. to conclusion — Dedication Fun Run (three races, prizes in 16 categories), sponsored by the recreation department.

10-11 a.m. — Northville High School's Jazz Band performs in the town square.

11 a.m.-noon — Children's Theatre will be presented in the town square. Children will learn to participate in the telling of stories with the use of masks and props.

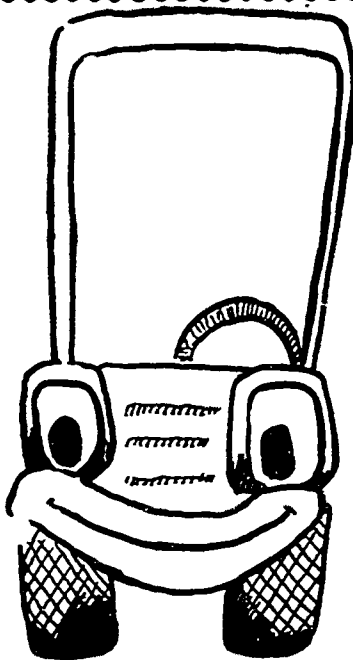
11 a.m.-noon — Cooke Junior High School's Band along with Silver Springs' Physical Education "Tinkling" group and the junior high school wind ensemble perform on Center Street near Dunlap.

11 a.m. — American Legion barbeque at the legion post.

11 a.m.-5 p.m. — The Open Door Christian Church on Center Street will sponsor tours inside the oldest church in downtown Northville. Also the

Please turn to page 28





## Choo Choo Hurrah!

Downtown Northville is justifiably proud of its fresh, new look. . . and we're pleased to salute Mainstreet 78 for a job well done - just as our city and township customers are always pleased when they drive away from Choo Choo Car Wash, Northville Road at Seven Mile near the tracks.

Get a Dedication Wash. . . it'll tickle your car.

Don Thomson  
Choo Choo Owner

## Congratulations Mainstreet 78. . .

Northville's Main Street has come a long ways since "My Gal Sal" was playing downtown and motorists angle parked on a street still carrying signs of the old interurban tracks. And we're proud to have played a part in the progress of the community over those years.



Philip R. Ogilvie  
Attorney at Law  
105 West Main

Serving the Community since 1949

# What's going on

Continued from page 27

Open Door Christian Church Children Singers will present shows at noon, 2 p.m. and 4 p.m. in the church's main parking lot at Center and Dunlap.

Noon-1 p.m. — Puppets and singers from the Hot Fudge television program with Millie Turnbull's dance group will perform in the town square.

Noon-3 p.m. — A walking, talking mechanical robot will entertain along Main Street. Sponsored by The Robot Society of the United States.

Noon-3 p.m. — Northville High School's Physical Education Fitness booth operates on Center Street.

Noon-12:30 p.m. — Cooke and Meads Mill junior high vocal groups sing on Center Street. Also performing will be the Moraine Elementary "Plus" rope skipping group.

12:30-1:30 p.m. — Meads Mill Junior High School's Band together with the Moraine physical education and music group performs on Center Street.

1-2 p.m. — Angelo Primo Jazz Band plays in the town square. The musical group frequently holds court at Baker's Keyboard. Tom Starr, one of the hottest drummers in Detroit, is a star attraction of this group, which will soon release its first recording.

1:30-2 p.m. — Amerman Elementary vocal and dance group performs on Center Street near Dunlap.

# WE'RE GLAD TO BE IN NORTHVILLE



Big. But downright neighborly.

## Down River Federal Savings

24 NEIGHBORLY OFFICES TO SERVE YOU

HOME OFFICE:  
TAYLOR  
20600 Eureka Rd. 285 1010  
ALLEN PARK  
6634 Allen Rd. 381 2500  
6770 Allen Rd. Drive In  
CANTON TOWNSHIP  
42448 Cherry Hill 981 2898

CARLETON  
859 Monroe St. 654 8400  
DETROIT/REDFORD  
24650 W. McNichols  
531 4753  
FLAT ROCK  
28650 Telegraph 782 1411  
GROSSE ILE  
8175 Macomb 675 8330

INKSTER/CHERRY  
HILL  
29365 Cherry Hill  
728 1680  
LINCOLN PARK  
3528 Fort St. 386 3500  
3461 Fort St. Drive In  
957 Dix 383 2396

LIVONIA  
33111 Seven Mile  
477 9340  
MELVINDALE  
3805 Oakwood Blvd  
382 2600  
MONROE  
106 N. Monroe St  
243 6600

NORTHVILLE  
127 Hutton St. 348 8920  
PLYMOUTH  
6505 Main St.  
453 1430  
RIVER ROUGE  
261 Burke 841 3100

RIVERVIEW  
17515 Fort St. 285 1010  
SOUTHGATE  
13628 Eureka Rd.  
285 1010  
TAYLOR  
23700 Goddard Rd.  
291 3900

TRENTON  
3290 West Rd. 676 2299  
WOODHAVEN  
22211 West Rd. 676 1144  
WYANDOTTE  
2759 Biddle Ave. 285 1010

Member Federal Savings and Loan Insurance Corporation Your Savings Insured to \$100,000





## Congratulations on a job well done

from  
The Northville Public Schools

Paid for by the Board and Staff members of the Northville Public Schools

2-3 p.m. — The First United Methodist Church's 35-member choral group sings in the town square. "Fun" music for the occasions will be featured. It's members are "your Northville neighbors determined to make you smile," according to promoters.

2:30 p.m. — The Winchester Variety Show takes place on Center Street.

2:30-3 p.m. — Silver Springs and Winchester vocal groups perform on Center Street.

3-4 p.m. — The Wayne County Barbershop group sings in the town square.

3-4 p.m. — Northville High School's "Grease" Dance Troupe performs

on Center Street near Dunlap.

4-5 p.m. — St. Andrew's Bagpipe group is presented in the town square. The 16-piece bagpipe band will be complemented by colorful dancers.

4-5 p.m. — The Novi Choraliers sing on Center Street near Dunlap. The Choraliers, a 36-member choral group sponsored by the Novi Parks and Recreation Department, will perform one of its dozen concerts of the year. To participate in this group, members must pass rigid audition requirements. Its format ranges from popular standards to Broadway show tunes.

5-6 p.m. — Angelo Primo Jazz Band plays in the town square.

Dedication Ceremonies  
Mainstreet 78  
May 20-22, 1982

**Steering Committee**  
William C. Sliger  
Chairman

Betty Allen  
Dewey Gardner  
Edward C. Jamieson  
Steven Walters

**Entertainment**  
Northville Arts Commission  
Ves Spindler, President

**Food/Refreshments**  
John Genitti  
Michael St. Clare  
Co-Chairmen

**Parking Control**  
Police Chief Rod Cannon  
Chairman

**Decorations**  
Northville Beautification  
Commission  
Paul Vernon, Chairman

**Equipment Set-Up/Clean-Up**  
DPW Director Ted Mapes  
Chairman

**Program Luncheons**  
Northville Rotary Club  
Dewey Gardner, President

Northville Branch, WNFGA  
June Lafferty, President

**Publicity**  
Jack W. Hoffman  
Ted Strasser  
Co-Chairmen

## Dedication: Our Town DOWNTOWN

### You're Invited

Our downtown improvement program is just about complete. And now we're ready to celebrate the occasion with a three-day dedication event.

Those of us on the Downtown Development Authority have been involved in the improvement program for more than five years. Its object has been to provide a community with an attractive downtown area by improving sidewalks, streets, parking lots and other public areas. Naturally, we have hoped this would, by example, cause existing businesses to make improvements while attracting new business to our community. We believe the plan is succeeding.

Still to come down are the old power poles and lines standing in the business district and parking lots. All power lines are now underground. When this is completed we believe our downtown will look even more attractive. . . and will make our parking lots more convenient for motorists.

Meanwhile, we invite all citizens of the Northville community to join in the dedication celebration. We think the entertainment will attract many visitors. . . and that they will be favorably impressed.

We hope that you like our downtown, that you will enjoy the family fun planned for Friday and Saturday, and that you will invite the many visitors to come back again and shop in Northville.

#### DOWNTOWN DEVELOPMENT AUTHORITY

Paul Vernon  
Chairman  
A. M. Allen  
Marge Davis  
Dewey Gardner  
Edward C. Jamieson

Stanley Johnston  
Glenn Long  
Tom Rice  
William C. Sliger  
Steven Walters  
Director



## Man Without A Store?



### If this is your problem...

...you're invited to visit Lapham's at your convenience and get acquainted. Don't be just another number, get that personal service you're entitled to—try us, we're interested! It's a great stopover on your way up in the world. All branded clothing at yesterday's price.

We operate our own tailoring shop for prompt meticulous service...men's and women's alterations made regardless where purchased.

**Lapham's**  
**Men's Shop**

120 E. Main  
Northville  
349-3677

Weekdays & Sat.  
9 to 6  
Thurs. & Fri. 9 to 9

# The downtown paid for



**C**aptured taxes."  
"Tax increment  
financing."

These are names used to describe the City of Northville's method of financing the public aspects of the downtown development project.

Some homeowner skeptics remain unconvinced that it works; they still fear it's a way of prying more money from their pocketbooks.

Not so, say officials of Northville, a community which attracted state-wide attention when it became one of the first municipalities in Michigan to use it.

Basically, it means the downtown development, which is officially dedicated May 22, is paying for itself.

Since 1978 all tax base growth in the three-block central business district has been used to repay the \$1.6 million borrowed by the city. That growth — the difference between the pre-1978 assessed valuation of the downtown properties and the current value — will continue to be

## Allen Monuments

*Wishes to salute the City of  
Northville for its fine  
accomplishment.*

*We are proud to be a part of "the  
beautiful past and promising  
future" of our community.*

# that itself

"captured" and used until the entire debt is retired.

Theoretically, the natural growth of downtown valuation should suffice to cover the cost of public improvements. But the public improvements themselves, officials confidentially predict, will insure the repayment of the loan.

How?

The beautification of publicly-owned downtown property — the underground wiring, street repaving, bricked sidewalks, trees, shrubbery, parks, and the Victorian amenities enjoyed today — persuades private owners to improve their own properties and increase their value — the tax base.

Will improvement of private property happen?

Most certainly, say officials, who note that long before the project was completed property owners began improving their buildings. Still others are planning improvements. And the public improvements already have attracted new businesses.

## The 6 percent solution

In today's poor financial market, prospective borrowers would consider themselves lucky if they managed to find a 15 percent loan anywhere.

Back in December of 1979, the financial market also was considered "poor" when the City of Northville went shopping for a loan to cover the downtown beautification project.

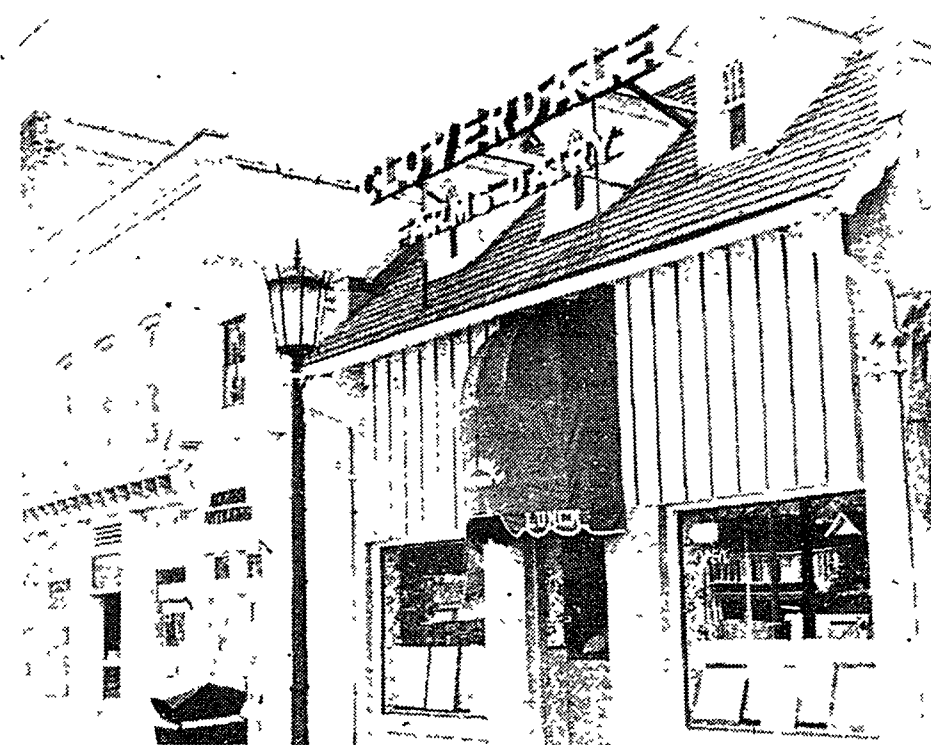
The city didn't get exactly what it hoped for but, given the times, it was delighted just the same.

Indeed, in light of today's market what it got then was a "steal" — a bank's agreement to loan Northville \$1.6 million at 6.6 percent!

So as Northville officially dedicates its downtown project this month, it's understandable if local officials wear extra wide grins. They're probably celebrating the "Six-Percenter of '79."



Site of today's Cloverdale Dairy as it appeared in 1911



Cloverdale Deli and Restaurant under new ownership in 1982

## Congratulations from the Physicians at

### Northville Medical Center

331 N. Center Street

Northville

349-4904

24 Hour Answering

#### • Obstetrics & Gynecology

Ronald S. Paroly, D.O. Francis D. Darling, D.O.  
Michael C. Kent, D.O. Robert Dock, D.O.

#### • Pediatrics & Adolescent Medicine

Ronald E. Brooker, D.O., P.C.  
Harold D. Margolis, D.O.

#### • Podiatric Medicine & Surgery

Dr. Burton C. Davis, D.P.M. Dr. Bruce Manchel, D.P.M.  
Dr. Kenneth D. Poss, D.P.M.

#### • Internal Medicine

Andrew R. Elias, D.O.

#### • General Surgery

Anthony Schwartz, D.O.

Participating in Blue Cross, Medicare & Medicaid

It has been the pleasure of Cloverdale Dairy to serve many generations of Northville's family and friends

We're proud to be apart of "Dedication: Our Town/Downtown"

Our compliments to the City of Northville on their fine "Mainstreet '78" accomplishment.

## Cloverdale Deli and Restaurant

Michael St. Clare & Staff

134 N. Center Street • Northville



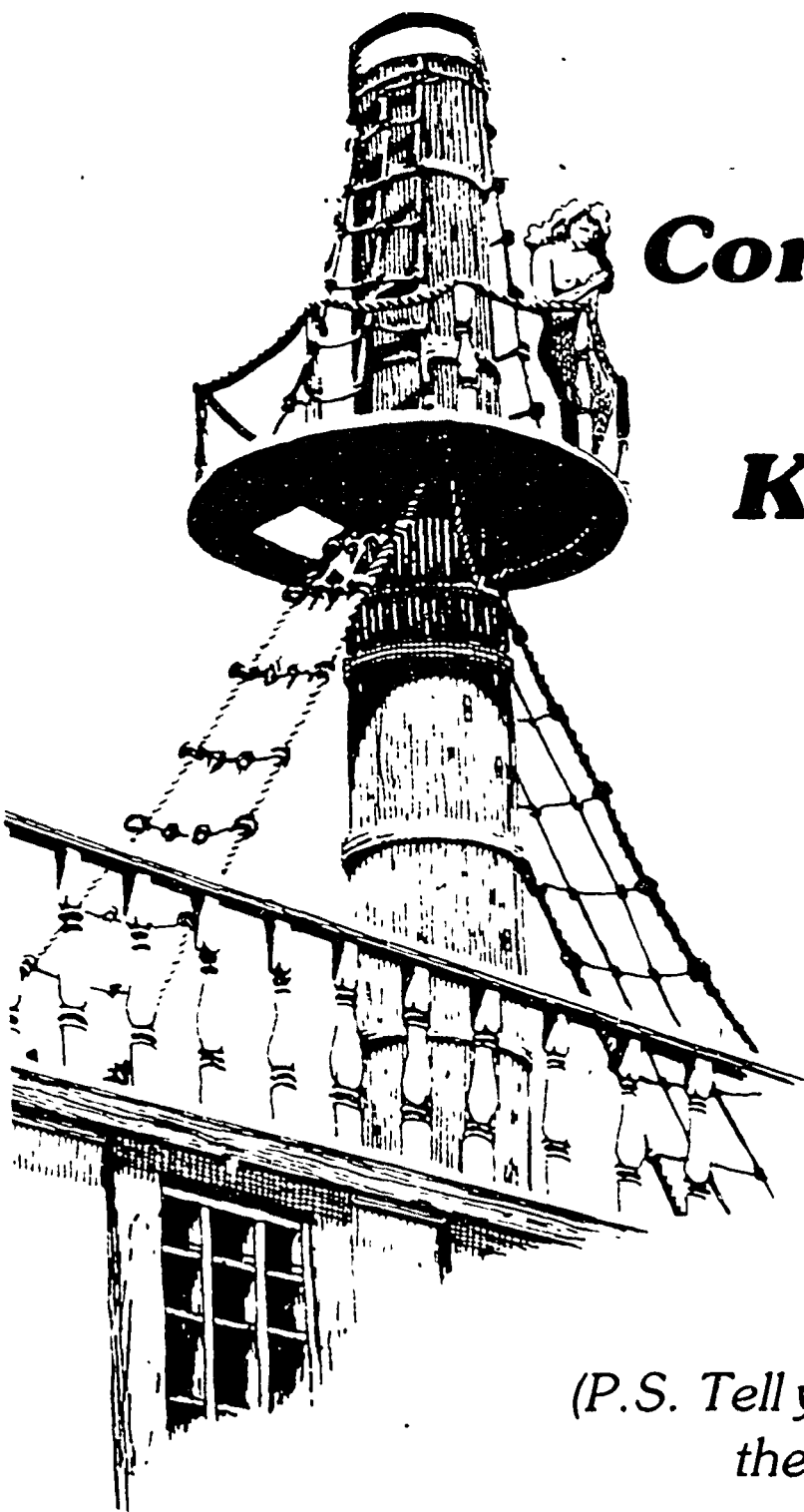
**We've got a new face too.**

## **the Mayflower II**



### **Bed & Breakfast Hotel**

**We know how important tradition is  
...but we know about appearance too.**



***Congratulations Northville  
on your new look.  
Keep up the good work.***

**The Lorenz Family  
Plymouth, Michigan**

*(P.S. Tell your visitors after a friendly day in Northville,  
they can spend a friendly night with us.)*



GALLOWAY

## Wireless

Part of the plan for downtown Northville was to take down "unsightly" overhead wiring. Workers removed most of the wires during the spring. When the job is all done only the traffic signal wires will clutter up the downtown.

## gifts

Continued from page 9  
Association, the guard.

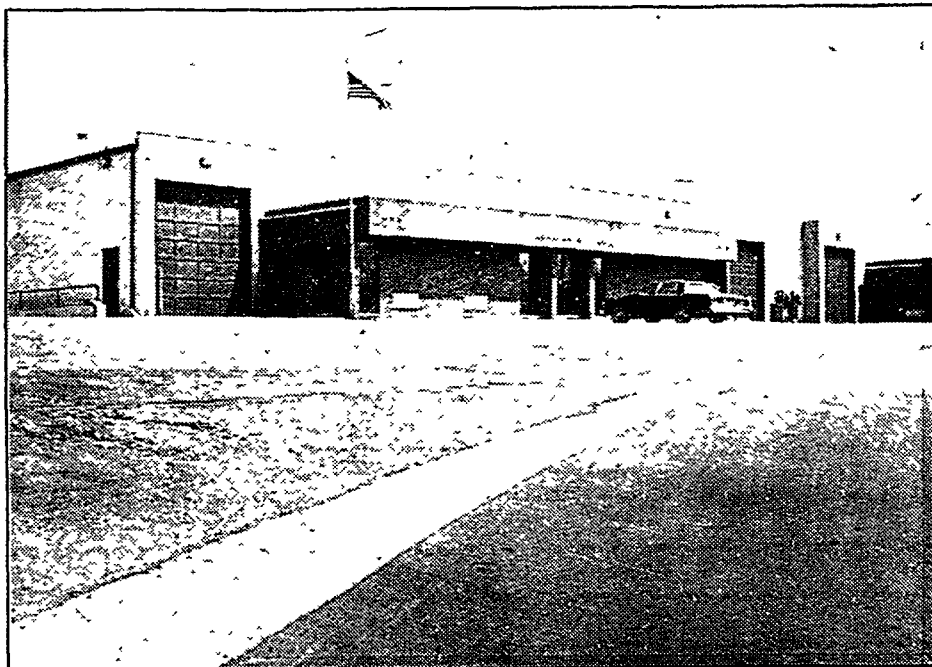
Others contributing trees and guards are Tom and Nelda Morrison and children; Nelda and Tom Morrison for Carl Johnson; Northville Business and Professional Women's Club in memory of Bea Carlson; IV Seasons Flowers; Betty and Dick Lennox; Virginia and Ed Kritz; Phyllis and Charles R. Ely, Jr.; Women's National Farm and Garden Association, Northville Branch; Northville Jaycee Auxiliary; Helen and Harry P. Millnamow; Long Plumbing Company; Long's Fancy Bath Boutique; Northville Women's Club; Cathy Nichols in memory of W. Wallace Nichols; the Sliger family; The Northville Record; C. Harold Bloom Agency; the Jamieson family — Northville Travel Plans; Kamp-DiComo Associates; Northville Town Hall Lecture Series; Aherns in memory of their grandchild, Chelsea Dai; Detroit Federal Savings; Lee and Carol Holland; M.A.G.S.

Tree contributors include Northville McLaughlin families; Northville Newcomers; St. Paul's Lutheran PTL; St. Paul's Lutheran Church; Manufacturers Bank; Mr. and Mrs. John Bock for Dave Meininger; Hazel Langfield in memory of Conrad E. Langfield; Mr. and Mrs. Elroy Ellison; Oldenburg Building — owners and occupants; Lena E. Hammond in memory of C. Oscar Hammond; Jim and Pat Allen; Allen Terrace Residents; Joan G. McAllister in memory of Price S. McAllister; John and Gloria Teeter; Charles and Velma Freydl; Mrs. Madelon Rathburn, Berenice Ellis, Walter Ellis; Dick and Judy Huston; Highland Lakes Women's Club; Northville Senior Citizens' Club; Community Federal Credit Union, Northville; Northville City Fire Department; Vern and Doris Huntoon.

Additionally, several larger trees placed in park settings have been donated by John Miller.

Wednesday, May 19, 1982

Northville's Downtown  
looks great!



We think our place does too.  
Congratulations to the city

**Jack L. Doheny Supplies**  
777 Silver Springs Ct.

*Before 1839 the  
world was blind, and  
then Photography was born*



**Albright Photography**

Can take your old family portraits and  
restore them so your memories of  
yesterday can be enjoyed forever. . .

348-2248

thirty three





"Main Street. . .when Northville was 100 years old."

We're proud. . .

We're proud to be part of the Community, proud to have played a role in Mainstreet 78, and proud to salute Northville's handsome, refurbished Downtown.

Just as Downtown Northville has been serving our shopping needs for many years, we've been serving municipalities, banks, business and industry with precision printing of bonds and notes.

**Midwest Bank Note Company**

**16580 Northville Road**

# The Result

Continued from page 7.  
downtown area.

In the early stages of planning, officials opted to make only those kinds of public improvements that would encourage beautification of existing buildings and additions of new businesses that contrast but complement the old.

They quickly rejected the concept of total redevelopment that would have meant the leveling of the central business district and reconstruction of the downtown area with all new buildings as has happened elsewhere.

Part of the city's historic district, the older central business district buildings were seen as keys to the character of the town. Mainstreet 78 was conceived, therefore, as a way to preserve and enhance this character.

The rejuvenation project has meant the removal of only two buildings — the former Chrysler dealership on Hutton Street and the bar building on East Main. The former, built in more recent years, was determined to be of little architectural significance. The bar, on the other hand, was one of the oldest buildings in the downtown area.

Both the city and its owner considered saving this building (at one time the Historical Society thought it might be suitable for the Mill Race Historic Village), but it was found to be structurally unsound, its repair too costly, and its move to

the Mill Race for restoration economically prohibitive.

The bar owner, with approval of the city, had the building razed and a new structure facing on Main, and the mini-park at Main and Hutton was erected in its place.

Similarly, the concrete block dealership was razed and a savings and loan company was persuaded to develop a new building in its place. Today that new building faces on Hutton, and the corner area where used cars once were displayed has been converted to a landscaped pedestrian mini-park. And the dealership property lot at Hutton and Dunlap was paved and landscaped to become part of the municipal parking lot behind Main Street stores. Additionally, the Hutton and Dunlap corner was widened for safer traffic flow.

The two new buildings were privately financed; only public improvements were financed with city monies.

Key elements of the public improvements were the rebuilding of Main and Center streets and their adjacent sidewalks. And during this stage of Mainstreet 78 development, overhead utilities were placed underground. Some overhead wiring and poles, still standing, are slated for removal.

Sidewalks were widened, and sections were bricked and both Main and Center were landscaped with trees and

It's been our pleasure to serve the community for 20 years and are looking forward to a proud future in our beautiful city.



## NORTHVILLE TRAVEL PLANS

**Now located at 112 W. Main St., Northville**

**REPRESENTING:**

- ★ ALL DOMESTIC & INTERNATIONAL AIRLINES
- ★ CRUISE COMPANIES & CHARTERED SAILING VESSELS
- ★ BUSINESS & GROUP TRAVEL
- ★ WEEKEND MINI-VACATIONS
- ★ HOTEL & CONDOMINIUM VACATIONS

- ★ CAR RENTALS
- ★ AMTRAK TRAIN TICKETS
- ★ ALL ADVERTISED TOURS IN LOCAL NEWSPAPERS SOLD HERE



MONDAY thru FRIDAY 9:00 AM-6:00 PM  
SATURDAY 9:00 AM-2:00 PM

**INSTANT COMPUTERIZED  
RESERVATIONS & TICKETING  
IMMEDIATE CONFIRMATION**

**348-7200**

**112 W. MAIN ST., NORTHVILLE**

shrubbery. Parking meters were removed, and brick walkways were created at intersections across the new street paving.

Perhaps the most controversial of the changes was the elimination of some street parking spaces because of widened sidewalks and landscaped sidewalk peninsulas.

Street lighting, sidewalk benches, tree skirts and the town clock carry a Victorian theme to complement the Victorian architecture predominate in the downtown area.

The location of the town clock in a Main Street island, opposite the park, also has been debated by those who have watched the improvements progress. Downtown Development Authority (DDA) members are themselves unsure if this is its best location given the erratic behavior of some motorists.

"We appreciate the concerns that have been raised about the clock island and the sidewalk peninsulas, but we're confident that as citizens become more accustomed to these changes they'll more fully appreciate them," a spokesman said.

South of the clock, between the drug store and insurance office building, the old municipal parking lot has been rebuilt in part as a town square. Bricked and landscaped it is here that the dedication ceremony will take place. Its purpose is to create a place for downtown activities and

relaxation.

The drive off Main to Mary Alexander Court and the city's decked parking lot remains, and adjacent to it landscaped parking areas have been established. Mary Alexander Court also has been improved, and it is here that one of the two refurbished downtown restaurants plans an outdoor cafe.

New rear entrances off Mary Alexander Court and off the Dunlap Street municipal parking lot to Main Street businesses are planned.

"We're hopeful more downtown property owners will see the advantage of improving rear entrances as well as those on Main Street," says the DDA. "It's just another way of attracting and keeping business — and that's what Mainstreet 78 is all about."

The downtown municipal parking lots — between Main and Dunlap west of Center, off Dunlap east of Center — also have been repaved and landscaped.

As Mainstreet 78 progressed and attracted attention, many citizens, businesses, and groups aided its completion by volunteering monies for specific amenities. Their contributions have helped pay for trees, tree skirts, benches, and the expensive town clock.

In recognition of this special assistance, the city has affixed the names of donors to items they financed.

*Congratulations  
to the beautiful  
City of Northville  
on the completion and  
dedication of  
"Mainstreet '78"*

**COMMUNITY  
Federal Credit Union**

**NCUA**  
Each Member Account Insured to \$100,000  
By National Credit Union Administration

101 N. Center  
Northville  
348-2920

500 S. Harvey  
Plymouth  
453-1200

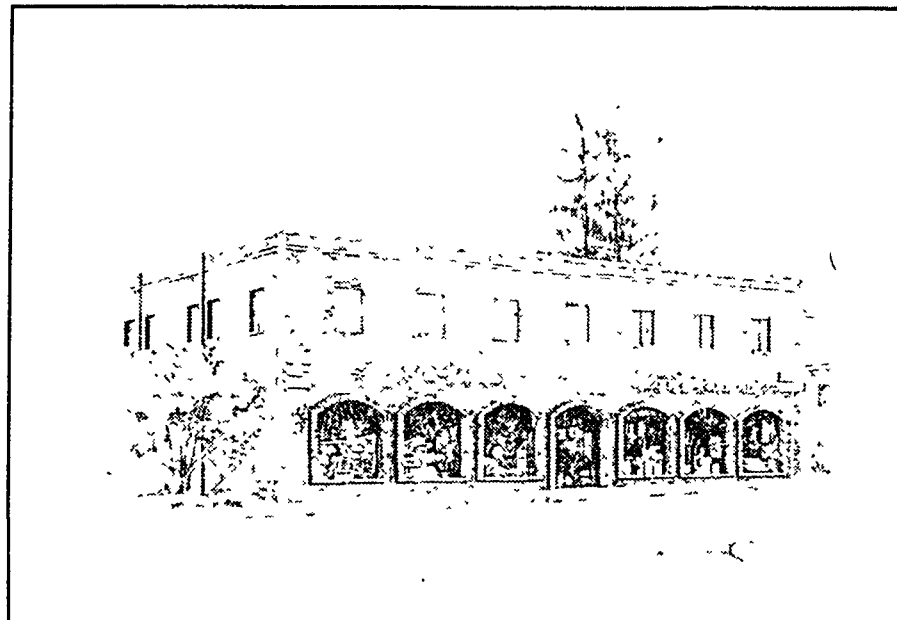


Pictured here is father Glenn and his two sons  
Tom and Jim

*We started out 32 years ago as*  
**Glenn C. Long**  
**Plumbing & Heating**

Since that time our family has  
grown and changed, and so has  
the business.

**Long Plumbing Co.**



In 1974 we moved into our beautiful new building located at 190 E. Main Street, and expanded our Fancy Bath Boutique to become one of the largest and most complete bath shops in the state.

Through the years we have been pleased to watch ourselves develop & grow along with a growing community. Congratulations to the City of Northville on their exceptional achievement.



*Longs*

Division of Long Plumbing Co.

**fancy bath boutique**

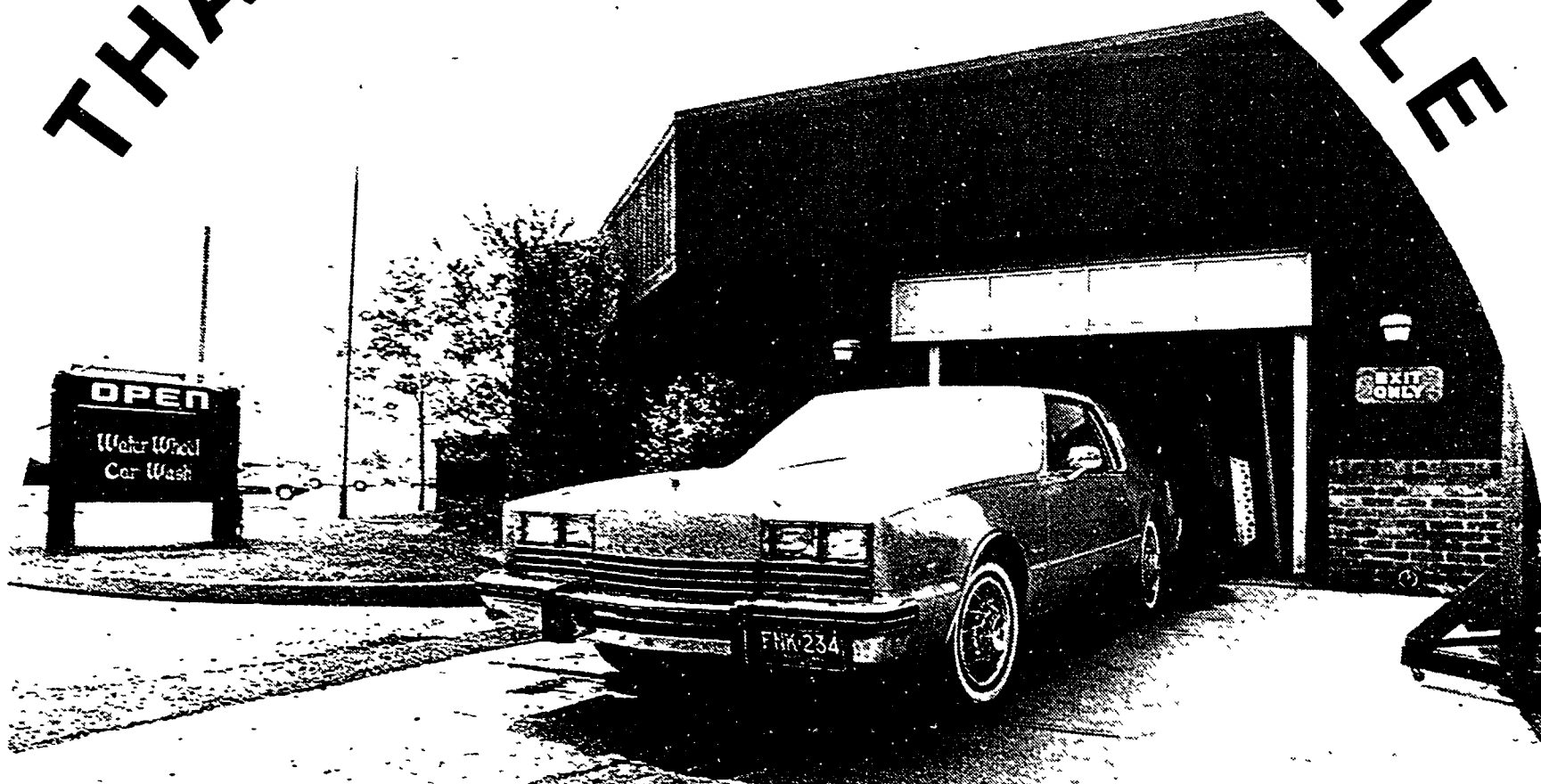
190 E. Main Street

Northville

349-0373



# THANK YOU NORTHVILLE



Belanger, Incorporated would like to take this opportunity to thank the area residents for patronizing our car wash. Since it is a research and development facility, it has imposed a number of untimely closings and delayed openings. Due to your support we are continuing to develop a product which is revolutionizing the car wash industry around the world.

Thanks again,

**James A. Belanger**  
President

# The Plan

Continued from page 6

But city officials, recognizing the importance of its central business district to the health of the community and alarmed by the declining business tax base trend, reacted positively, albeit too slowly to suit some merchants.

A downtown development committee was named, and the following year a survey of businesses and shoppers, jointly financed by the city and the chamber, was launched. The survey confirmed a need for downtown improvement.

Although some people favored total redevelopment — the kind that would tear down existing buildings and build new ones as occurred in Fenton (Michigan) — Northville officials chose instead to beautify public property and encourage business owners to enhance their own properties.

In March of 1978, at the recommendation of its downtown development committee, city council ordered a revitalization plan. The chamber backed the effort, contributing \$1,000 to help defray costs.

Two months later, the preliminary plan, called Mainstreet 78, was unveiled, triggering a mixture of approval and disapproval. Taking complaints and suggested changes under advice, council ordered detailed plans.

Then, in January, 1979 — less than a month before the financing plan was to go to voters, a revised, detailed plan was resubmitted to business people. The reaction was explosive; the plan and its proponents were loudly booed by merchants — a portion of whom, ironically, had themselves suggested some of the plan's key elements.

Chief among the objections were: the traffic flow proposal on Main Street; removal of most of the parking along Main Street; loss of parking spaces in the Main Street parking lot slated for conversion to a landscaped town square; and revised traffic flow on Mary Alexander Court.

The complaints stunned city officials, who wondered why they had allowed themselves to be persuaded by business

"to do something" only to find themselves now soundly criticized. Municipal veterans mused that they were being criticized for removing parking spaces by some of the same people who only a few years earlier roasted them for building too many parking places and "turning our town into an asphalt jungle."

But convinced the health of the community was at stake, officials sent the plan back to the drawing board. Changes were made and the revised plan resubmitted to chamber members. This time, with the election barely two weeks away, the plan won approval of the business sector.

The revised plan restored most of the parallel parking on both sides of Main Street, provided for two-way traffic the full length of Main Street, reduced the size of the proposed town square, and it restored one-way westbound traffic on Mary Alexander Court.

Winning business' approval of the plan proved to be but half the battle. Voters, asked to pledge their faith and credit in the financing of the public improvements, also voiced their objections and turned down the proposal February 20, 1979, by a vote of 318 to 260.

Some voters had been persuaded by earlier business objections, others saw the proposed financing plan as a "scheme" to raise taxes, and still others doubted public support would encourage businesses to improve their own buildings. But most (only 15 percent of the electorate cast votes) just didn't care.

"My personal opinion," said discouraged mayor Paul Vernon in the wake of the election loss, "is that the people of Northville did a gross disservice to themselves."

Nevertheless, he and other proponents of revitalization refused to give up.

Using the argument that the poor turnout for the February 1979 election defeat did not reflect "a good sampling of the people," the city council a few months later voted to return the proposal to the ballot.

Please turn to page 38



## NORTHVILLE ART COMMISSION

During the two years the arts commission has been serving the city, it has been our pleasure to present many forms of art and entertainment to the community. We wish to thank the City of Northville for their support and confidence by inviting us to provide the entertainment for "Dedication: Our Town Downtown"

## Northville Woman's Club

*Celebrates its 90th Anniversary  
Organized in 1892*

*We salute the  
City of Northville  
on this historic occasion*



C. R. Ely & Sons as it appeared in the 1950's

We have been serving the community since 1919 when Carl R. Ely established "Ely Coal and Ice." In 1935 we then built the ice house, which is pictured above. In 1948 the hardware building, to the left, was added along with an expansion of the business. The garden center came a few years later, in the early '60's, when the old ice house was torn down. The '70's brought a full line True Value store, which was sold in 1980.

After 3 generations of Ely's (Carl, Charles, Ivan, Clancy and "Chips") we are now...

**Ely FUEL, INC.**  
FUEL OIL - BURNER SERVICE  
316 N. Center Street  
Northville, Michigan 48167

**349-3350**



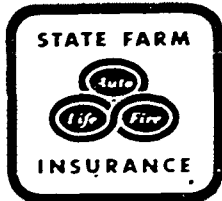
*Thank You, Northville*



## Congratulations. . .

To the City of Northville and a special thank you to the Northville Community Chamber of Commerce and to all those involved with the "Mainstreet '78" project. Completion of the project proves for itself the rewards of everyone's efforts. It is absolutely beautiful!

Paul & Mamie Folino



**Paul Folino State Farm Insurance**

State Farm Life  
Insurance Company  
Home Office  
Bloomington, Illinois

430 N. Center • Northville  
349-1189

The Northville Recreation Department  
is please to be taking part in the Downtown Dedication  
Celebration and will be sponsoring the following  
activities

*The Bristols*

Good time rock

**Live! May 21st**

7-11 p.m.  
Northville Community Center  
Main Street

Tickets: Pre-sale, \$3.00, at door, \$4.00

## Northville Downtown Dedication Run

Open to all walkers, joggers & runners!!

**Sat., May 22 10 A.M.**

Open to all ages. . . Awards will be given!

Distances: 1 mile Fun Run, 5K and 10K  
Late Registration: Sat., May 22, 8:30-9:30 only  
Late Registration Fee: \$8.00

**Commemorative T-shirts**

**\$5.00**

All proceeds will be donated to the Northville Community  
Building Stage Curtain Fund

## The Plan

Continued from page 37

The second election, with approval of the county, was scheduled for July 31.

Officials then set about gathering support for the proposal. Key was winning the backing of the business sector. That backing came in mid-July when some two dozen Chamber of Commerce members and retail merchants met to hear City Manager Steven Walters reinforce the "workability" of the financing proposal.

"We realize the necessity of the program," a spokesman said, "and (we, business people) believe it is the most economical manner for the benefit of the entire community."

Those attending unanimously endorsed the plan and pledged to work actively for its passage at the polls. Door-to-door solicitations and a telephone campaign were set into motion — primarily to assure a "good turnout."

Meanwhile, council considered alternative courses of action should the measure be defeated a second time. Members generally agreed that improvement of the Dunlap Street parking lot had to be done regardless of the election outcome — by financing from the general budget, if necessary.

With officials, chamber members and boosters out actively drumming up support — unlike the generally low-key campaigning that occurred prior to the first election, sketches of how merchants might improve the exteriors of their own buildings in keeping with the Victorian theme were widely publicized.

The sketches were suggestions only, Downtown Development Authority officials emphasized, and not mandated. Also, the Northville Historic District Commission — the city agency reviewing exterior changes in the historic district — reviewed the sketches and began using them as examples for applicants appearing before it.

(The historic district commission — not to be confused with the historical society — had years earlier begun emphasizing the Victorian theme since it characterized the architecture of the older buildings in the district.)

Although absentee balloting was low and the city clerk feared another poor turnout, the chairman of a committee supporting Mainstreet 78 remained adamant:

"We're in this to win, and we're doing everything possible to acquaint electors with the importance of this bond issue."

City council, which encountered no major opposition to the plan going into the election, nevertheless tried to defuse fears expressed on the streets. Then-councilman Stanley Johnston said:

"Let's get two things straight: Mainstreet 78 will use no tax money to fix up private properties — only publicly owned properties; and if the project pays for itself as planned, and there's every indication it will, Mainstreet 78 will not cost taxpayers one more cent than they are now paying."

The campaigning obviously had an impact.

On election day — five months after the first vote and defeat — the Mainstreet 78 bonding plan won by better than a three-to-one margin, 612 to 186.

Thus, not only had the "yes" vote jumped substantially (352 votes more than the first time around), the number of negative votes cast dropped by 132.

Officials were delighted.

Said Mayor Paul Vernon: "That's the vote of confidence we needed. Although we would have preferred more voters, it was a pretty good turnout."

"I'm hoping to see the dirt flying in the parking lot (off Dunlap) by fall," quipped Johnston.

But it wasn't until early the next summer when construction could begin because the bonds first had to be sold (in December) and construction contracts let.

But there wasn't much delay in improvement by business. With public improvements assured, private development and refurbishing got a head start. By March, Down River Federal had broken ground for its new downtown branch, and work and plans were moving ahead on other privately financed improvements.

Finally, the letting of the contract for underground utility work in June of 1980 officially signalled the start of Mainstreet 78.



"Save The Old Library" in 1968 gave birth to:

- Mill Race Village
- Historic District
- Historic District Signs
- House Tours (co-sponsor)
- July 4th Celebration

**The Northville  
Historical Society**



Preserving the old

## **BUILDING THE NEW**



**Kamp-Dicomo Associates**

put a little of each  
in

**Downtown Northville**

We hope you're as proud  
as we are of the results





# Zoning Ordinance

Township of  
Northville

Wayne County  
Michigan

Ordinance No. 77

Adopted: May 13, 1982

Effective: June 18, 1982





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TOWNSHIP OF NORTHVILLE,  
WAYNE COUNTY, MICHIGAN  
ZONING ORDINANCE

TITLE

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 district 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 Zoning Board of Appeals; to provide control and regulation of nonconforming uses and property; to provide for prior ordinances to be saved; to provide for the collection of fees; to provide for the enforcement of the provisions and imposing penalties for the violation of the provisions of this Ordinance.

ENACTING CLAUSE

The Township of Northville ordains:

ARTICLE I -- SHORT 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 regulate land development and to establish districts which regulate the use of land and structures, to insure that use of the land shall be situated in appropriate locations and relationships; to designate or limit the location, height, number of stories and size of dwellings, buildings and structures 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, and the maximum number of families which may be housed in buildings, dwellings and structures; to encourage the use of resources in accordance with their character and adaptability; to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities; to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, recreation and other public service and facility requirements; to consider the character of the Township of Northville and its suitability for particular uses judged on 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; to provide for the regulation of land development and the establishment of districts which apply only to land areas and activities which are involved in the special program to achieve specific land management objectives and avert or solve specific land use problems, including the regulation of land development and the establishment of districts in areas subject to damage from flooding; and to promote the public health, safety, 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.
7. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
8. The word "person" includes any individual, a corporation, a partnership, an incorporated association, or any other similar entity.
9. 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 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, or between the nearest such street and 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, hop 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.

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.

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. **Coin Operated Amusement Device:** Is any machine, device or contrivance which, upon the insertion of a coin, token, or similar object, may be operated by the public for use as a game, entertainment, or amusement, whether operated by hand, electricity, or any other form of power.

18. **Coin Operated Amusement Device Arcade:** Is any establishment open to the public wherein five (5) or more coin operated amusement devices are operated for profit.

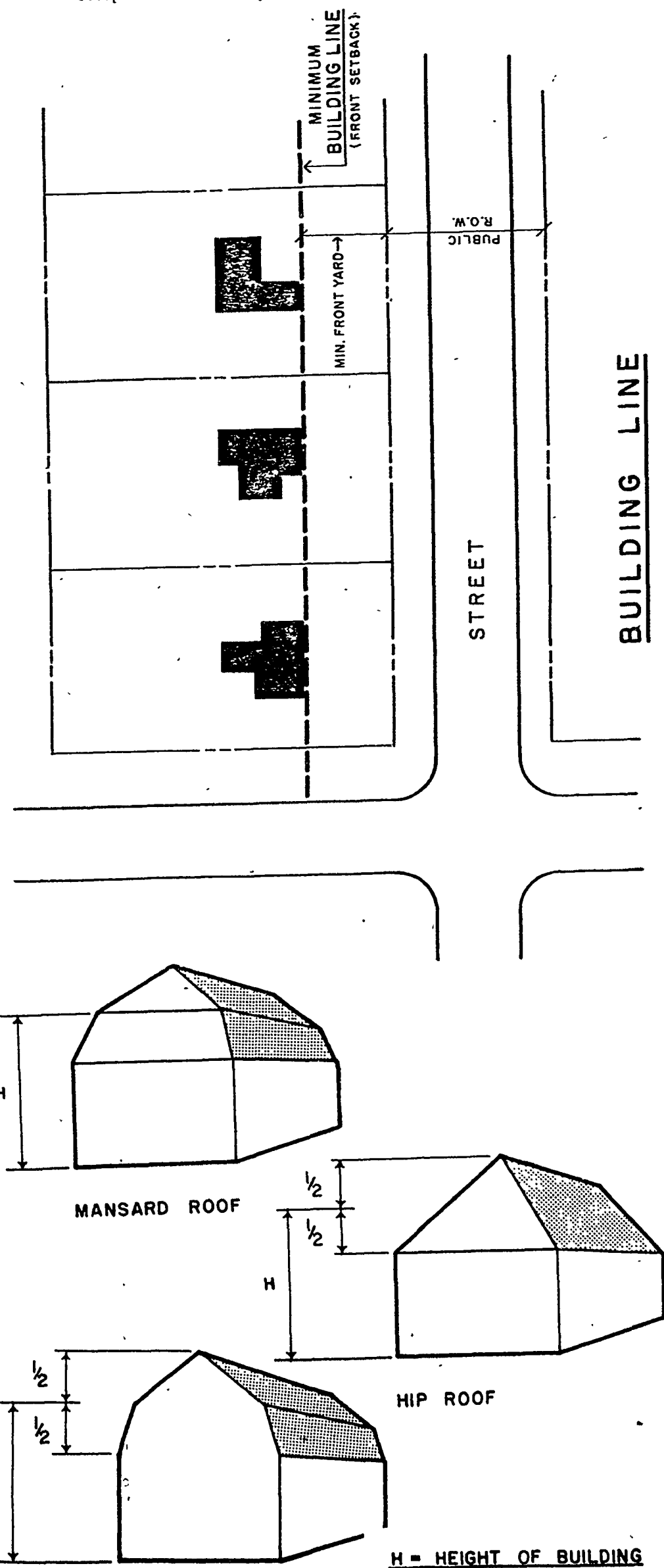
19. **Commission:** Is the Planning Commission of the Township of Northville.

