

WANT ADS

ALL CLASSIFIED ADS ARE PAYABLE IN ADVANCE