20. **Convalescent or Nursing Home:** Is a structure with sleeping rooms, where persons are housed or lodged and are furnished with meals and nursing care, and where limited medical care may be available.

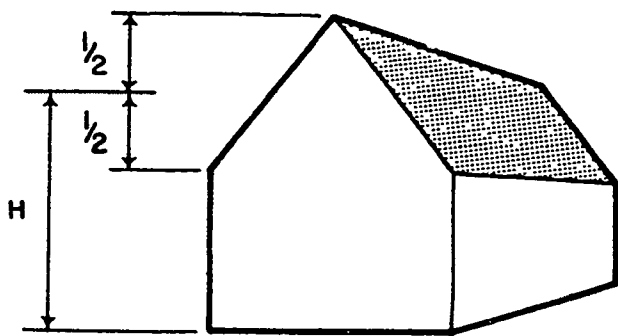
21. **District:** Is a portion of the unincorporated area of the Township within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

22. **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.

23. **Dwelling, One-Family:** Is a building designed exclusively for and occupied exclusively by one (1) family as a dwelling unit.



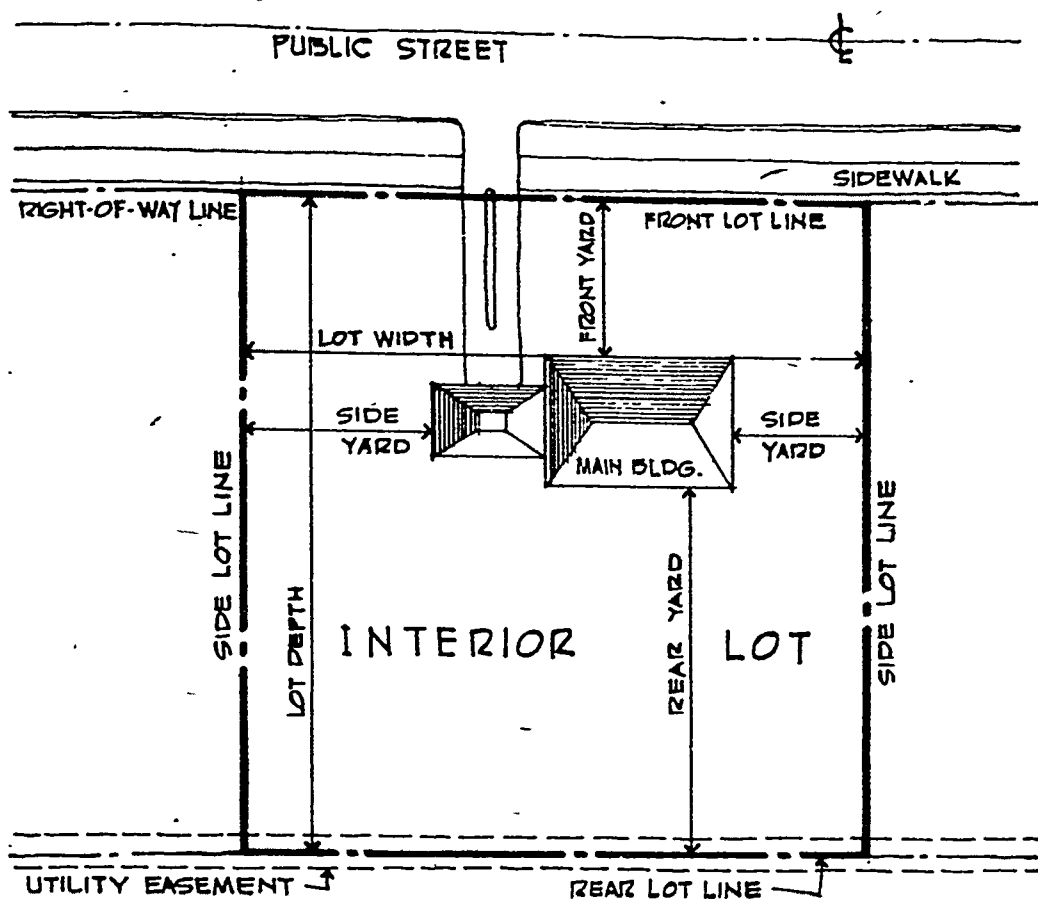
**BUILDING HEIGHT**



GABLE ROOF

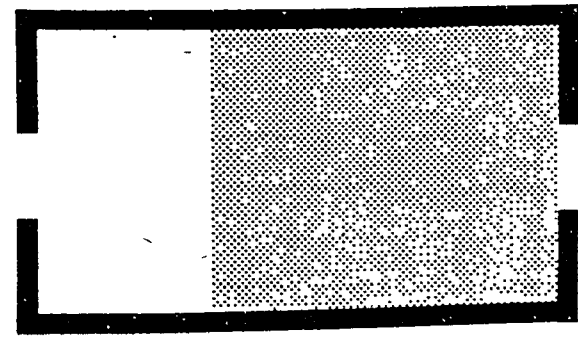
24. **Dwelling, Two-Family:** Is a building or portion thereof, designed exclusively for occupancy by two (2) families living independently of each other as two (2) dwelling units.
25. **Dwelling, Multiple-Family:** Is a building, or portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other as three (3) dwelling units or the number designed.
26. **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.
27. **Dwelling Unit, Manufactured:** Is a dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.
28. **Dwelling Unit, Site Built:** Is a dwelling unit which is substantially built, constructed, assembled, and finished on the premises which is intended to serve as its final location. Site built dwelling units shall include dwelling units constructed of pre-cut materials, and panelized wall, roof and floor sections when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.
29. **Elderly Housing - Dependent:** Is a multiple-family housing form with central dining facilities provided as a basic service to each dwelling unit. Each dwelling unit may not contain cooking facilities, but must contain sanitary facilities.
30. **Elderly Housing - Independent:** Is a multiple-family housing form with full facilities for self-sufficiency in each individual dwelling unit.
31. **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.
32. **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.
33. **Excavation:** Is any breaking of ground, except common household gardening and ground care.
34. **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.
35. **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.
36. **Farm:** Is a platted or unplatted parcel of contiguous land of not less than five (5) acres in area in single ownership or single operation on which bona fide farming is carried on directly by the owner, his manager or tenant farmer, by his or their own labor or with the assistance of members of the household or hired employees, for the purpose of growing agricultural products, for his own consumption or for sale to others off the premises, including a bona fide greenhouse, orchard or nursery where plants or flora are grown for the purpose of selling the agricultural products thereof off the premises, provided that a farm shall not include the keeping, raising or breeding of any livestock, animals or fauna or the operating of hatcheries or stables, unless a permit for such use pursuant to Section 18.4(3)(e) is granted from the Board of Zoning Appeals, which shall condition the granting of the same upon a plan of the site evidencing suitable screening, fencing, or both, to secure the abutting premises from straying animals and such buildings, structures and improvements as will prevent the emanation from the site of obnoxious or offensive smells and noises to abutting premises and the community; and which plan shall locate buildings, structures, hives, and all other component or ancillary parts of the use so as not to affect adversely the normal use or development of abutting or neighboring property, and conditioned upon the maintenance and operation of the use during the term of the permit in strict compliance with the site plan and such regulations as the Board of Zoning Appeals shall determine are reasonable and necessary to secure the public health, safety and welfare. Sales on the premises of agricultural products grown on the premises shall be permitted from roadside stands during the growing season only of the agricultural product to be sold.
37. **Filling:** Is the depositing or dumping of any matter onto, or into the ground, except common household gardening and ground care.
38. **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.
39. **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.
40. **Grade:** Is a ground elevation established for the purpose of regulating the number of stories and the height of buildings. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by computing the average elevation of the ground for each face of the building, and taking the average of several averages.
41. **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.
42. **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.
43. **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.
44. **Loading Space:** Is an off-street space on the same lot with a building, or a group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.
45. **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.
46. **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.
47. **Lot Area:** Is the total horizontal area within the lot lines of the lot.
48. **Lot, Corner:** A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.
49. **Lot Coverage:** Is that part or percent of the lot occupied by buildings, including accessory buildings.
50. **Lot Depth:** Is the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.
51. **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, all sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.
52. **Lot, Interior:** Is any lot other than a corner lot.
53. **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 LINES:** Is that line opposite the front lot line and intersecting the side lot lines. In the case of a three-sided lot, 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.



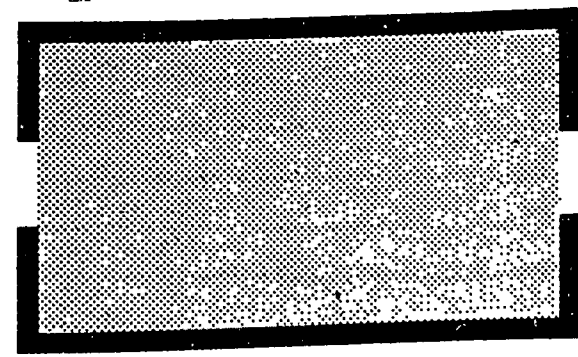


LOT AREA = TOTAL HORIZONTAL AREA  
LOT COVERAGE = PERCENT OF LOT OCCUPIED BY BUILDING

## LOTS & AREAS

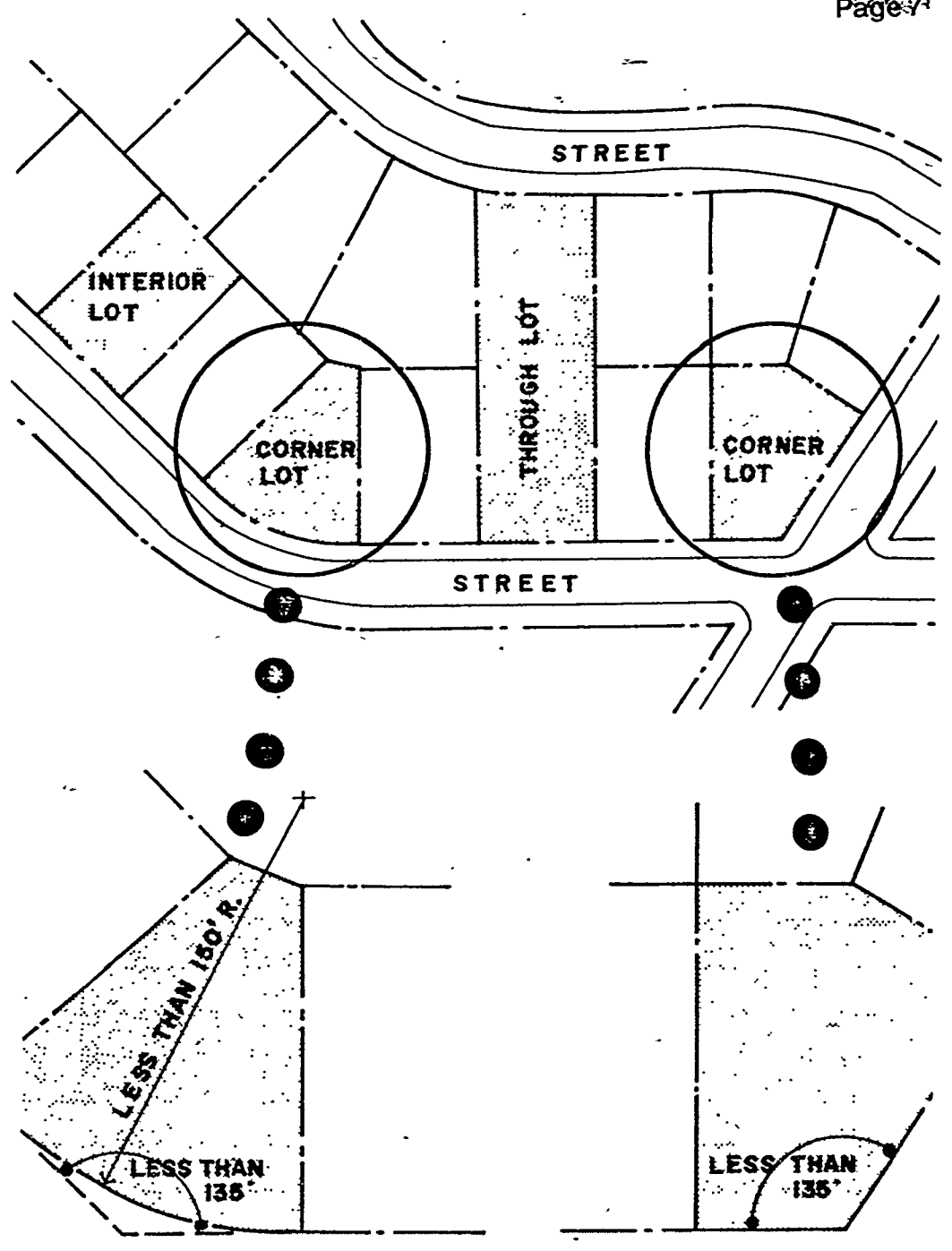
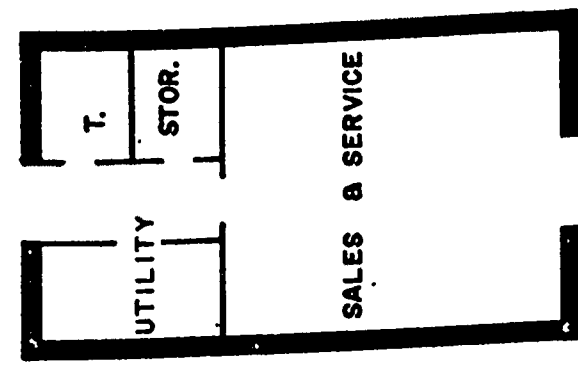


USABLE FLOOR AREA  
(FOR PURPOSES OF COMPUTING PARKING)

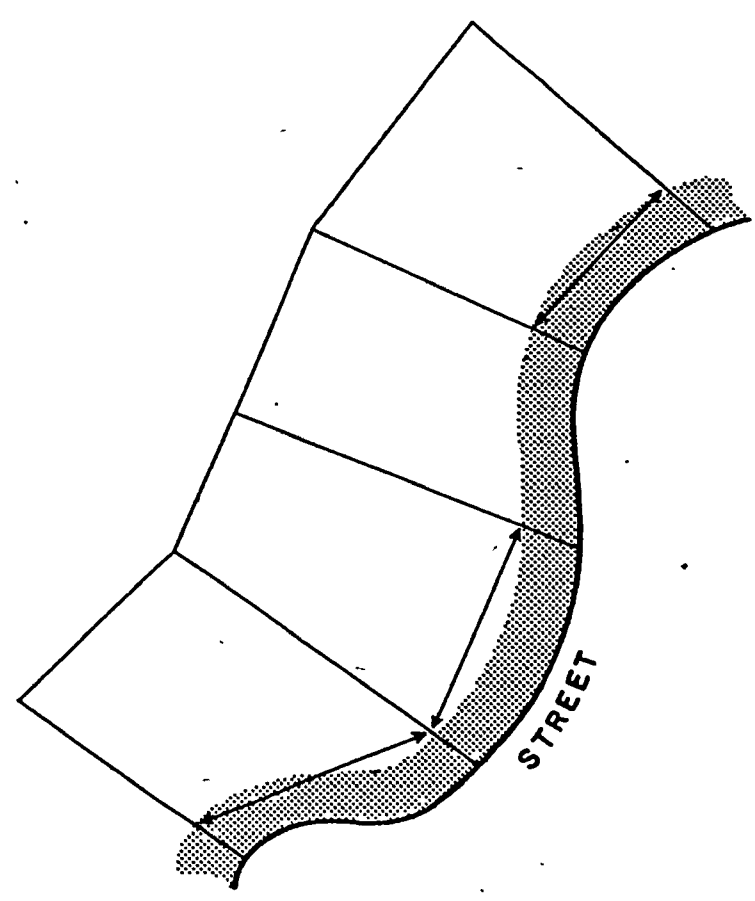


TOTAL FLOOR AREA

### FLOOR AREA



## INTERIOR, THROUGH & CORNER LOTS



## LOT WIDTH AND SETBACK

← LOT WIDTH →  
[Shaded Box] MINIMUM SETBACK

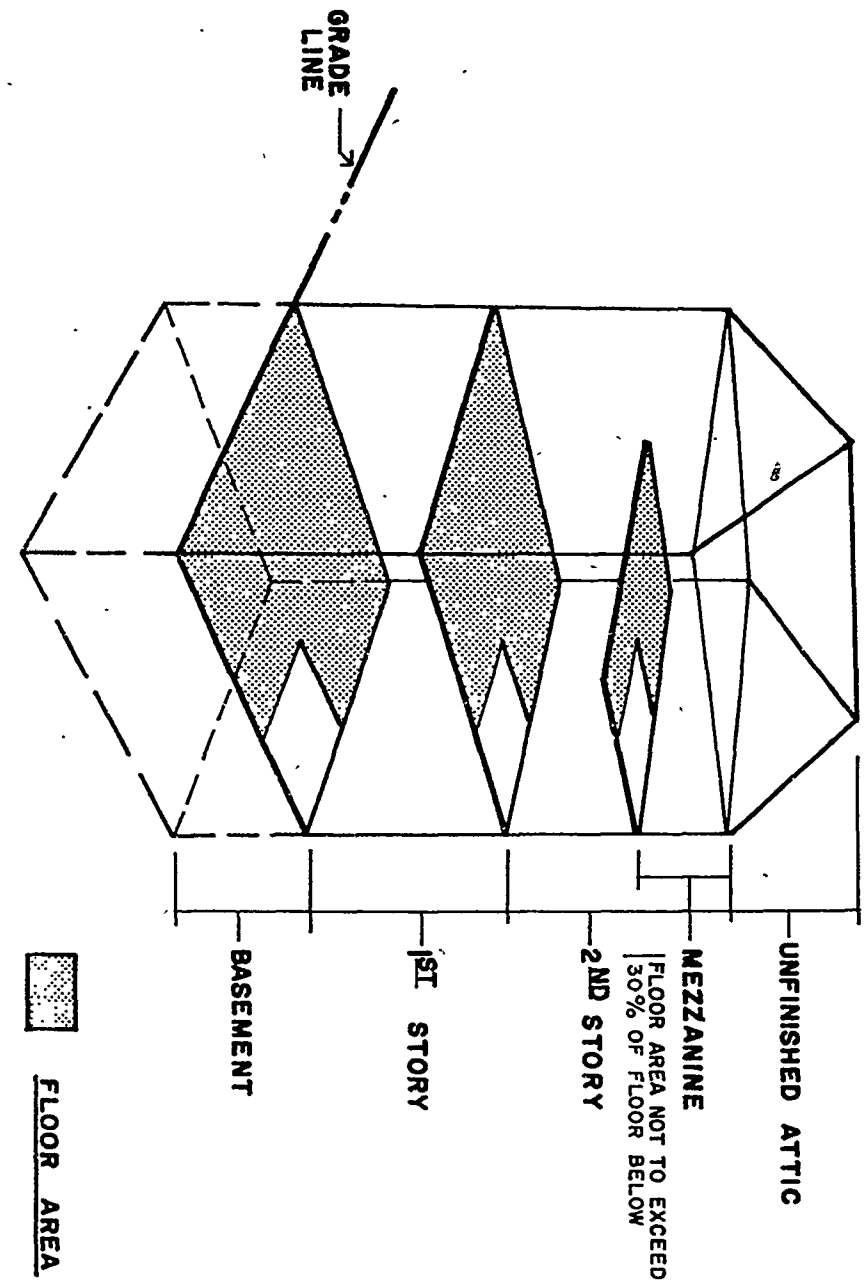
(c) **SIDE LOT LINE:** Is any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

54. **Lot Width:** Is the horizontal, straight-line distance between the side lot lines, measured between 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.
55. **Main Building:** Is a building in which is conducted the principal use of the lot upon which it is situated.
56. **Main Use:** Is the principal use to which the premises are devoted and the principal purpose for which the premises exist.
57. **Major Thorofare:** Is an arterial street which is intended to serve as a large volume trafficway for both the immediate area and the region beyond, and may be designated as a major thorofare, parkway, freeway, expressway or equivalent term to identify those streets comprising the basic structure of the street plan. Any street with a right-of-way width, existing or proposed, of at least one hundred twenty (120) feet shall be considered a major thorofare.
58. **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, which shall be adopted by the Planning Commission.
59. **Mezzanine:** Is an intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.
60. **Mobile Home:** Is a manufactured dwelling unit transportable in one (1) or more sections, which is built on a chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle.
61. **Mobile Home Park:** Is a parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose, regardless of whether a charge is made therefor, together with any building, structure, enclosure, street, equipment or facility, used or intended for use, incident to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.
62. **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.
63. **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.
64. **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.
65. **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.
66. **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.
67. **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.
68. **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.
69. **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, transportation, or water.
70. **Setback:** Is the distance required to obtain minimum front, side or rear yard open space provisions of this Ordinance.
71. **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.
72. **Sign, Accessory:** Is a sign which is accessory to the principal use of the premises.
73. **Sign, Nonaccessory:** Is a sign which is not accessory to the principal use of the premises.
74. **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 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.

75. **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").
76. **Street:** Is a thorofare which affords the principal means of access to abutting property.
77. **Structure:** Is anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.
78. **Temporary Use or Building:** Is a use or building permitted by the Zoning Board of Appeals or the Building Inspector to exist during periods of construction of the main building or use, or for special events.

## BASIC STRUCTURAL TERMS



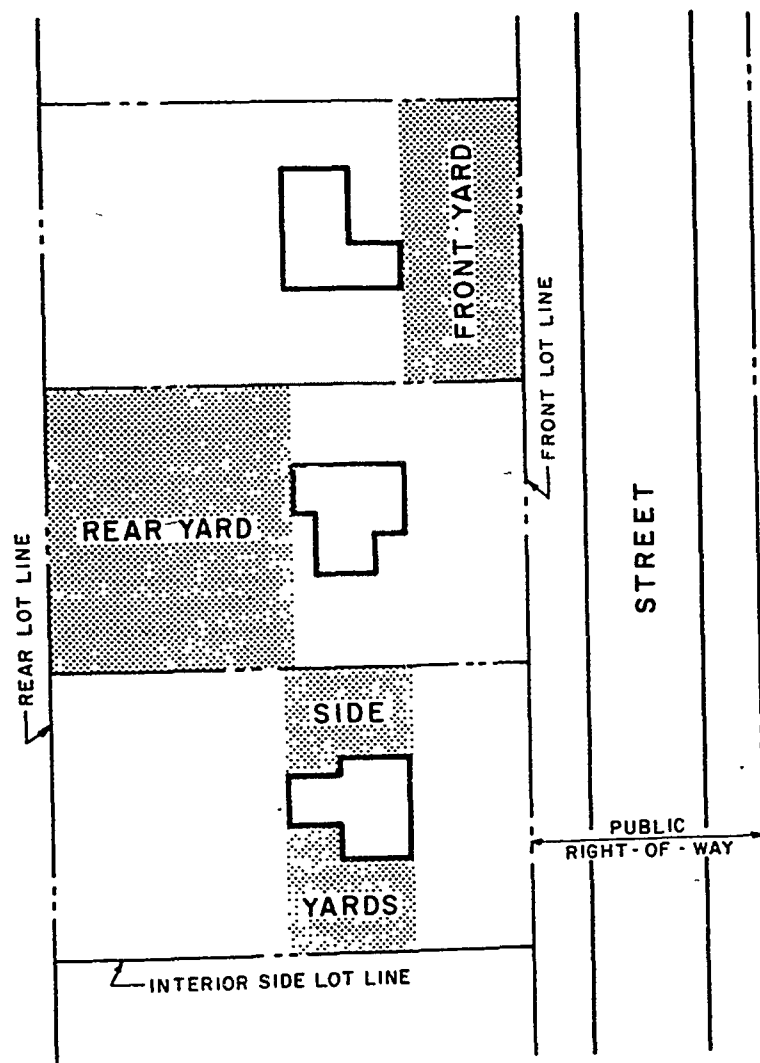
79. **Use, Principal:** Is the principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.
80. **Wall, Obscuring:** Is a structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.
81. **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.

## 82. Zoning Exceptions and Variance:

- (a) **EXCEPTION:** An exception is a use permitted by the Zoning Board of Appeals 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 Zoning Board of Appeals.



## YARDS

### 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
RME	Elderly Village Residential
OS-1	Office Service District
B-1	Local Business District
B-2	Convenience Shopping Center Business District
B-3	General Business District
RD	Research and Development District
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 INTERPRETTED:

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:

- 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.
- Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- 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 construed 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.
- Where the boundary of a district follows a subdivision boundary line, such boundary line shall be construed to be said district boundary line.
- 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 Zoning 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 XV, "GENERAL PROVISIONS" and ARTICLE XVI, "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:

- One-Family detached dwellings, site built.
- Farms.
- Publicly owned and operated libraries, parks, parkways, and recreational facilities.
- Municipal buildings and uses, without outdoor storage yards.
- Public, parochial and other private elementary, intermediate and/or high school offering courses in general education and not operated for profit.
- 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 and subject further to the review and approval of the site plan by the Planning Commission:

- Churches, temples and other places of worship, all subject to the following conditions:
  - 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.
  - Wherever the parking is so laid out as to beam automobile headlights toward any residentially zoned land, an obscuring masonry wall or berm four feet six inches (4'-6") in height shall be provided along the entire parking area.
  - Front and side yards shall be equal to at least one and one-half (1-1/2) times the height of the structure. The height limitations set forth in Section 13.1 of this Ordinance shall not apply to churches. Accessory structures shall, however, be limited by the height regulations set forth in Section 13.1. 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 necessitate 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 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 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 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 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 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 suitable 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. Manufactured, one-family detached dwellings subject to the following conditions:
  - a. Such dwelling units shall conform to all applicable Township codes and ordinances. In the case of a mobile home, all construction, plumbing and electrical apparatus, and insulation within and connected to said mobile home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, and as from time to time such standards may be amended. Additionally, all minimum requirements for roof snow load and strength shall be met.
  - b. Such dwelling units shall be permanently attached to a perimeter foundation.
  - c. Such dwelling units shall be provided with exterior finish materials similar to the site built dwelling units on adjacent properties or in the surrounding residential neighborhood in the R-1 through R-3 Districts.
  - d. Such dwelling units shall be provided with roof designs and roofing materials similar to the site built dwelling units on adjacent properties or in the surrounding residential neighborhood in the R-1 through R-3 Districts.
  - e. Such dwelling units shall meet the following standards:
    - (1) Have a minimum width of twenty (20) feet on at least two sides within any single vertical plane.
    - (2) Have a roof consisting of shingles or other material customarily used in site built dwelling units.
    - (3) Have an overhang or eave extending a minimum of twelve (12) inches from each building wall.
  - f. Such dwelling units shall be provided with an exterior building wall configuration which represents an average width to depth or depth to width ratio which does not exceed three (3) to one (1), or is in reasonable conformity with the configuration of site built dwelling units on adjacent properties or in the surrounding residential neighborhood in the R-1 through R-3 Districts.
  - g. The Planning Commission, in reviewing any such proposed dwelling unit with respect to items c., d., e., and f. above, shall not discourage architectural variation, but shall ascertain reasonable compatibility with the character of residential dwelling units, thereby protecting the economic welfare and property value of surrounding residential uses and the Township at large. In reviewing any such proposed dwelling unit, the Planning Commission may require the applicant to furnish such plans, photographs, elevations and similar documentation as deemed necessary to permit a complete review and evaluation of the proposal.
  - h. Prior to Planning Commission review, the Building Inspector shall submit his opinion as to whether or not the proposed plans for the manufactured dwelling unit conforms with the requirements of paragraphs a. through f. above.
  - i. Should the Planning Commission find that any such dwelling unit does not conform with all of the above conditions, the proposal shall be denied. Any applicant or affected property owner who disagrees with approval or denial may request a public hearing in accordance with Section 17.8 Public Hearings, of this ordinance. Any such public hearing shall be held by the Planning Commission who shall then forward a copy of its findings and recommendations to the Township Board for final action.
8. Accessory buildings and uses customarily incident to any of the above permitted uses.

#### SEC. 4.3 AREA, BULK, AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 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 or two-family dwellings, site built.
3. Accessory buildings and uses customarily incident to any of the above permitted uses.

#### SEC. 5.2 REQUIRED CONDITIONS:

1. Multiple-Family Developments shall be provided with an open space area for recreation purposes, such area to be located and designed in such a way as to facilitate access and usability. Such area shall contain a minimum of twenty-five thousand (25,000) square feet or two hundred and twenty-five (225) square feet for each dwelling unit of two (2) or less bedrooms and/or four hundred (400) square feet for each dwelling unit of three (3) or more bedrooms, whichever is the greater.

#### SEC. 5.3 USES PERMITTED ON SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

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. 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 (a thorofare of at least one hundred twenty (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 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 when the following conditions are met:
  - a. The owner or lessee of the project shall file with the Township a covenant, reviewed as to form by the Township Attorney and approved by the Township Board, in which said owner or lessee shall covenant on behalf of himself, his heirs, and assigns, that the occupancy of such development shall be limited to elderly.
  - b. For purposes of this Ordinance, elderly persons are defined as individuals who have attained the age of sixty-two (62) or couples of which either the husband or wife has attained the age of sixty-two (62) years.
  - c. Housing may be of an independent or dependent type as defined in Section 2.2 of this Ordinance.
  - d. The following density and area requirements shall apply:
    1. The density shall not exceed twenty (20) dwelling units per acre.
    2. The minimum floor area shall be five hundred (500) square feet for independent housing and three hundred and fifty (350) square feet for dependent housing.
    3. All other provisions of Section 14.1, not in conflict with (1) and (2) above, shall apply.
4. Convalescent homes, not to exceed a height of two (2) stories; when the following conditions are met:
  - a. The site shall consist of at least three (3) acres, and shall not be permitted on a subdivision lot or lots of record.
  - b. The maximum coverage shall not exceed twenty-five (25) percent for all buildings, including the principal structures and those incident to the principal use, and for all off-street parking areas.
  - c. The proposed site shall have at least one property line abutting a major thorofare (a thorofare of at least one hundred twenty (120) feet of right-of-way, existing or proposed).
  - d. 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.
  - e. 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.

- f. A four foot six inch (4'-6") obscuring wall or a twenty (20) foot wide heavily planted greenbelt, in accordance with Section 15.16, shall be provided on all those sides which abut a One-Family Residential District.

5. Manufactured, two-family or multiple-family dwellings subject to the conditions of Section 4.2, paragraph 7. Where reference is made to the R-1 through R-3 Districts in said paragraph 7, characteristics of any adjacent RM-1 District shall also be considered.

6. Accessory buildings and uses customarily incident to any of the above uses.

#### SEC. 5.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 - RME ELDERLY VILLAGE RESIDENTIAL

#### PREAMBLE:

The RME Elderly Village Residential Districts as herein established are intended to provide for an Elderly Housing Village which will provide for the special needs of a large concentration of senior citizens.

#### SEC. 6.1 PRINCIPAL USES PERMITTED:

In an RME Elderly Village Residential 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. Residences for the elderly subject to the following conditions:
  - a. The owner or lessee of the project shall file with the Township a covenant, reviewed as to form by the Township Attorney and approved by the Township Board, in which said owner or lessee shall covenant on behalf of himself, his heirs, and assigns, that the occupancy of such development shall be limited to elderly.
  - b. For purposes of this Ordinance, elderly persons are defined as individuals who have attained the age of sixty-two (62) or couples of which either the husband or wife has attained the age of sixty-two (62) years.
  - c. Housing may be of an independent or dependent type as defined in Section 2.2 of this Ordinance.
2. Convalescent Homes.

#### SEC. 6.2 ACCESSORY USES PERMITTED:

1. One (1) management or office building provided for conducting the business operations exclusively for the overall development.
2. Community building and recreation facilities for the exclusive use of the residents or in conjunction with a non-profit organization when such facility is provided for joint use of the elderly and the non-profit institution.
3. Medical facilities for the exclusive use of the residents of the "Elderly Housing Village" or those elderly persons who would qualify for residence in the Village.
4. Convenience business outlets established to provide for the daily needs of the residents including uses such as, but not limited to: food, drugs, notions, beauty and barber shop, optical services, medical appurtenances, dry cleaning and laundries. These business uses shall be so designed and located as not to be visible from beyond the boundaries of the site.
5. Other accessory buildings and uses found by the Planning Commission to be customarily incident to any of the above permitted uses.

#### SEC. 6.3 LOCATIONAL REQUIREMENTS:

The following locational conditions shall apply to all "Elderly Housing Village" development areas:

1. Parcels being proposed for "Elderly Housing Village" development shall be at least seventy-five (75) acres in size.
2. The parcel shall have at least one property line abutting a major thorofare having an existing or proposed right-of-way of at least one hundred and twenty (120) feet.

#### SEC. 6.4 AREA AND BULK REQUIREMENTS:

The following area and bulk requirements shall apply to all "Elderly Housing Village" development areas and shall be further subject to the provisions of ARTICLE XV, GENERAL PROVISIONS, and ARTICLE XVI, GENERAL EXCEPTIONS, when standards are not clearly set forth in this ARTICLE VI, ELDERLY HOUSING VILLAGE.

1. The site may be developed to a density not to exceed twenty (20) dwelling units per acre, exclusive of any convalescent home that may be provided.
2. Buildings shall not exceed sixty (60) feet or six (6) stories in height, whichever is the greater. In no case shall any part of the building structure be nearer to an outer boundary line of said "Elderly Housing Village" development than a horizontal distance equal to two and one-half (2-1/2) times the height of the building or structure, and in no instance shall this exterior property line setback be less than one hundred (100) feet, except where the immediately abutting property is occupied by a public institution or is publically owned, not including road right-of-way, the setback may be reduced to not less than fifty (50) feet.

3. Off-street parking shall be so developed and located as to conveniently and efficiently serve the uses for which provided. Parking shall be provided at the ratio of:

## Independent Housing

-2 stories or less	1.25 spaces/d.u.
-Cluster units	1.25 spaces/d.u.
-3 stories or greater	0.75 spaces/d.u.

Dependent Housing 0.75 spaces/d.u.

Convalescent Home 0.6 spaces/bed

4. The outer periphery of the development shall be provided with a heavily planted greenbelt or existing vegetation of at least fifty (50) feet in width.

## SEC. 6.5 SUPPORTING DATA REQUIRED:

The following data and supporting documentation shall be submitted with any requested change to the RME District:

1. A written statement explaining in detail the full intent of the sponsor, indicating the type of dwelling units contemplated and resultant population and providing detailed information as to market studies and intended scheduling of the development.
2. A preliminary site plan indicating the location of access roads, buildings, parking areas, drives, and open space.

## SEC. 6.6 SUBMISSION OF PLANS:

1. Preliminary and final site plans shall be submitted in accordance with Section 15.25 of this Ordinance. Said plans shall be accompanied by a description of the accessory uses which will be provided to serve the recreation, medical and convenience shopping and service needs of the residents, together with a valid estimate of the cost of providing such facilities, and a method of allocating to and collecting those costs from the developers of the various phases of the project which provide dwellings.
2. The Planning Commission may require, as a condition of FINAL SITE PLAN APPROVAL, a guarantee in the form of cash, certified check or unconditional irrevocable bank letter of credit or other form approved by the Township Attorney, for the applicant's prorated share of the full cost of providing the aforesaid recreation, medical and convenience facilities, at such time as established by the Planning Commission in each case.
3. The development of the project may be subject to staged FINAL PLANS, provided that no stage taken together with previously approved FINAL PLANS shall produce a total number of dwelling units amounting to more than the number permitted by this ARTICLE VI, unless in accordance with approved protective covenants controlling density of the other stages of the project. For a development in an RME District, each final site plan shall include an uninterrupted land area of not less than five (5) acres, unless otherwise approved by the Planning Commission.
4. The Planning Commission is authorized to and may require additional covenants which set forth the allocation of responsibilities for the construction of the accessory uses necessary to provide for the recreation, medical and convenience needs of the residents of the Elderly Village.
5. Covenants of any kind shall be approved by the Township Attorney as to form and substance and shall be recorded with the Wayne County Register of Deeds as covenants running with the land in perpetuity and not subordinated to the rights or interests of any other party.

## ARTICLE VII - 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. 7.1 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 7.2 Required Conditions.
2. Medical offices, including clinics solely serving patients on an out-patient basis.
3. Publicly owned buildings, exchanges, and public utility offices, transformer stations, substations, or gas regulator stations, but in no instance shall these uses include storage yards.
4. Other uses similar to the above uses.
5. Accessory buildings and uses customarily incident to any of the above uses.

## SEC. 7.2 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. 7.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

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.
3. An accessory use customarily related to a principal use authorized by this section, such as, but not limited to: a pharmacy or apothecary shop, sales of corrective garments or bandages, or optical services.

## SEC. 7.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 VIII - B-1 LOCAL BUSINESS DISTRICTS

## PREAMBLE:

The B-1 Local Business District, as herein established, is intended to permit those uses as are necessary to satisfy the basic day-to-day 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. 8.1 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 establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe, etc.), tailor shops, beauty parlor or barber shops, photographic studios, and self-service laundries and dry cleaners.
3. Dry cleaning establishments or pick-up stations dealing directly with the customer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices, and real estate offices.
5. Offices for any of the following occupations: executive, administrative and professional.
6. Professional services including the following: medical clinics (out-patient only), and offices of doctors, dentists, osteopaths and similar or allied professions.
7. Governmental office buildings, including post office.
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. A B-1, Local Business District shall not exceed ten (10) acres in land area.
2. 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.
3. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building. Outdoor storage shall be prohibited.

## SEC. 8.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

1. 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.
2. Restaurants and tea rooms serving food and/or non-alcoholic beverages except those having the character of a "drive-in" or "carryout" 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 one hundred and twenty (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 14.1, "SCHEDULE OF REGULATIONS."

#### SEC. 8.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 IX - B-2 CONVENIENCE SHOPPING CENTER BUSINESS DISTRICTS

#### PREAMBLE:

The B-2 Convenience Shopping Center Business Districts are designed to provide for the convenience shopping needs of nearby residents and are characterized by an integrated or planned cluster of establishments served by common vehicular parking areas and common pedestrian access. Such centers are normally three (3) to ten (10) acres in size.

#### SEC. 9.1 PRINCIPAL USES PERMITTED:

In a Convenience Shopping Center 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. All uses permitted in "B-1" Districts are principal uses permitted, subject to the regulations applicable in the following sections of this ARTICLE.
2. Restaurants or other places serving food and/or beverage, except those having the character of a "drive-in."
3. 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.
4. Other uses similar to the above uses.
5. Accessory structures and uses customarily incident to the above permitted uses.

#### SEC. 9.2 REQUIRED CONDITIONS:

1. A B-2 Convenience Shopping Center Business District shall not exceed ten (10) acres in land area.
2. 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.
3. All business, servicing or processing, except for off-street parking or loading shall be conducted within completely enclosed buildings.
4. A landscape plan, prepared at a scale of not less than 1" = 40' shall be submitted for review and approval by the Planning Commission for all landscaped areas of the site. Said plan shall be submitted with the Final Site Plan as required by Section 15.24 (Site Plan Review). The landscape plan shall include the following:
  - a. Proposed contour elevations with interval not to exceed two (2) feet. This shall include an indication of how berm levels relate to adjoining ground levels.
  - b. Planting plan indicating location, size, spacing, root type, and method of staking or guying all plant materials.
  - c. Method of providing lawn by sodding or seeding to include means of protection of seed if it is to be used.
  - d. Berm slopes shall not exceed 3:1 (three (3) foot horizontal to one (1) foot vertical).

#### SEC. 9.3 AREA AND BULK REQUIREMENTS:

See ARTICLE XIV, "SCHEDULE OF REGULATIONS," limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

### ARTICLE X - B-3 GENERAL BUSINESS DISTRICT

#### PREAMBLE:

The B-3 General Business Districts are designed to furnish areas served typically by Local and Convenience Shopping Center Business Districts with a variety of automotive services and goods incompatible with the uses in such Business Districts and not permitted therein. The General Business Districts are characterized by more diversified business types and are often located so as to serve the passerby traffic.

#### SEC. 10.1 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 XIV.

#### 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 merchandise.
  - b. Any service establishment such as, but not limited to, a workshop in the nature of: a 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-3 establishment nor shall have any vehicular access from the front entrance side of any B-3 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. 10.2 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 conditions in SECTION 10.3 below, shall be conducted within completely enclosed buildings.

#### SEC. 10.3 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall also be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

1. Bowling alley, billiard hall, indoor tennis courts, skating rink or similar forms of indoor commercial recreation 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-3 District as follows:
  - a. Retail sales of plant material (not grown on the site), and sales of lawn furniture, playground equipment and garden supplies. All outdoor display shall be obscured from view from any abutting residential development by means of a wall or fence four feet six inches (4'-6") in height placed on the property line.
  - 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-3 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. Automobile 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 15.13 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 wall 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 stations 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 forty (40) feet from any residential boundary line.
10. Coin Operated Amusement Device Arcades subject to the following conditions:
  - a. Any part of the lot occupied by such use shall not be located within three hundred (300) feet of any residential district or within five hundred (500) feet of the property line of any public, parochial or other private school offering courses in general education.
  - b. Ingress and egress to the site shall be directly from a major thoroughfare.
  - c. All activities, except for off-street parking or loading, shall be conducted within completely enclosed buildings constructed in accordance with all other applicable codes and ordinances of the Township.

#### SEC. 10.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 - 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. 11.1 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, 7.1 and 14.1 of this Ordinance.

#### SEC. 11.2 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 11.2 shall be considered an option to the developments permitted under Section 11.1 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 and subject further to the review and approval of the site plan by the Planning Commission:

- a. Fully enclosed industrial operations involving the manufacturing, processing, assembling or packaging of finished or semifinished 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 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 platted 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)
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 through 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 a 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. 11.3 AREA AND BULK REQUIREMENTS:

See ARTICLE XIV, "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 XII - 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. 12.1 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 of 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, plastic, precious or semi-precious metals or stones, steel, sheet metal (excluding large stampings such as automobile fenders or bodies), shells, 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 heat 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 Zoning 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.

- k. Public garages for storage of vehicles may be permitted, subject to the following:

- (1) All vehicles shall be serviced within the building.
- (2) Wrecked vehicles must be parked within the building or may be temporarily parked within a fenced in yard which shall be screened from view from any street or private abutting properties. No conduct or operation of the nature or character of an automobile junk yard or salvage business shall be permitted. Fencing shall be in accordance with paragraph 1.j. above.
- (3) Gasoline pumps in connection with a garage shall meet the requirements of Section 10.3.9.g.

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. 12.2 USES SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

1. Restaurants or other places serving food or beverages except those having the character of a drive-in so called, automobile filling stations, news-stands and tobacco shops which, in the opinion of the Planning Commission, are intended to serve the convenience needs of persons working in the Industrial 1 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 Planning Commission, are of a similar character to the above uses, and subject to the requirements set forth in Sections 12.3 and 12.4. Prior to granting approval under this section, the Planning Commission shall hold a public hearing in accordance with the requirements set forth in Section 17.8 Public Hearings.

SEC. 12.3 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 XV, "GENERAL PROVISIONS."

SEC. 12.4 AREA, BULK AND YARD SETBACK REQUIREMENTS:

See ARTICLE XIV, "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 XIII - P-1 VEHICULAR PARKING DISTRICTS

PREAMBLE:

The P-1 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. 13.1 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. 13.2 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 commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
4. Parking above grade in structures shall not be permitted.
5. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.



6. No building other than those for shelter of attendants shall be erected upon premises and they shall not exceed fifteen (15) feet in height.
7. 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.
8. 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. 13.3 PARKING, LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of ARTICLE XV, Section 15.13.

#### SEC. 13.4 SIDE AND REAR YARDS:

Where the P-1 District is contiguous to side and/or lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line coterminous with the residential lot line.

#### SEC. 13.5 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 greater. The required wall shall be located on this minimum setback line.

#### SEC. 13.6 APPROVAL AND MODIFICATIONS:

The following modifications may be approved after the Planning Commission holds a Public Hearing in accordance with Section 17.8 of this Ordinance.

1. The Planning Commission, 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 Planning Commission 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.

### ARTICLE XIV - SCHEDULE OF REGULATIONS

#### SEC. 14.1 LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

Use Districts	Minimum Size Lot per Unit		Maximum Height of Buildings		Front	Minimum Yard Setback (Per Lot in Feet)		Rear	Min. Floor Area Per Unit (sq. ft.)	Max. % of Lot Coverage (Area of All Structures)
	Area Sq. Ft.	Width in Ft.	In Stories	In Feet		Least One	Total of Two Sides			
R-1 One-Family Residential										
-Without Public Utilities	43,560(b)	150	2-1/2	35	40	15(c)	30	50	1,650	15%
-With Public Utilities(a)	43,560(b)	150	2-1/2	35	40	15(c)	30	50	1,650	20%
R-2 One-Family Residential										
-Without Public Utilities	43,560(b)	150	2-1/2	25	35	12(c)	24	50	1,350	15%
-With Public Utilities(a)	18,000(b)	120	2-1/2	25	35	12(c)	24	50	1,350	25%
R-3 One-Family Residential										
-Without Public Utilities	43,560(b)	150	2-1/2	25	30	11(c)	22	50	1,100	15%
-With Public Utilities	12,000(b)	90	2-1/2	25	30	11(c)	22	50	1,100	25%
RM-1 Multiple-Family Residential(a)	(d)	—	2	25	25(e)	30(e)	60(e)	30(e)	(f)	20%
RME Elderly Village Residential	See ARTICLE VI									
OS-1 Office Service	—	—	2-1/2(l)	30(l)	25(j)	10(g,m)	20(g,m)	20(h,m)	—	(i)
B-1 Local Business	—	—	2-1/2(l)	30(l)	25(j)	10(g,m)	20(g,m)	20(h,m)	—	(i)
B-2 Convenience Shopping Center Business	—	—	2-1/2(l)	30(l)	75(k)	30(k,m,n)	60(k,m,n)	30(h,m,n,o)	—	(i)
B-3 General Business	—	—	2-1/2(l)	30(l)	25(j)	10(g,m)	20(g,m)	20(h,m)	—	(i)
RD Research & Development	—	—	2-1/2(q)	30(q)	75(m,p,q)	40(m,q,r,s)	80(m,q,r,s)	40(m,q,r,t)	—	(i)
I-1 Industrial 1	—	—	3	50	50(p)	20(m,r,s)	40(m,r,s)	50(m,t)	—	(i)
P-1 Vehicular Parking	See ARTICLE XIII									

#### NOTES (to Section 14.1):

- (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 14.2, 14.3, 14.4 and 14.5 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
Two Bedroom	= 3 rooms
Three Bedroom	= 4 rooms
Four Bedroom	= 5 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.

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.

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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, except that not more than twenty-five (25) percent of the horizontal surface of all natural or man-made ponds or lakes within the boundary of the site may be included in the total site area used for the computation of density. In no instance shall the inclusion of a portion of the horizontal surface of a water area cause an increase in the total number of rooms achievable on the land not covered by water to be greater than twelve (12) percent.

- (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:

$$S = \frac{L_A + L_B + 2(H_A + H_B)}{6}, \text{ where}$$

6

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 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.

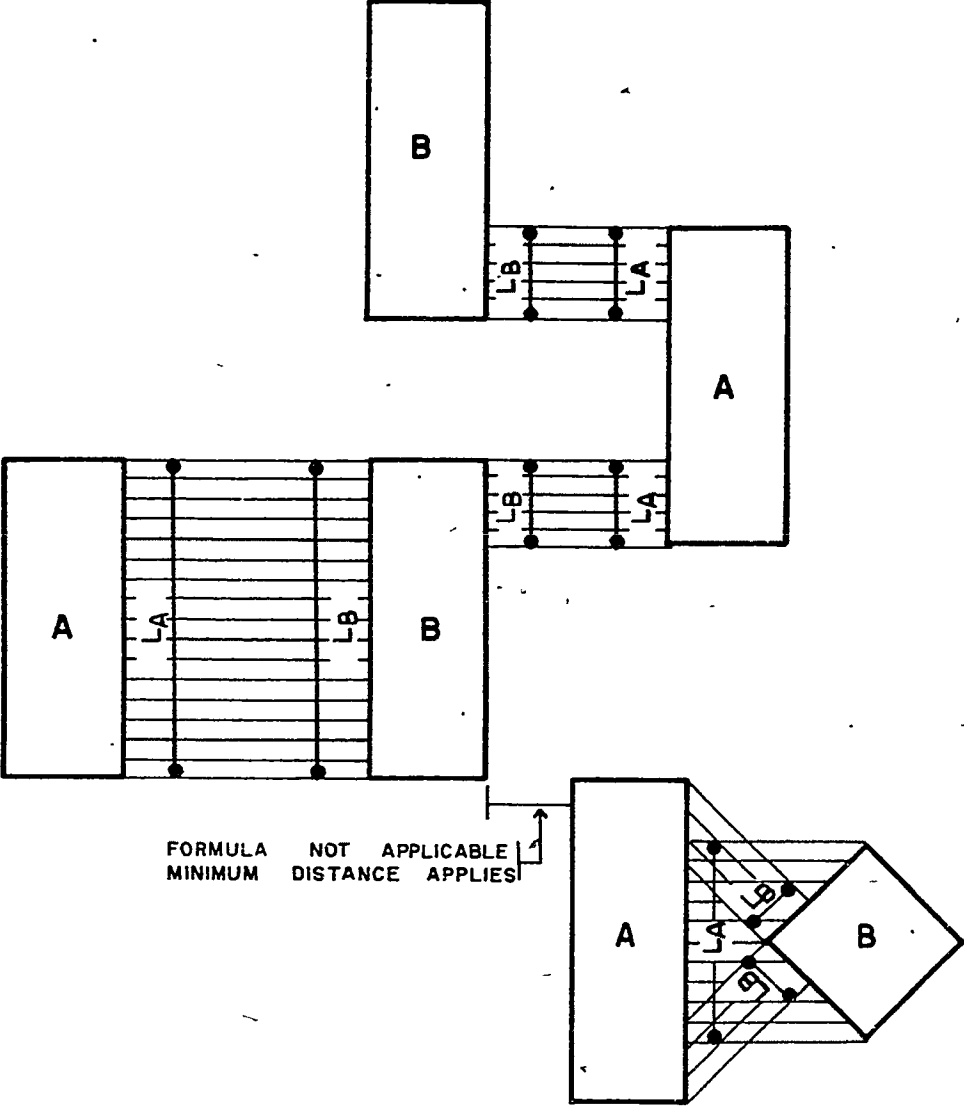
$H_A$  = Height of Building A.

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.

- (f) 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) 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 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 the 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) Within any yard abutting a street, an area equal to at least fifty percent (50%) of the area of the required yard area shall remain as lawn or landscaped area. A twenty-five (25) foot minimum landscaped setback shall be included within the fifty percent (50%). Off-street parking shall be permitted to occupy a yard adjacent to a street which is in excess of the minimum twenty-five (25) foot yard, after the Planning Commission approves the parking lot layout and points of ingress and egress. (see Section 9.2 for landscape requirements.)
- (l) Planned developments involving five (5) acres or more under one ownership shall be subject to the approval of the Zoning Board of Appeals, after public hearing, regarding modifications with respect to height regulations. In approving an increase in structure height, the Zoning Board of Appeals shall require that all yards shall be at least equal in their depth to the height of the structure.
- (m) An obscuring wall or fence, as required in Section 15.17, Walls and Berms, 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 15.16 are met. In those instances where such yards abut a limited access highway or thoroughfare of one hundred 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 Zoning 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) No building shall be closer than seventy-five (75) feet to any adjacent residential district or to any thoroughfare of one hundred twenty (120) feet of width or greater; existing or planned.
- (o) Where a yard directly abuts a residential district, deciduous trees shall be planted in the ground not less than four (4) feet from the property line (on the non-residential side) with size and spacing as stipulated in Section 15.16 (Plant Materials). An area at least four (4) feet in diameter shall be void of paving around the tree to provide for nutritional needs.
- (p) 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 Zoning Board of Appeals after it receives recommendation, concerning the setback from the Planning Commission.
- (q) The maximum height of two and one-half stories (2-1/2) or thirty (30) feet may be exceeded when all buildings or structures are no nearer to the outer perimeter (property line) than a horizontal distance equal to two and one-half (2-1/2) times the height of the building or structure. On those sides of a lot or parcel bounded by a major thoroughfare, the minimum horizontal distance of two and one-half (2-



MIN. DISTANCE BETWEEN BUILDINGS  
=  $\frac{L_A + L_B + 2(H_A + H_B)}{6}$

**DISTANCE SPACING FOR MULTIPLE DWELLINGS**

1/2) times the building or structure height shall be measured from the proposed right-of-way width, shown in the Master Plan of Land Use, to the face of the structure or building.

- (r) 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.
- (s) Parking shall be permitted on the side yard after approval of the parking plan layout and points of access by the Planning Commission.
- (t) 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.

**SEC. 14.2 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 having all public utilities 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 Per Acre
R-1 With Public Utilities	0.8
R-2 With Public Utilities	1.8
R-3 With Public Utilities	2.7
- 2. For each square foot of land gained, under the provisions of item 1. above, of this Section 14.2, 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 as open space to the common use of the lot owners in the subdivision for use as park or recreation space.
- 3. The area to be dedicated to the common use of the subdivision, for park and recreation purposes only, shall in no instance be less than eight (8) acres and shall be in location and shape approved by the Planning Commission as meeting each of the following conditions:

- a. The area so dedicated shall be centrally located in the subdivision excepting in those instances where the Planning Commission finds that another location in the subdivision will preserve an important stand of trees, or cause continuity to an abutting green space, or that it will abut a natural lake or running stream causing logical off-center location.
- b. Lakes, streams or any subaqueous area shall not be computed as part of the required open space even though such features are located within the boundary of the subdivision.
- c. Major grading of any portion of the site lying within fifty (50) feet of a property line or any open space dedicated to the common use of the subdivision shall be prohibited, it being the specific intent of this section that the existing topography shall be preserved.
- d. Those lots abutting an existing subdivision through common rear or side lot lines or lying across a common public street right-of-way in any yard relationship shall not be reduced in either lot area or width from the standards required in Section 14.1 of this Ordinance.
- 4. 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.

5. Under this subdivision open space 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.
6. Application for approval of the Subdivision Open Space Plan 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.
7. Not less than five (5) days notice shall be sent (by regular mail) to all persons to whom real property is assessed that is immediately adjoining the area to be platted, of the time and place at which the plat will be considered.

#### SEC. 14.3 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 14.1, "SCHEDULE OF REGULATIONS," for the R-1 through R-3 One-Family Residential Districts, provided that all public utilities are available. 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 14.2, 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 14.1, "SCHEDULE OF REGULATIONS."
4. A plat which utilizes the advantages of the Lot Averaging technique may, following approval of the Preliminary Plat-Stage II, be developed in stages, subject to the provision that no stage, taken together with previously developed stages, shall produce a total lot area amounting to less than the conventional subdivision minimum lot area of the zoning district multiplied by the total number of lots developed.
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. 14.4 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 14.4 shall be considered as an option to the development permitted under Section 14.1 and shall be mutually agreeable to the developer or subdivider and the Township Board. Development under this Section 14.4 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-2, R-3, or 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:

- (a) 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-2 Districts, the maximum density shall not exceed 12.3 rooms per acre.
  - (b) In the R-3 Districts, the maximum density shall not exceed 18.5 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 thoroughfare 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.

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, except that not more than twenty-five (25) percent of the horizontal surface of all natural or man-made ponds or lakes within the boundary of the site may be included in the total site area used for the computation of density. In no instance shall the inclusion of a portion of the horizontal surface of a water area cause an increase in the total number of rooms achievable on the land area not covered by water to be greater than twelve (12) percent.

##### c. Design and Layout Conditions:

- (1) Where a planned or proposed major thoroughfare 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 sixty (360) feet along said boundary so as to make this area conform to the abutting one-family area; provided that this three hundred 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 sixty (360) feet shall be a one-family residence.
  - (b) The requirements 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 (7-1/2) 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:

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 XIV, "SCHEDULE OF REGULATIONS," for each applicable Residential District.

## e. Submittal Procedures and Conditions:

Any person owning or controlling land zoned 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 thoroughfare 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.
- (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 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 hold a public hearing in accordance with Section 17.8, Public Hearings, on all findings and 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 14.4.e.(1) through 14.4.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 15.25, 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 improve-

ments 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. 14.5 ONE-FAMILY ATTACHED DWELLINGS 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 a more appropriate development 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, the attaching of one-family dwellings shall be permitted in those areas having the following characteristics:
  - a. An area generally parallel to, and not to exceed three hundred sixty (360) feet in depth, on those unsubdivided parcels of land having frontage on a major thorofare of at least one hundred twenty (120) feet and being so located as to provide transition between said major thorofare 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 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 14.5, 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 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 thorofare.
  - (c) The site can be so developed as to cause exterior yards of an attached one-family development to be related to the rear yards of one-family detached 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 14.5, 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 well; 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).
4. Yard requirements shall be provided as follows:
  - a. Spacing between any grouping of four (4) or less one-family units and another grouping of such structures shall be equal to at least thirty (30) feet, measured between the nearest point of the two groupings. A grouping may include a single, freestanding unit.
  - b. All such groupings shall be so situated as to have one side of the buildings abutting onto a common open space.
  - c. That side of a building 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 a building 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 development, 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 grouping 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 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 thorofare. 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 so 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 oncoming traffic is not obscured.
  - b. Street ingress and egress shall be directly onto a major thorofare, and shall not be permitted through adjacent subdivision streets unless the Planning Commission shall find such major thorofare 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 15.24, Site Plan Review, so long as such review is consistent with the provisions of this Section 14.5.

#### ARTICLE XV - GENERAL PROVISIONS

##### SEC. 15.1 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 impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such law or ordinance shall govern.

##### SEC. 15.2 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. 15.3 NONCONFORMING USES, GENERAL PROVISIONS:

Within the districts established by this Ordinance or amendments that may later be adopted there exist 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 amendments, 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. 15.4 NONCONFORMING LOTS:

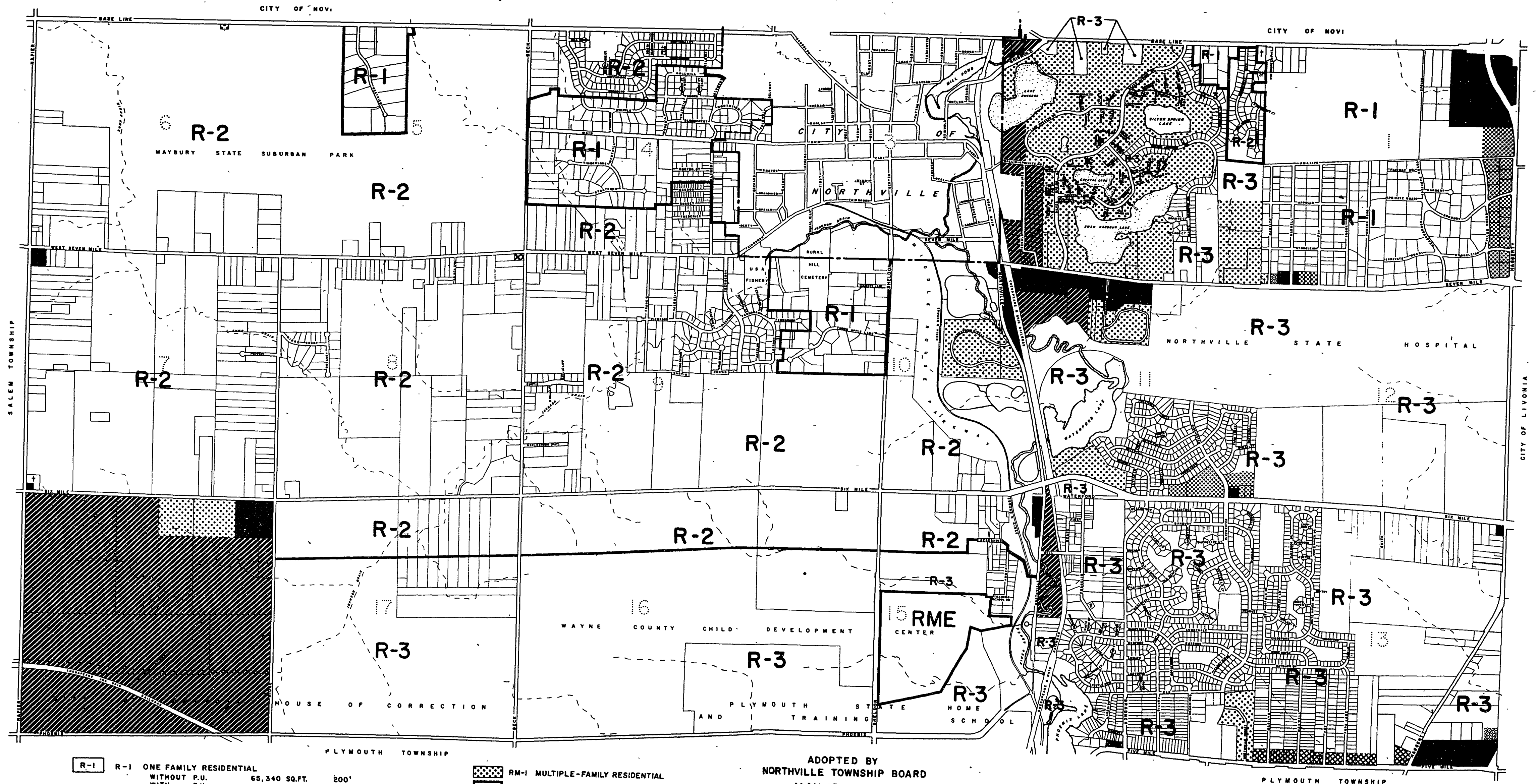
Yard requirement variances shall be obtained through approval of the Zoning Board of Appeals.

##### SEC. 15.5 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;





R-1	R-1	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	65,340 SQ.FT.	200'
		WITH P.U.	43,560 SQ.FT.	150'
R-2	R-2	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	65,340 SQ.FT.	200'
		WITH P.U.	18,000 SQ.FT.	120'
R-3	R-3	ONE FAMILY RESIDENTIAL		
		WITHOUT P.U.	65,340 SQ.FT.	200'
		WITH P.U.	12,000 SQ.FT.	90'

[Pattern]	RM-1	MULTIPLE-FAMILY RESIDENTIAL
[Pattern]	RME	ELDERLY VILLAGE RESIDENTIAL
[Pattern]	OS-1	OFFICE SERVICE
[Pattern]	B-1	LOCAL BUSINESS
[Pattern]	B-2	CONVENIENCE SHOPPING CENTER BUSINESS
[Pattern]	B-3	GENERAL BUSINESS
[Pattern]	R-D	RESEARCH & DEVELOPMENT
[Pattern]	I-1	INDUSTRIAL
[Pattern]	P-1	VEHICULAR PARKING

ADOPTED BY  
NORTHVILLE TOWNSHIP BOARD  
MAY 13, 1982  
EFFECTIVE: JUNE 18, 1982

# ZONING DISTRICT MAP NORTHVILLE TOWNSHIP MICHIGAN

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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; and
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. 15.6 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. 15.7 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.
2. 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.
3. In any "B" or "J" 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 Zoning 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 Zoning 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.
4. 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 be thereafter be resumed.
5. 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.
6. Where nonconforming use status applied to a structure and premise in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
7. 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.
8. The Township Board may acquire, by purchase, condemnation, or otherwise, private property or an interest in private property for the removal of nonconforming uses. The cost and expense, or a portion thereof, of acquiring the private property may be paid from general funds or assessed to a special district in accordance with the applicable statutory provisions relating to the creation and operation of special assessment districts for public improvements in townships. The elimination of the nonconforming uses and structures in a zoning district is declared to be for a public purpose and for a public use. The Township Board may institute and prosecute proceedings for condemnation of nonconforming uses and structures under the power of eminent domain in accordance with Act 149 of the Public Acts of 1911, as amended, being Sections 213.21 to 213.41 of the Michigan Compiled Laws or other applicable statute.

#### SEC. 15.8 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 to 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 to be unsafe by any official charged with protecting the public safety, upon order of such official.

#### SEC. 15.9 USES 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. 15.10 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. 15.11 ACCESSORY BUILDINGS:

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations in this Ordinance applicable to main buildings.
2. Accessory buildings shall not be erected in any required yard, except a rear yard.
3. 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, provided that in a residential district accessory buildings shall not exceed one-half (1/2) the ground floor of the main building.
4. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line. In no instance shall an accessory structure be located within a dedicated easement right-of-way.
5. 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 Zoning Board of Appeals review and approval.
6. 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 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 to its rear, said building shall not project beyond the side yard line of the lot in the rear of such corner lot.
7. When an accessory building, in any Residence, Business or Office District, is intended for other than the storage of private motor vehicles or lawn and garden tools and equipment, the accessory use shall be subject to the approval of the Zoning Board of Appeals.
8. The parking of a mobile home not owned by a resident of the township for periods exceeding twenty-four (24) hours on lands not approved for mobile home parks shall be prohibited, except that the Building Inspector may extend temporary permits allowing the parking of such a mobile home in a rear yard on private property, not to exceed a period of two (2) weeks. All mobile homes 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 insofar as distances from principal structures, lot lines, and easements are concerned. For the purpose of this Ordinance the area occupied by the stored mobile home shall be computed as lot coverage, and shall not exceed the maximum coverage permitted under Section 14.1, ARTICLE XIV, "SCHEDULE OF REGULATIONS." All mobile homes parked or stored on lands not approved for mobile home parks shall not be connected to sanitary facilities and shall not be occupied.
9. A central air conditioning unit, heat pump, swimming pool heater or any other noise-producing mechanical system which is typically located on the exterior of a residential unit, may be located within a rear yard, provided, however, that such system is set back at least eleven (11) feet from any side lot line. Such system may be located within an interior side yard provided that it is set back at least forty-two (42) feet from any side lot line.

#### SEC. 15.12 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.

1. 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.
2. 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 15.11, Accessory Buildings, of this Ordinance.
3. Any area designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere.
4. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use, shall not be

reduced to an amount less than hereinafter required for a similar new building or new use.

5. Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
6. In the instance of dual function of off-street parking spaces where operating hours of the buildings do not overlap, the Zoning Board of Appeals may grant an extension.
7. The storage of merchandise, motor vehicles for sale, trucks, or repair vehicles is prohibited.
8. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Zoning Board of Appeals considers is similar in type.
9. 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 (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.
10. For the purpose of computing the number of parking spaces required, the definition of Usable Floor Area in ARTICLE II, DEFINITIONS, Section 2.2 shall govern.
11. 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
<b>(1) RESIDENTIAL</b>	
Residential, One-Family and Two-Family (attached & detached)	Two (2) for each dwelling unit.
Residential, Multiple-Family	Two (2) for each dwelling unit containing one (1) bedroom; Two and one-half (2.5) for each dwelling unit containing two (2) bedrooms; Three (3.0) for each dwelling unit containing three (3) bedrooms.
Housing for the Elderly	See Section 6.4, subsection 3.
Mobile Home Park	Two (2) for each mobile home and one (1) for each three (3) mobile homes for visitor parking.
<b>(2) INSTITUTIONAL</b>	
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 one and one-half (1.5) 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	See Section 6.4, subsection 3.
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 plus spaces required in this Ordinance for those uses developed as accessory uses, such as but not limited to: restaurants, bars, pro shops, etc.
USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
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.

## USES

**(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 equal in number of five (5) times the maximum capacity of the auto wash (i.e., the greatest number of automobiles possible undergoing some phase of washing at the same time). This shall be determined by dividing the length, in feet, of each wash line by twenty (20).

Beauty Parlor or Barber Shop

Two (2) spaces for each of the first two (2) beauty or barber shop chairs, and one and one-half (1.5) spaces for each additional chair.

Bowling Alleys

Five (5) spaces for each one (1) bowling lane.

Dancing Halls, Pools 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.

Drive-In Restaurants

For the patron self-service area, there shall be provided one (1) space for each two (2) persons allowed within the maximum load as established by the Fire Code. For the dining area, there shall be provided one (1) space for each fifty (50) square feet of usable floor space.

Establishments for Sale and Consumption on the Premises of Beverages, Food or Refreshments

One (1) space for each fifty (50) 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 two (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 and two-tenths (1.2) for each one (1) occupancy unit plus spaces required in this Ordinance for accessory uses, such as but not limited to: restaurants, bars.

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 fifty (150) square feet of usable floor space.

**(4) OFFICES**

Banks

One (1) space for each one 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 two hundred (200) square feet of usable floor space.

Professional Offices of Doctors, Dentists or similar professions

One (1) space for each fifteen (15) square feet of usable space in waiting rooms, and one (1)



## USES

## (5) INDUSTRIAL

Industrial or Research establishments

Wholesale establishments

## NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE

space for each examining room, dental chair or similar use area.

Five (5) spaces plus one (1) space for every one and one-half (1-1/2) employees in the largest working shift or one for every five hundred fifty (550) square feet of usable floor area, or whichever is determined to be the greater. Space on site shall also be provided for all construction workers during periods of plant construction.

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. 15.13 OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

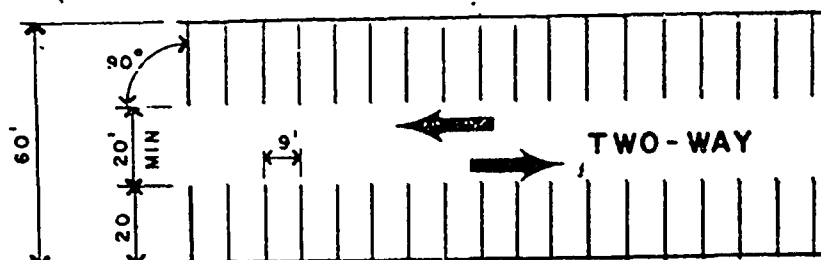
Wherever the off-street parking requirement in Section 15.12 above requires the building of an off-street parking facility, or where P-1 Vehicular Parking Districts are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations.

- No parking lot shall be constructed unless and until a permit therefore 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:

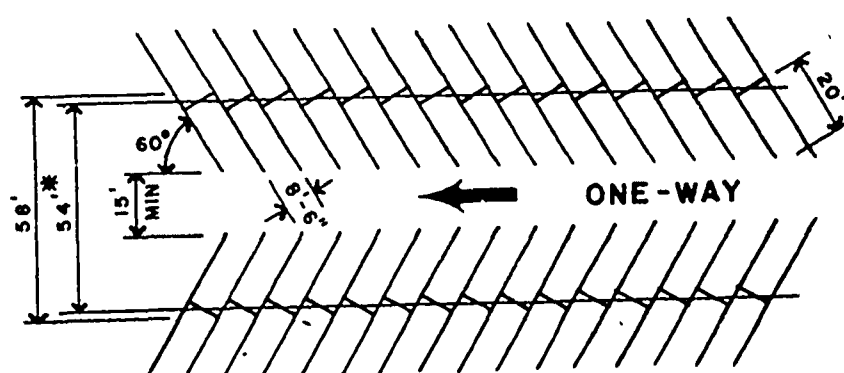
Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces + Maneuvering Lane	Total Width of Two Tiers of Spaces + Maneuvering Lane
0° (parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	8 ft. 6 in.	20 ft.	32 ft.	52 ft.
54° to 74°	15 ft.	8 ft. 6 in.	20 ft.	36 ft. 6 in.	58 ft.
75° to 90°	20 ft.	8 ft.	20 ft.	40 ft.	60 ft.

- All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
- 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.
- All maneuvering lane widths shall permit one-way traffic movement, except that the 90° pattern may permit two-way movement.
- 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.

## 90 DEGREE

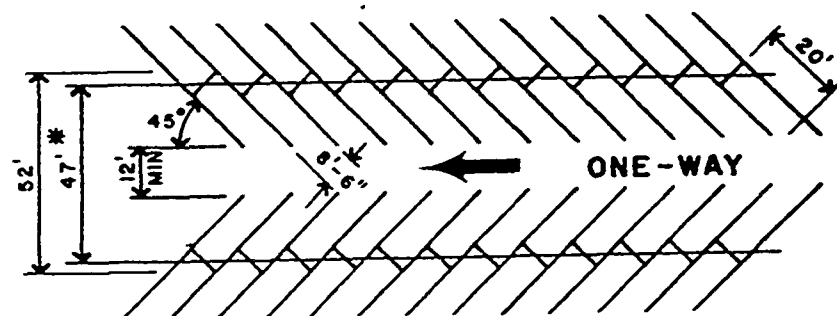


## 60 DEGREE



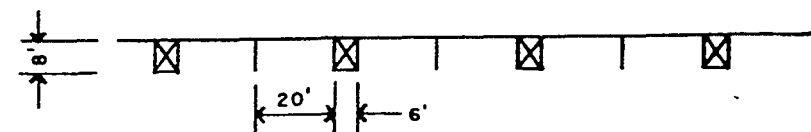
\*OVERLAPPING DIMENSION

## 45 DEGREE



\*OVERLAPPING DIMENSION (INCLUDING HERRINGBONE PATTERN)

## PARALLEL



## PARKING LAYOUTS

- 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 15.22, Walls, ARTICLE XV, "GENERAL PROVISIONS."

When a front yard setback is required, all land between said wall and the front property line or street right-of-way 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.

- 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 Zoning 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.

- 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.
- 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.
- The Zoning 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.
- The parking area shall be so designed as to provide a tree planting plan showing an even distribution of trees throughout the plan. Trees of two and one-half (2-1/2) inch caliper or greater shall be planted at the rate of one (1) tree for each eight (8) vehicles to be provided for. The trees shall be planted prior to the issuance of a Certificate of Occupancy. All trees shall be maintained in a healthy growing condition.

## SEC. 15.14 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:

- All spaces shall be provided as required in ARTICLE XIV, Section 14.1, "SCHEDULE OF REGULATIONS," note "h," after minimum rear yards, except as hereinafter provided for "I" Districts.
- 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 "I" 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. 15.15 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 cause 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 of 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 five hundred (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

SO<sub>2</sub> 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; H<sub>2</sub>S 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. Vibration

Machines or operations which cause vibration shall be permitted in Industrial Districts; provided, however, that no operation shall cause a displacement exceeding .003 of one (1) inch as measured at the property line of any I-1, P-1 or Business District and that no vibrations shall be perceptible without the aid of instruments at the property line of any abutting Residential, OS-1 or RD District. This requirement shall not apply to construction activities undertaken between the hours of seven (7:00) a.m. to ten (10:00) p.m.

#### SEC. 15.16 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

- Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
- Where plant materials are planted in two or more rows, plantings shall be staggered in rows.
- Evergreen trees shall be planted not more than thirty (30) feet on centers.
- Narrow evergreens shall be planted not more than three (3) feet on centers.
- Deciduous trees shall be planted not more than thirty (30) feet on centers.
- Tree-like shrubs shall be planted not more than ten (10) feet on centers.
- Large deciduous shrubs shall be planted not more than four (4) feet on centers.

#### 2. Suggested Plant Materials

##### Minimum Size

- Evergreen trees  
Five (5) feet in height
  - Juniper
  - Hemlock
  - Fir
  - Pine
  - Spruce
  - Douglas-Fir
- Narrow Evergreens  
Five (5) feet in height
  - Column Honoki Cypress
  - Blue Columnar Chinese Juniper
  - Pyramidal Red-Cedar
  - Swiss Stone Pine
  - Pyramidal White Pine
  - Irish Yew
  - Douglas Arbor-Vitae
  - Columnar Giant Arbor-Vitae
- Tree-like Shrubs  
Six (6) feet in height
  - Flowering Crabs
  - Russian Olives
  - Mountain Ash
  - Dogwood
  - Redbud
  - Rose of Sharon
  - Hornbeam
  - Hawthorn
  - Magnolia
- Large Deciduous Shrubs  
Six (6) feet in height
  - Honeysuckle
  - Viburnum
  - Mock-Orange
  - Forsythia
  - Lilac
  - Ninebark
  - Cotoneaster
  - Hazelnuts
  - Euonymus
  - Privet
  - Buckthorn
  - Sumac
- Large Deciduous Trees  
Three (3) to Four (4) inch caliper
  - Oaks
  - Hard Maples
  - Hackberry
  - Planetree (Sycamore)
  - Birch
  - Beech
  - Ginkgo
  - Honeylocust
  - Sweet-Gum
  - Hop Hornbeam
  - Linden

#### 3. Trees Not Permitted

- Box Elder
- Soft Maples (Red-Silver)
- Elms
- Poplars
- Willows
- Horse Chestnut (nut bearing)
- Tree of Heaven
- Catalpa

- Whenever a greenbelt or planting screen is required under the provisions of this Ordinance, a site plan of the parcel to be developed, together with a detailed planting plan of said greenbelt, shall be submitted to the Planning Commission for approval prior to the issuance of a building permit. The site plan shall indicate, to scale, the proposed location and height of buildings and other structures, the location of public walks, roadways and utilities, and the proposed location of off-street parking, loading, service and outside storage areas and points of ingress-egress to the site. The planting plan shall indicate, to scale, the location, spacing, starting size, and description for each unit of plant material proposed for use within the required greenbelt area, together with the finished grade elevations proposed therein.

The Planning Commission shall review said planting plan relative to:

- The proper spacing, placement and location of plant materials relative to the length and width of greenbelt so as to insure that the required horizontal and vertical obscuring effect of proposed land uses will be achieved.
- The choice and selection of plant materials so as to insure that root system will not interfere with public utilities and that fruit and other debris (other than leaves) will not constitute a nuisance within public rights-of-way, or to abutting property owners.
- The proposed relationship between deciduous and evergreen plant materials so as to insure that a maximum obscuring effect will be maintained throughout the various seasonal periods.
- The size of plant material (both starting and ultimate) to insure adequate maturity and optimum screening effect of proposed plant materials.

#### SEC. 15.17 WALLS AND BERMS:

- For the 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 or landscaped berm as required below. The height of the wall or berm shall be measured from the surface of the parking area or land on the nonresidential side of the wall:

USE	HEIGHT REQUIREMENTS
(a) RM-1 Districts (on those sides adjacent to one-family residential districts)	4'-6" to 6'-0" high
(b) P-1 Vehicular Parking Districts	4'-6" high
(c) OS-1, B-1, B-2 and B-3 Districts	4'-6" to 6'-0" high
(d) RD and I-1 Districts, Storage Areas, Loading and Unloading Areas, and Service Areas	5'-0" to 8'-0" high (height shall provide the most complete obscuring possible)
(e) Off-Street Parking Area (other than the above districts)	4'-6" high
(f) Hospital-Ambulance and Delivery Areas	6'-0" high
(g) Public Utility Buildings, Stations, and/or Substations	6'-0" high

- In the case of variable wall or berm height requirements such as in (a), (d) and (e) above, the extent of obscuring wall or berm shall be determined by the Planning Commission on the basis of land usage, provided further that no wall or berm shall be less than the above required minimum, nor greater than the above required maximum height.

- Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with yard setback lines. Required walls may, upon approval of the Zoning Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Zoning Board of Appeals in reviewing such request.
- Required walls 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 Planning Commission. All walls herein required shall be constructed of face brick or comparable nonporous facing materials on the exterior sides facing a residential district and shall be approved by the Building Inspector to be durable, weather resistant, rustproof and easily maintainable; and wood or wood products shall be specifically excluded.

Masonry walls may be constructed with openings which do not in any square section (height and width) exceed twenty (20) percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required, and shall not reduce minimum height requirement. The arrangement of the openings shall be reviewed and approved by the Building Inspector.

- Required berms shall be constructed as landscaped earth mounds with a crest area at least four (4) feet in width. The exterior face of the berm shall be constructed as an earthen slope. The interior face of the berm may be constructed as an earthen slope, or retained by means of a wall, terrace or other means acceptable to the Building Inspector. Whenever an earthen slope is provided, it shall be constructed with a slope not to exceed one (1) foot of vertical rise to three (3) feet of horizontal distance.

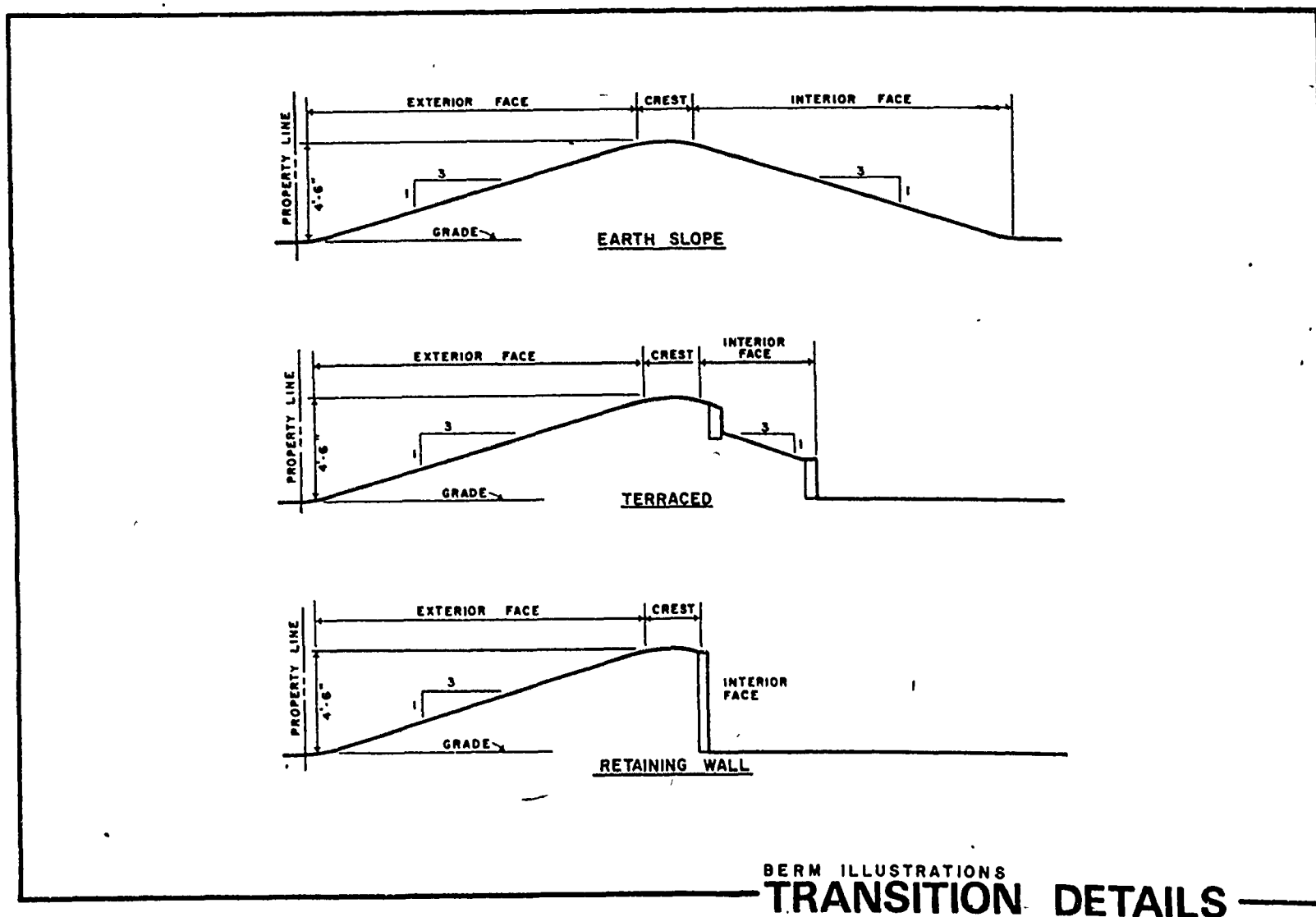
Berm slopes shall be protected from erosion by sodding or seeding. If slopes are seeded, they shall be protected with a straw mulch held in place by jute netting until the seed germinates and a permanent lawn is established. The straw mulch is not required if the seeded slope is protected by a net that is specifically designed to control erosion. The berm area shall be kept free from refuse and debris and shall be planted with shrubs, trees or lawn and shall be maintained in a healthy, growing condition.

A planting plan and grading plan shall be prepared for the berm and shall be reviewed by the Planning Commission. Plant materials within the berm area shall be installed in accordance with the requirements for greenbelts and plant material as set forth in Section 15.16.

- The Zoning 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 or berm be permitted to be less than four feet six inches (4'-6") in height.

In consideration of request to waive wall or berm requirements between residential and nonresidential districts, the Board shall refer the request to the Planning Commission for a determination as to whether or not the residential district is considered to be an area in transition and will become nonresidential in the future.

In such cases as the Planning Commission determines the residential district to be future nonresidential area, the Board may temporarily waive wall or berm 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. 15.18 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, thereby reducing traffic accidents; to reduce hazards that may be caused by signs overhanging 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 to show an individual firm, profession, business, product or message and which 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 (20) 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.

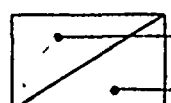
- s. **Temporary Sign (With Permit Required):** Means a business sign with or without letters or numerals such as land sale signs, subdivision openings, construction signs, seasonal events or public and semi-public functions as permitted in all use districts. Such signs shall be constructed of permanent 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.
- 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 by either 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 pylon 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 outermost portions of the sign or around the outermost 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 lightweight 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 (6) 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.

## 2. Number and Size of Sign

Use District	R-1/ R-3 One- Family	RM-1 Multiple- Family	RAIE Elderly Village	B-1 Local Business	B-2 Conv. Business	B-3 General Business	OS-1 Office Service	RD Re- search & Devel- opment	I-1 Indus- trial 1
a. <b>Non-Accessory Signs</b>									
(1) Advertising Sign	0	0	0	0	0	0	0	0	0
(2) Billboard	0	0	0	0	0	0	0	0	250
(3) Political	0	0	0	0	16	16	16	16	250
b. <b>Accessory Signs</b>									
(1) Business Signs	0	0	0	(a)	(b)	(b)	(a)	(c)	(c)
(2) Bulletin Board	1 d(18)	1 d(18)	1 d(18)	0	0	0	1 12	0	0
(3) Festoon Sign	0	0	0	0	0	0	0	0	0
(4) Flashing Sign	0	0	0	0	0	0	0	0	0
(5) Identification & Name Plate	1 2	1 2	1 2	1 6	1 6	1 6	1 6	1 6	1 6
(6) Political (on candi- dates' residence)	0	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	1 16
(8) Real Estate Development	1 60	1 60	1 60	1 60	1 60	1 60	1 60	1 60	1 60
(9) Temporary	0	0	0	1 50	1 50	1 50	0	1 50	1 50
(10) Vehicle Business Sign	0	0	0	1 10	0	1 20	0	0	0
c. <b>Structure Types</b>									
(1) Pylon	0(d)	0(d)	0(d)	0	X	X	0	X	X
(2) Wall	0(d)	0(d)	0(d)	X	X	X	X	X	X
(3) Ground	0(d)	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

- 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 plane 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.

NOTES (to Number and Size of Sign):

- (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) square 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 sign 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) square 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) hundred square feet in area.

In those shopping centers where an enclosed pedestrianway, in the form of an interior mall, is provided so that a portion of the rented spaces can be entered only from the pedestrianway, all wall signs may be displayed on that exterior wall of the structure which faces a major thoroughfare. There shall be no more than one (1) per rentable space placed on such wall. No other exterior wall shall be used for the displaying of signs. The maximum size of each of these signs shall not exceed fifteen (15) square feet.

No building permit shall be issued until the location of the signs has been approved as part of the site plan review by the Planning Commission. The placement of the individual signs shall be shown on that drawing which details the elevation of the building carrying the proposed signs. All signs and their spacing shall be completely dimensioned.

- (3) Pylons: The maximum size of all surfaces of the sign shall not exceed a total of one hundred twenty (120) square feet and shall not be placed nearer than twenty-five (25) feet to an adjacent existing or proposed street right-of-way. 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.

(End of notes to Numbers and Size of Sign)

**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. The 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 overhand 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.
- 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 (2) 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 (1) 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 (2) 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 15.18 shall not be permitted without first seeking a zoning change from the Township Board. The Zoning 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. 15.19 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. 15.20 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 15.21, 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. 15.21 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. 15.22 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. 15.23 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. 15.24 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. 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 open space well located to the needs of the residents.
3. Every plan submitted to the Planning Commission shall contain such information and be in such form as the Planning Commission may prescribe in its "Rules for Site Plan Submission." No site plan shall be approved until same has been reviewed by the Township Engineer and Planner for compliance with the standards of this Ordinance. Fees for review of site plans shall be established by resolution of the Township Board.

The rules for site plan submission follow:

## a. Statement of Purpose

The requirements set forth herein are designed to provide the sponsors of projects requiring site plans with guides which will expedite the submission and review of plans, and which will generate clear understandings between the Developer, Technical Reviewing Agents, the Planning Commission and Township Building Officials.

## b. Application for Site Plan Review

- (1) Submission of Application - In order to be placed on the Agenda and considered, an application for site plan review, with all requisite material, shall be delivered to the office of the Township Clerk not less than fifteen (15) days in advance of the regularly scheduled Planning Commission meeting.
- (2) Content of Application - The application shall state:
  - 2.1 The legal description of the land involved, the street address and the tax item number of the same. (If separately described parcels of land owned by more than one party are involved, then all the information required in this and the following subsections shall be separated and supplied as to each individual parcel.)
  - 2.2 The purpose of the proposed site development.
  - 2.3 The name of the owner(s) of the fee simple legal and equitable title to the land, and current address and telephone number of same, and if an artificial entity, the name, address and telephone number of the natural person who is the legal representative.
  - 2.4 The name, address and telephone number of all persons and entities having legal, equitable, lien or security interests in the land described in 2.1 and a brief description of each such interest.
  - 2.5 The applicant shall subscribe the application under oath affirming that the information supplied both on the application and on the materials accompanying the application is true to the best of the applicant's information and belief.

## c. Material to Accompany Application

Material required to accompany an application is divided essentially into these categories:

- (1) An Area Map showing the site location relative to the section, major thoroughfares, parks, public lands and nearby roads, property lines and developed areas shall be submitted in fifteen (15) legible copies, one of which shall be a clearly reproducible film transparency. The Area Map may be placed on a sheet of the Topographic Map if suitable space is available. Otherwise, it shall be drawn on a separate sheet, either 8-1/2 x 11 inches or 11 x 15 inches.
  - (2) Plans and data displaying the characteristics of the site and its surroundings (see paragraph d. below).
  - (3) Plans and data displaying the proposed developed condition of the site, including topographic alterations, improvements, facilities and structures. At his option, the applicant may submit the proposed site plan in two stages. A PRELIMINARY SITE PLAN, which may be prepared at minimum expense, presenting the proposed development concept with sufficient information to enable the Planning Commission to determine whether the concept is acceptable or whether modification will be required. The second stage will then be a FINAL SITE PLAN showing complete detailed information with exact dimensions, which, when approved by the Planning Commission, shall be understood to represent a firm commitment, and from which actual site development shall not deviate excepting upon formal approval by the Planning Commission of a REVISED SITE PLAN. The following outline of requirements assumes that an applicant will exercise his option to receive review of a PRELIMINARY SITE PLAN. If an applicant so elects, he may omit this stage and submit a complete FINAL SITE PLAN with his application (see paragraphs e., f., and g. below).
- d. Information Concerning Existing Condition of Site and Surrounding Area

The following information displaying the characteristics of the site and its surroundings shall be provided:

- (1) Property Survey - There shall be supplied a property survey, presented on a drawing at suitable scale, signed and sealed by a Registered Land Surveyor with notation of the date of survey. The property survey information may be presented on the required topographic survey drawing. If on a separate drawing, the property survey shall be submitted in fifteen (15) legible copies, one of which shall be a clearly reproducible film transparency.
- (2) Topographic Survey - There shall be supplied a topographic map made, signed and sealed by a Registered Land Surveyor or a Civil Engineer licensed to practice in the State of Michigan. Accurate photogrammetric surveys made under the direction of and verified by and with supplemental details and data added by one of the foregoing will be acceptable.
  - 2.1 Scale and Sheet Size - The topographic survey shall be presented on plan or map drawn to a standard engineer's scale not smaller than fifty (50) feet to one (1) inch. Plan sheets shall be not larger than thirty (30) inches by forty-



two (42) inches. Additional matching sheets shall be used if the area covered at the scale used exceeds the thirty (30) inch by forty-two (42) inch size.

2.2 Datum - All elevations shall be on U.S.C. & G.S. datum.

2.3 Information Required - The topographic map shall be drawn true to scale throughout and shall show at least the following information:

- (a) The surface configuration and elevation of the land and all abutting streets, highways and alleys.
- (b) All existing structures on the site and on abutting property within such distance beyond the property lines as the topographic map is required to extend as herein provided for various sizes and types of sites. The dimensions, type of construction, and use of each structure shall be noted.
- (c) All single trees having trunk diameter of four (4) inches or more at four (4) feet above the ground shall be shown and identified. Wooded areas shall be delineated by symbolic lines tracing the spread of outermost branches and shall be described as to the general sizes and kinds of trees contained.
- (d) All water courses including defined intermittent drainage lines shall be located and identified as to character and size.
- (e) All bridges and culverts which provide passage of storm water onto or away from the site, under abutting roads, shall be shown, with details of sections, length and elevation listed.
- (f) All recorded easements across the site shall be shown, as shall all evidences of possible unrecorded easements such as existing roadways, pipe lines, pole lines, etc.
- (g) The details of improvement of abutting streets and highways shall be shown, including width and kind of surfacing, curbs, shoulders, and ditches (all with all dimensions and elevations requisite to provide a clear definition of existing conditions). Trees or planting within street or highway right-of-way shall be shown.
- (h) All existing roadways or driveways entering abutting streets or highways from the site, or from adjoining land within the limits of survey overlaps hereinafter listed, and all streets, roadways or driveways entering the opposite sides of abutting streets or highways within the same limits, shall be delineated on the map.
- (i) The occupation or use of properties on the opposite side of abutting streets or highways, and of all properties abutting the site shall be noted on the map.
- (j) Where abutting highways have been officially designated for eventual widening, the proposed future right-of-way lines shall be shown.
- (k) All existing utilities including storm and sanitary sewers, water mains, gas mains, electric and telephone lines located in streets, alleys or easements abutting the site shall be identified and shown in their true locations and the locations dimensioned in relation to right-of-way or easement lines. All visible utility structures, including manholes, wells, shut-off boxes and catch basins shall be shown in their true locations. Field measured elevations of flow lines of storm and sanitary sewers shall be shown. Known proposed utility lines shall also be shown and identified.

2.4 Extent of Topographic Survey and Map and Details of Representations of Land Configuration - The extent and type of topographic survey and map shall be as follows:

- (a) For a site of not more than three (3.0) acres, excluding the existing right-of-way of any undedicated highway and the declared future right-of-way of any existing highway, the survey and map shall extend to a distance of at least fifteen (15) feet beyond the lines between the site and abutting properties and shall cover abutting streets or highways to distances not less than thirty (30) feet beyond the limits of the site. Surface configuration of the surveyed area may be shown by ground elevations, taken at uniform intervals not exceeding thirty (30) feet, and noted on the map in small neat figures to the nearest 0.1 foot of elevation, with the decimal point placed at the location of the elevation. If sufficient number of elevations are listed in their full value to preclude misunderstanding of the data, it will be permissible to omit the digit representing hundreds of feet above sea level from a majority of the elevation notations. Optionally, surface configuration may be shown by contours as described below.
- (b) For a site of more than three (3.0) acres and not more than ten (10) acres excluding the existing right-of-way of any undedicated highway and the declared future right-of-way of any existing highway, the survey and the map shall be extended at

least forty (40) feet beyond the lines of abutting streets or highways to distances of not less than one hundred (100) feet beyond the limits of the site. Surface configuration of the surveyed area shall be shown by contours which shall be at elevation intervals as follows:

Rate of Slope of Surface	Maximum Contour Interval
Up to 3 feet in 100 feet	1.0 foot
Between 3 feet and 20 feet in 100 feet	2.0 feet
Greater than 20 feet in 100 feet	5.0 feet

Contour elevations shall be identified at sufficiently frequent intervals to make the map readily comprehensible. At each of the listed contour intervals, every fifth contour shall be accented. Elevation in figures shall be noted at highest points within hill top contours, at lowest points within depression contours and at control points between equal contours denoting "saddle" formation. Within street and highway rights-of-way, contours shall be supplemented by noting in figures the elevation of all controlling points.

- (c) For a site of more than ten (10) acres, the survey and map shall be extended at least one hundred (100) feet beyond the lines of abutting properties and shall cover abutting streets or highways to a distance of not less than two hundred (200) feet. Surface configuration of the surveyed area shall be shown in the same manner as provided in the foregoing Section 2.4(b).

2.5 Copies Required - The Topographic Map shall be submitted in fifteen (15) copies, one of which shall be a clearly reproducible film transparency.

### (3) Supplemental Information

3.1 Storm Water Inflow - Every point of concentrated storm water inflow onto the site shall be identified on the Topographic Map. For each such point, there shall be provided a statement of the estimated tributary area (in acres or square miles), its estimated runoff characteristics, and a calculation of the maximum rate of inflow (in cubic feet per second) for flood conditions of probable frequencies of ten (10) years and of fifty (50) years. If convenient, this information may be placed on the Topographic Map. Otherwise, it may be reported on 8-1/2 x 11 inch sheets, and submitted in fifteen (15) copies.

3.2 Other Pertinent Information - There may be submitted with the Topographic Map a supplemental statement describing any special or unusual existing conditions, not readily disclosed on the map, which might significantly affect design of the Site Plan or the conclusion of the Planning Commission. Such statement shall be presented on 8-1/2 x 11 inch sheets, and submitted in fifteen (15) copies.

3.3 Title Ownership - A title insurance commitment, certified to a date no earlier than the date of the notarization of the applicant's signature on the application, and showing forth the land described in 3.b.(2)2.1, the owner(s) of the premises, and all instruments of record affecting said premises including without limitation easements, liens, and encumbrances, and the nature of the same, shall be attached to and accompany the application. In lieu thereof, the applicant may provide the opinion of an attorney certifying the same information as would be contained in the indicated title insurance commitment.

### e. Site Plans - General Requirements

(1) Responsibility - A site plan may be prepared under the principal direction of a Registered Architect, Registered Civil Engineer, Registered Community Planner, Registered Land Surveyor or Registered Landscape Architect (licensed to practice in the State of Michigan). However, the Principal shall in no case expand his contribution to the plan beyond the field of expertise of his profession or field of qualifications explicitly in his license. Plan components not covered by the qualifications of the Principal shall be developed by Registered professionals having the requisite qualifications. The name and address of the Principal primarily responsible for the plan shall appear on the plan, accompanied by his statement that, in his opinion, the site plan complies with all ordinances and regulations of the Township, except where otherwise noted, over his seal and signature. The seals and signatures of other Registered professionals involved in preparation of the site plan shall appear on the plan, each accompanied by a statement of the signer's area of field of responsibility.

#### (2) Details

2.1 The Site Plan shall be prepared at the same scale and in the same sheet arrangement as the Topographic Map, so as to admit of ready comparison.

2.2 Each sheet of the Site Plan shall show a north arrow and a notation of the drawing scale. The principal sheet of the plan shall show a graphic scale as well as scale in figures.

- 2.3 The name of the proposed development and the name and address of the proprietor or responsible developer shall appear on each sheet of plan. Each sheet of plan shall bear a drawing number and date of completion.
- 2.4 Any drawing altered after initial submission to the Planning Commission shall bear notations stating the date and nature of each revision.
- 2.5 The survey dimensions of the site shall be shown on the Site Plan.
- 2.6 All abutting highway and street rights-of-way and all existing street improvements which will be undisturbed by the site development shall be reproduced on the Site Plan.
- 2.7 All dividing lines between abutting properties shall be shown to a distance of at least twenty (20) feet from the boundaries of the site, and all topographic survey information relative to abutting properties shall be reproduced on the Site Plan for a distance of at least fifteen (15) feet beyond the limits of the site.

f. Preliminary Site Plan

- (1) Preparation - With the requirements of the preceding paragraph e. satisfied, a Preliminary Site Plan may present the proposed development primarily in the form of a plan drawn to scale, without detailed design calculations or complete dimensions. The drawing shall be geometrically true so that a Final Plan with complete calculated dimensions shall not vary significantly from the Preliminary Site Plan.
- (2) Reference to Zoning Ordinance - Reference shall be made to the Northville Township Zoning Ordinance for requirements applicable to the Zoning District in which the site is located and to the type of development proposed by the Site Plan. Requirements include, without being limited to, height and spacing of buildings, yard and setback requirements (all sides), access, obscuring walls or fences, greenbelts, parking provisions, and density limitations for residential developments.

(3) General Details

- 3.1 Grading - The proposed grading of the site shall be indicated by noting the proposed grade elevation or elevations at each structure, at control points of roadways, walkways and parking areas, and at points near the perimeter of the property. Each proposed elevation shall be noted in figures enclosed in a rectangular box. Elevations may generally be shown to the nearest 0.5 foot, with the understanding that the Final Plan may show adjustments of elevations not exceeding 0.5 foot. However, in areas of connections with existing streets and highways, elevations shall be shown to the nearest 0.1 foot with adjustments limited to plus or minus 0.1 foot. The directions of flow of surface water on the finished site shall be clearly indicated by arrows and the points of collection of surface water shall be shown on the plan. If large landscaped open areas are proposed on the plan, their proposed grading may be indicated by contours at elevation intervals of 1.0 foot.

3.2 Drainage

- (a) Proposed drainage provisions shall be clearly indicated on the plan. Sizes of open drains or conduits need not be detailed on a Preliminary Site Plan. However, the routes of open ditches or swales proposed as collectors and/or channels for drainage shall be shown. Drainage provisions shall include maintaining at least the ten (10) year storm flow of any existing drainage entering the site.
- (b) The plan shall show the calculation of total runoff from the site of a storm or flood of probable ten (10) year frequency for the existing condition of the site and for the conditions after full development.
- (c) Unless it can be clearly shown that storm water outlets exist or that construction of adequate storm water outlets of increased capacity is assured for a date earlier than completion of the site development, the plan shall include storm water detention provisions of such capacity that the discharge of storm water from the site will be no greater than the current runoff from the site in a storm of ten (10) year probable frequency. The location and approximate extent and volume of detention facilities shall be shown on the plan.

3.3 Water Supply

- (a) The source of water supply shall be indicated on the plan.
- (b) If multiple occupation of the site is proposed with water connections to separate users, requiring onsite water mains, the proposed points of connections with the public water system and the approximate routes of on-site water mains shall be shown on the plan.

3.4 Waste Water Disposal

- (a) If waste water disposal is proposed by means other than discharge to the public sanitary sewer system, the proposed arrangement shall be presented in complete detail, and specific approval of the Health

and Pollution Control agencies having jurisdiction shall be presented before review of the Site Plan will proceed.

- (b) If multiple occupation of the site is proposed with water connections to separate users, requiring on-site water mains, the proposed points of connections with the public water system and the approximate routes of on-site water mains shall be shown on the plan.

3.5 Roads, Driveways, Sidewalks - Proposed surfaced width of roads, driveways and sidewalks shall be dimensioned.

3.6 Parking Areas - Parking areas, where required, shall be drawn to scale on the plan. For each contiguous row of parking spaces, the arrangement of a typical space shall be shown with complete dimensions and the number of spaces provided in each row shall be noted. Driveway or lane widths shall be dimensioned.

3.7 Special Features - Special features such as obscuring walls, fences and greenbelts shall be drawn on the plan, with dimensions noted and the type of proposed construction or planting clearly described.

3.8 Statement of Areas - There shall be shown on each Preliminary Site Plan a statement of land area, in acres, including:

- (a) Total owned area in plan.
- (b) Area in existing and proposed public or dedicated private streets and highways, in each land use type.
- (c) Submerged areas.
- (d) Net area, excluding streets and highways, but including open space, if any, in each land use type.
- (e) Area of designated open space provided in each land use type, with amount of included submerged area, if any.

(4) Structures

- 4.1 Proposed structures shall be drawn to scale in their proposed locations. Each nonresidential structure shall show a notation of its proposed use, height, number of floors and whether with or without basement, and estimated Usable Floor Areas as defined in Section 2.2.35 of the Northville Township Zoning Ordinance. Each residential structure shall show a notation of number of floors, whether with or without basement, type and number of dwelling units, and room count based on the schedules listed in the Northville Township Zoning Ordinance. (Where the listing of the foregoing data within the outline of or adjacent to each structure would unreasonably obscure or clutter the plan, each structure may be identified by a letter or number and data for the various structures may be tabulated on the sheet outside the area of the plan.)
- 4.2 Wherever the placement of structures results in any structure approaching the minimum distance permissible from another structure or from a boundary of the site, the intended dimension shall be shown on the plan.

- (5) Street and Highway Entrance - The proposed location and details of entrances and/or exists connecting the site with public streets or highways shall be cleared with the Wayne County Road Commission, and evidence of Road Commission approval shall be submitted with the Final Site Plan. However, Road Commission approval of either the number, location or details of entrances of exits will not be binding on the Planning Commission, which reserves the full right to consider these along with other features of the plan on the basis of the best interest of the community.

(6) Commitment of Approval of Preliminary Site Plan

- 6.1 Duration, Termination, Extension - Approval of a Preliminary Site Plan by the Planning Commission shall remain firm for a period of one (1) year during which time the applicant shall submit for approval a Final Site Plan conformed substantially with the approved Preliminary Site Plan and fulfilling the requirements for Final Site Plans. Failure to so submit a Final Site Plan shall be considered abandonment of the Preliminary Site Plan and shall make its approval null and void. If extended approval of an outdated Preliminary Site Plan is desired, a new application shall be made to the Planning Commission who will reconsider the plan in the light of regulations and conditions then existing. The Planning Commission may grant an extension not to exceed one (1) year. No further extension may be permitted.

6.2 Final Site Plan for Portion of Site - A Final Site Plan may be submitted for less than the entire area covered by a Preliminary Site Plan, provided:

- (a) That each Final Site Plan covers uninterrupted area of at least thirty (30) acres, and
- (b) That any Final Site Plan covers at least twenty-five (25) percent of the area of the approved Preliminary Site Plan, unless otherwise approved by the Planning Commission.

6.3 Automatic Extension of Preliminary Site Plan Approval - Approval of a Final Site Plan covering a portion of the area of an approved Preliminary Site Plan shall auto-

atically extend the approval of the remainder of the Preliminary Site Plan for one (1) year after the date of submission of the partial Final Site Plan.

- 6.4 Copies Required - The Preliminary Site Plan shall be submitted in fifteen (15) legible copies, one of which shall be a clearly reproducible film transparency.

g. Final Site Plan

- (1) Conformity with Preliminary Site Plan - A Final Site Plan based upon an approved Preliminary Site Plan shall be in substantial conformity with the Preliminary Site Plan. Reasonable allowance will be made for adjustments necessary to implement scaled distances with calculated dimensions.

- (2) General Requirements - All requirements for Preliminary Site Plans apply equally to Final Site Plans. However, Final Site Plans shall be completely dimensioned, shall be specific in regard to data permitted to be approximate on Preliminary Plans, and require certain data not demanded in connection with Preliminary Plans.

2.1 Finished Elevations of grading and paving shall be calculated to provide adequate slopes for surface drainage, and all control elevations shall be shown to 0.01 foot.

2.2 On-Site Roadways, if any, shall have all controlling elevations shown to 0.01 foot, and shall be completely dimensioned as to location, direction and geometrics.

2.3 The Storm Drainage System shall be shown in specific location on the plan, with catch basin, manholes and deflection points in ditches (if any) positioned by dimension. Controlling flow line elevations shall be shown.

2.4 On-Site Water Mains, if any, shall be shown in specific location on the plan, with valves, fire hydrants, deflections in line, any special appurtenances, and service connection locations positioned by dimensions.

2.5 On-Site Sanitary Sewers, if any, shall be shown in specific location on the plan, with manholes and building sewer connection locations positioned by dimensions. Controlling flow line elevations shall be shown.

2.6 Parking Areas shall be dimensioned and their locations on the site shall be fixed by dimensions.

(3) Structure Dimensions and Locations

3.1 Each structure shall be completely dimensioned in plan or, alternatively, if the structure outline involves many offsets or jogs, the plan may show a rectilinear envelope within which the structure will be totally contained. If the latter alternative is adopted, spacing between envelopes and property boundaries, roadways and other features shall be not less than the minimum spacing for structures in the same circumstances.

3.2 The location and orientation of each structure (or structure envelope) shall be positively fixed on the plan by dimension and directions.

(4) Dimensioning Systems

4.1 The Position of a Single Structure on a site may be identified by dimensions from the boundary lines of the site. Roadways, parking areas drainage lines and utility connections may be dimensioned with respect to the structure or to site boundaries, as may appear most useful. In either system, the closest approach of any of these features to the structure or to any site boundary shall be dimensioned.

4.2 In Multi-Structure Developments where the structures are placed in a totally rectangular arrangement, paralleling one site boundary line, structure positions may be identified by dimensions from the site boundaries and dimensions between structures. In such case, a reference line, in a convenient location either parallel with or normal to the controlling boundary shall be shown on the plan and shall be monumented and preserved on the site as a means of locating and verifying the locations of structures and other features of the development. Roadways, parking areas, and utility lines and utility service connections may be dimensioned from this reference line, and from structures. The closest approach of any of these features to a structure or to a boundary of the site shall be dimensioned.

4.3 In Large or Complex Developments, particularly where the arrangement of structures, roadways or utilities is not essentially rectangular, the Site Plan shall be controlled by a rectangular coordinate system, with north-south and east-west axis oriented in conformity with the bearings of the site boundary survey. The origin of coordinates shall be selected so that all of the site and abutting streets shall lie in the northeast quadrant (having positive coordinates) in the coordinate system.

(a) Structures (or structure envelopes) shall be positioned by noting the coordinates of at least one corner, with the directions of exterior lines indicated by bearings. (One bearing, only, will suffice for a rectangular structure.)

(b) Control Points of Roadways shall be positioned by coordinates. Roadway tangents shall have bearings

and lengths noted. Roadway curves shall be tangent circular curves, with radius, central angle and arc length noted.

(c) Parking Area control points shall be positioned by coordinates and parking area orientation shall be shown by bearings.

(d) Points Controlling Location of Utility Lines shall be positioned by coordinates and bearings and lengths of lines between coordinates shall be noted; excepting that where utility lines parallel roadways or structures, they may be dimensioned from the roadway or structure.

(e) Points of Closest Approach of structures to structures, or of structures, roadways, utility lines, parking areas or site boundaries to each other shall have calculated dimensions noted wherever the separation does not clearly exceed the permissible minimum.

(f) Monuments shall be placed and maintained on the site at intersections of principal coordinate lines, at intervals not exceeding four hundred (400) feet, to facilitate correct layout of the development and checking of construction for conformity to plan.

(g) The Coordinate System may be applied to developments of relative minor size and complexity at the Developer's option.

(5) Refinement of Data - The following data shall be provided on or with each Final Site Plan:

5.1 Total owned area in Final Site Plan.

5.2 Area of dedicated streets and highways (within owned area) proposed in Final Site Plan.

5.3 Total submerged area in Final Site Plan.

5.4 Area of Final Site Plan eligible for computation of allowable density of development (1-2-3 = 4).

5.5 Allowable residential room count (for residential development).

5.6 Allowable area of structural occupation (each type of development).

5.7 Actual number of dwelling units and room count (residential developments) each structure, and total.

5.8 Required number of parking spaces (residential development).

5.9 Number of parking spaces provided (residential development).

5.10 Actual area of structure occupation (nonresidential development).

5.11 Actual "Usable Floor Area" (nonresidential development) each structure and total.

5.12 Required number of parking spaces (nonresidential development).

5.13 Actual number of parking spaces (nonresidential development).

(6) Open Space Credit in Final Plan for Part of Site. No Final Site Plan shall show a density of development exceeding that allowable for the area of the Plan, excepting that credit may be taken in a second or subsequent Partial Final Site Plan for excessive eligible open space included in a preceding Partial Final Site Plan in the same development.

(7) Copies Required - A Final Site Plan shall be submitted in fifteen (15) legible copies, one of which shall be a clearly reproducible film transparency.

(8) Architectural Plans - To facilitate checking of density and parking space requirements, one set of floor plans and building elevations shall be submitted with the Final Site Plan.

(9) Commitment of Approval of Final Site Plan

9.1 Duration, termination, Extension - Approval of a Final Site Plan by the Planning Commission shall remain for a period of one (1) year, during which construction of the development covered by the Plan shall be initiated and carried on with reasonable diligence. If construction is not initiated within two years from the date of approval of the Final Site Plan, such failure shall be considered abandonment of the plan and shall render its approval null and void. If construction, once started under an approved Final Site Plan, is discontinued for a period of one (1) year, the undeveloped portion of the Plan shall be considered abandoned and its approval shall be null and void. If extended approval is desired for a Final Site Plan upon which construction is not started within two years or for the uncompleted portion of a Site Plan, work upon which has been discontinued for one (1) year, a new application shall be made to the Planning Commission who will reconsider the Plan in the light of regulations and conditions then existing. The duration of any extension of



approval granted by the Planning Commission shall be determined by the Planning Commission, but in no case shall it be more than one (1) year, for any one (1) extension.

#### h. Fees

Fees for review of Site Plans shall be as established from time to time by the Northville Township Board of Trustees.

#### i. Engineering Plans and Specifications and Inspection

Subsequent to Final Site Plan approval, and before any construction proceeds, complete engineering plans and specifications for construction of storm sewers and drains, sanitary sewers, water mains, roads and parking area improvements, all conformed to Northville Township standard requirements, shall be submitted for review and approval by the Township and, when required, by County and State agencies. Construction of any of the above improvements shall not be commenced until the requisite deposit to cover inspection costs has been paid to the Township and a Township Construction Permit is issued.

#### j. Landfill Permit

If the grading called for by an approved Final Site Plan involves filling the site with a quantity of more than ten thousand (10,000) cubic yards of earth procured from off the site, a Landfill Permit shall be obtained in accordance with the provisions of Northville Township Ordinance No. 15.

#### k. Building Permits

Every structure to be erected in pursuance of an approved Final Site Plan shall be subject to the regular Northville Township requirements for submission of architectural plans, code compliance, inspection and inspection fees.

### SEC. 15.25 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, RME or OS-1 District, except that this shall not prohibit the storage of one (1) unoccupied mobile home under the provisions of Section 15.11 8 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. 15.26 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 burning 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.

### SEC. 15.27 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 receptable.

### SEC. 15.28 DIVISION OF PLATTED OR UNPLATTED LAND FOR BUILDING SITES LACKING STREET FRONTAGE:

A parcel of unplatted land (acreage) may be divided into not more than four (4) parcels, each containing ten (10) acres or less (subject to the restrictions of P. A. No. 288 of 1967, as amended) and additional parcels each containing more than ten (10) acres; or a parcel of platted land may be divided into not more than four (4) parcels (subject to the restrictions of P. A. No. 288 of 1967, as amended), for sale, lease of more than one (1) year, or building development as building sites, some of which may have no street frontage or insufficient frontage to satisfy the requirements of Article XIV of this Ordinance, provided that the division and condition of sale, lease or development are in conformity with a Site Plan previously approved by the Planning Commission. Individual parcels resulting from such division shall be eligible for building permits upon obtaining such an approved Site Plan, as if the parcels met all street frontage and dimensional requirements of the applicable Zoning District.

#### 1. Requirements of Site Plan:

##### a. Easements:

The Site Plan shall provide an easement or easements sixty (60) feet in width, giving access from a public street or streets to all parcels resulting from the proposed division not having street frontage. Such easements shall be established for the joint use of owners of all

abutting resultant parcels of the original property for ingress and egress and roadway maintenance, and also for occupation by private and publicly-owned utilities serving such abutting parcels.

#### b. Areas of Parcels:

Each parcel resulting from the proposed division shall have, exclusive of any area occupied by easement required by 1.a. above, across the parcel, a net area not less than that required for a single subdivision lot in the particular Zoning District. No parcel shall have a net area of less than one (1) acre unless a public water supply main and sanitary sewer meeting Northville Township requirements therefore, are installed in an abutting street or easement affording access to such parcel (or an acceptable guarantee is deposited with the Township to insure such installation).

#### c. Building Locations:

Within each parcel shown on such Site Plan, there shall be delineated and fully dimensioned an area within which the principal structure shall be confined and a greater area within which auxiliary buildings shall be confined. The areas so delineated shall be such that, in the opinion and judgement of the Planning Commission, development on each parcel will be in conformity with the spirit and intent of the Ordinance with respect to the particular Zoning District; will be compatible with existing development in the vicinity, and will not adversely affect adjacent properties. No building permits shall be issued for buildings not located within the limits shown on an approved Site Plan.

#### 2. Submission of Site Plan

##### a. Preliminary Submission:

Preliminary submission of a proposed division of property under these provisions shall include the following:

- (1) A plan of the property to be divided, accurately drawn at a scale of not smaller than one (1) inch equals fifty (50) feet, prepared by a Registered Land Surveyor or Civil Engineer licensed to practice in the State of Michigan and showing at least:
  - (a) Survey location, dimensions and area of the property to be divided.
  - (b) Topography, by contours on U.S.G.S. datum at intervals of not more than two (2) feet, extending to the opposite right-of-way line of any abutting street or highway and extending at least twenty-five (25) feet onto all abutting property; also all existing buildings on the site, all important trees or stands of woods and features of special interest in development and use of the parcels.
  - (c) Location and description of any buildings located on abutting property within fifty (50) feet of the boundaries of the parcel to be divided.
  - (d) Boundaries of all proposed divisions, with complete dimensions and area of each proposed resultant parcel.
  - (e) Proposed easements, with complete dimensions.
  - (f) Proposed limits within which principal structure and auxiliary buildings shall be confined on such parcel, with dimensions.

##### b. Final Site Plan:

After the preliminary site plan as submitted or modified is accepted by the Planning Commission, the proprietor shall submit to the Planning Commission for final approval and final record, the following:

- (1) A plan, in the form of an original ink drawing on drafting film or a "Chronoflex" duplicate, drawn to a scale of not less than one (1) inch equals one hundred (100) feet, showing in conformity with the accepted plan:
  - (a) Survey location, dimensions and areas of all parcels.
  - (b) Location and complete dimensions of all easements.
  - (c) Completely dimensioned limits within which principal structure and auxiliary buildings shall be confined on each parcel.
- (2) A legal description of each parcel into which the property is divided, prepared by a Registered Land Surveyor.
- (3) An easement or easements containing an accurate legal description thereof, prepared by a Registered Land Surveyor, and including recitation of the purposes for which the easement is created, with grant to the Township, its successors and assigns, in perpetuity, of the right to occupy and use such assessment for installation, maintenance and operation of publicly owned utilities; such instrument to be in form and substance provided or approved by the Township Attorney.

##### c. Approval of Final Site Plan:

When the Final Site Plan and its accompanying material have been reviewed and found to be in conformity with the accepted Preliminary Plan and otherwise satisfactory, the Planning Commission shall formally approve and accept the Final Site Plan and shall give the proprietor written notice thereof. Thereafter, the resultant parcels so set off shall be eligible for building permits, upon evidence being presented to the Township of recording with the Wayne County Register of Deeds of all required easements and the site plan.

**SEC. 15.29 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 may be permitted by the Planning Commission under the conditions specified, and after public hearing held in accordance with Section 17.8 Public Hearings, of this Ordinance (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 plans for the proposed internal design shall receive approval from the Township Planner 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 thorofare 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 thorofares of not less than one hundred 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. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
- e. The area shall be laid out so as to prevent the movie screen from being viewed from residential areas or adjacent major thorofares. 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 a site plan by the Planning Commission.

**2. Commercial Television and Radio Towers and Microwaves, and T. V. Transmitting Towers**

Radio and television towers, microwave and 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 site plan by the Planning Commission.

**3. Mobile Home Park**

Mobile home parks possess site development use and density characteristics and private drive systems similar to multiple-family residential development. They are, in this Ordinance, provided for as a transitional use between nonresidential development and residential districts or between multiple-family residential districts and one-family residential districts. Mobile home parks may, therefore, be permitted within the I-1, RD or RM-1 Districts provided that the property to be used does not abut a one-family residential district other than publicly owned land or land developed for a permitted use other than one-family residential:

- a. In a Mobile Home Park development, no building, structure or land shall be used and no building or structure shall be erected or placed on a land area except for one or more of the following specified uses unless otherwise provided in this Ordinance and further subject to review and approval of the site plan by the Planning Commission:
  - (1) Mobile homes.
  - (2) One (1) management or office building exclusively provided for the conducting of business operations of the mobile home park in which located.
  - (3) Utility building for laundry facilities and auxiliary storage space for the mobile home park tenants in which located, and for management needs.
  - (4) Community building for the exclusive use of tenants of the mobile home park in which located.
  - (5) Recreation facilities such as, but not limited to, swimming pool, field and court games and sports, and passive recreation areas.
  - (6) The sale of mobile homes when such activities:
    - (a) Are clearly accessory to the occupancy of individual lots within the mobile home park and shall not include the sale of recreational vehicles and any other new or used vehicles or products not directly accessory to the occupancy of mobile homes within the park.
    - (b) Any such homes offered for sale shall be located upon an improved mobile home lot.
    - (c) Real estate signs shall be accessory to the mobile home being sold and shall be limited to one (1) sign per building not to exceed sixteen (16) square feet in area.

- (d) Banners, streamers or pennants shall not be displayed.

**b. Principal Uses Permitted Subject to Special Conditions**

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the site plan by the Planning Commission:

- (1) Nursery schools, day nurseries and child care centers (not including dormitories), subject to:
  - (a) The providing and maintaining of a minimum of one hundred fifty (150) square feet of outdoor play area for each child. Such play space shall have a total area of at least five thousand (5,000) square feet.
  - (b) The use permitted herein shall be for the exclusive use of tenants of the mobile home park in which located.

**c. Procedures**

**(1) Application**

- (a) An application for approval of a mobile home park shall require submission of a preliminary site plan to the Planning Commission for review and recommendation to the Township Board.
- (b) The date of receipt of the preliminary plan shall be fifteen (15) days prior to the regular Planning Commission meeting.

**(2) Preliminary Site Plan**

- (a) Preliminary site plans and specifications of the proposed Mobile Home Park shall be submitted in accordance with Section 15.24 of this Ordinance.
- (b) The preliminary plan shall be submitted to the Wayne County Road Commission, Wayne County Health Department, and the Wayne County Drain Commission in accordance with Section 11 of Act No. 419 of the Public Acts of 1976, State of Michigan.
- (c) The preliminary site plan shall be approved by the Planning Commission prior to submission of a final site plan. If the Planning Commission does not approve the preliminary plan, it shall indicate the reasons for such denial in the minutes of the Planning Commission meeting. The applicant shall have the right to appeal such decision of the Planning Commission to the Township Board, provided it is done so in writing within thirty (30) days of the Planning Commission meeting at which the denial took place.
- (d) The Township Board shall either approve, modify or disapprove the site plan within sixty (60) days of the date of receipt of the preliminary plan.

**(3) Final Site Plan**

Three (3) copies of drawings, approved by the State for construction, shall be submitted to the Township by the applicant.

**d. Required Conditions**

- (1) Mobile Home Parks shall not be permitted on parcels of less than forty (40) acres in area.
- (2) Vehicular access to a mobile home park shall be directly from a major thorofare of at least 120 foot right-of-way width. If a mobile home park does not directly abut a major thorofare, vehicular access shall be by means of a public right-of-way of not less than sixty (60) feet in width. Access shall not be permitted through one-family residential districts unless property bordering such access is publicly owned or already developed for permitted use other than one-family residential.
- (3) Storm drainage facilities shall be provided so as protect residents of the mobile home park as well as adjacent property owners. Facilities shall be of a capacity which will insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park.
- (4) All utility lines shall be underground.
- (5) Where an off-street parking lot is abutting or adjacent to a residential district, an obscuring wall or landscaped berm as specified in Section 15.17, Walls and Berms, shall be provided.
- (6) Outdoor signs shall be permitted and regulated as provided in Section 15.18, Signs, for the RM-1, Multiple-Family Residential District.

**e. Area, Height and Bulk Requirements**

- (1) The total number of dwelling units on the total site area shall not exceed 6.5 per acre of land. All mobile home sites shall have a minimum lot width of fifty (50) feet and a site area of not less than five thousand five hundred (5,500) square feet, except that if parks provide common open space for use by the residents, lot width and areas may be reduced by twenty (20) percent provided that the common open space shall be at least equal to the total area by which any lots have been reduced.
- (2) No mobile home, community building or service building shall be located closer than twenty-five (25) feet to any mobile home park perimeter property line.

- (3) No building or structure hereafter erected or altered in a mobile home park shall exceed one (1) story or fourteen (14) feet.
- (4) A mobile home park shall provide an open area of at least 25,000 square feet. For mobile home parks containing more than fifty (50) mobile home sites, the minimum area shall be increased by two hundred fifty (250) square feet for each site over fifty (50). Open space provided as a result of the lot reduction permitted in subparagraph (1) above may be included in the computation of open space. Land designated for recreational use shall be so located and designed to facilitate access and usability.

#### 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. 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. All view of the kennels and any related runs or accessory facilities shall be fully screened from view from beyond the property boundaries of the site in question. The proposed use shall be subject further to the review and approval of the site plan by the Planning Commission.

### SEC. 15.30 IMPACT ASSESSMENT

The submission of an Impact Assessment is necessary to provide relevant information concerning the effects that a proposed project may have on the community, and to provide the data necessary for the Township of Northville to make a rational determination on the request.

1. An Impact Assessment shall be required and shall be submitted by a petitioner whenever the following matters are petitioned for consideration:
  - a. Requests for zoning change when such request represents a departure from the land use proposed in the Township Master Plan of Land Use applicable to the parcel in question.
  - b. All uses permitted (except kennels) under Section 15.29, Uses Not Otherwise Included in a Specific Use District, shall provide an Impact Assessment supporting the specific use being requested.
  - c. Any Planned Neighborhood Development shall require an Impact Assessment.
2. The Impact Assessment is required in order to explain the purposes of the request and to indicate why the proposal would be a logical alternative to the Township's Master Plan of Future Land Use. The Assessment shall also evaluate the proposal's impact upon the natural environment of the area, on public facility needs and on the future land use of the surrounding area.
  - a. For parcels of land less than five (5) acres in area, the following shall be submitted:
    - (1) An aerial photograph of the site, including land within one-half (1/2) mile of the site, which portrays the area as it currently exists at a scale of not less than 1" = 400 feet.
    - (2) A statement regarding the topography of the site including changes of elevation and a general description of the drainage characteristics of the site and the surrounding area. A topographic map is not required. The description should indicate the location of highest and lowest elevation, low lands, drainage characteristics and how it affects adjacent lands.
    - (3) A statement that the proponent has reviewed the Soil Conservation Service Soil Survey of Wayne County issued November 1977 as it applies to the property and is aware of the general soil conditions of the site and the surrounding area.
    - (4) A statement as to the general vegetation characteristics of the parcel in question in terms of type, areas covered and quality. A detailed survey is not required nor is the review by a professional necessary; the statement can be prepared from review of the aerial photograph and field observations of the site.
    - (5) A general statement as to how the intended use of the property would affect the natural environment of the site as described in (2) through (4) above.
  - b. For any parcel of land which is five (5) acres or more in area, the above information shall be submitted provided, however, that it shall be presented as follows, where applicable:

- (1) Maps submitted shall be at a scale of not less than 1" = 100' for parcels of one hundred sixty (160) acres or less and 1" = 200' for larger parcels.
  - (2) Topography shall be submitted in mapped form with a contour interval of not more than five (5) feet.
  - (3) A map indicating soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Wayne County issued November 1977.
  - (4) A map indicating the location of the various types of vegetation on the site and their general quality.
  - (5) An analysis of how the intended use of the property would affect the natural environment of the site as described in (2) through (4) above.
- c. In addition to the effects on the natural environment considered in a. and b. above, the proponent shall submit an analysis of:
- (1) The vehicular traffic to be generated from the use related to the capacity and condition of existing roads.
  - (2) The resulting impact on utilities and public facilities including storm sewers, sanitary sewers, or water mains and recreation, school and public safety needs.

3. The requirement for an Impact Assessment as provided above, may be appealed to the Township Board. Such appeals shall be made in writing and shall be submitted at least thirty (30) days prior to a regular meeting of the Township Board.

The Township Board may waive all requirements for an Impact Assessment if it finds that no good purpose would be served. The Board shall set forth the reasons for such finding in its minutes.

4. The requirements set forth in this Section 15.30, Impact Assessment, shall not relieve the project's sponsor from complying with other land development standards of the zoning ordinance, or any other ordinance enacted by the Township or by other public agencies having jurisdiction.
5. Fees for the review of Impact Assessments shall be established by resolution of the Township Board.

### SECTION 15.31 - FLOOD PLAIN CONTROL

1. Certain words utilized in the provisions of this Section shall be defined and mean:
  - (a) "Area of Special Flood Hazard" means the land in the flood plain within a community subject to a one percent (1%) or greater chance of flooding in any given year.
  - (b) "Base Flood" means the flood having a one percent (1%) chance of being equalled or exceeded in any given year. For purposes of this ordinance, this shall also be considered as the "100 year flood."
  - (c) "Development" means any man-made change to improved or unimproved real estate, including, but not limited to, building or other structures, mining, dredging, filling, grading, paving, mobile home placement, excavation or drilling operations located within the areas of special flood hazard.
  - (d) "Flood Insurance Rate Map" means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
  - (e) "Flood Insurance Study" means the official report provided by Federal Insurance Administration that includes flood profiles, the flood boundary floodway map, and the water surface elevation of the base flood.
  - (f) "Variance" as used in this Section 15.31, means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance. Such variance need not meet the usual tests for a variance as set forth in Section 18.4, paragraph 4.
2. The areas of special flood hazard within Northville Township have been identified by the Federal Insurance Administration in a scientific and engineering report. Those areas so designated have been mapped on the Flood Insurance Rate Map and said map is hereby superimposed on the official zoning district map so as to delineate the special flood hazard areas as they relate to each district concerned. The flood insurance study dated March 16, 1981 and maps dated September 16, 1981 are on file at the office of the Township Clerk.
3. Where, due to the scale or lack of detail of the Flood Insurance Rate Map, there is any uncertainty, contradiction, or conflict as to the intended location of any flood area boundaries shown thereon, interpretation concerning the location of said boundary lines shall be determined by the Township Engineer after referral from the Building Inspector or Planning Commission as follows:
  - (a) When compliance with this ordinance requires site plan review by the Planning Commission, a determination shall be made, by the Township Engineer, as to whether or not the development proposed is affected by the provisions of this Section.
  - (b) In those instances where site plan review by the Planning Commission is not required, the Building Inspector may refer applications to the Township Engineer when it cannot be determined if certain land is located within an area of special flood hazard. In such instances, the applicant shall submit engineering data to the Township which will aid in determining the location of the boundary. Such data shall be



reviewed by the Township Engineer who shall provide his findings to the Building Inspector.

4. All development within any area of Special Flood Hazard shall be subject to the provisions of Section 60.3(d) of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59, etc., formerly 1901).
5. The Zoning Board of Appeals of the Township of Northville is hereby empowered to hear and decide appeals and requests for variances (as defined in this Section) from the requirements of this Section. In rendering a decision on such a requested variance, the Zoning Board of Appeals shall insure consistency with the standards of Section 60.6(a) of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59, etc., formerly 1901).

#### ARTICLE XVI — GENERAL EXCEPTIONS

The regulations in this Ordinance shall be subject to the following interpretations and exceptions:

##### SEC. 16.1 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. 16.2 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. 16.3 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 Zoning Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use.

##### SEC. 16.4 LOTS ADJOINING ALLEYS:

In calculating the area of a lot that adjoins an alley, for the purpose of applying lot area requirements of this Ordinance, such alley abutting the lot shall not be considered as part of such lot.

##### SEC. 16.5 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 Zoning Board of Appeals. The Zoning Board of Appeals shall refer the request to the Planning Commission for a recommendation.

##### SEC. 16.6 MULTIPLE DWELLING SIDE YARD:

For the purpose of side yard regulations, a two-family, a row house, or a multiple dwelling shall be considered as one (1) building occupying one (1) lot.

##### SEC. 16.7 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. 16.8 PROJECTIONS 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.

##### SEC. 16.9 HEIGHT EXCEPTION, ROOF TOP EQUIPMENT:

Penthouse or roof top structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits of the zoning district in which located after the Planning Commission, upon review of the plans, finds that the plans meet the following conditions:

- a. All roof top equipment and apparatus shall be housed in a penthouse or structure constructed of the same type of building material used in the principal structure.
- b. Penthouses and structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two (2) times the height of such penthouse or structure. The height of such penthouse or structure shall in no instance exceed fifteen (15) feet.
- c. Such penthouse or structure shall not have a total floor area greater than fifteen (15) percent of the total roof area of the building.

#### ARTICLE XVII — ADMINISTRATION AND ENFORCEMENT

##### SEC. 17.1 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. 17.2 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 carrying out the provisions of Section 15.3.

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. 17.3 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. 17.4 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" or "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. 17.5 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. 17.6 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. 17.7 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.

## SEC. 17.8 PUBLIC HEARINGS:

Whenever any section of this Ordinance refers to this Section 17.8, a notice of public hearing shall be made in accordance with Act 184, Public Acts of 1943 as amended, that currently being Section 16 (b) (3) of Act 184.

# ARTICLE XVIII - ZONING BOARD OF APPEALS

## SEC. 18.1 MEMBERSHIP, TERMS, REMOVAL:

There shall be a Township of Northville Zoning Board of Appeals which shall have five (5) members. The first member of the Zoning Board of Appeals shall be a member of the Planning Commission of the Township of Northville, appointed by the Planning Commission with the approval of the Township Board of Trustees. The second member shall be a member of the Board of Trustees of the Township of Northville appointed by the Township Board. The third, fourth and fifth members shall be selected and appointed by the Township Board of Trustees from the electors of Northville township residing outside of the incorporated cities and villages. These members shall be representative of the population distribution and of the various interests present in Northville Township. An elected officer of the Township of Northville shall not serve as Chairman of the Zoning Board of Appeals. An employee or contractor of the Township Board of Trustees may not serve as a member or an employee of the Township Zoning Board of Appeals. Members of the Zoning Board of Appeals shall be removable by the Township Board of Trustees for nonperformance of duty or misconduct in office upon written charges and after public hearing. A member shall disqualify himself from a vote in which he has a conflict of interest. Failure of a member to disqualify himself from a vote in which he has a conflict of interest shall constitute misconduct in office.

The term of each member, other than the first member who is a member of the Planning Commission and the second member, who is a member of the Board of Trustees, shall be for three years, except that of the members first appointed, two shall serve for two years and the remaining members for three years. The term of the first member, who is a member of the Planning Commission, shall be for three years or only so long as such member holds membership on the Planning Commission. The term of the second member, who is a member of the Board of Trustees, shall be for three years or only so long as such member holds membership on the Township Board of Trustees. A successor shall be appointed not more than one month after the term of the preceeding member has expired. All vacancies for unexpired terms shall be filled for the remainder of the term.

The members of the Zoning Board of Appeals shall annually elect a Chairman, Vice Chairman and Secretary. The member of the Zoning Board of Appeals who is a member of the Township Board of Trustees shall not serve as Chairman of the Zoning Board of Appeals. The Zoning Board of Appeals shall, not less than annually, fix and adopt rules and regulations to govern its procedure.

## SEC. 18.2 MEETINGS:

All meetings of the Zoning 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 Zoning Board shall be open to the public. The Zoning 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 Zoning 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. 18.3 APPEAL:

An appeal may be taken to the Zoning 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 Zoning 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 Zoning 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. 18.4 JURISDICTION:

The Zoning 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 Zoning 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, the following character of temporary use not otherwise permitted in the 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 Zoning Board of Appeals, in granting permits for the above temporary uses, shall do so under 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 Zoning Board of Appeals.

In classifying uses as not requiring capital development, the Zoning 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 18.6 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 Zoning 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 Zoning 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 Zoning 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 of the inhabitants of the Township. The concurring vote of a majority of the Board of Appeals shall be necessary to reserve any order, requirements, 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 Zoning 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. 18.5 EXERCISING POWERS:

In exercising the above powers, the Zoning 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. 18.6 NOTICE:

The Zoning 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 regular mail, at least seven (7) days prior to the date of the hearing.

#### SEC. 18.7 MISCELLANEOUS:

No order of the Zoning 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 Zoning 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 full 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 XIX - 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 XX - 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 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 the 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 XXI - REPEAL OF PRIOR ORDINANCE

The Zoning Ordinance adopted by the Township of Northville on February 25, 1974, 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 XXII - 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 XXIII - 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 XXIV - ENFORCEMENT, PENALTIES AND OTHER REMEDIES

##### SEC. 24.1 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 dollars (\$100.00) 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. 24.2 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. 24.3 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. 24.4 EACH DAY A SEPARATE OFFENSE:

A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

##### SEC. 24.5 RIGHTS AND REMEDIES ARE CUMULATIVE:

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

#### ARTICLE XXV - 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 XXVI - 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 Trustees of the Township of Northville, Wayne County, Michigan on this 13th day of May, A.D. 1982.



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**NORTHVILLE TOWNSHIP BOARD**

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 Susan J. Heintz, Clerk  
 Richard M. Henningsen, Treasurer  
 Richard E. Allen, Trustee  
 C. James Armstrong, Trustee  
 Thomas L. P. Cook, Trustee  
 James L. Nowka, Trustee

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Kenneth McLarty, Chairman  
 Richard Allen  
 Bernard Baldwin  
 William Bohan  
 Richard Duwel  
 Marvin Gans  
 Dorothy Gay  
 Kenneth Sewell  
 Pat Wright

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 Community Planning Consultants  
 29621 Northwestern Highway  
 Southfield, Michigan 48076

**LEGAL COUNSEL BY:**

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 2100 Detroit Bank & Trust Building  
 Detroit, Michigan 48226

**ENGINEERING COUNSEL BY:**

McNeely & Lincoln Associates  
 Consulting Engineers  
 P.O. Box 66  
 Northville, Michigan 48167



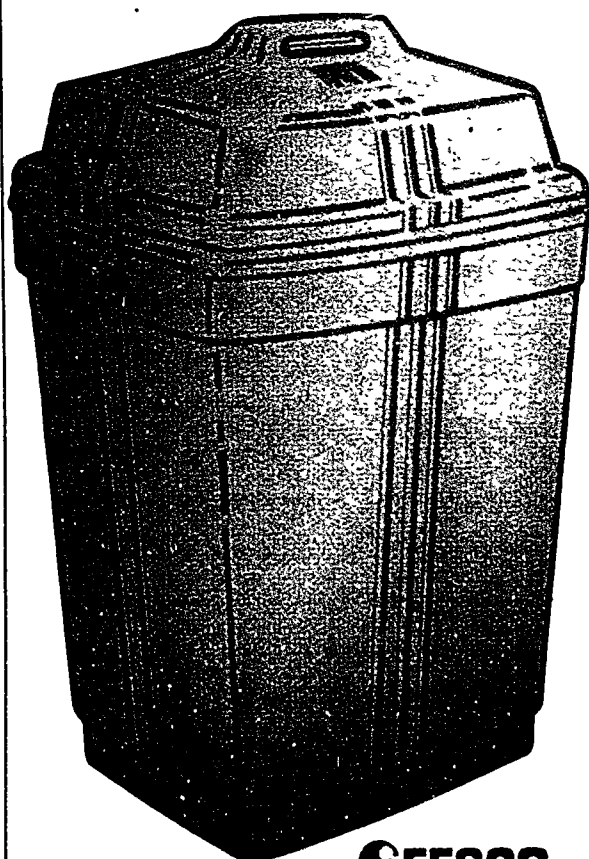


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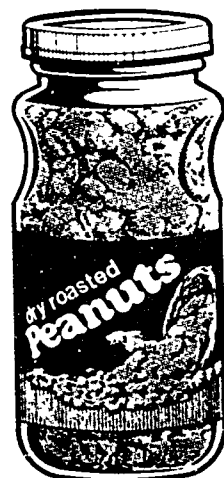
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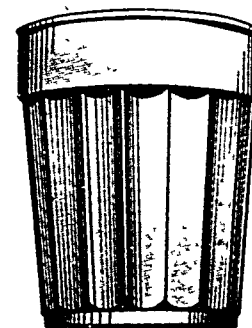
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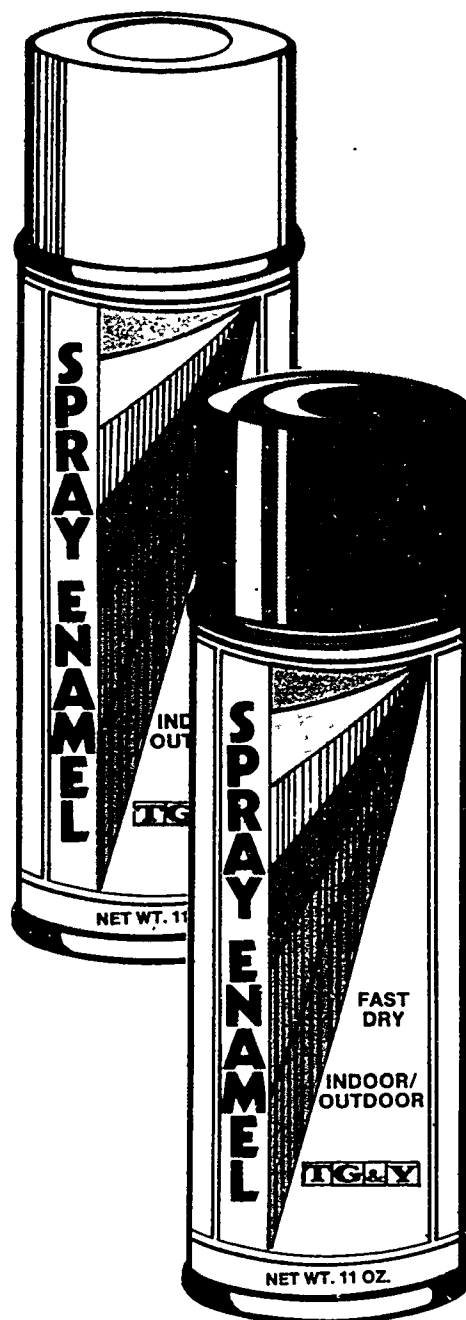
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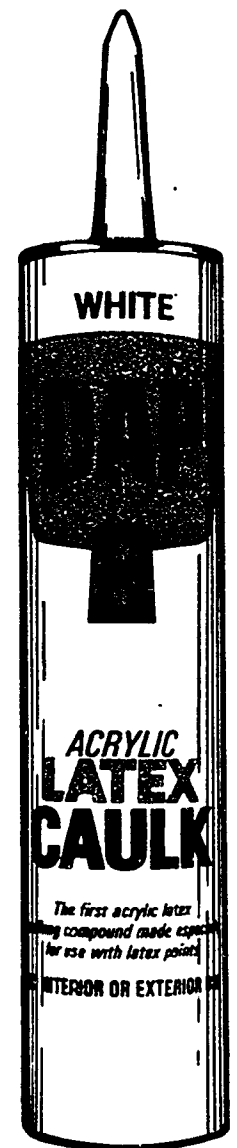
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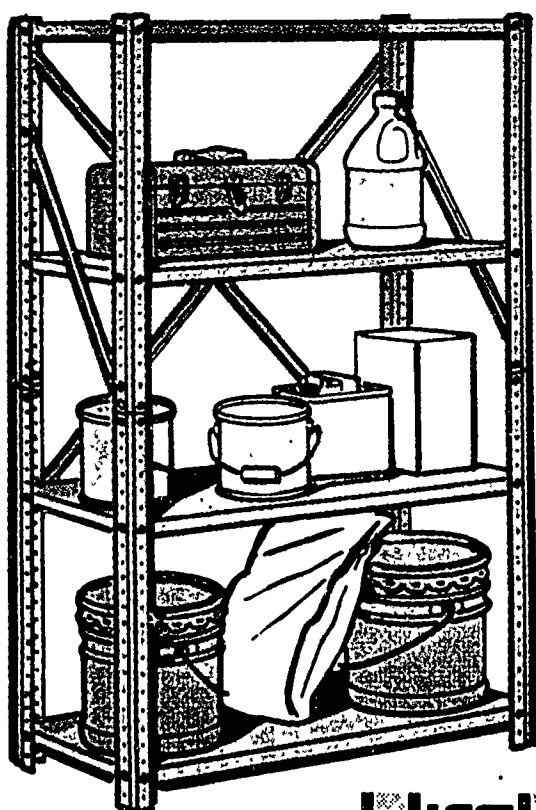
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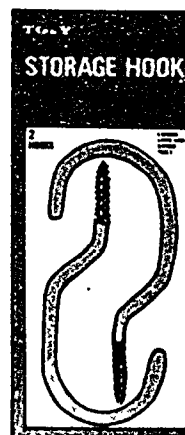
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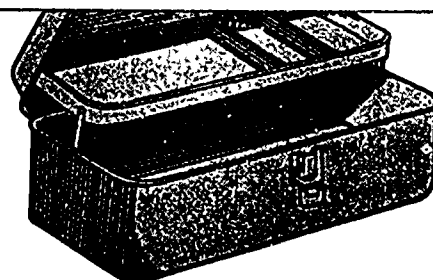
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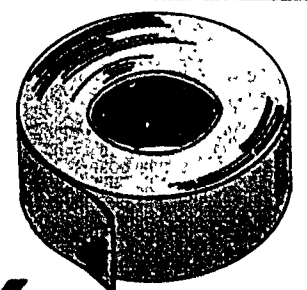
**4.57** save 23%

My Buddy Tool Box 13½x6½x4½". All purpose box with tray for a variety of uses. Assorted colors. Reg. 5.97



save 26%  
**3.47**

TG&Y Paint Thinner Non-staining solvent for oil base paint products. 1 gal. Reg. 4.69

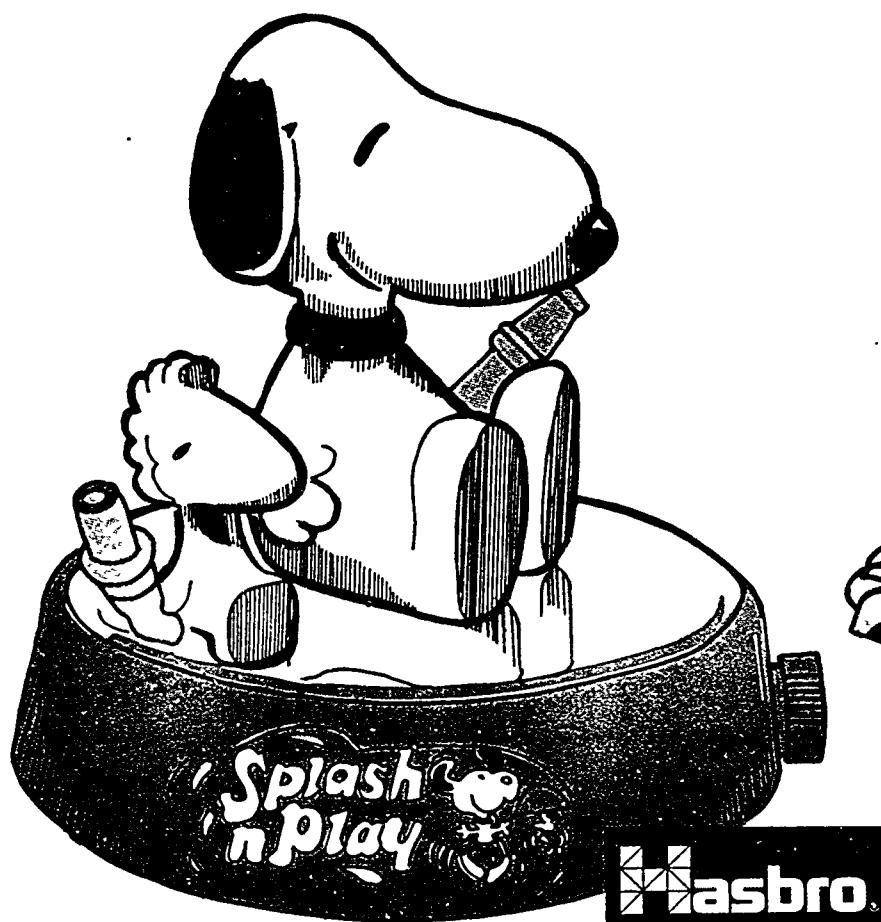


**.66** save 33%

Silver Duct Tape 2"x10 yards. Great for insulation jobs. You'll find many other uses for this sturdy tape, too! Reg. .99 per roll.

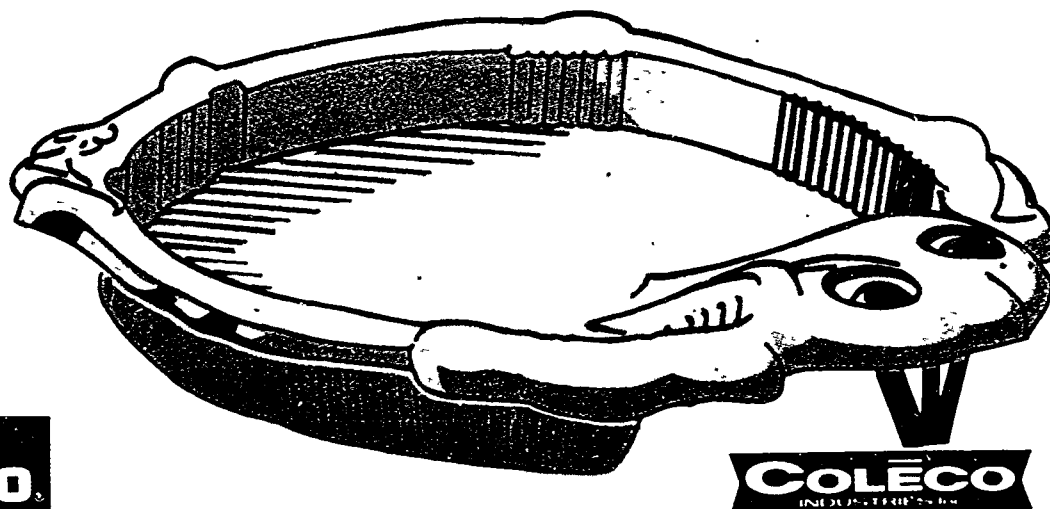
**TG&Y®**





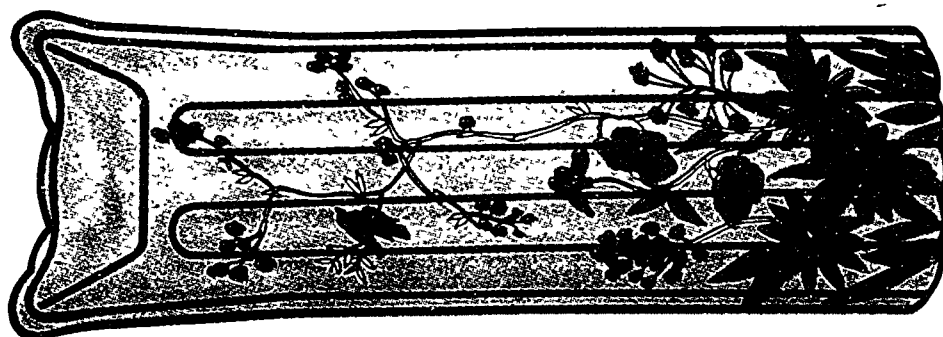
**13.96**

**Hasbro Snoopy Splash 'n Play** Just connect your garden hose with the Splash 'n Play and watch the fun begin! Both Snoopy and Woodstock have spigots for double spraying action. They revolve as they spray.



**13.96** **save 5.00**

**Coleco Mr. Turtle Pool** Shaped just like his name, Mr. Turtle has a built-in slide, molded seats and colorful decals. Made from durable polyethylene, he will provide weeks of summer splashing fun for the kids! 60" diameter. Reg. 18.96



**3.33**

**Heavy Gauge Air Mattress** Sturdy vinyl construction. Transparent top, print bottom. Choose abstract or floral designs. 72x27" with built-in pillow. #59720. Reg. 3.99



**save 43%**

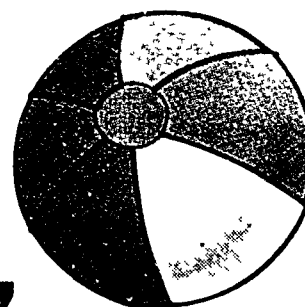
**3.96**

**Coleco 45" Rigid Poly Pool** Give children cool fun in the sun. Bright yellow with laminated daisy design. Made of durable, seamless polyethylene. Reg. 6.99



**.99** **save 50%**

**Intex Air Mattress** Sturdy pre-tested vinyl construction. Float in the pool, or put it between you and the hot sand. 72x27" with built-in pillow. Assorted colors. #59700. Reg. 1.97



**.67** **save 32%**

**Beach Ball 20"** For beach or pool side fun and games. Six brightly colored panels. All plastic. Reg. .99



**3.97** **save 20%**

**Puff Soccer Ball** Safe, soft foam ball for ages 6 and up. You cannot deflate it. Always ready for beach games. Reg. 4.97

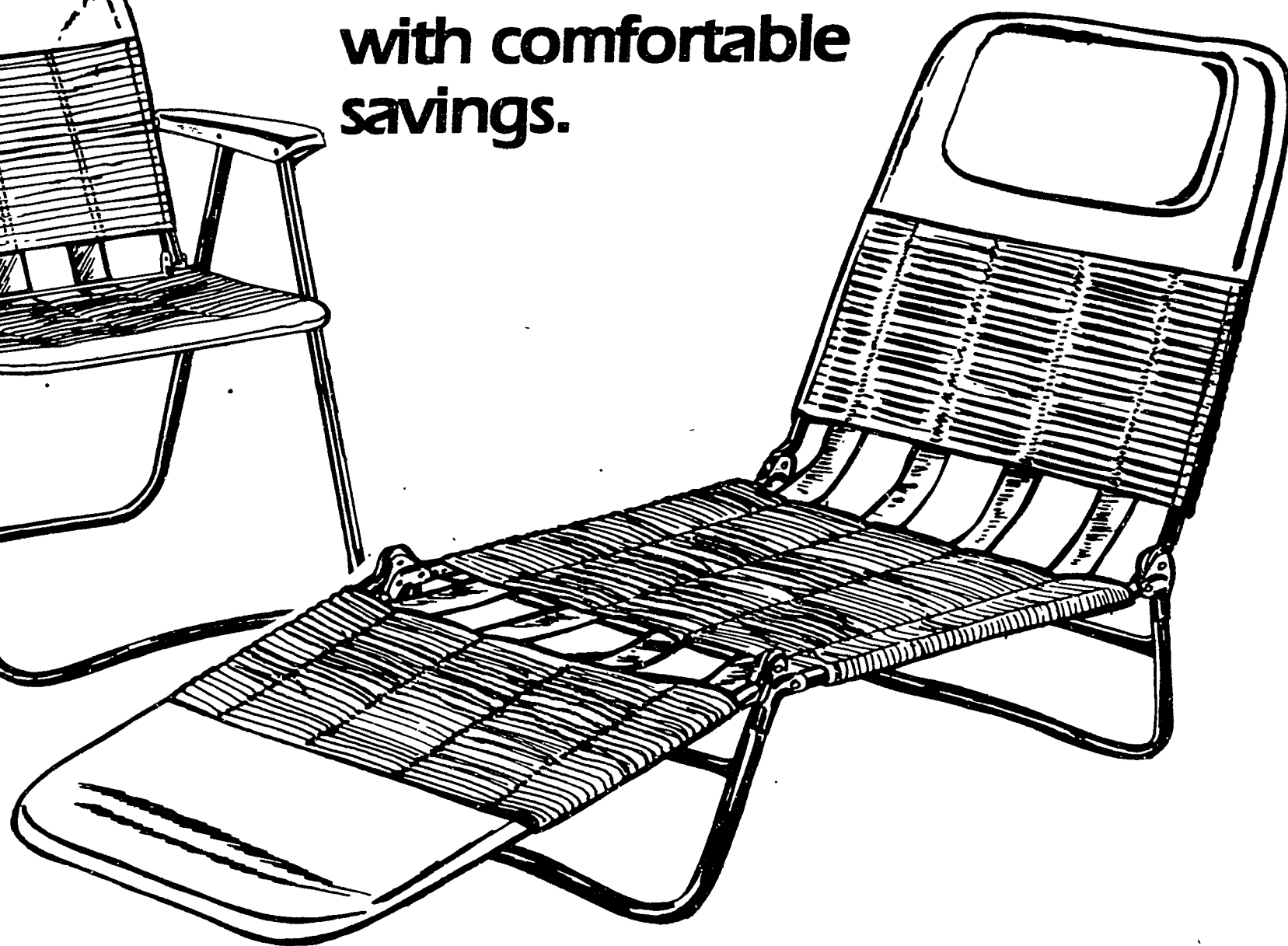
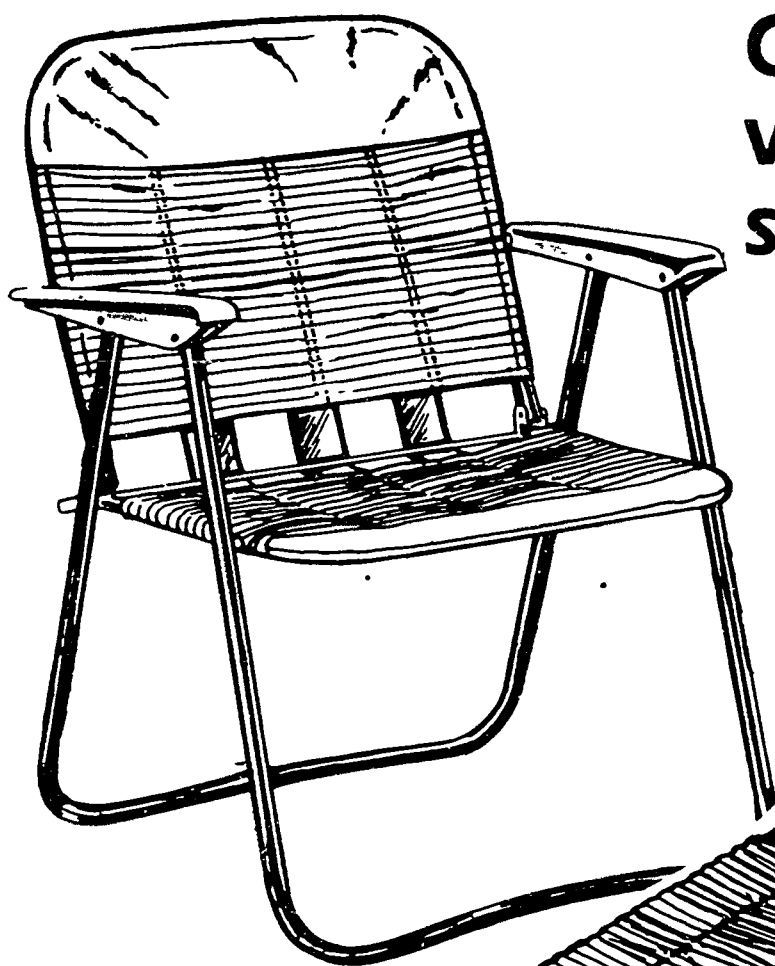


**.67**

**Barbie Sunglasses** Your children's favorite doll character has sunglasses for children over 3. Unbreakable plastic lenses. Assorted colors.

**TG&Y®**

Get set in the sun  
with comfortable  
savings.

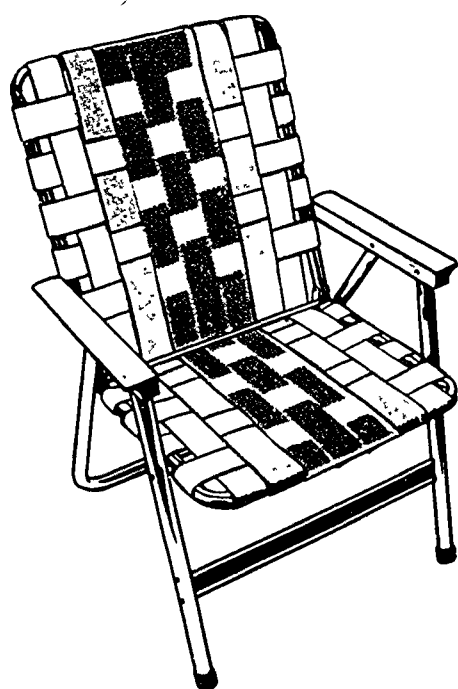


**6.97** save 4.00

**Lawn Chair** Sturdy zinc-plated steel frame with pliable vinyl tubing. Select yellow, lime or two tone brown with almond vinyl tubing. #LO114LY/AB. Reg. 10.97

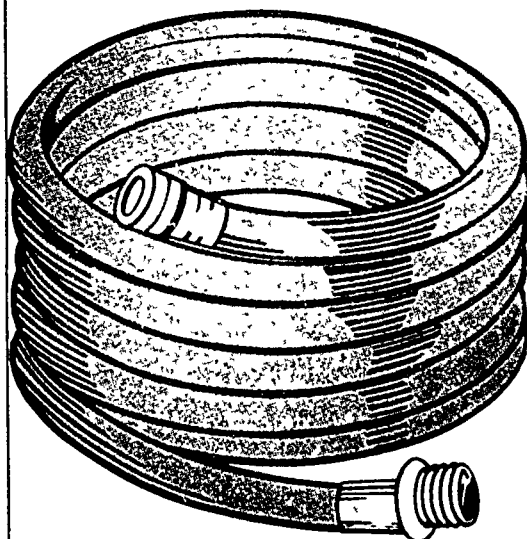
**8.97** save 4.00

**Chaise Lounge** Ultimate comfort! Long adjustable chaise has vinyl tubing on zinc plated steel frame. Yellow, lime or two tone brown. #LO111LY/AB. Reg. 12.97



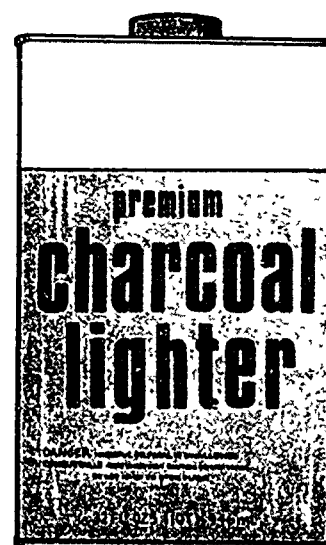
**6.97** save 1.00

**Lawn Chair** Zinc-plated steel frame and multi-color webbing. #J61. Reg. 7.97



**2.67** save 23%

**Vinyl Garden Hose** Sturdy, pliant green garden hose. 1/2" x 50'. Reg. 3.47



**.97** save 34%

**Charcoal Lighter Fluid** Aids in quicker charcoal briquet lights. One quart. Reg. 1.47



**1.47** save 21%

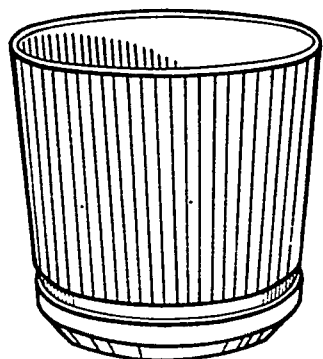
**Floral Print Garden Gloves** Protect your hands while working in the garden. Reg. 1.87



**1.47** save 25%

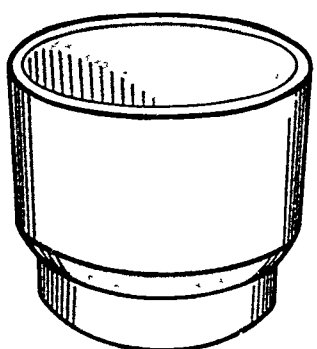
**Ladies' Gloves** Non-slip dots help you keep a firm grip on garden utensils. Reg. 1.97

**TG&Y®**

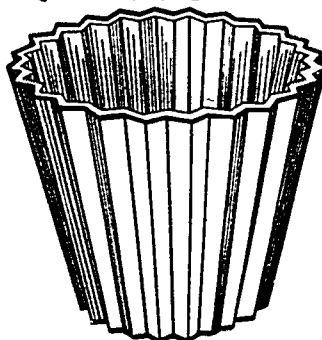


**10.97**

Metallized Planter 11" diameter in copper, brass or chrome-look.

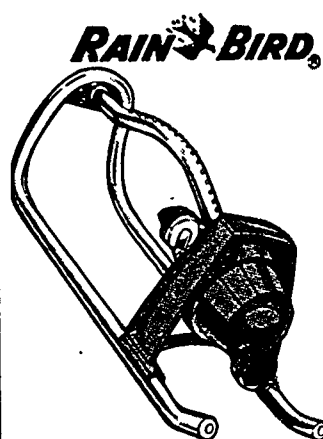


**FESCO**



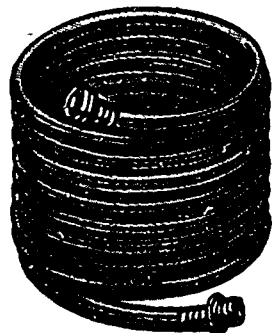
**1.94** save 35%

Fesco 6" Gem Roc Planter Pleated planter. 6 3/4" dia. x 5 1/2" H. Reg. 2.97



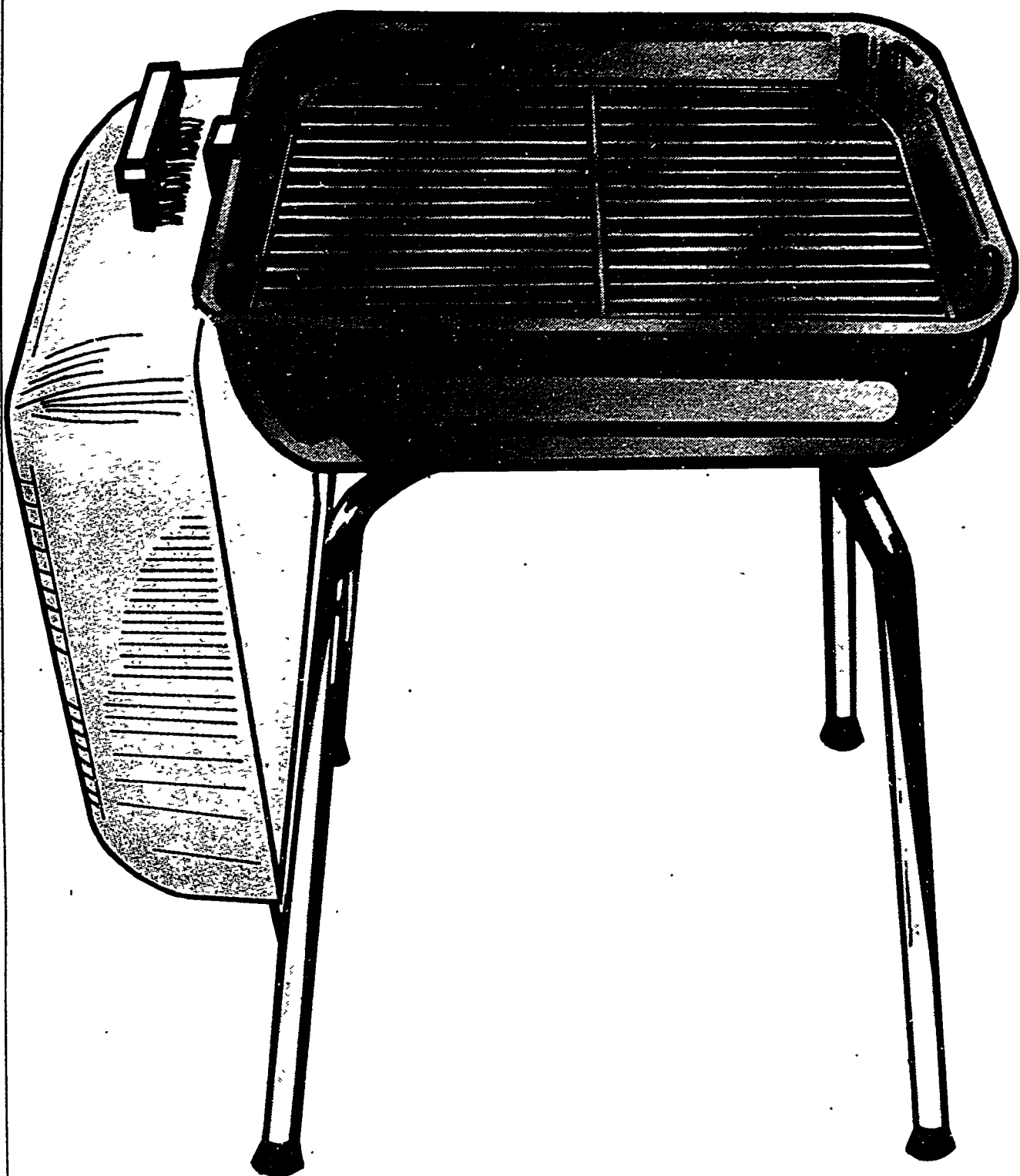
**5.77** save 1.20

Rain Bird Oscillating Sprinkler Four position spray covers 2200 sq. ft. #0-13. Reg. 6.97



**5.97** save 2.00

Garden Hose 1/2" x 50'. Reinforced garden hose in safety red. A low price! Reg. 7.97



**24.87**

Neosho 21" Square Smoker Grill For cooking your favorite outdoor foods, this one can't be beat! 368 sq. in chrome-plated grid. Adjustable hood with draft control. #8008



**ORTHO**

**2.97**

Ortho Sevin Liquid Controls Japanese beetles, gypsy moth larvae, bagworms and more. 1 pint.



**ORTHO**

**2.67**

Ortho Orthene Contact kill plus residual action. Protects ornamentals. 8 oz.



**ORTHO**

**2.18**

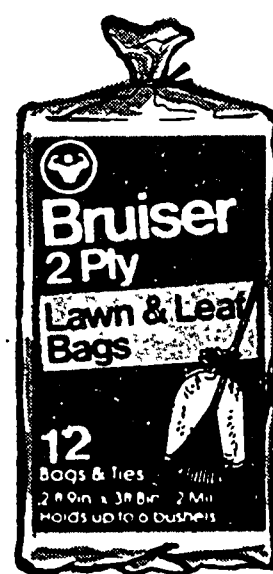
Ortho Isotox Broad spectrum garden insecticide kills many types of insects. 8 oz.



**ORTHO**

**2.67**

Ortho Kleenup Kills tough-to-control weeds and grasses in one applications. 24 oz.



**FESCO**

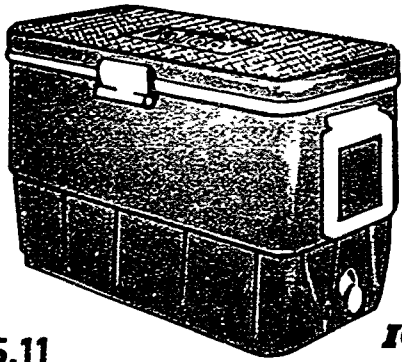
**1.99**

Fesco Bruiser Lawn and Leaf Bags Heavy-duty 2-ply. Holds up to 6 bushels. 12 bags and ties.

**TG&Y® family centers**



# Living and loving the great outdoors with savings

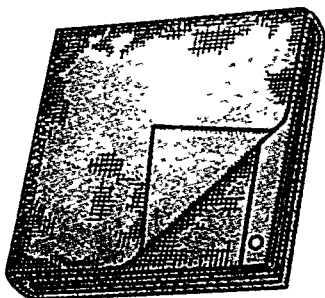


save 5.11

**24.88**

**IGLOO.**

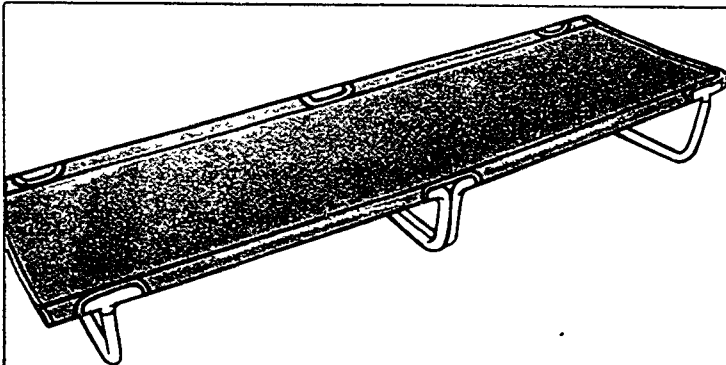
Igloo 48-Quart Ice Chest Polyurethane insulation keeps everything icy cold. Reg. 29.99



**5.97**

save 34%

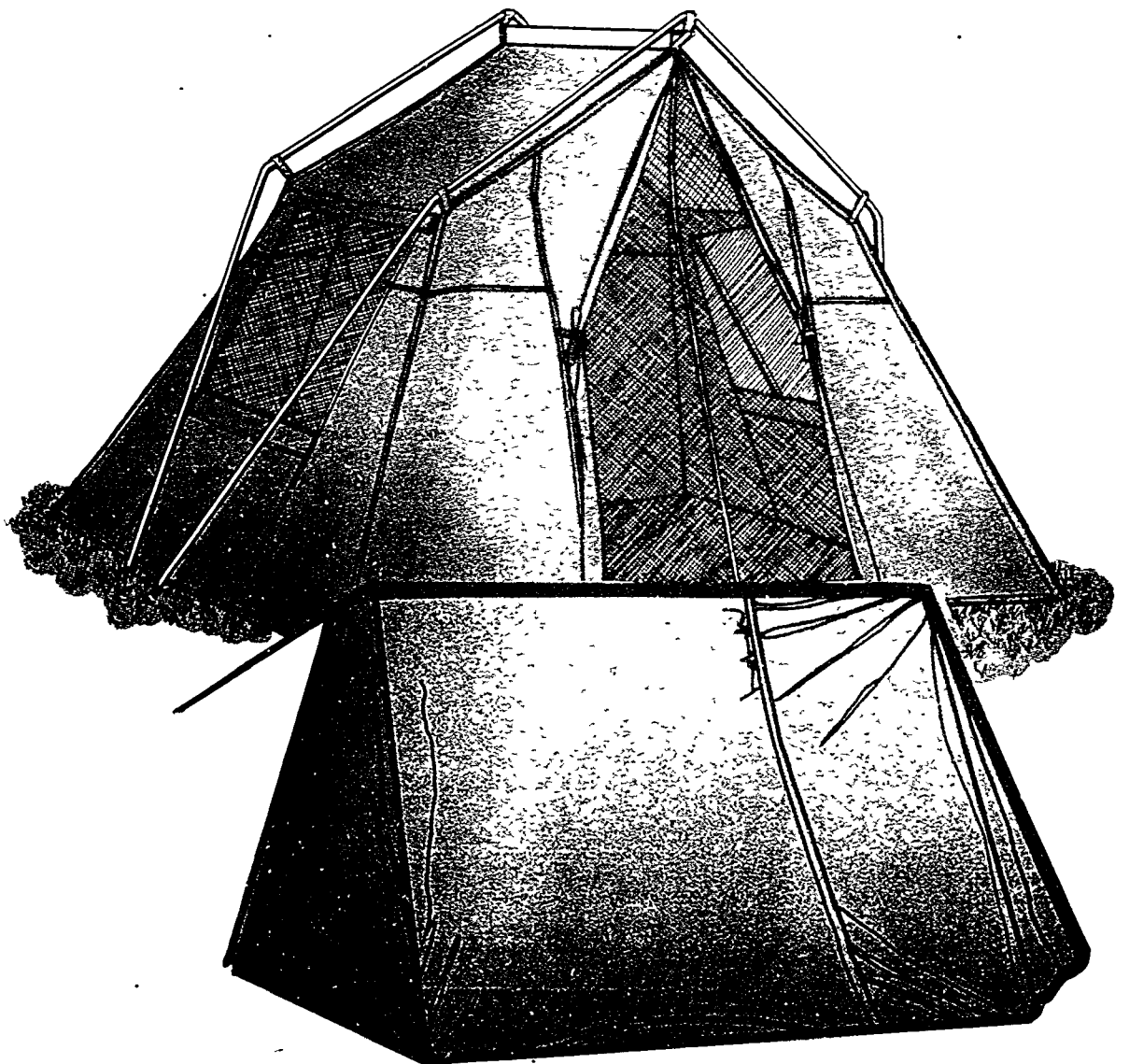
8x10' Poly Tarp Made of polyethylene, a heavy reinforced material that's washable and shrink-proof. Reg. 8.99



save 5.11

**24.88**

Camp Cot 74x26x9". All steel frame. Polyester cover. Full size, it disassembles easily. Reg. 29.99



**89.99**

save 10.00

Outdoor Venture Cabin Tent 9½x7½'. Easy set-up yoke style frame. Full length zippered door. Heavy-duty screened windows with outside storm flaps. Sewn-in floor. #522. Reg. 99.99

**19.96**

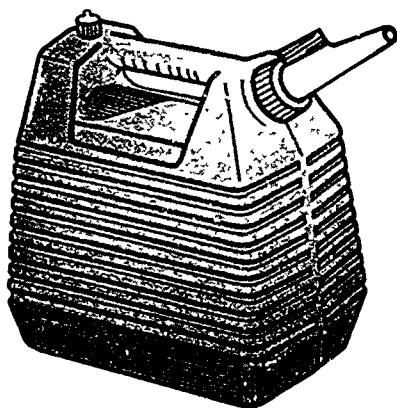
save 31%

Outdoor Venture Nylon Back Pack Tent 5 x 7'. Lightweight nylon taffeta with sewn-in floor. Three-way zippered screen door with tie-down storm flaps. #142. Reg. 28.88



**2.67**

Camp Fuel For stoves, lanterns and catalytic heaters. 1 gal. Limit 2

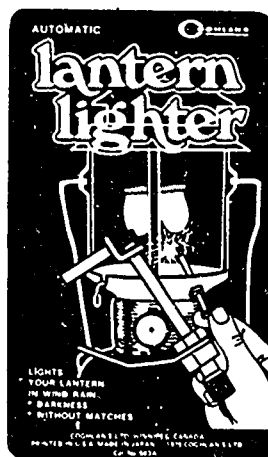


Tucker Housewares

**2.96**

save 34%

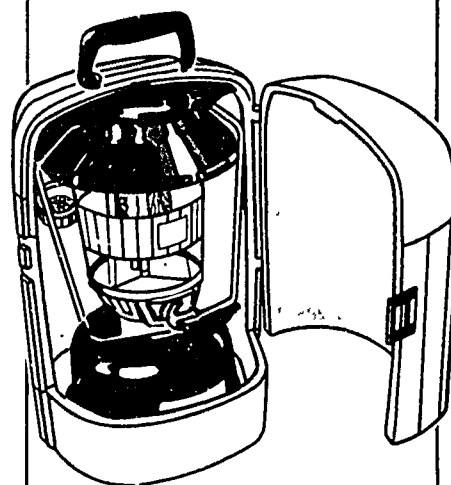
Jerry Can Extra-long spout. Marked in gallons and liters. Plastic. 5 gal. Reg. 4.49



**1.97**

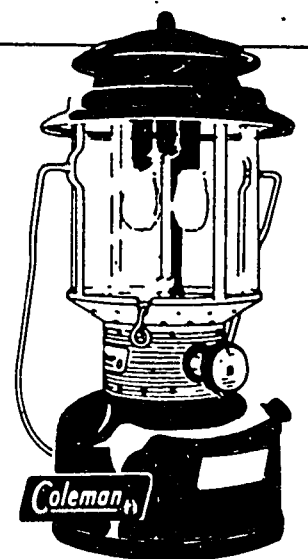
save 23%

Lantern Lighter Attaches to most gas lanterns for easier lighting. Uses regular flints. Reg. 2.57



**10.99**

Lantern Carrying Case For traveling or storage. Protects lantern. #275-764. Reg. 12.69



TG&Y's Low Price Less Mail-In Rebate\*

**22.88**  
**-3.00**

Your Cost After Rebate

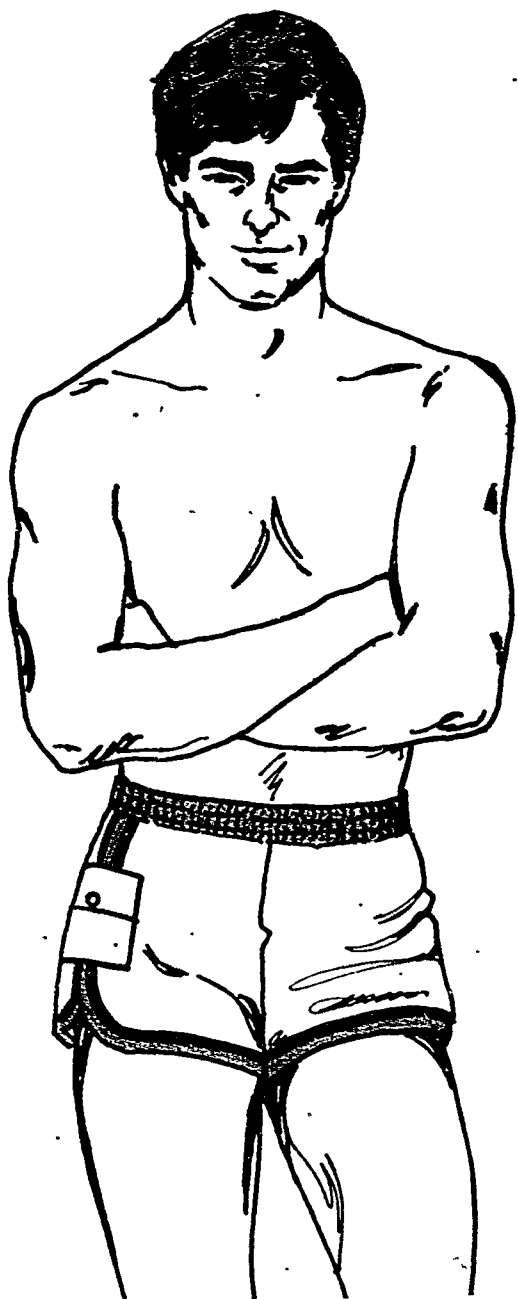
**19.88**

Coleman Lantern Popular double-mantle model throws 100' circle of light. #220K195. Reg. 25.97

\*See store display for details

# TG&Y<sup>®</sup> family centers

# Requirements for the sports of summer...with savings



save 1.00

**4.97**

Men's Fashion Swim Suits Assorted fashion colors with contrast trim. 65% polyester/35% cotton with 100% nylon lining. Sizes S-XL. Reg. 5.97



save 2.00

**6.97**

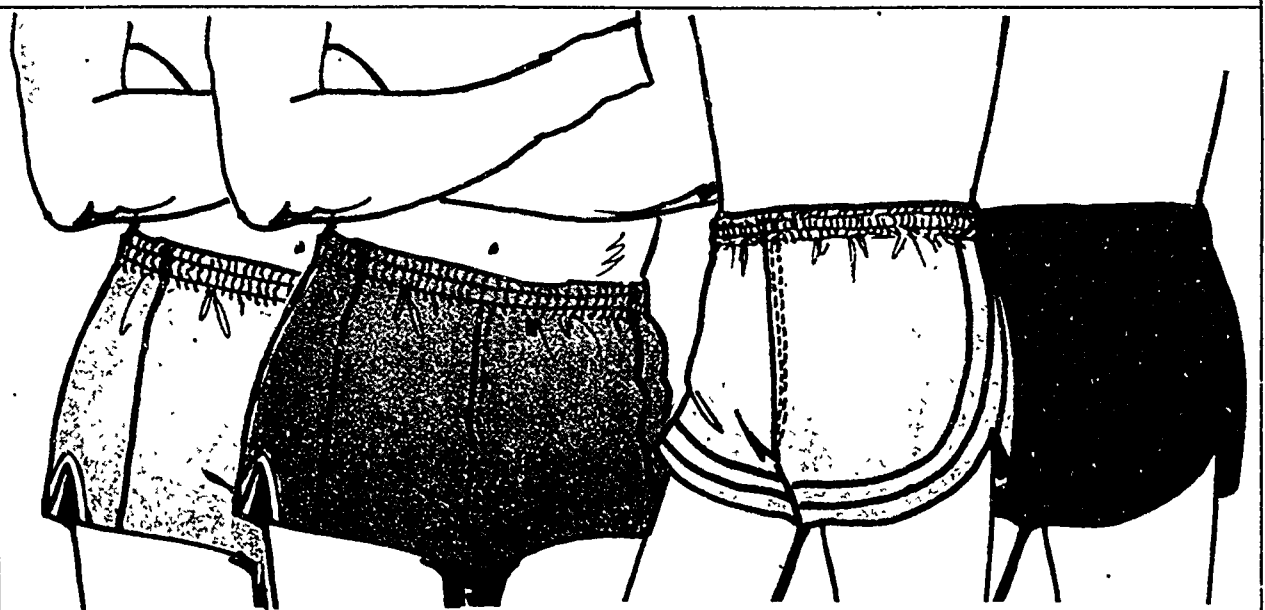
Young Men's Reversible Short 50% polyester/50% cotton. In black/gray for sizes S-XL. Reg. 8.97 Young Men's Baseball Shirt, reg. 9.97, Sale Price Now Only 7.97. Young Men's Half Shirt, reg. 7.97, Sale Price Now Only 5.97.



**9.97**

save 2.00

Men's All Court Athletic Shoe Nylon padded tongue. Vinyl padded collar. Cushion insole with arch support. Rubber toe guard. Sizes 6½-12. Reg. 11.97



**4.97**

save 1.00

Boys' Swimsuits In the swim with fashion's latest colors. Polyester/cotton blends with 100% nylon lining. Sizes 8-18. Reg. 5.97

**2.47**

Jr. Boys' Swimsuits The young set gets wet in fashion's latest styles and colors. 100% nylon with lining. Sizes 4-7. Reg. 2.97

# TG&Y® family centers

# What the girls know about summer and savings!



**1.97** **save 23%**  
 Girls' Camisole Top 50% polyester/50% cotton. Assorted colors. Sizes 7-14. Reg. 2.57

**2.47**  
 Girls' Shorts 100% polyester terry knit. Assorted colors. Sizes 7-14. Reg. 2.97

**1.67** **save 23%**  
 Girls' Camisole Top 50% polyester/50% cotton. Assorted colors. Sizes 4-6X. Reg. 2.17

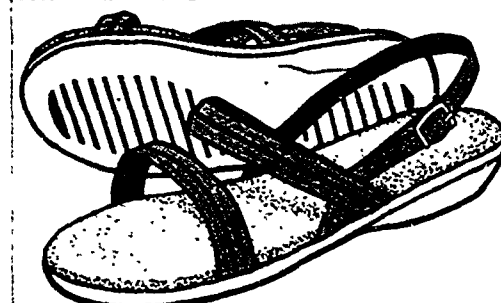
**2.17**  
 Girls' Shorts Positive short-cuts! 100% polyester terry knit. Sizes 4-6X. Reg. 2.47



**save 25%**  
**4.47** Girls' Rompers Polyester/cotton blends and polyester terry knits. Assorted styles and colors. Sizes 7-14. Reg. 5.97



**save 20%**  
**3.97** Girls' Rompers Polyester/cotton blends and polyester terry knits. Assorted styles and colors. Sizes 4-6X. Reg. 4.97



**4.97** **save 2.00**  
 Child's Sandal Strappy and neat! In red, navy or yellow. Sizes 5-12. Reg. 6.97

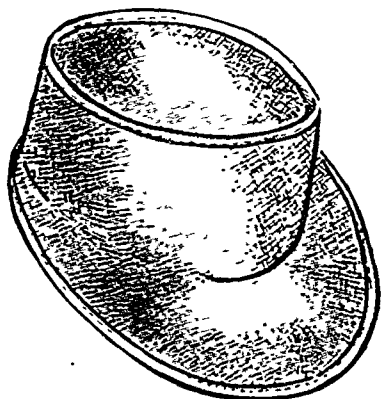


**7.97** **save 2.00**  
 Misses Leather Thong Leather upper and insole. Cinnamon color. Sizes 12-4. Reg. 9.97

# TG&Y<sup>®</sup> family centers



# Summer gear suitable for a lady... priced even lower



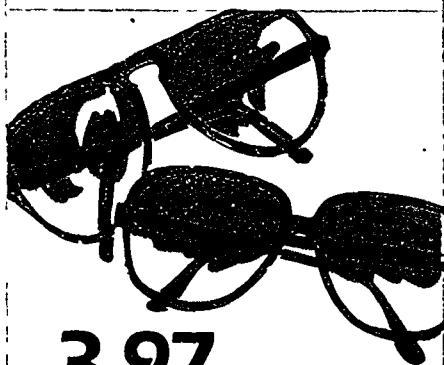
**1.97** ea. **save 34%**

**Summer Hats** The straws of the season. An assortment of visors and hats. Reg. 2.99



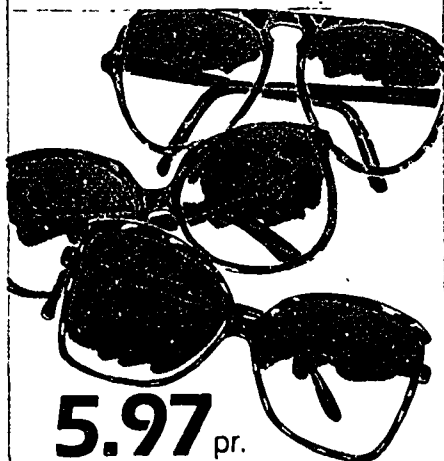
**6.88** ea. **save 1.00**

**Junior Handbags** An assortment of styles including shoulder straps, hobo and barrel bags. Assorted colors. Reg. 7.88



**3.97** pr.

**Sunglasses** A variety of lenses, including gradients. Assorted frames. Reg. 4.78



**5.97** pr.

**SunSensor Sunglasses** Dark to light SunSensor lenses. A variety of frame styles and colors. Reg. 6.36



**2.97**

**Ladies' Tube Top** Polyester/cotton blend. Assorted stripes and solids. S-M-L. Reg. 3.97

**3.97** **save 2.00**

**Ladies' Knit Top** Assorted stripes of a polyester/cotton blend. S-M-L. Reg. 5.97

**3.97** **save 1.00**

**Ladies' Camisole Top** Polyester/cotton blends in stripes and prints. S-M-L. Reg. 4.97

**5.97** **save 1.60**

**Ladies' Denim Shorts** 47% cotton/30% polyester/23% rayon. Sizes 8-16. Reg. 7.57

**2.97** **save 3.00**

**Ladies' Terry Shorts** 80% cotton/20% nylon. Elastic waist. S-M-L. Reg. 5.97



**6.00** ea

**Sundresses** There's nothing quite as refreshing as a swirl of a sundress! Polyester/cotton blend. A variety of pretty prints and colors. S-M-L. Reg. 6.99-8.99



**save 2.00**

**7.97** set

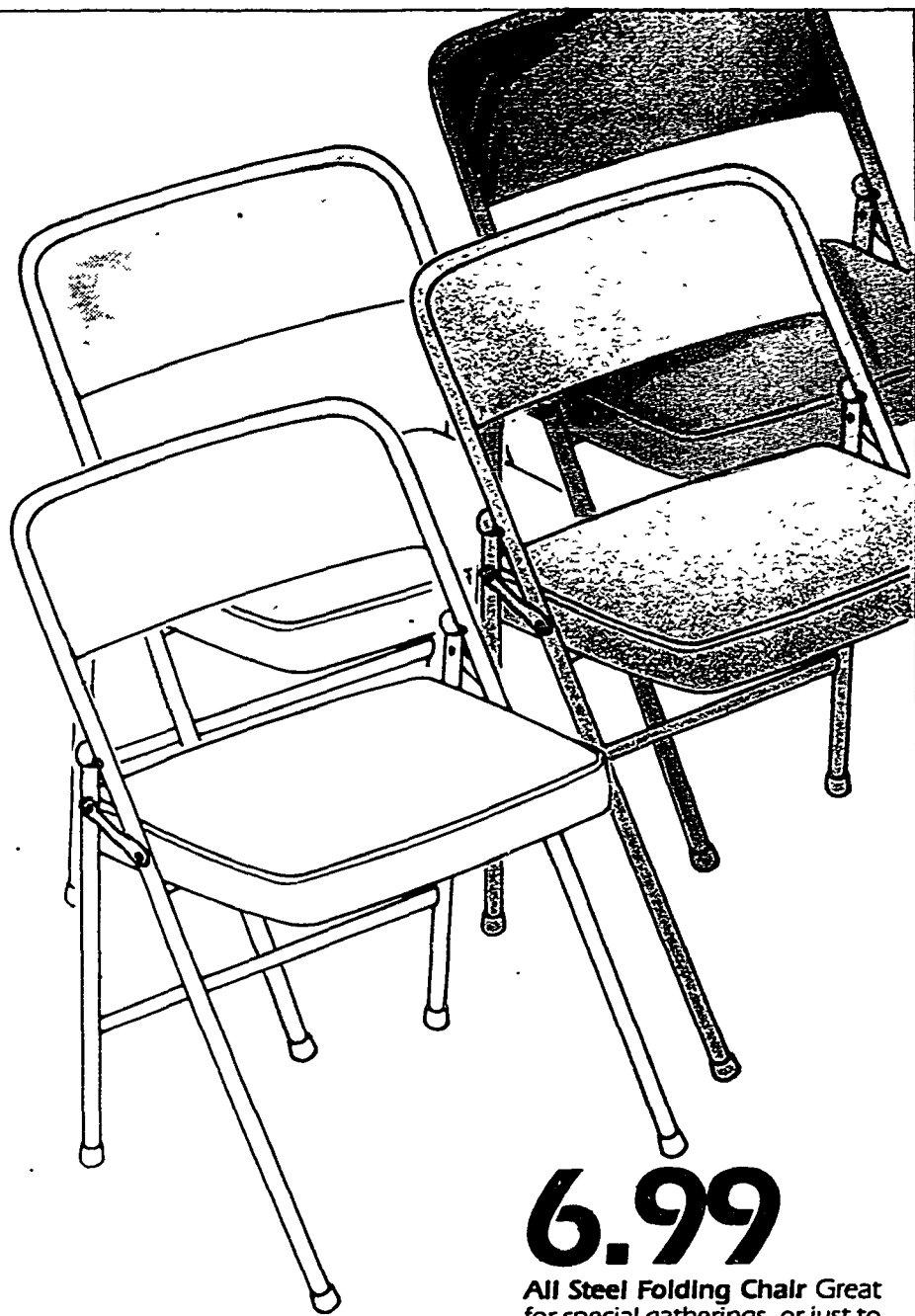
**Ladies' Jersey Knit Sets** Top off your summerwear with a camisole with cardigan. 65% polyester/35% cotton. Assorted prints and colors. S, M, or L. Reg. 9.97



**11.97** **save 3.00**

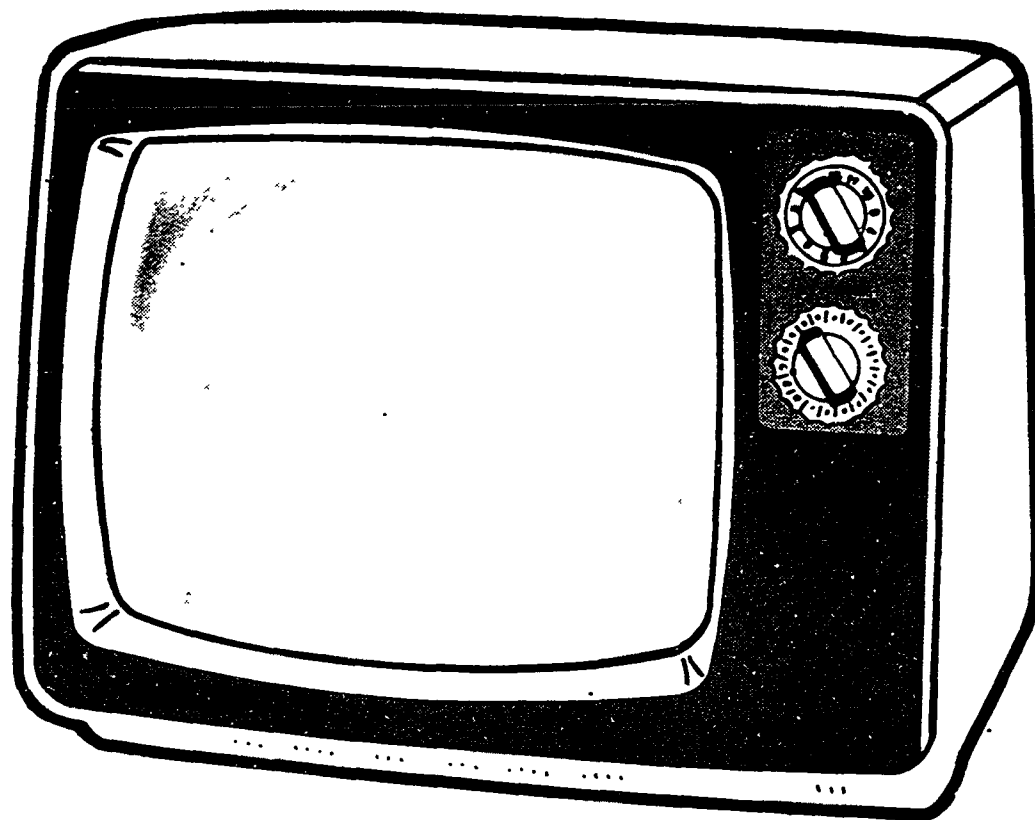
**Ladies' Athletic Shoe** Imitation suede upper with inside padded collar. Cushion insole with arch support. Maroon with silver trim or beige with blue trim. Sizes 5-9. Reg. 14.97

# TG&Y® family centers



**6.99**

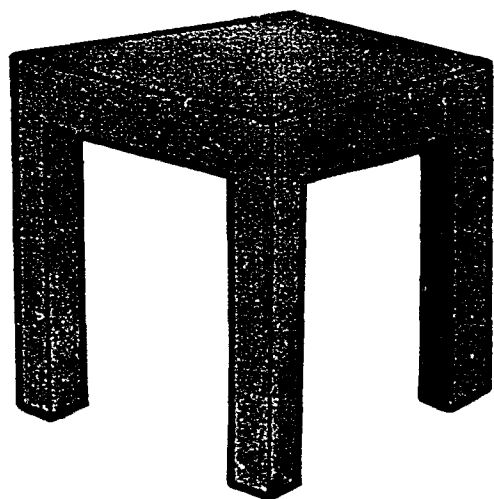
**All Steel Folding Chair** Great for special gatherings, or just to add a touch of color! In brown, white, yellow or red.



**Save over 10.00 on our 12" portable!**

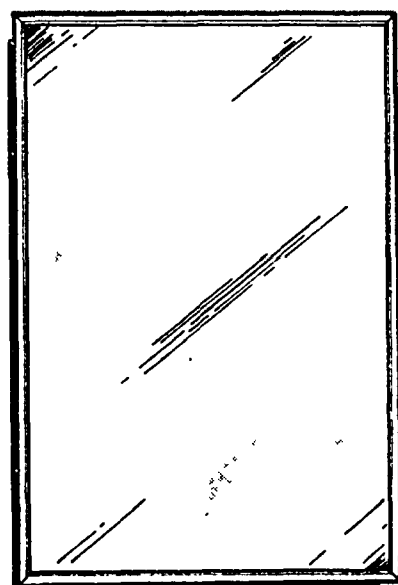
**69.00**

**12" Black and White Television** Carry this portable television to any room! 100% solid state with durable IC chassis for picture and sound without delay. VHF/UHF tuning with telescoping antenna and 75 sq. in viewing area. White cabinet. AC only. #E-4813. Reg. 79.88



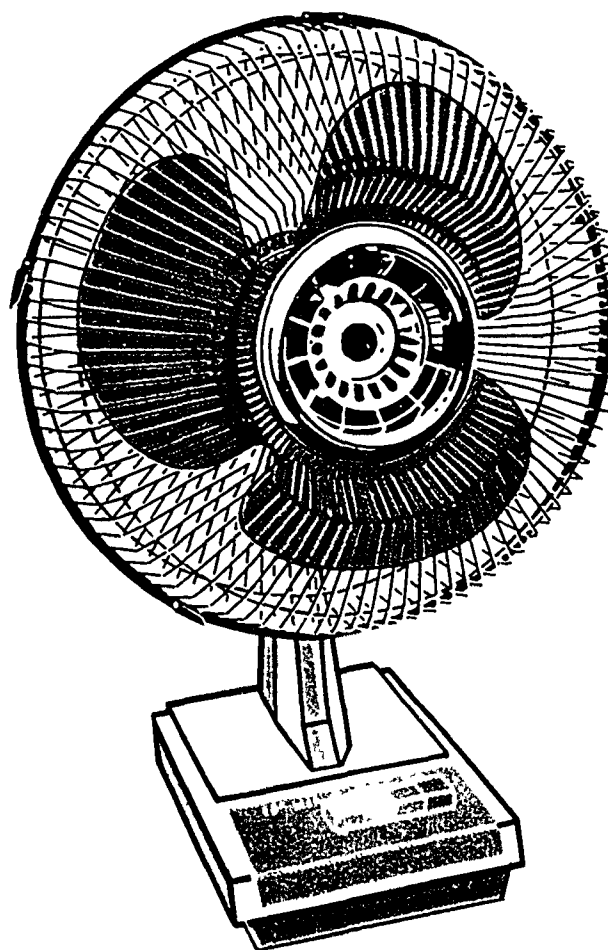
**4.99**

**Parsons Table** Molded from high impact plastic, in today's newest pastel tints. Blue, yellow, green, or violet to accent bed or bath. 16x16".



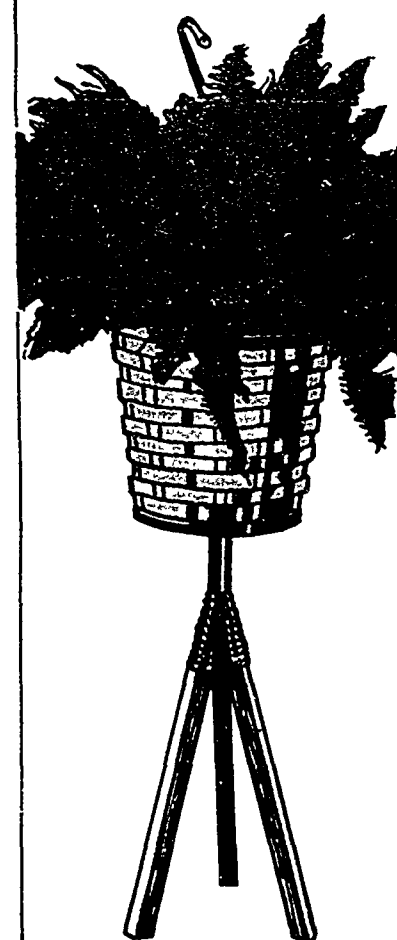
**11.99**

**Marsel Framed Wall Mirror** Frame comes in chrome or brass look to fit your decor. 20x30"



**24.99** save 5.00

**12" Oscillating Fan** Stay cool and save 5.00! Fan has 3 speeds to adjust to changing temperatures. #KSD1157. Reg. 29.99



**3.99**

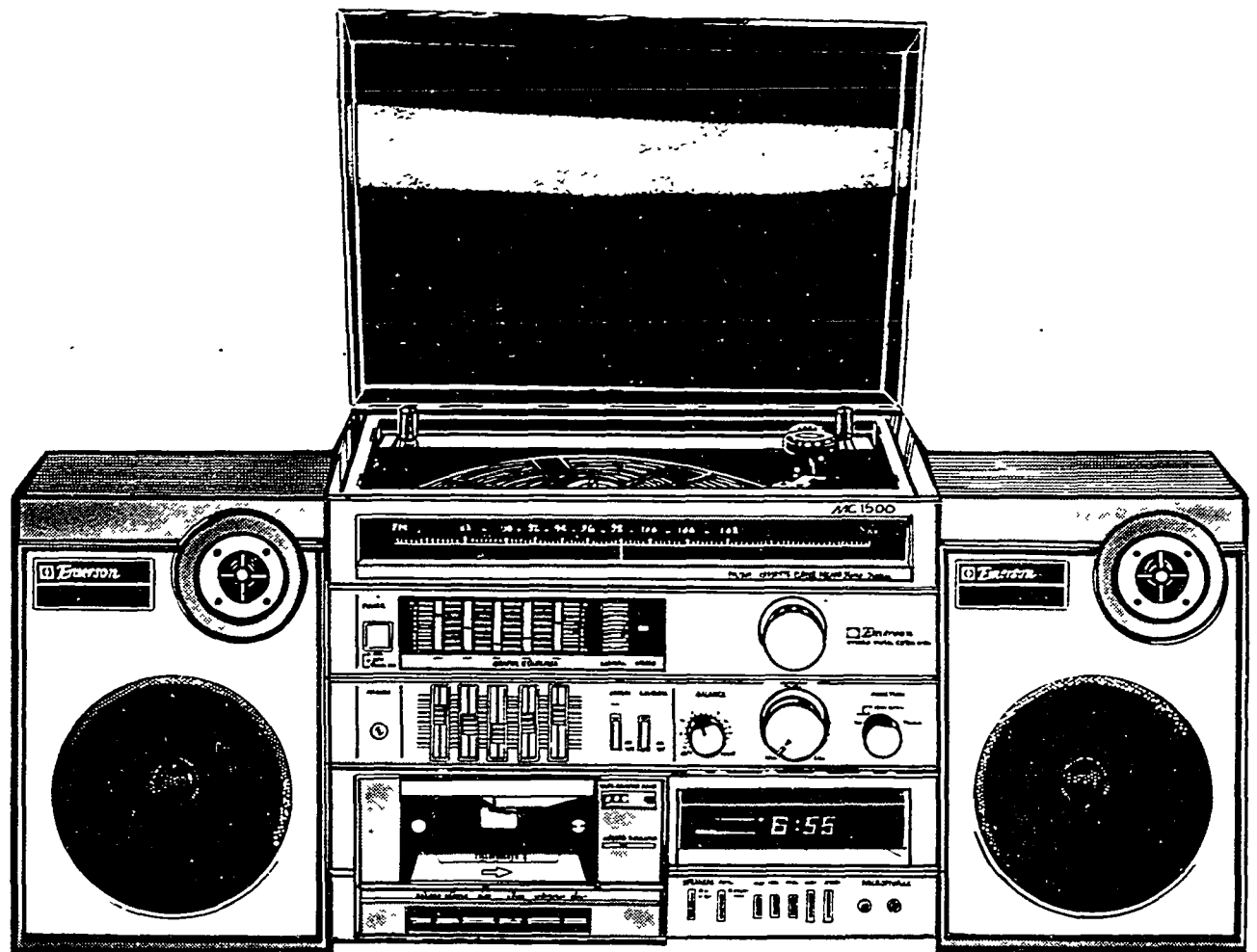
**Wicker Fern Stand** Solid hardwood tripod holds standard 10" pots. 29" high

**TG&Y<sup>®</sup> family centers**

Tune into the  
summertime beat  
and save over  
60.00!

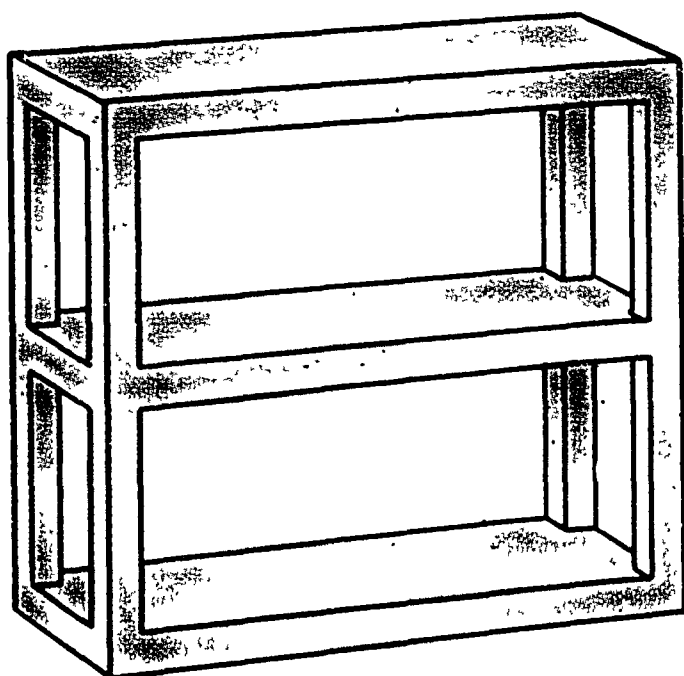
**239.00**

**Emerson Deluxe Bookshelf Stereo** The big sound in the small package! This sleek, modular unit combines high technology with space-saving size. Featuring an AM/FM stereo, full-feature cassette player/recorder, 5-band graphic equalizer for musical separation and distinction, semi-auto turntable, digital clock and timer and 2 matching modular speakers. Tune in to the value advantage of TG&Y! #MC1500. Reg. 299.86



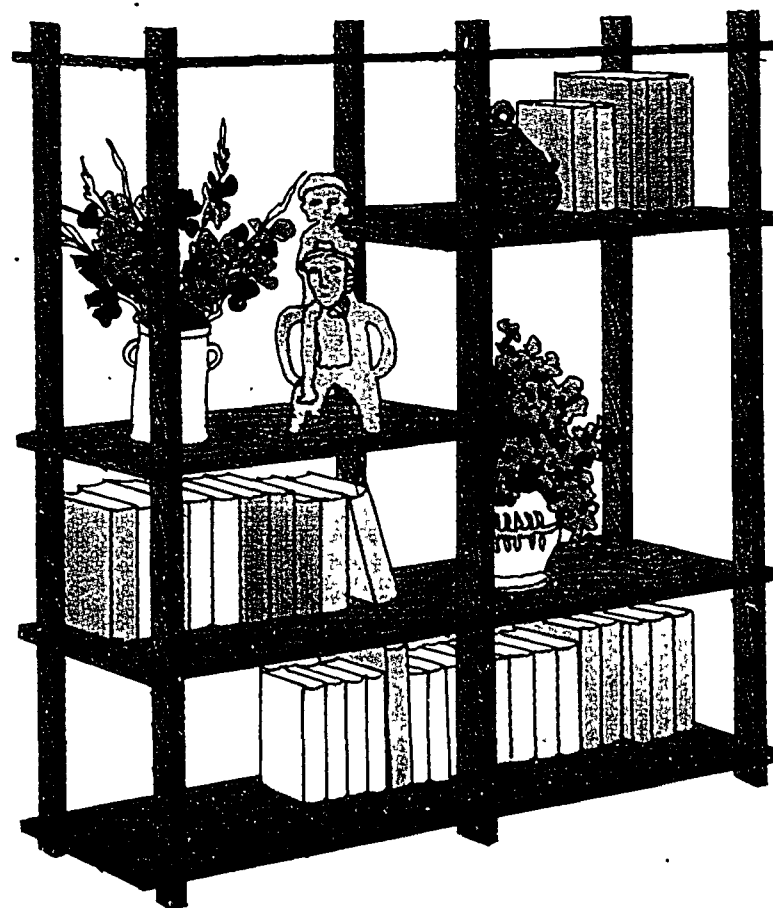
 **Emerson.**

**Easy division that multiplies your shelf space!**



**12.99**

**12" Three Shelf Etagere** Assembles in minutes. Easy-care, wipe clean textured shelf tops of molded plastic. White, almond or brown. 12x30x30".



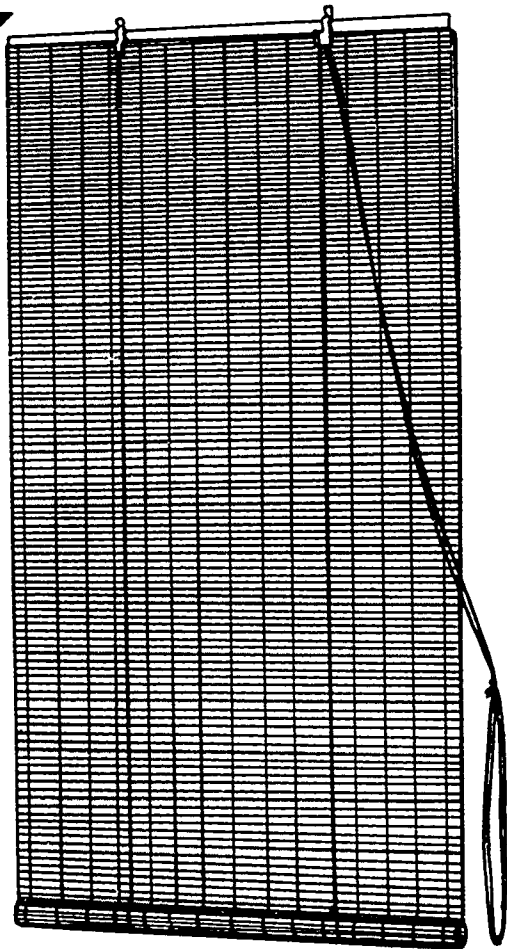
**69.99**

**54" Notch-Lok Room Divider** Organize and beautify your living area, too! This sturdy piece of furniture will hold books, plants, or decorative nicknacks as well as section off a room. Walnut finish. 4x14 3/4x59 3/4".

**AFFORDABLE  
FURNITURE  
COLLECTION**

**TG&Y® family centers**

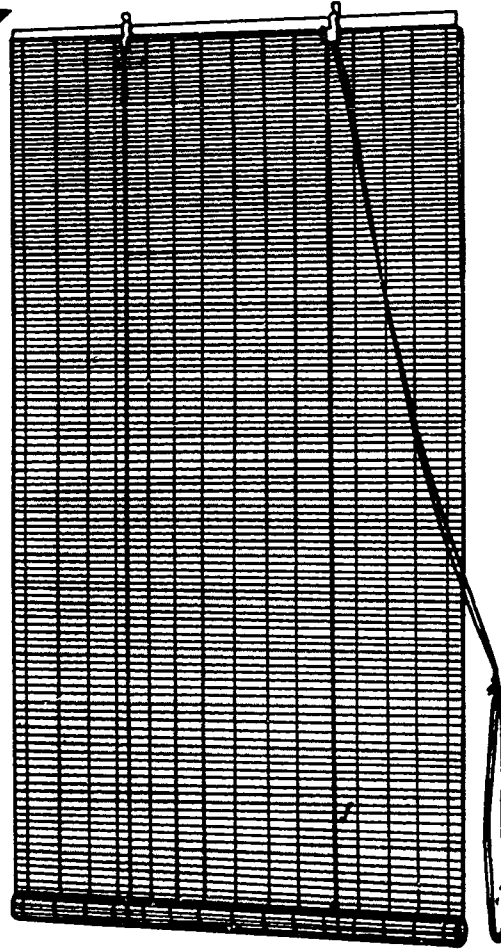




### Save 39% to 42% on Clopay Bangkok Blinds

The popular style and look of "Yoshi" reed bamboo with savings! Easy to clean, 100% vinyl wears for years. Natural color. Complementary polyester thread. See sizes below

2½x6' Reg. 6.87	3x6' Reg. 8.47
<b>3.97</b>	<b>4.97</b>
4x6' Reg. 11.34	6x6' Reg. 16.96
<b>6.97</b>	<b>9.97</b>

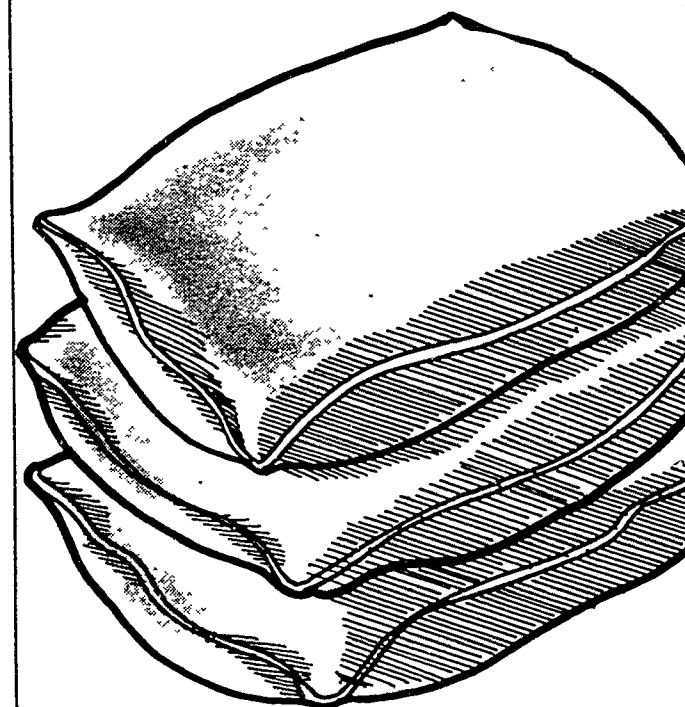


### Save 32% to 40% on Clopay Phoenix Blinds

These roll-up woven blinds flatter almost any style of furniture. The 100% vinyl, oval slats are easy to clean and wear longer. Use inside or out! Fruitwood color. See sizes below.

2½x4' Reg. 4.44	3x4' Reg. 6.22
<b>2.97</b>	<b>3.97</b>
4x6' Reg. 9.93	6x6' Reg. 14.66
<b>5.97</b>	<b>9.97</b>

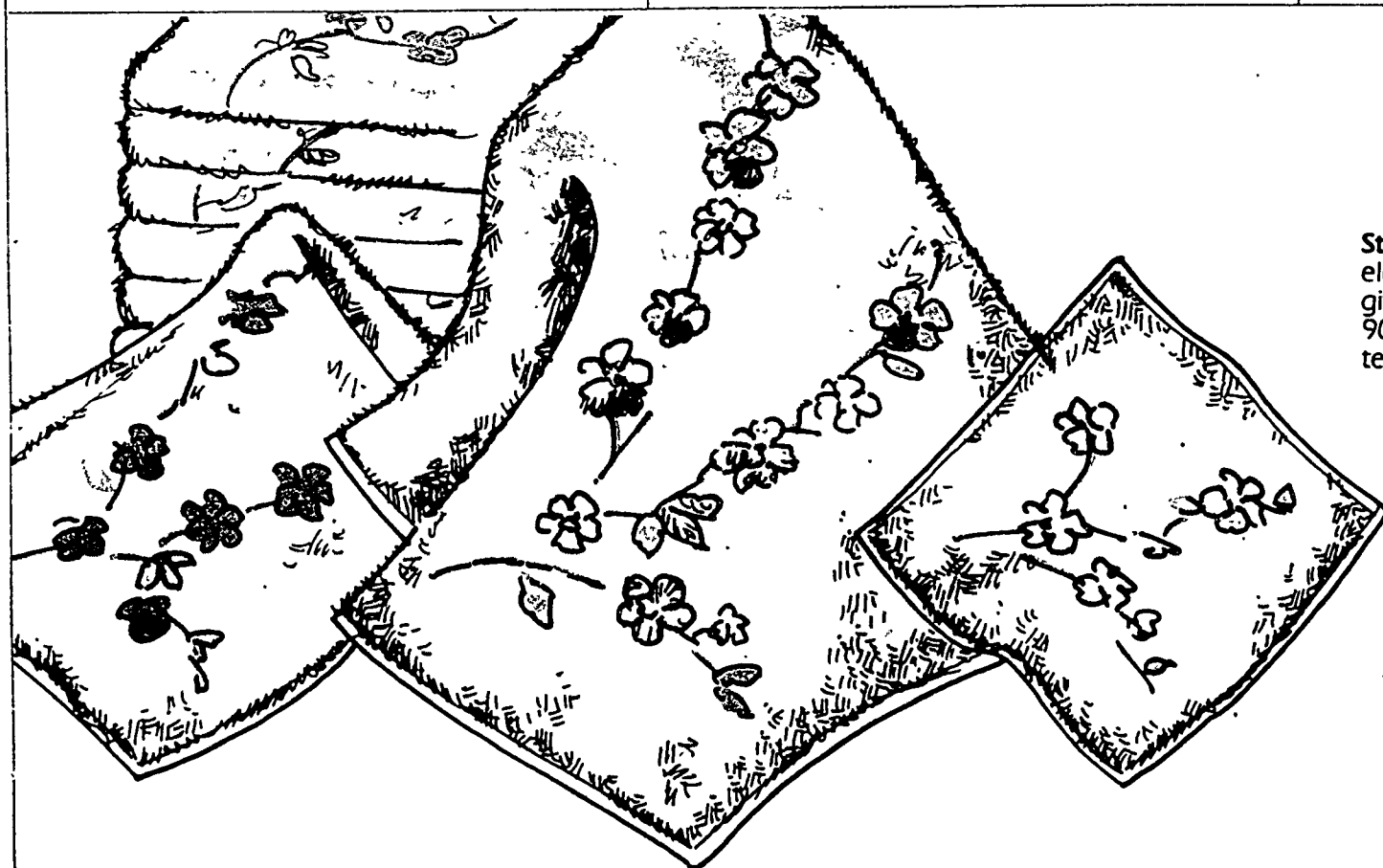
## Rest easier for less!



"Red Label" Bed Pillow Rest easy on these 100% DuPont Dacron II\* polyester fiberfill pillows. 100% cotton ticking and corded edges assure lasting durability. Non-allergenic.

\*DuPont registered trademark

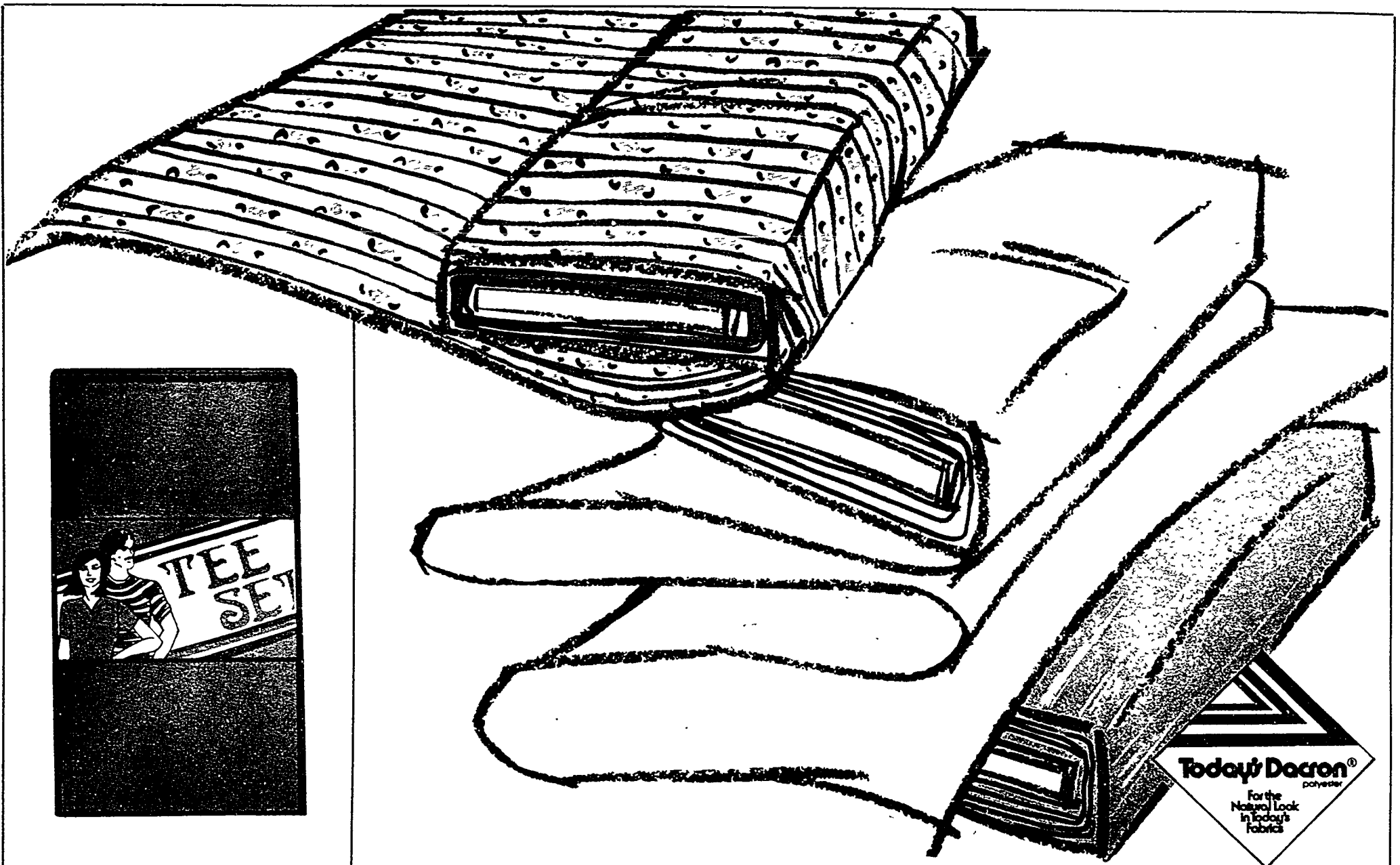
Standard Reg. 4.66	<b>3.66</b>
Queen Reg. 5.66	<b>4.66</b>
King Reg. 6.96	<b>5.96</b>



St. Mary's "Apple Blossoms" Towels The elegance of the orient and the luxury of velour give these towels a look and feel you'll love! 90% naturally absorbent cotton/10% polyester. Comes in blue or suede tones.

save 1.13	
Bath Towel Reg. 5.89	<b>4.76</b>
Hand Towel Reg. 4.27	<b>3.46</b>
Wash Cloths Reg. 1.99	<b>1.66</b>

# Our Fabric Shop presents prints and plains



**1.97** ea.

**T-Shirt Knit Kit** Polyester/cotton. Kit includes 1 1/4 yards of 60" wide knit with 4" of matching rib trim. In assorted solids or stripes.

**.97** yd. **save 38%**

**White Polyester Doubleknits** By Walnut Hill Fabrics. 100% polyester. Machine washable. 58/60" wide on full bolts. Reg. 1.57 yd.

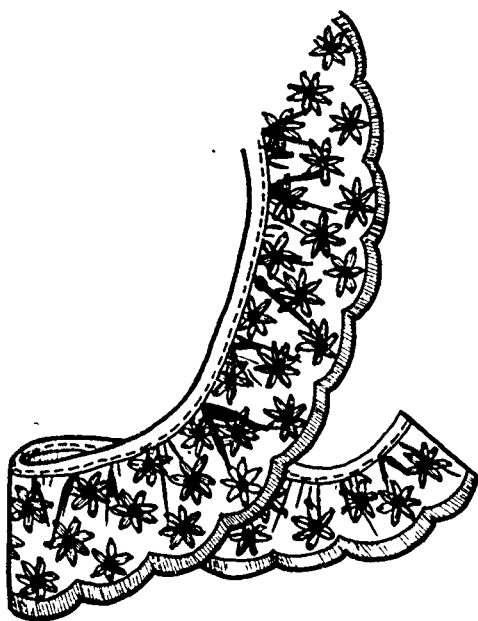
**1.57** yd. **save 21%**

**Headliner Dress Prints** From Wamsutta/Pacific. 50% Trevira polyester/50% rayon. Permanent press. 44/45" wide on full bolts. Reg. 1.98 yd.

**2.97** yd.

**Super Gabadremé Stretch Flex Plains** By Burlington/Klopman. 100% Today's Dacron\* polyester. Permanent press. 60/61" wide on full bolts. Reg. 3.49 yd.

\*DuPont registered trademark



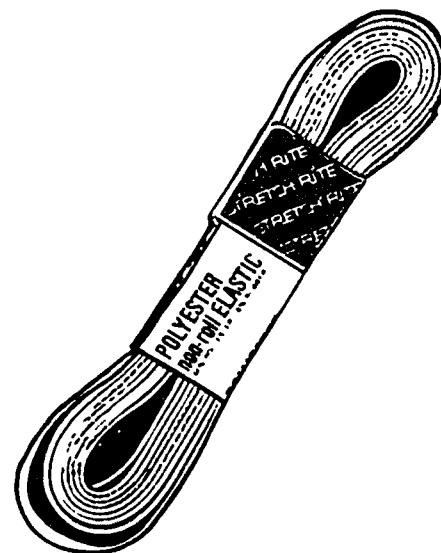
**.47** yd.

**Embroidery Lace** For adding touches of femininity to your home sewn creations. White or ecru.



**.50** **save 43%**

**Silk Pins** A pin here, a pin there...you always need sewing pins! Size 17. 450 pins per box. Reg. .88



**.77** **save 21%**

**Polyester Elastic Hanks** White. 1/4" x 10 yds., 1/2" x 6 yds., 3/4" x 4 1/2 yds. or 1" x 3 1/2 yds. Reg. .97



**.77** **save 22%**

**Stitch Witchery Tape** Iron on for quick fashion finishes on hems and more. 3/4" wide, 15 yard lengths. Reg. .99

# TG&Y®



**1.17**

**WHAM-O**

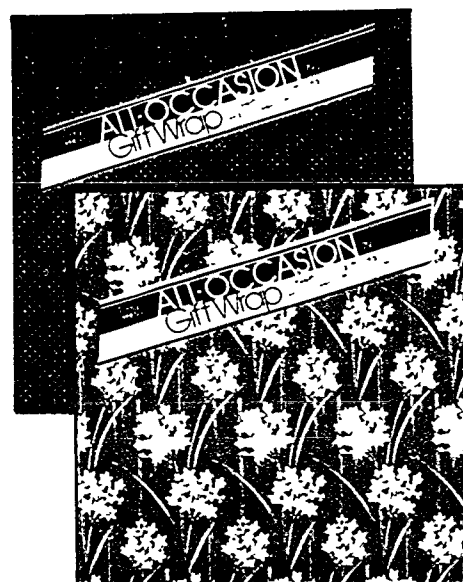
**Wham-O Frisbee** Join the flying craze and flip one today! Comes in yellow, red, or blue.



**.77**

save 35%

**Die-Cast Car Assortment** Tough construction make these cars, trucks and vans durable as well as fun! Reg. 1.19



**4 1.00**

PKGS.

**Everyday 2 Sheet Gift Wrap** Appropriate for all occasions. 12 assorted designs. Each sheet 1 ft. 8 in. by 2 ft. 6 in.



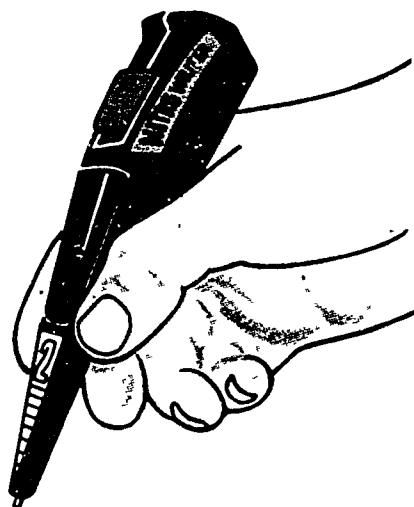
**7.97**

**Smurf Radio and Headset** Solid state AM radio plays with or without headset. Uses one 9-volt battery (not included). #RS-19



**.77**

**Strawberry Shortcake Activity Books** These delightful books have 48 pages of games, riddles, finger puppets and much much more!



**3.97**

**Hot Rod Writer** It's a car that races and a pen that really writes! Has power-action motor and comes in assorted colors.



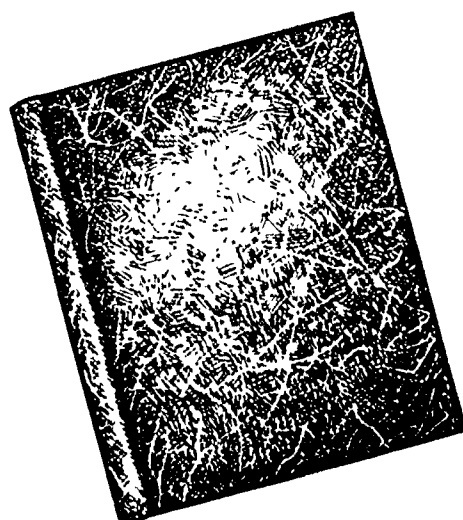
**2.77**

**Giant Dukes of Hazard Activity and Coloring Book** 480 pages of games to keep your children quietly amused for hours.



**1.99** ea.

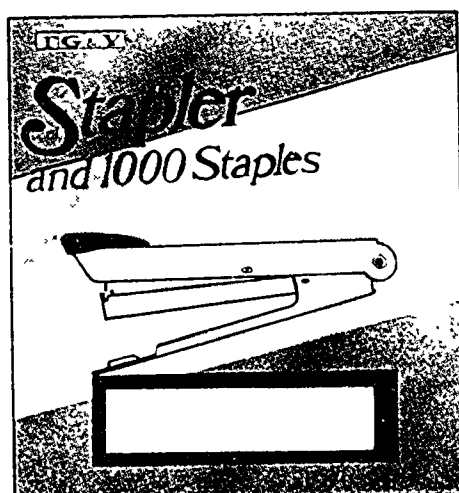
**Scented Doll Assortment** 5 1/2" dolls come in chocolate, orange juice, and ice cream scents. For ages over 3.



**1.56**

save 22%

**20 Page Magnetic Sheet Photo Album** Magnetic sheets make memory-mounting quick and easy! 10 sheets, 20 pages. 9x11" Reg. 1.99



**.86**

save 38%

**Mini Plier Stapler with 1000 Staples** Convenient size makes this stapler a must for home, office or briefcase. Reg. 1.39



**Coleman**

**10.97**

**Coleman Lunch Pak** Has lid-locking handles and reversible lid with drink holders. Includes storage tray and 1 1/2 pint freezable bottle.



**2.27**

save 24%

**Ladies' or Men's Beach Thongs** Nylon upper with split-leather overlay. Ladies' 5-10; Men's 7-12. Reg. 2.97



**1.97**

save 23%

**Child's Beach Thong** 4 layer EVA outsole. Has nylon upper and split leather overlay. Assorted colors and sizes. Reg. 2.57

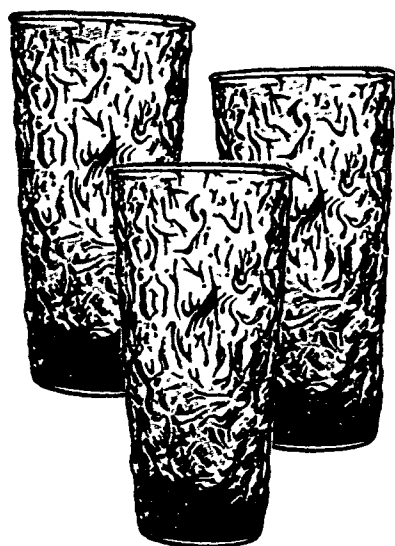
**TG&Y**





**2.00**

**Lido Pitcher** Mix up your favorite beverage in this 2-quart pitcher of heavy textured glass. Comes in crystal or gold.



**3 FOR 1.00**

**Lido Ice Tea Tumblers** Fill up and make fewer trips to the pitcher! Comes in heavy textured crystal or gold glass. 15 oz.



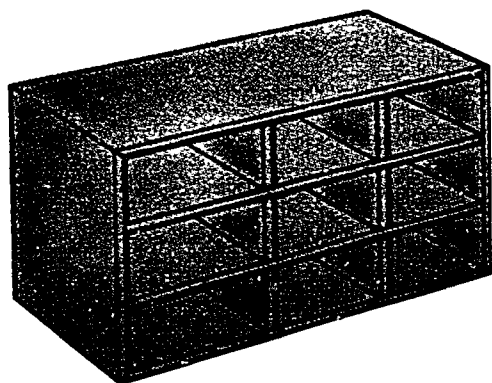
**2 FOR 1.00**

**Lido Ice Tea Tumblers** You'll never go thirsty with this giant textured glass tumbler. Comes in crystal or gold. 23 oz.



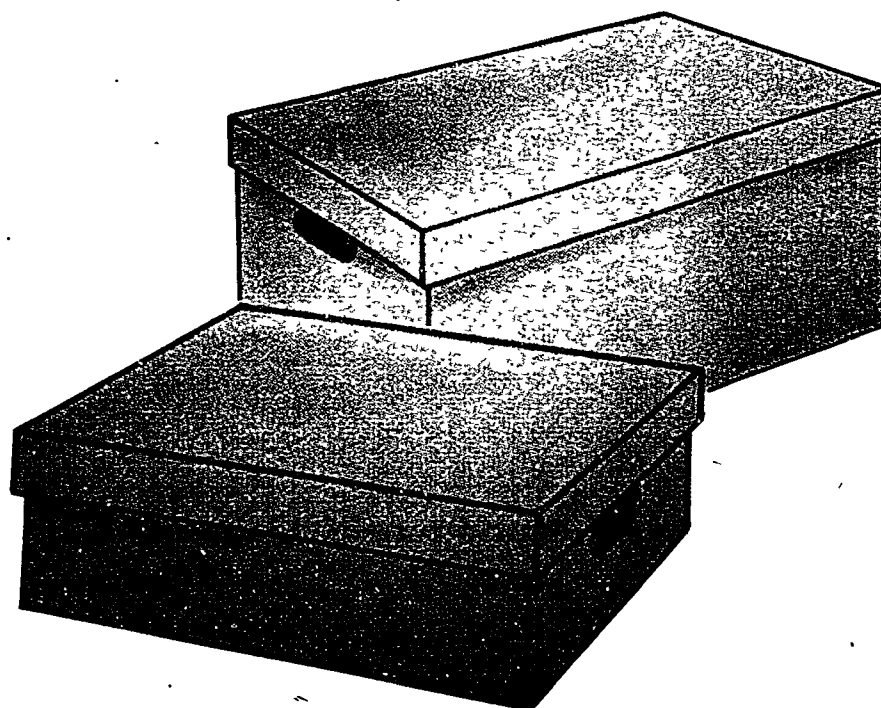
**2.27** **save 24%**

**Coming Juice Jug** Special Price reflects 45¢ off label. Handy 1.5 liter juice jug has cheerful decorative pattern. Reg. 2.99



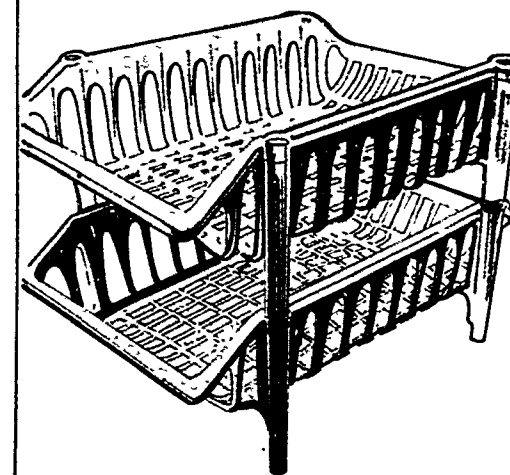
**4.99**

**Walnut Shoe Pak/Organizer** Beautiful way to simplify packing or eliminate closet chaos! Stores 9 pairs of shoes. 26 1/4 x 13 1/4 x 12 3/4".



**1.00** ea. **save 45%**

**Utility Storage Chest** Triple reinforced handholds with posilock lid. Cedar or woodgrain pattern in corrugated fiber board, 27 1/2 x 15 x 6". Reg. 1.83 ea.



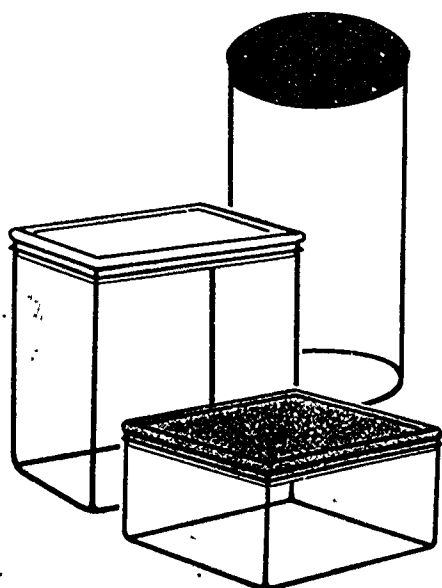
Regular Size

**1.49**

Jumbo Size

**2.99**

**Stack Tray Storage** Priority arranger for home or office helps you get a grip on that workload! Yellow, almond or chocolate.



**1.47** ea.

**Seal**

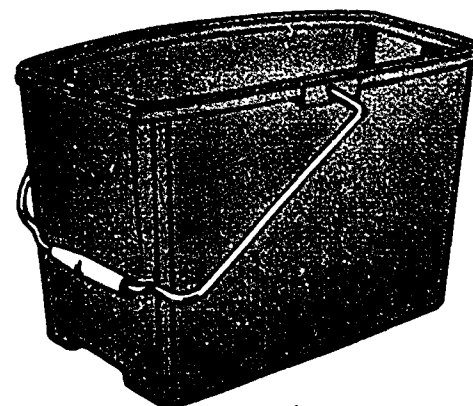
**Super Seal Food Savers** Stackables save space, keep food fresher! In a variety of styles. Stain resistant, dishwasher safe.



**FESCO**

**3.99**

**Fesco Plastic Housewares** Your choice of 42 qt. Wastebasket, 9" Handi-Stool or the Laundry Basket.



**1.99**

**Mop Bucket** Designed to save space, this rugged plastic 13 qt. bucket is perfect for sponge mops. Makes the job easier.



**2.97** **save 26%**

**Deluxe Royal Maid Sponge Mop** With convenient scrubber strip. Mop has a larger, genuine cellulose sponge. Reg. 3.99

**T.G.&Y.**

# Make the most of summer for LESS!



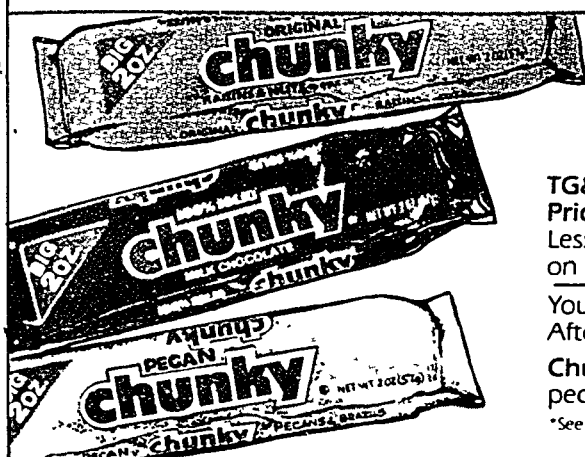
**.78**

Betty Crocker Cake Mix Bake someone happy with the mix you can trust Bake yellow, white, devil's food or carrot. 18½ oz. Limit 2



**1.87**

M&M Plain or Peanut Candies More candy value with the giant 16 oz. package of the "melt in your mouth" munch! Limit 2



TG&Y's Low Price on 4 Bars **1.37**  
Less Mail-In Rebate\* **-1.00**  
Your Cost After Rebate **.37**

Chunky Candy Original, solid or pecan. 2 oz.  
\*See store display for details and coupons



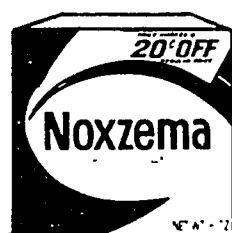
**.99**

Chinet Compartment Plate Don't end up wearing your picnic! Use the plate that holds up. 10¾". Limit 2



**.44**

Armour Vienna Sausage Picnic, lunch, or snack on these sausage favorites. Limit 2



**1.37**

Noxzema Skin Cream Price reflects 20¢ off label. Comes in 6 oz jar Limit 2



**1.97**

Clairol Final Net Price reflects 50¢ off label. Ultra Hold 12 oz. Limit 2



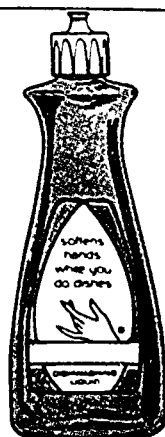
**1.97**

Clairol Final Net Price reflects 50¢ off label. 12 oz. Regular Scent Limit 2



**1.27**

Spray 'n Wash 32 oz. sprayer for regular price of 22 oz. Limit 2



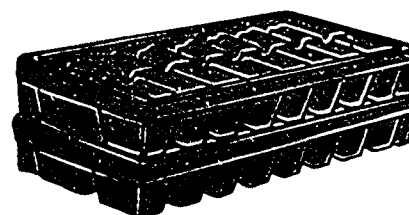
**1.37**

Colgate Palmolive Dishwashing Liquid 32 oz. Limit 2



**1.27**

Clorox Soft Scrub Cleanser without scratching. 26 oz. Limit 2



**.73**

Ice Cube Trays Stock up on these easy stacking trays. Two trays per pack.



**.99**

Night Light Bulb Clear 4 watt energy saving bulb. 2 per pkg.

TG&Y's policy is to always have advertised merchandise in adequate supply in our stores. In the event the advertised merchandise is not available due to unforeseen reasons, TG&Y will provide a Rain Check, upon request, in order that the merchandise may be purchased at the sale price when it becomes available, or you may purchase similar quality merchandise at a similar price reduction. It is the policy of TG&Y to see that you are happy with your purchases. It is TG&Y's policy to be priced competitively in the market. Regular Sale Prices may vary market by market, but the sale price will always be as advertised. We will be happy to refund your money if you are not satisfied with your purchase. VISA® and MasterCard® accepted.

# TG&Y®



Don't miss it!  
Sears whiz-bang  
savings bash.  
Hurry! Sale begins  
Wednesday, May 19

**Sears**

# PRE-HOLIDAY SALE

Most items at reduced prices

## TRIPLE STRIPE SPORTSWEAR

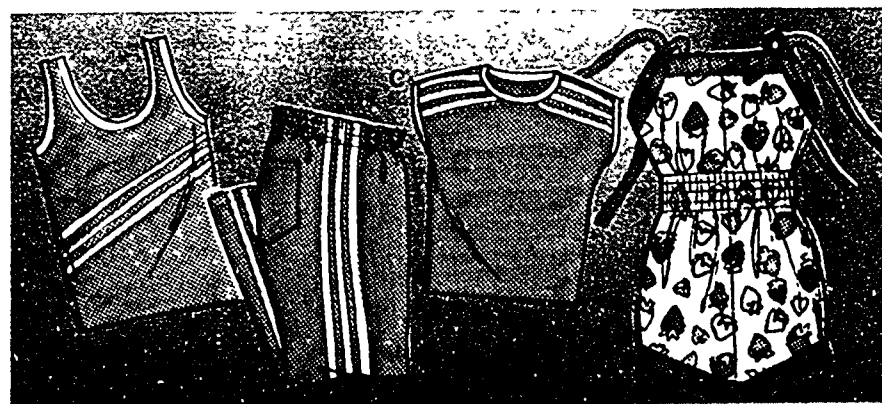
Sure winners team up  
with 20% to 25% savings

Active sportswear features distinctive triple-stripe trim.  
Easy-care fabrics, assorted colors.

4.99 Little boys' short  
sleeve V-neck shirt, sizes S-  
M-L ..... 3.99  
3.49 Little boys' shorts or  
tank top, sizes S-M-L  
..... 2.79 pr.  
3.99 Big girls' shorts, sizes  
S-M-L ..... 3.19 pr.

5.99 Big girls' top, sizes S-  
M-L ..... 4.79  
5.99 Big boys' top, sizes 8-  
12 ..... 4.49  
3.99 Big boys' shorts,  
S,M ..... 2.99

Sizes 14 - 24 at comparable savings



A. \$4.99 Big boys' top, sizes  
S,M ..... 3.99  
Sizes L, XL, reg. \$5.99 4.49  
B. \$8.99 Big boys' track-style  
pants, S,M ..... 7.19 pr.  
Sizes L, XL, reg. \$9.99 7.99

C. \$6.99 Big girls' top, sizes  
S,M,L ..... 5.59  
D. \$3.99 Little girls' terry bub-  
ble suit. Cotton and polyes-  
ter, sizes S,M,L. .... 3.19

**Sears Pricing Policy.** If an  
item is not described as re-  
duced or a special purch-  
ase, it is at its regular price.  
A special purchase, though  
not reduced, is an excep-  
tional value.

Sale prices end May 22  
Kids' Apparel (not at Grosse Pointe)



# Sears

## 20% OFF Summer nightwear

Easy to wear, easy care

We show just a few styles from our collection!

6.99 Little girls' character print\* nightshirt, S-M-L..... 5.59  
6.99 Big girls' nylon baby doll pj's, S-M-L..... 5.59  
8.99 Big boys' character print\*\* pj's, 8-14.... 7.19  
5.99 Little boys' screen print\*\*\* pj's, S-M-L... 4.79

\*Hallmark Cards Inc.

\*\*D.C. Comics, Inc.

\*\*\*Hank Ketchum Enterprises, Inc.

Sale prices end May 22

Use SEARSEARCH  
credit plan



## 20% OFF Socks and Underwear

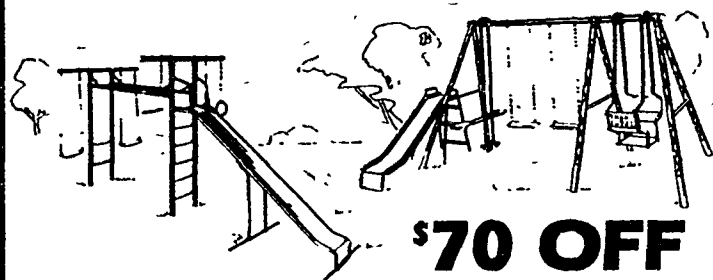
Shrinkage-controlled combed cotton underwear is comfortable and absorbent. Save now on panties, briefs, T-shirts, vests and more in sizes for big and little girls and boys. Stock up on our collection of sale-priced sport and dress socks, too!

Regular 94¢  
to 6.49

### 75¢-5<sup>19</sup>

Kids' Apparel (not at Grosse Pointe)





**\$70 OFF**

### Sears-Big "T" or 6-leg swing set

6-leg swing set with 2 3/4-in. galvanized tubular steel frame, 6-ft. slide and more.  
Super slider Big "T" gym with 10-ft. slide, 2-in. galvanized tubular steel frame. Lots more!

Were \$169.99 in 1981 toy catalog

**99<sup>99</sup>** ea.

Sale ends May 22

Toys (not at Grosse Pointe, Southfield)



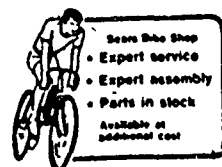
### Video arcade cartridges

Choose from outerspace, space combat, blackjack or maze. For Atari video arcade, Activision.

Sears Price

**9<sup>99</sup>** ea.

available at Southfield



### \$25 OFF selected 10-speeds & touring bikes

Choose 24 or 26-in. racer for men or women, dual position side-pull brakes, Yellow.

Reg. 129.99

**104<sup>99</sup>** ea.

26-in. touring bike for men or women, 24-in. model for women. 3-speed shifter and rear coaster brake.

Reg. 149.99

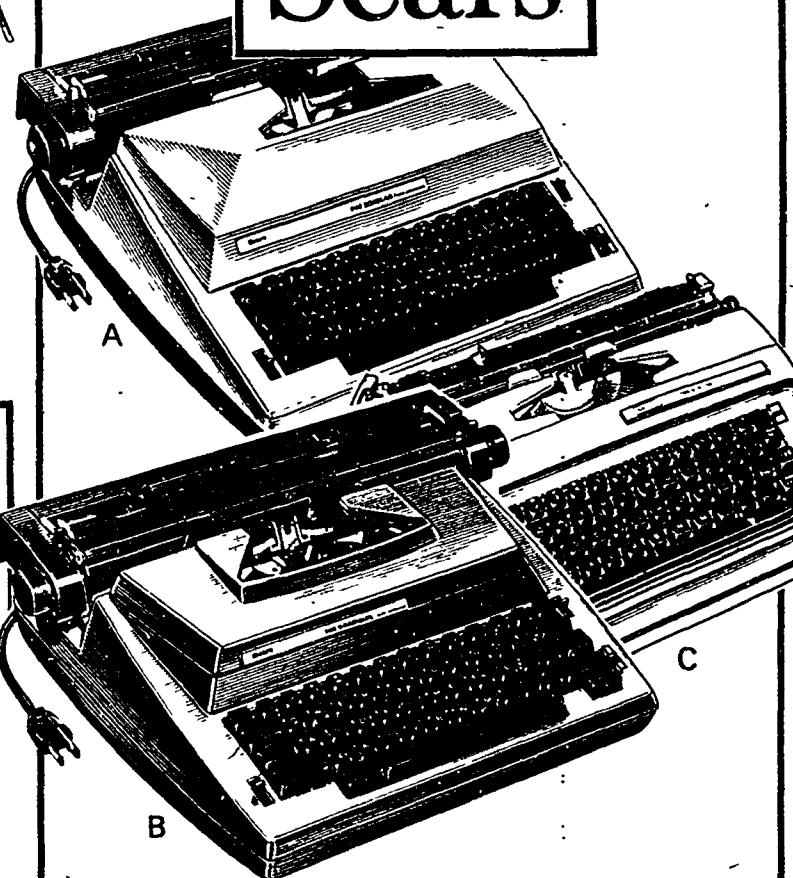
**124<sup>99</sup>** ea.

Reg. 139.99 Men's 27-in. racer... 114.99\*  
Reg. 99.99 Boy's 20-in. BMX... 84.99\*  
Reg. 89.99 Girl's 20-in. hi-rise... 74.99\*

\*not shown

Sale prices end May 29

# Sears



## \$20 to \$60 OFF Electric typewriters

### A. The Scholar

6-step correction. Power return, full key-set tab. Pica.

Reg. \$249.99

**199<sup>99</sup>**

### B. The Graduate

4-step correction. Half-space key. Pica or elite.

Reg. \$299.99

**239<sup>99</sup>**

### C. Electric I

6-step correction. 12-in. wide carriage; manual return.

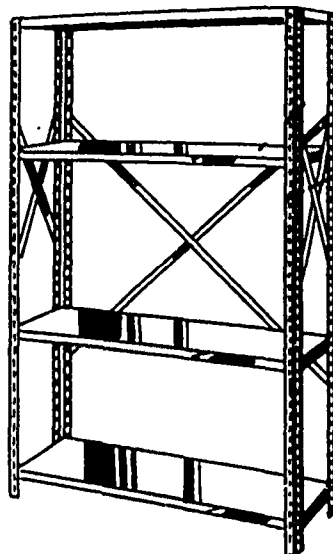
Reg. \$179.99

**159<sup>99</sup>**

Sale prices end May 22

Camera Dept. (not at Grosse Pointe)

## \$3-\$6 OFF heavyweight shelving



Heavyweight steel posts and shelves. Sway braces on back and sides. Shelves adjust every 1 1/8-in. Unassembled.

Reg. 17.99 4-shelf 57 1/2 x 36 x 12-in. unit

**14<sup>99</sup>** ea.

Reg. 22.99, 5-shelf unit 69 1/2 x 36 x 12-in. .... 18.99  
Reg. 27.99, 5-shelf unit 69 1/2 x 36 x 18-in. .... 22.99  
Reg. 37.99, 7-shelf unit 69 1/2 x 36 x 18-in. .... 31.99

## 20% OFF Active Wear

**Tennis shirt.** Classic collar and placket pullover. Polyester and cotton knit. Solids and patterns. Reg. \$14.99.

**11<sup>99</sup>**

**Woven tennis shorts.** Stretch woven polyester shorts with easy-action leg vents. Solids, sizes 30-40. Reg. \$15.

**11<sup>99</sup>**

\$13 Double knit shorts, shown shown ..... 10.39 pr.

**V-neck pullover.** Easy-care polyester in assorted solids. Pick up several! Sizes S-XL. Reg. \$8.99.

**7<sup>19</sup>**

**Active shorts.** Sporty pull-ons with full elastic waistband. Polyester and cotton. Reg. \$8.

**6<sup>39</sup>**

Sale prices end May 22  
The Men's Store  
(not at Grosse Pointe)



# NATIONAL Automotive Sale

# SAVE \$15

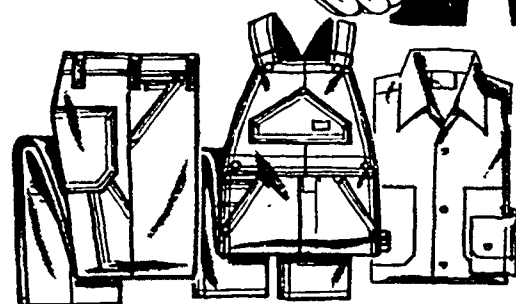
## 25% OFF Perma-Prest® Denim Jeans and Bib Overalls

Reg. 14.99 **11<sup>24</sup>**

Jeans are heavy duty polyester/cotton. Double thickness knee to hem.

Reg. 19.99 **14<sup>99</sup>**

Overalls feature brass plated steel hardware. Polyester/cotton. Sale prices end May 22



### Other Work Apparel Savings!

12.99 cotton drill painter jean..... 10.99  
17.99 painter bib overalls ..... 13.49  
7.49 cotton long sleeve chambray shirt ..... 6.49  
6.49 cotton short sleeve chambray shirt ..... 5.49  
Special purchase cotton canvas work gloves . . 1.24 (2 pr.)  
Work Apparel (not at Grosse Pointe)



## \$10 OFF Wearmaster® Work Shoes

Quality work shoes from Sears feature leather uppers, oil resistant polyurethane soles. Choose from garage oxfords, uniform oxfords, service shoes, wellington boots. Reg. 39.99 to 49.99

**29<sup>99</sup>-39<sup>99</sup>**

The Shoe Place (not at Grosse Pointe)



## on Sears 45 car battery

Reg. 54.99 with trade

**39<sup>99</sup>**  
with trade-in

### Installation included

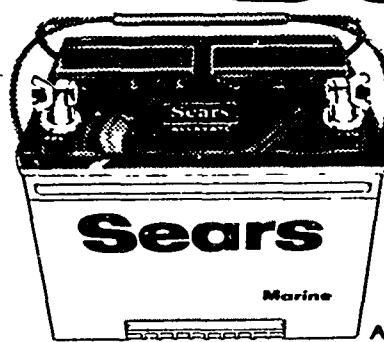
Excellent power—410 amps cold cranking power—helps give fast starts; and 90 minutes reserve capacity. Group 24. Choose sizes for most American-made cars, many imports.

Sale prices end May 22

Ask about Sears credit plans

# Sears

**OUR LOWEST PRICE  
IN OVER 3 YEARS**



### for Sears marine deep-cycle battery

Special purchase! Delivers low amps over many hours. Withstands hundreds of recharge/discharge cycles.

While quantities last!

**49<sup>99</sup>**  
with trade-in

A special purchase, though not reduced, is an exceptional value.



## Sears Spectrum 10W-40 motor oil

**99¢** a quart in 5-qt. container

\$5.95, 5-qt. container **4<sup>95</sup>**

Wide-range protection. Use also in Diesel engines.



## 4 DAY SPECIALS car care needs

A. Reg. \$1.69 professional-type 5-50 PSI tire gauge ..... 99¢  
B. Reg. \$2.09 Gumout carburetor fuel mix (12-oz.) ..... 1.49  
C. Reg. \$1.49 Armor-All helps to protect plastic, wood (4-oz.) ..... 99¢



## \$6 OFF SteadyRider® RT shocks

Reg. 19.99 **13<sup>99</sup>** ea.

Radial-tuned comfort valve helps smooth ride with radial, bias ply, high pressure tires.

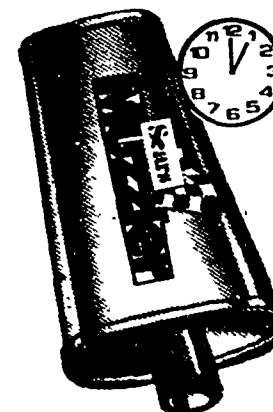
### Heavy-duty shocks

Sears Price **5<sup>99</sup>** ea.

Installation extra these shocks for most American-made cars and many imports.

1 3/16-in. pistons help give good ride.

## MUZZLER® MUFFLER INSTALLED IN 60 MINUTES OR WE INSTALL IT FREE!



Welded systems excluded. Additional pipes, clamps and hangers, if needed, extra. Fits most American-made cars. Single exhaust systems\* only. **24<sup>99</sup>**

If installation is requested, Sears promises to install your muffler within 60 minutes after inspection and written authorization or the \$5 installation charge is FREE. Monday-Saturday



# Sears

Sears Tire and Auto Centers  
We Install Confidence



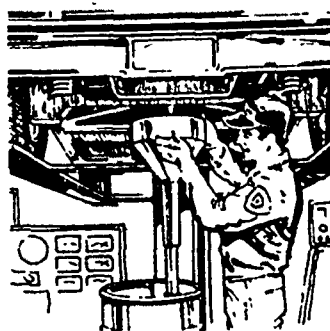
## Brake job for disc or drum systems

2-wheel

# 69<sup>99</sup>

We'll replace shoes or disc pads, brake fluid, brake springs and front oil seals. Turn and true drums or rotors. Rebuild cylinders or calipers and repack front bearings. Sears may decline to perform 2-wheel brake jobs if more work is needed to assure proper brake system operation. Replacement of master cylinder, power booster, drum/rotor extra if needed.

For most American-made cars



Sale ends May 22

## Oil/filter change

Reg.  
14.93

# 12<sup>88</sup>

We'll install up to 5 quarts of Spectrum 10W-40 motor oil and a new Sears regular oil filter for excellent engine protection. Stop in soon!

## Engine diagnosis

Sears  
Price

# 19<sup>99</sup>

We'll set timing, adjust carburetor and perform scope analysis and infra-red emissions test. We'll recommend only the parts and services you need.

These services for most cars

Most Detroit Area Auto Centers Open Weekdays 8 a.m. to store closing, open Sunday regular store hours.  
Highland Park open 7:30 Mon. thru Sat. Closed Sunday.

# 50% OFF

## our 1982 Spring General Catalog prices for Silent Cushion radials



### LIMITED WARRANTY - TIRE WEAROUT

For the number of miles or months specified, Sears will upon return, replace the tire or give a refund, charging a pro-rata charge for the miles or months received, if wear-out occurs and is not caused by failure to properly maintain the tire.

### 42,000-mile wearout warranty

**Smooth ride.** Two aramid belts are so flexible this is one of our smoothest-riding tires.

**Strong.** Pound-for-pound, aramid is 5 times more impact-resistant than steel.

**Fuel-efficient.** Low rolling-resistance helps save gasoline mile after mile.

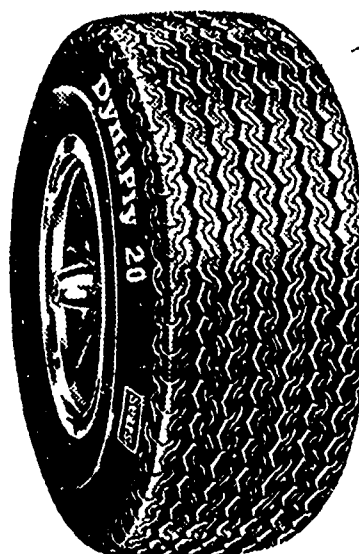
**Responsive handling.** Radial design helps keep tread flat on the road for quick, precise handling.

These sale prices end June 19

Silent Cushion radial	1982 Spring Gen. Cat. price	Sale price ea. whitewall	plus F.E.T.* each and old tire
P155/80R12	69.99	34.99	1.40
P155/80R13	89.99	44.99	1.44
P165/80R13	94.99	47.49	1.67
P175/80R13	99.99	49.99	1.64
P185/80R13	104.99	52.49	1.78
P185/75R14	114.99	57.49	1.93
P195/75R14	119.99	59.99	2.06
P205/75R14	124.99	62.49	2.31
P215/75R14	126.99	63.49	2.47
P205/75R15	134.99	67.49	2.38
P215/75R15	139.99	69.99	2.49
P225/75R15	145.99	72.99	2.70
P325/75R15	151.99	75.99	2.89

\*Federal Excise Tax

Mounting and rotation included



## Dynaply 20 bias-ply tires

Reg. 31.99 6.00-12 blackwall

# 4 for \$114

plus 1.47 F.E.T. each, with trade-in

20,000-mile wearout warranty

Dynaply 20 features polyester plies for exceptional strength and long wearing capabilities.

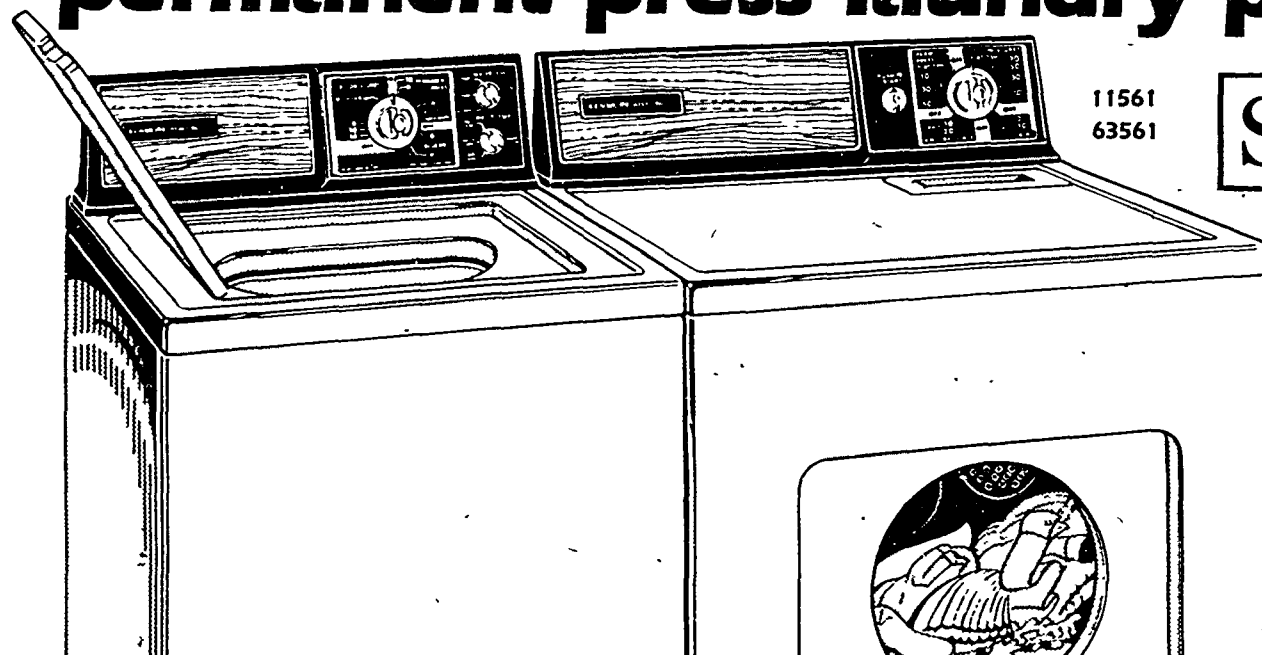
Sale ends May 29

Dynaply 20	Regular price ea. blackwall*	Sale price ea. blackwall*	plus F.E.T. each and old tire
6.00-12	31.99	28.50	1.47
A78-13	34.99	31.50	1.59
C78-13	39.99	36.00	1.80
D78-14	44.99	40.50	1.92
E78-14	49.99	45.00	2.01
F78-14	51.99	46.50	2.12
G78-14	53.99	48.50	2.26
5.60-15	43.99	39.50	1.66
G78-15	54.99	49.50	2.35
H78-15	57.99	52.00	2.54

\*Whitewalls also on sale

# \$50 OFF

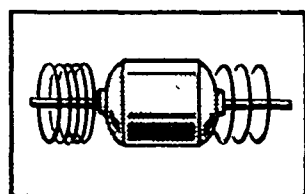
## permanent press laundry pair



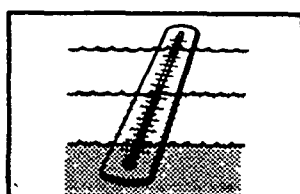
11561  
63561

Sears

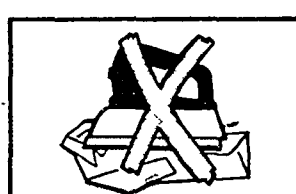
Appliances also  
available at Sears  
Brighton and  
Howell stores.



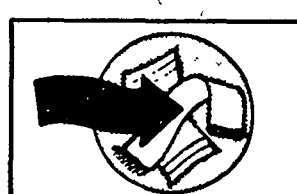
Heavy-duty 2-speed  
motor for proper care of  
knits and delicates.



3 wash/rinse tempera-  
ture combinations for  
proper fabric care.



Permanent press cycle  
for easy fabric care ...  
neat, fresh look.



"Air-only" option for  
gentle fluff-drying of  
special items.

### \$30 OFF 2-speed washer

Regular  
\$349.95

# 319<sup>95</sup>

White

\$389.95 Water Saver Model ..... 359.95  
Washer, dryer sale prices end May 29

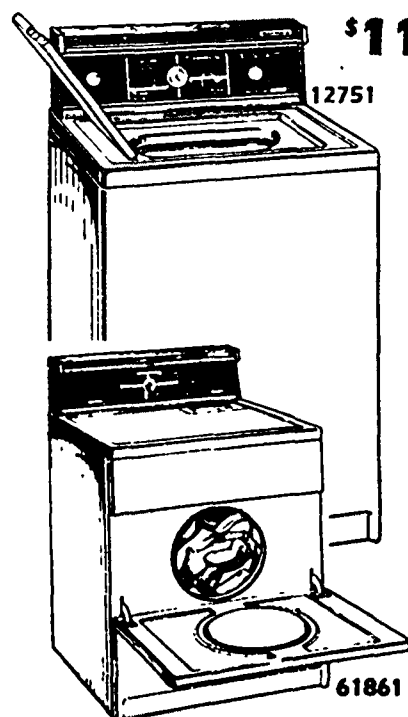
### \$20 OFF 4-cycle dryer

Regular  
\$269.95

# 249<sup>95</sup>

White,  
electric

Gas dryer, Reg. \$309.95 ..... 289.95  
Dryers require connector not included in prices shown.



### \$110 OFF pair

2-speed washer

Reg. \$419.95 **359<sup>95</sup>** White

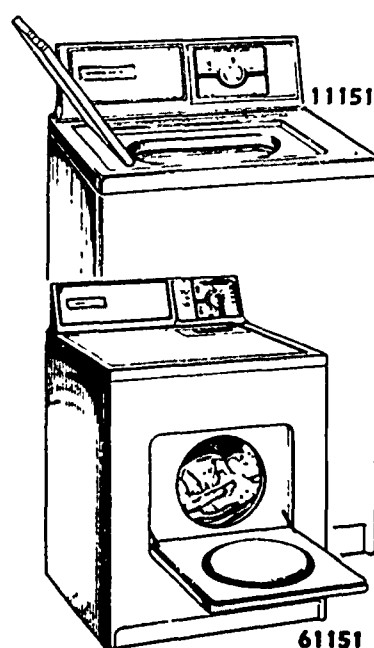
5-cycle. Dual-Action®  
agitator. 3 water tem-  
peratures. Self-clean-  
ing lint filter.

Fabric Master dryer

Reg. \$329.95 **279<sup>95</sup>** White,  
electric

Heat shuts off when  
preset dryness is  
reached. Touch-up.  
\$369.95 gas dryer, 319.95

PAIR PRICE, Reg. \$749.90  
NOW, 639.90



### Heavy-duty

Automatic washer

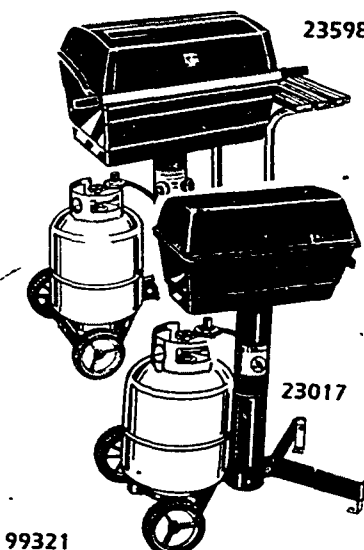
White  
only **\$269**

3 preset water tem-  
perature combinations  
for proper fabric care.  
Pump protector.

Electric dryer

White  
only **\$219**

2 cycle, including air-  
only for fluff-drying.  
Kenmore pilot-free  
gas dryer, \$259



### \$100 OFF Gas grill package

Reg. sep. prices  
total \$299.95

# 199<sup>95</sup>

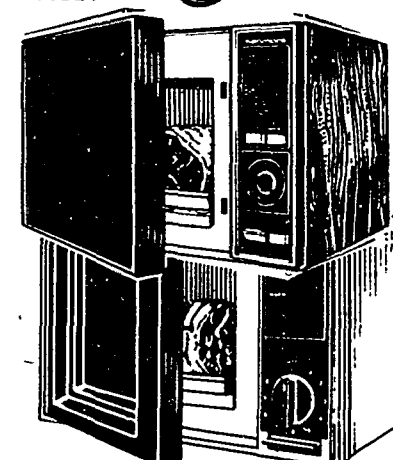
460 sq. in. cooking  
area. Match-free igni-  
tion.

Sale ends May 30

### Kenmore gas grill

# \$99

217 sq. in. cooking  
surface area.



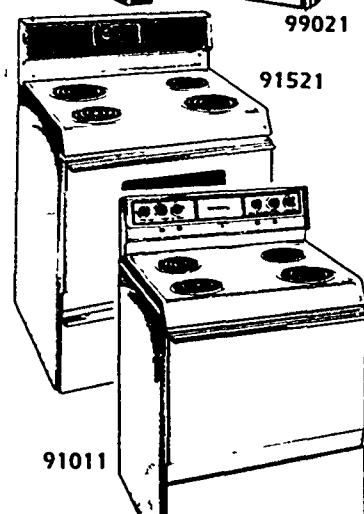
### SAVE \$30 on microwave

Big 1.4 cu. ft. oven  
with 2 settings, timer.

Reg. \$299.95 **\$269**

Compact microwave  
with 10-min. timer.

# \$199



### \$60 OFF Electric range

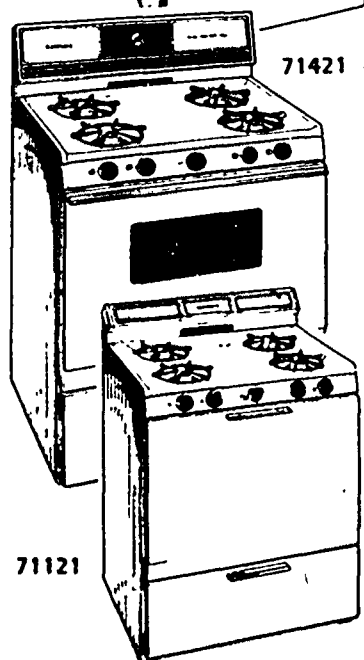
Reg. \$459.95 **399<sup>95</sup>**

Automatic delay-start  
oven. Clock, timer. 30  
in. White. Colors extra.

### Electric range

Colors  
extra **\$299**

Porcelain-enameled  
oven. 30 in. White.



### \$50 OFF

### 30-in. gas range

Reg. \$499.95 **449<sup>95</sup>**

Pilot-free ignition.  
Clock with timer.  
White. Colors extra.

### 30-in. gas range

White  
only **\$369**

Pilot-free ignition. Lift-  
up cooktop.

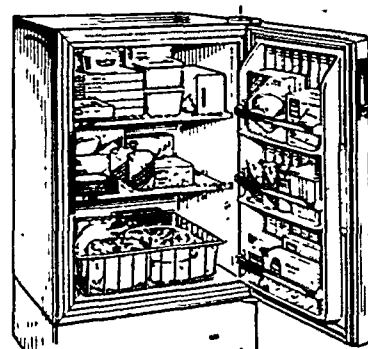
Ranges require connectors, extra

Each of these advertised items is readily available for sale as advertised.

# Sears

# ALL-FROSTLESS

## 17.0 cu. ft. refrigerator-freezer



22098

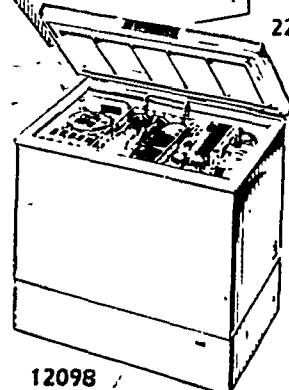
**\$40 OFF**  
**Kenmore**  
**freezers**

Regular \$339.95

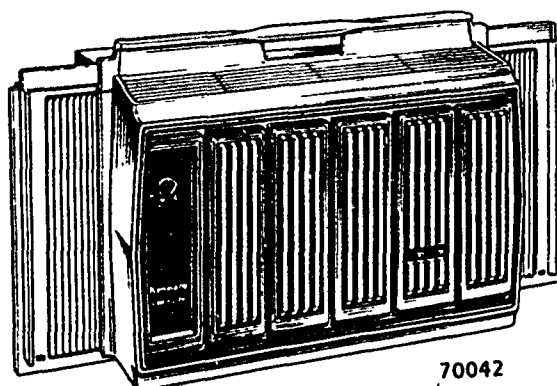
**299<sup>95</sup>** Almond  
9.0 cu. ft. capacity

Upright or chest style.  
Both with thinwall  
foam insulation,  
power signal light-  
and key-eject lock.  
Textured steel lid/door  
wipes clean easily.

Sale ends May 22



12098



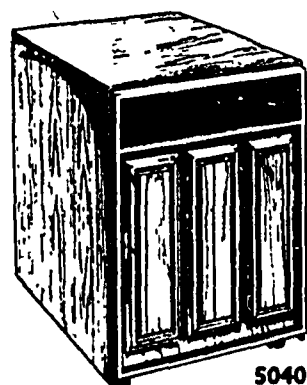
70042

**BIG BUY! Kenmore**  
**Cool'N'Lite air conditioner**

4,000 BTUH cooling  
capacity — portable!  
Built-in handle. 115 volts.

**\$189**

7.5 amps



5040

**\$30 OFF**  
**dehumidifier**

Reg. \$259.95 **229<sup>95</sup>**

40 pint capacity with au-  
tomatic humidistat. On  
casters. Signal light.

12-pt. capacity model .. \$139

Sale prices end May 29

Use your SearsCharge



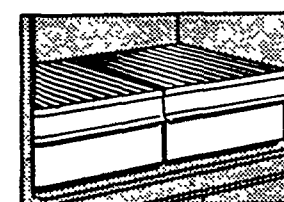
60701

**499<sup>95</sup>** White only

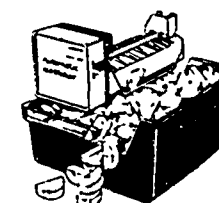
No messy defrosting ever! 12.24 cu. ft.  
fresh food section, 4.77 cu. ft. freezer.  
Tight-sealing magnetic door gaskets  
keep in cold air, help save energy.



All-frostless conve-  
nience! No frost build-  
up, no defrosting jobs.

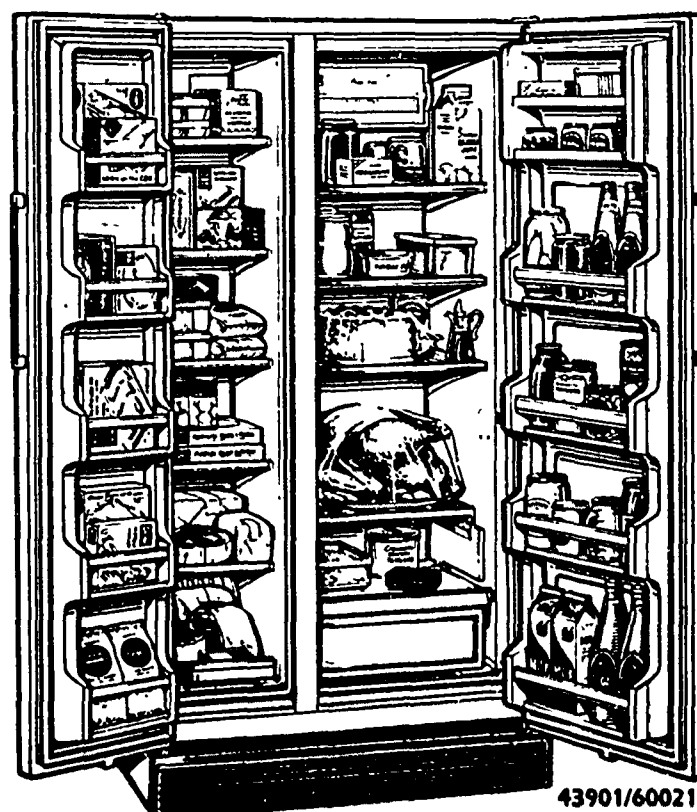


Twin crispers store fruits  
and vegetables, help  
keep them fresh.



Ice maker available,  
optional, extra.

Appliances also available at Sears  
Brighton and Howell stores.

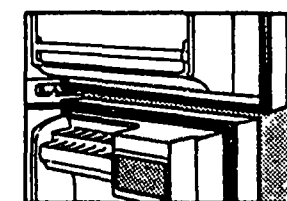


43901/60021

**Family-size 19.0 cu. ft.**  
**Kenmore side-by-side**

**\$599** White only

All frostless . . . 12.20 cu. ft. fresh food  
section, 6.80 cu. ft. freezer. Cold controls  
adjust to changing storage needs. Mag-  
netic gaskets keep in cold air.



Magnetic door gasket  
fits snugly, helps keep  
cold air in, warm air out.

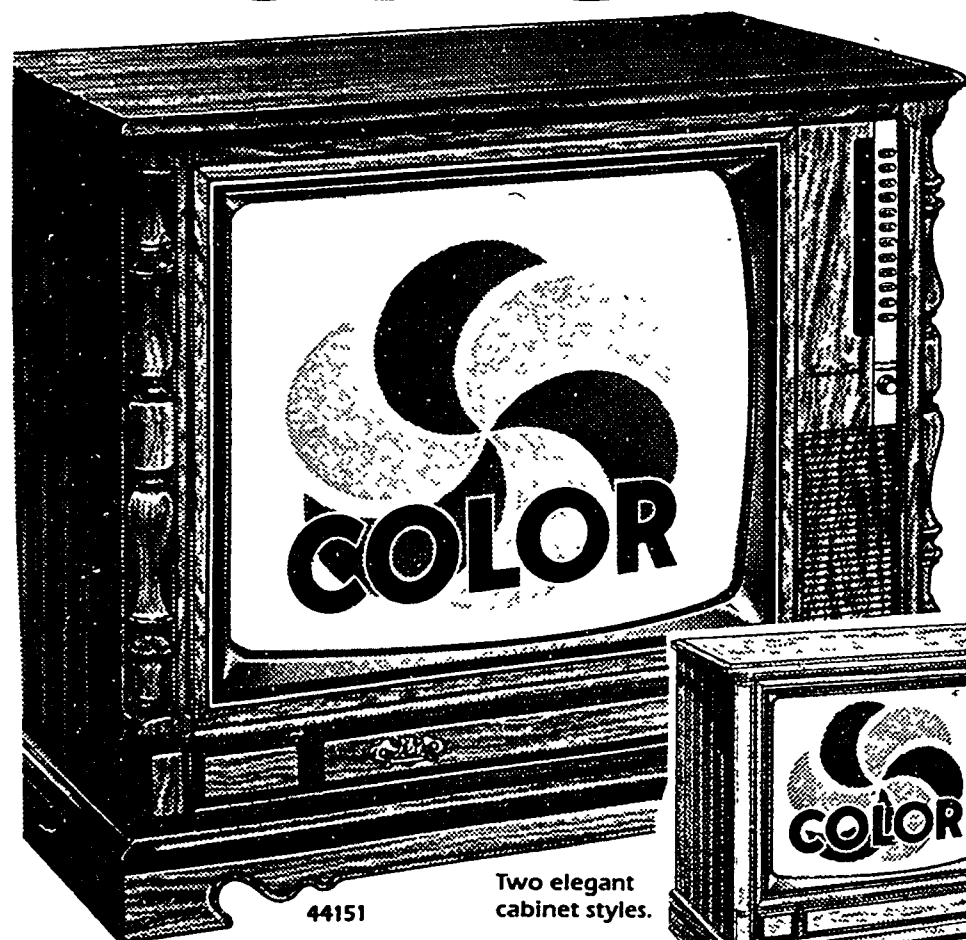


All-frostless conve-  
nience! No frost build-  
up, no defrosting jobs.

Each of these advertised items is readily available for sale as advertised.



# \$100 OFF console TV



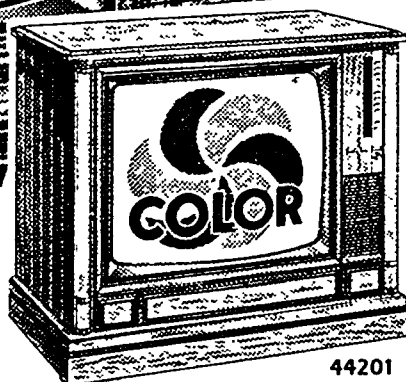
44151

Two elegant cabinet styles.

Enjoy a family-sized, 25-in. diag. meas. picture. Reliable electronic tuner. Touch n' Tune selection lets you jump instantly to the channel you want. Super Chromix® picture tube for vivid color. Free one-year in-home warranty service against defects. Two elegant cabinet styles.

Regular \$699.95

**599<sup>95</sup>** each



44201



All electronic tuner is accurate and dependable. All solid-state.



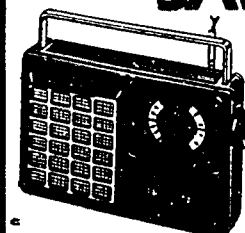
42101

## \$60 OFF big-screen color TV with electronic tuner

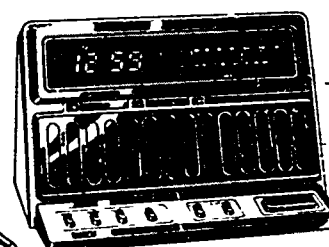
19-in. diag. meas. picture. Touch n' Tune channel selection. Automatic One-Button Color. Reg. \$459.95

**399<sup>95</sup>**

SAVE \$5 to \$10



A. 2425



B. 2320

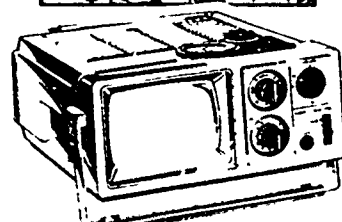


C. 3903

Your choice  
**29<sup>95</sup>**

- A. Radio has AM/FM, TV1, TV2, Reg. \$39.95\*
- B. AM/FM electronic clock radio, Reg. \$39.95
- C. Emergency alert weather radio, Reg. \$34.95\*

\*Batteries extra



5028

AC/DC; rechargeable battery pack extra

## \$20 OFF black and white TV

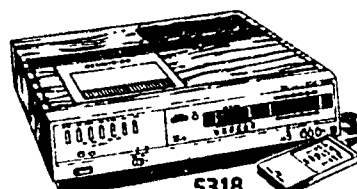
5-in. diag. meas. picture. AM/FM radio. 100% solid-state chassis. Reg. \$149.95

**129<sup>95</sup>**

## \$150 OFF video recorder

Up to 5 hrs. per tape. 7-day timer, Beta-Scan, remote pause control. Reg. \$899.95

**749<sup>95</sup>**



5318

BetaVision is designed to expand opportunities for your personal in-home TV viewing and not for any usage which might violate the copyright laws.



91826

## \$50 OFF compact stereo

Choose system to play/record cassette or 8-track tapes. Reg. \$199.95

**149<sup>95</sup>** each

## \$30 OFF portable stereo

Cassette play/record, AM/FM stereo radio, four speakers, pause. Reg. \$129.95

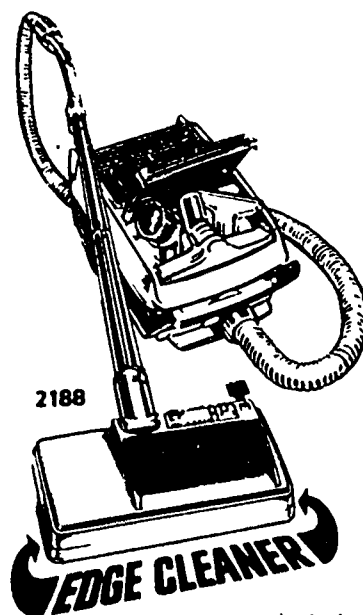
**99<sup>95</sup>**

AC/DC; batteries extra  
AC line cord included



2194

AC/DC; batteries extra  
AC line cord included



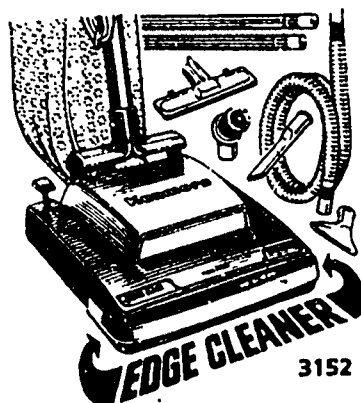
2188

## SAVE \$50 Power-Mate® vac

Strong 2.5 peak HP suction (1.05-HP VCMA) and beater bar brush for deep down cleaning. Edge cleaning. 4 heights.

Reg. \$229.95

**179<sup>95</sup>**



3152

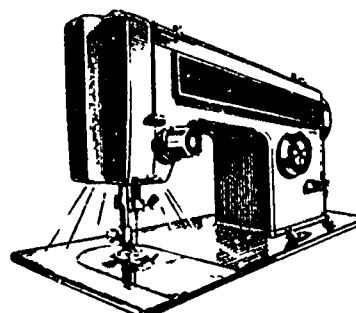
## SAVE \$10 Kenmore upright vac

Strong suction. Beater bar-brush. 4 heights.

Reg. Sep. Prices Total \$84.95

**74<sup>95</sup>**

Each of these advertised items is readily available for sale as advertised.



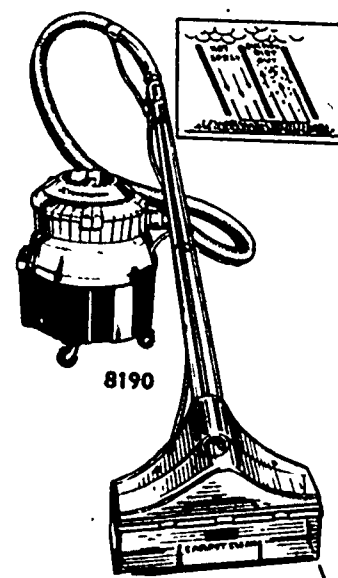
1358

## SAVE \$30 sewing head

5 stretch, 5 utility. Automatic buttonholer.

Reg. \$199.95

**169<sup>95</sup>**



8190

## SAVE \$30 steam-type carpet cleaner

Sprays hot solution deep into carpet. Loosens embedded dirt then quickly extracts liquid and dirt for professional-type cleaning results.

Reg. \$169.95

**139<sup>95</sup>**

Why rent?

# Sears



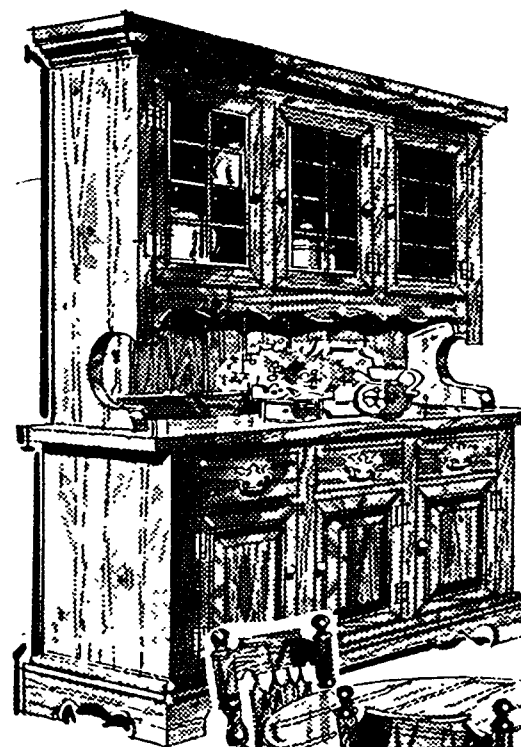
## SAVE \$500 on 4-pc. bedroom suite

Open Hearth bedroom includes mirror, dresser, chest, full/queen headboard.

Reg. \$1499.99

**999<sup>88</sup>**

\$199.99 Full/queen footboard ..... 129.88  
\$239.99 Nightstand ..... 199.88



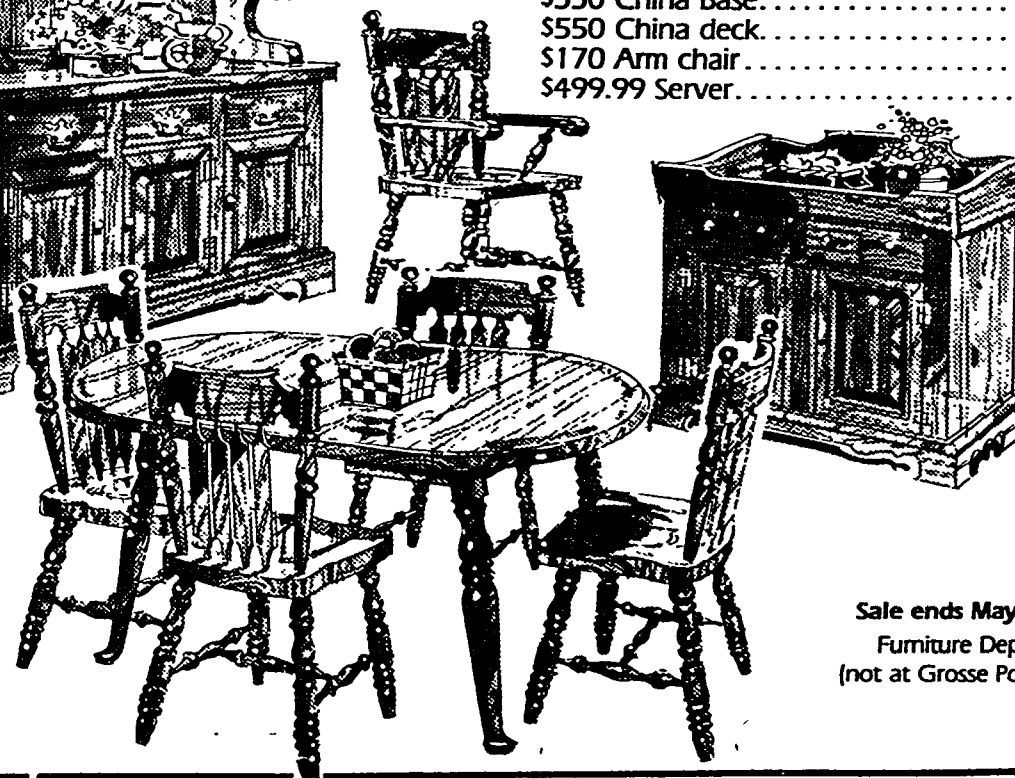
## SAVE \$200 on Colonial style dining set

Reg. \$899.99  
5-pc. suite includes:  
table, 4 side chairs

**699<sup>88</sup>**

Open Hearth Early American style dining room of solid pine and pine veneers. In light or regular pine finish.

\$550 China Base ..... \$350  
\$550 China deck ..... \$350  
\$170 Arm chair ..... \$125  
\$499.99 Server ..... 399.88



Sale ends May 29  
Furniture Dept.  
(not at Grosse Pointe)



## SAVE \$250 on 5-pc. dining room

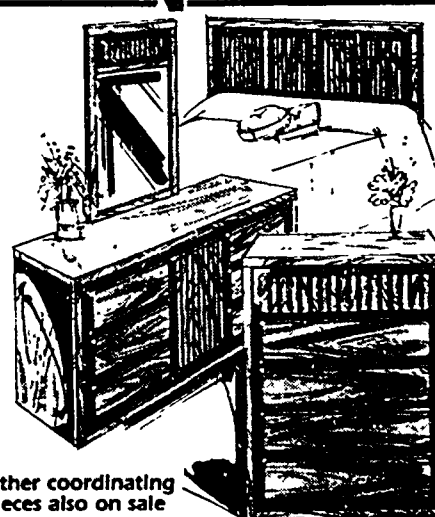
Reg.  
999.99

**749<sup>88</sup>**

Pure 'N Simple includes wood top table and 4 side chairs.

\$375 china base ..... \$250  
\$425 china deck ..... \$300

Sale ends May 29



Other coordinating pieces also on sale

## SAVE \$300 on 4-pc. bedroom

Reg.  
1199.99

**899<sup>88</sup>**

Pure 'N Simple suite includes dresser, mirror, chest, full/queen headboard. Hand-rubbed finish.

Sale ends May 29

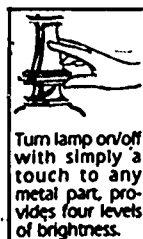


**20% to 40% OFF**  
our Dynasty decorator rugs  
Choose from Classic, Contemporary or Country patterns. Approx. 8x11 ft. size

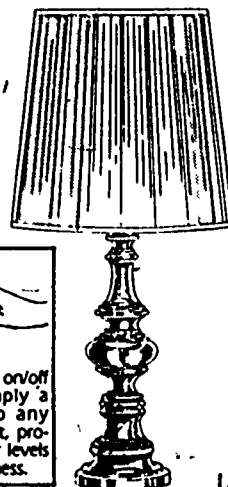
**349<sup>99</sup>**  
Reg. \$499.99

Other sizes of Dynasty also on sale!  
Reg. \$39.99-\$499.99 now 29.99-\$349.99

Sale ends May 29  
Floorcovering Dept. (not at Grosse Pointe)



Turn lamp on/off with simply a touch to any metal part, provides four levels of brightness.



## SPECIAL PURCHASE

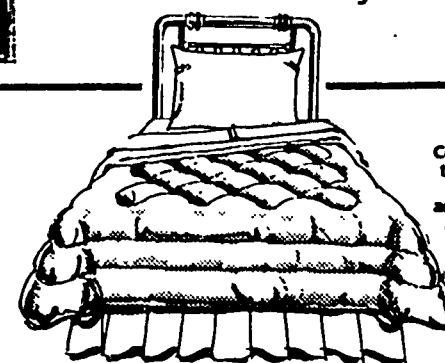
lamp with important quality features found in our \$79.99 brass-plated lamp ... PLUS THE ALL NEW "TOUCH-ON" LAMP CONTROL.

While  
700  
last

**49<sup>99</sup>**

• Our special purchase lamp has the new "Touch-On" Lamp control that turns the lamp on/off with simply a touch, for 4 levels of brightness.

Lamps (not at Grosse Pointe, Southfield)



Colorcore solid towels, other sizes sheets and comforters also on sale!

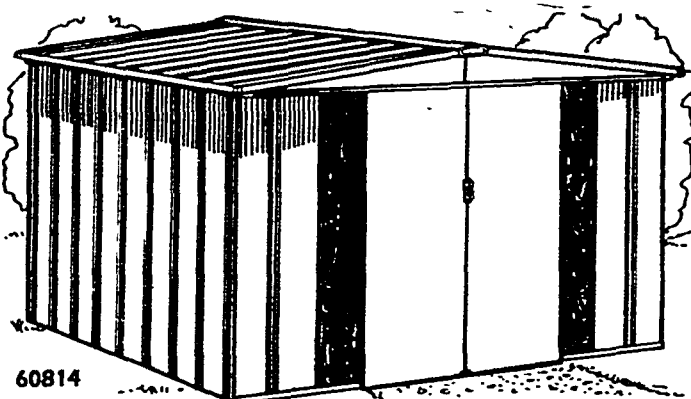
## SAVE 46% on twin sheets

Harmony solid Perma-Prest® percale sheets of cotton and polyester

**399**  
Reg. \$7.49  
Twin

\$33.99 Matching twin comforter ... 23.99

Sale ends May 22  
Domestics Dept. (not at Grosse Pointe)



60814

## SAVE \$70

**10 x 9-ft.\* storage building with durable 7-step finish**

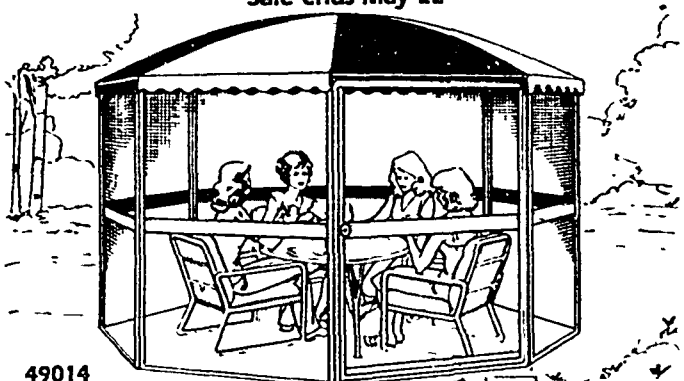
- Great for lawn and garden, and household storage
- Tough galvanized steel resists corrosion
- Doubled-ribbed and mini-ribbed wall and roof panels for strength
- 9½ x 8½-ft. inside measure

Reg. \$239.99

Unassembled

\*Exterior base dimensions rounded to nearest foot  
Sale ends May 22

**169<sup>99</sup>**



49014

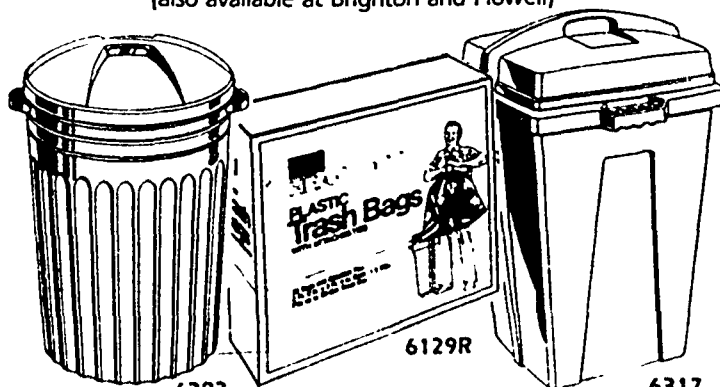
**Enjoy summer fun and SAVE \$30 . . . 10-ft. diameter screenhouse**

- Heavy-duty aluminum frame Reg. \$299.99
- Vinyl roof is resistant to flame and mildew

**269<sup>99</sup>**

Unassembled

Sale ends June 5  
(also available at Brighton and Howell)



6382

6129R

6317

\$12.99 Permanex® 32-gal. can resists cracks, warps in severe cold, heat.

**8<sup>99</sup>**

\$5.99 trash bags; 45(26-gal.), 60(44-qt.), 35(33-gal.), 20(45-gal.).

**4<sup>44</sup>**

Box

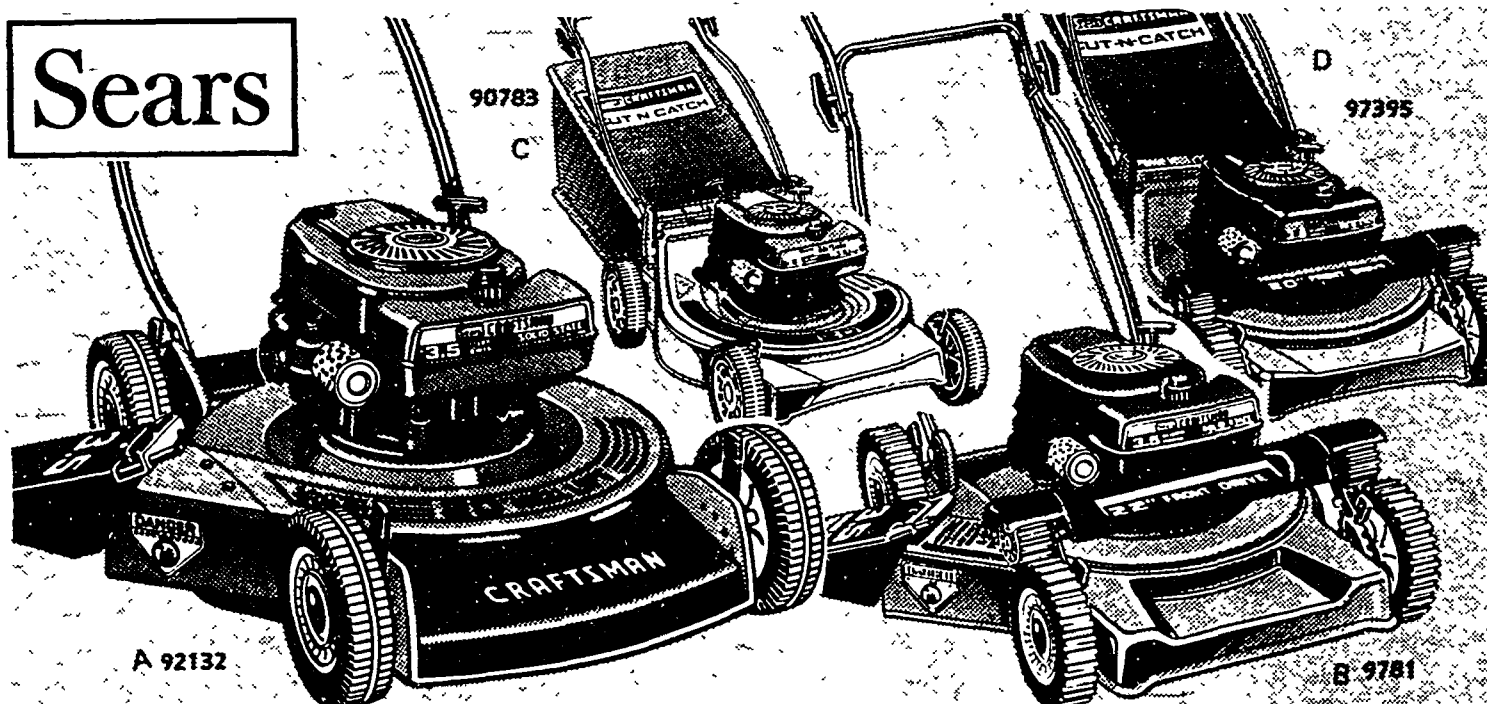
\$19.99 Sears Best Permanex 32-gal. can, ribbed sides for rigidity.

**13<sup>99</sup>**

Sale ends May 22

# SAVE \$40 or \$50 on these 3.5-RP Eager-1® mowers

**Sears**



A 92132

90783

97395

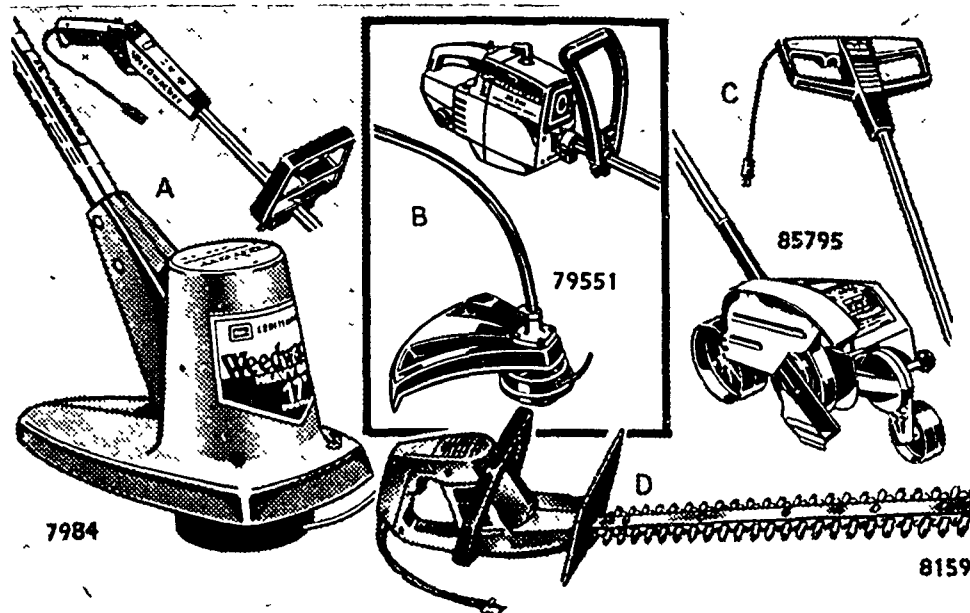
B 9781

- A. Side discharge, 20-Inch. Reg. \$209.99... **169.99**  
B. Propelled 22-Inch. Reg. \$279.99 ..... **239.99**  
C. Rear-bag, 20-Inch. Reg. \$249.99 ..... **199.99**  
D. Propelled rear-bag, 20-in. Reg. \$299.99..... **249.99**

## All Eager-1® mowers feature:

- Solid-state Ignition for reliable starts
- Gear-assist starter for easy starts
- Quick height adjusters

# SAVE \$15 to \$40



A

B

C

79551

85795

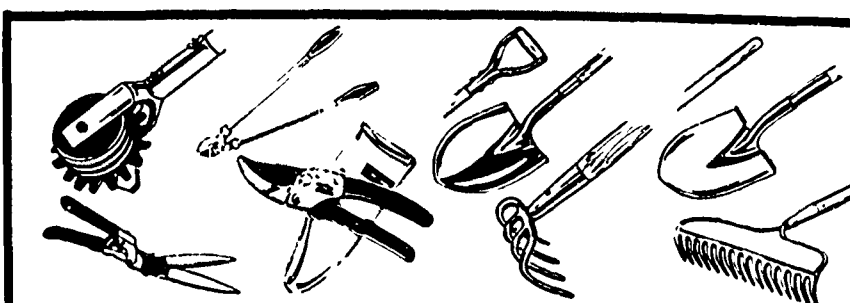
7984

8159

## on trimmers and edgers

- A. Electric Weedwacker trimmer. Reg. \$69.99 **49.99**  
B. Gas Weedwacker® trimmer. Reg. \$159.99 ..... **119.99**  
C. Heavy-duty electric edger. Reg. \$79.99 ..... **59.99**  
D. Bushwacker® hedge trimmer. Reg. \$69.99 **54.99**  
40-ft. nylon spool for #7984 Weedwacker. Reg. \$5.99 ..... **4.99**  
40-ft. nylon spool for #79551 Weedwacker. Reg. \$6.99 ..... **5.99**

Use your SearsCharge



## SAVE on garden tools

Choice of shovels, rakes, cultivator, hand edger, pruner, grass and lopping shears.

Reg. \$12.99 and \$13.99

**8<sup>88</sup>**

each

Sale ends May 22



# Sears

# SAVE \$5-\$7

## on Sears Best one-coat latex paints



**1/2 OFF**  
**our latex wall paint**  
Flat or ceiling white  
Reg. \$9.99 **4.99** gal.



Washable one-coat coverage in 14 colors. \$10.99 latex semi gloss ..... **5.49** gal.

Sale ends June 12



**\$4 OFF oil-base floor paint**  
Reg. \$15.99 **11.99** gal.

Washable one-coat coverage in 6 colors. Sale ends May 29



**\$3 OFF 4-in. exterior brush**  
Reg. \$11.99 **8.99**

Weatherbeater brush for latex or oil-base. Sale ends May 29



**\$3 OFF Weatherbeater latex stains**  
Reg. \$14.99 **11.99**

Choose from 22 semi-transparent or solid colors. Will not crack, blister, or peel. Oil-base stains, reg. \$15.99 ... **12.99** gal.

Sale ends May 29




Ask about our Easy Living Custom Color Interior latex available in 530 custom-mixed colors at regular price

For one-coat results, all Sears one-coat paints must be applied as directed

### \$5-\$6 OFF Easy Living® latex

Flat or ceiling white, regular \$15.99

**9.99** gallon

Sears Best interior latex gives you washable one-coat coverage in 23 color-fast colors. Soap and water clean-up. \$16.99 Semi gloss ..... **11.99** gal.

Sale ends May 29

### \$7 OFF Weatherbeater® latex

Flat finish, regular \$16.99

**9.99** gallon

Our best exterior latex is stain and mildew resistant. Choose from 50 non-yellowing colors.

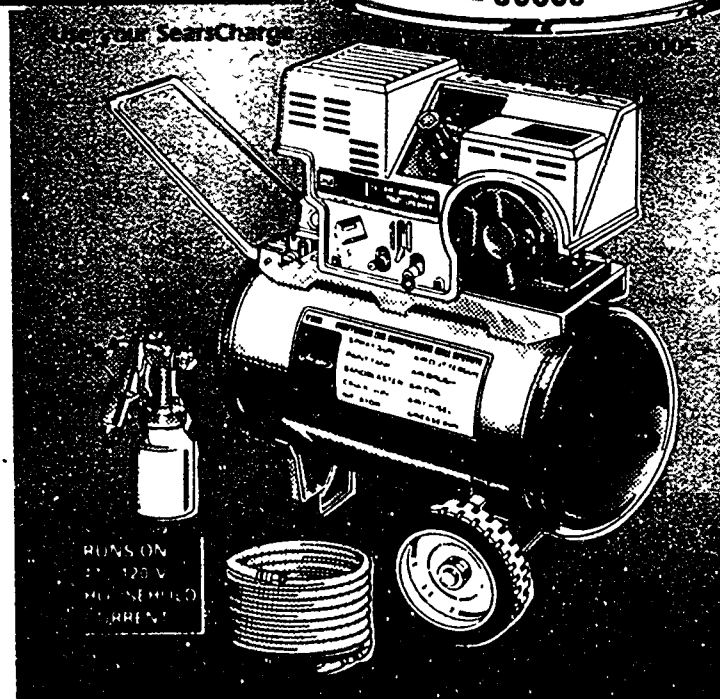
\$18.99 Satin finish .... **11.99** gal.

Sale ends May 29

\$16.99 driveway coating ... **10.99** 5-gal.  
\$21.99 Oil-base exterior gloss **18.99** gal.

Oil base exterior sale ends May 22

Paint also available at Sears Brighton and Howell stores



## \$200 OFF Craftsman 1-HP sprayer/compressor

Delivers 7.5 SCFM at 40 PSI, 100 PSI max. Has 12-gal. ASME air tank, Craftsman spray, 15-ft. air hose.

Reg. \$599.99

**399.99**

\$699.99 2-HP compressor ..... **499.99**  
\$799.99 3-HP compressor ..... **649.99**

Sale ends May 29

You can count on

# Sears

SEARS, ROEBUCK AND CO.

Satisfaction Guaranteed or Your Money Back

Open 9:30 am to 9 pm Monday through Saturday; Sundays 12 noon to 5 pm

• Macomb Mall 293-8000  
• Oakland Mall 585-1000  
• Southfield 559-8000

• Pontiac Mall 681-9900  
• Livonia Mall 476-6000  
• Lincoln Park 383-7000

• Lakeside/Sterling Heights 247-1500

• Twelve Oaks/Novi 348-9200  
• Fairlane/Dearborn 336-0100  
• Briarwood/Ann Arbor 769-8900

Open 9:30 am to 6:30 pm (Mon. thru Fri.)

Sat. 9:30 to 6 — Closed Sunday

• Highland Park 868-1300

Open 9:30 am to 9 pm (Mon. thru Fri.)

Sat. 9:30 to 6 — Sun. 12 to 5

• Grosse Pointe Farms 884-6000

**Prices Effective at  
These A&P Stores Only**  
42475 WEST 7<sup>TH</sup> MILE, NORTHVILLE  
1154 E. WEST MAPLE, WALLED LAKE  
41800 WEST TEN MILE, NOVI  
**OPEN 24 HOURS**  
**8 A.M. MON. TO 11 P.M. SAT.**  
**SEE STORES FOR SUNDAY HOURS**

**ADVERTISED  
ITEM POLICY**

Each of these advertised items is required to be readily available for sale at or below the advertised price in each A&P Store except as specifically noted in this ad.

Prices effective thru Saturday, May 22, 1982.  
Items offered for sale not available to other retail dealers  
or wholesalers. We reserve the right to limit quantities.

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# DOUBLE COUPONS

THRU SATURDAY, MAY 22, 1982

Coupons up to and including 50¢ off any one item will be redeemed at face value. All other coupons or where the face value exceeds 50¢ will be redeemed at face value. **Stores only**

**THRU SATURDAY, MAY 22, 1982**

**THRU SATURDAY, MAY 22, 1982**

Coupons or where the  
be redeemed at face

Limit one coupon per  
turkey and ham

Available at Northville and  
Stores only

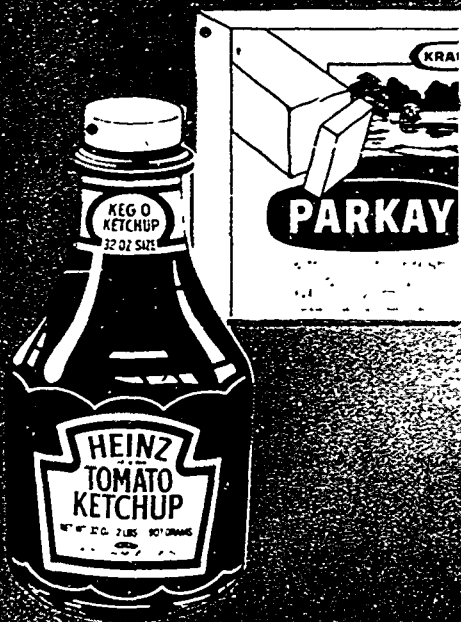
## Super Buys

# Heinz Ketchup

**SQUEEZE  
BARREL BOTTLE  
PLOCHMAN'S  
MUSTARD  
19-OZ. BTL.  
89¢**

**32-oz.  
btl.**

99¢



**P Super Buys**

QUARTERED

**Parkay**

**Margarine**

1-lb  
ctn

**47¢**

## Super Buys

ALL FLAVORS

# Ann Page Ice Cream

**\$1.39**

**1/2-gal.  
ctn.**

**ANN PAGE  
ICE CREAM  
CONES**  
12-CT PKG  
**39¢**

TRIGGER  
SPRAY BOTTLE  
**GLASS  
PLUS**  
22-OZ BTL  
**\$1.59**

## Super Buys

## WHITE, DECORATOR OR DESIGNER

# Bounty Towels

69¢

# jumbo roll

## **P** Meat Specials

FRESH FRYER  
**Box-0-  
Chicken**

**44¢**

**lb.**

**P Grocery Specials**

**TAB, SPRITE, MELLO-YELLO,  
SUNKIST ORANGE, REGULAR OR SUGAR  
FREE DR. PEPPER & SQUIRT OR**

# COKE

**\$1 99**  
PLUS  
DEPOSIT

**8**  
1/2-liter  
btl.

## PLUS DEPOSIT

## **P** Produce Specials

## CRISP. CALIFORNIA

# Head Lettuce

# 48¢

LIMIT 3

head

**LIMIT**  
**3**

**TURN THE PAGE FOR MORE GREAT A&P VALUES . . .**

# A&P

# Quality Plus Value...That's A&P!

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## Meat Specials

NO BACKS  
**Fresh Fryer Legs**

**88¢**  
lb.



MADE FROM CHUCK  
**Cube Steaks**  
**\$2.18**  
lb.



BONELESS  
**Stew Beef**  
**\$1.88**  
lb. SOLD AS STEW ONLY



NO BACKS — FRESH  
**Fryer Breasts**  
**\$1.28**  
lb.

FRESH  
**Whole Fryers**  
**55¢**  
lb. TWO PER BAG

## Meat Specials

FRESH FRYER  
**Box-O-Chicken**

**44¢**  
lb.

3 Breast and Wing Portions (with back), 3 Leg Portions (with back), 3 Extra Wings, 3 Giblet Packs

THORN APPLE VALLEY Sliced Bacon 1-lb. pkg. **\$1.78**  
THORN APPLE VALLEY OR Ball Park Franks ALL MEAT 1-lb. pkg. **\$1.58**  
THORN APPLE VALLEY OR Ball Park Franks ALL BEEF 1-lb. pkg. **\$1.68**  
THORN APPLE VALLEY Sliced Luncheonmeat FAMILY PAK 20-oz. pkg. **\$1.98**  
GLENDALE SMOKED Ham Sausage 1-lb. **\$1.98**  
WHOLE, SPLIT OR BREAD 'N BUTTER Claussen Pickles quart jar **\$1.39**

ASSO D  
**Pork chops** **\$1.18**  
lb.  
COUNTRY YLE  
**Pork lbs** **\$1.58**  
lb.

SHENANDOAH Boneless Turkeys 1-lb. **\$1.49**  
MARVEL FRESH TURKEY Drumstick or Wings 1-lb. **59¢**  
THORN APPLE VALLEY SMOKED Turkey Sausage 1-lb. **\$1.69**  
ALL VARIETIES — YOUR CHOICE 14-oz. pkg. **99¢**  
Mr. Fritter Patties 1-lb. **\$1.48**  
ALL VARIETIES — SLICED Peschke Luncheonmeat 1-lb. **\$1.48**  
CUDAHY Canned Hams 4 lb. can **\$6.99**

## Grocery Specials

A&P  
**Toddler Diapers**  
**\$4.99**  
40-ct. pkg.

## Dairy Specials

FARMSTEAD  
**Homogenized Milk**  
**\$1.79**  
gallon carton

## Grocery Specials

PLAIN, WITH MEAT OR WITH MUSHROOMS  
**Ragu Spaghetti Sauce**  
**\$1.59**  
32-oz. jar

## Frozen Specials

FROZEN  
**A&P Peas**  
**3 \$1**  
10-oz. pkgs.

## Grocery Specials

REGULAR OR LIGHT  
**Budweiser Beer**  
**\$4.99**  
12 12-oz. cans PLUS DEPOSIT

## Grocery Specials

TAB, SPRITE, MELLO-YELLO, SUNKIST ORANGE, REGULAR OR SUGAR FREE DR. PEPPER & SQUIRT OR  
**Coca-Cola**  
**\$1.99**  
8 1/2-liter btls. PLUS DEPOSIT

## Dairy Specials

VITA GOLD CHILLED  
**Orange Juice** 64-oz. btl. **\$1.09**  
ANN PAGE  
**English Muffins** 12-oz. bag **63¢**  
COUNTRY STYLE OR BUTTERMILK Pillsbury Biscuits 7 1/2-oz. tubes **4 \$1**  
KRAFT PARKAY SOFT MARGARINE Light Spread 2-lb. bowl **\$1.39**  
WEIGHT WATCHER'S IMITATION Cream Cheese 8-oz. pkg. **99¢**

## Carlo Rossi Chablis or Rhine Wines

3.0-liter btl. **\$4.99**  
9-OZ. SIZE Dixie Cup Refills 80-ct. box **\$2.09**  
KEEBLER Vanilla Wafers 12-oz. box **\$1.19**  
KRAFT Miracle Whip 32-oz. jar **\$1.58**  
SPAGHETTI W/MEAT BALLS, BEEFARONI OR CHILI MAC Chef Boyardee 15-oz. can **89¢**

## Gallo Chablis Blanc or Rhine Wines

3.0-liter btl. **\$6.99**  
TUNA, COUNTRY DINNER, BEEF OR TUNA/CHICKEN Purina 100 Cat Food 6 to 6.5-oz. can **37¢**  
GOLDEN GRAIN Macaroni & Cheddar 7 1/2-oz. box **45¢**  
GREEN GIANT 3-Bean Salad 17-oz. can **89¢**  
REGULAR OR THIN Mueller's Spaghetti 48-oz. box **\$2.09**

## WHEN SLICED GREEN BEANS, SWEET PEAS, OR EYE KERNEL OR NIBLETS CORN

Green Giant Vegetables 12 to 17-oz. cans **3 \$1.29**  
LAUNDRY DETERGENT m & mmer 65-oz. box **\$1.58**  
METHOD GRIND COFFEE Rock 2 lb. can **\$4.99**  
JIT JUICY RED Hawaiian 28.5-oz. canister **\$2.66**  
OFF LABEL DISCO 38-oz. btl. **\$1.88**  
YUM YUM Potato Chips 8-oz. bag **89¢**  
ALL FLAVORS Otter Pops 18-ct. box **99¢**  
SUPER MOTT'S Prune Juice 48-oz. btl. **\$1.59**  
Fry Krisp Batter Mix 10-oz. box **63¢**

## Frozen Specials

GREEN GIANT  
**Corn On-the-Cob** 6-ct. pkg. **\$1.09**  
MINUTE MAID Lemonade 12-oz. can **75¢**  
REG. OR CRINKLED Ore-Ida Golden Fries 2 lb. bag **\$1.09**  
BREAKFAST TREAT Ann Page Waffles 5-oz. pkg. **29¢**  
PEPPERONI Stouffer's Pizza 11 1/2-oz. pkg. **\$2.09**



# A&P

# THE FARM

AT A&P

FRESH WITH QUALITY

ADVERTISED ITEM POLICY

Each of these advertised items is insured to be ready available for sale at or below the advertised price in A&P stores, except as specifically noted.

Please observe this Saturday, May 22, 1982. Items offered for sale not available in your store due to weather, transportation, or other factors.

CRISP, FIRM — CALIFORNIA

# Head Lettuce

# 48¢

each

Save Up To 90¢

LIMIT 3

RED, RIPE  
**Whole Watermelon**  
lb. **19¢**  
22-LB. AVERAGE

SWEET, GEORGIA  
**Vidalia Onions**

lb. **48¢**

SNOWWHITE, FRESH  
**Mushrooms**

8-oz. pkg. **97¢** SAVE 21¢

FULL OF JUICE  
**Florida Limes**  
6 for **88¢** LARGE 48 SIZE

SALTED OR UNSALTED (IN SHELL)  
**Roasted Peanuts** . . . . . 10-oz. pkg. **97¢**

SWEET, CALIFORNIA  
**Sunkist Oranges** . . . . . 113 SIZE **5 for \$1**

FOR SPRING PLANTING  
**Beautiful Geraniums** . . . 4-inch pot **99¢**  
**Michigan Peat and Top Soil** . . 40-lb. bags **3 for \$5**

EXOTIC CACTI AND SUCCULENTS 4-INCH POT **\$2.99**

## HBA SPECIALS

25¢ OFF LABEL REGULAR OR GEL

**Colgate Toothpaste**  
**\$1.39**

REG. 7-oz. or GEL 6.4-oz. tube

**Colgate Toothbrushes** **2 for \$1**

¾ INCH SIZE

**Curad Bandages**  
**77¢**

60-ct. pkg.

**Royal Shampoo** . . . 1.5-liter btl. **\$1.99**  
**Royal Bath Oil** . . . 28-oz. btl. **99¢**

## DELI-BAKE SHOP

VIRGINIA  
**Baked Ham**

**\$1.79**

½-lb.

VARIETY Sweet Rolls . . . . . 4 for **99¢**  
STRAWBERRY RHUBARB Fresh Baked Pie . . . each **\$1.49**  
FRESH BAKED White Bread . . . . . loaf **59¢**  
CREAMY Macaroni Salad . . . . . lb. **79¢**  
SLICED American Cheese . . . . . ½-lb. **\$1.19**

**PARTY TRAYS**  
Deluxe Meat & Cheese Trays  
**\$2.19**

PER PERSON ON ALL MEDIUM OR LARGE TRAYS

See our many varieties and pick up a FREE party tray brochure. Available only at Stores with Deli-Bake Shop.

SLICED TO ORDER  
**German Bologna**

**69¢**

AVAILABLE ONLY AT A&P STORES WITH DELI-BAKE SHOP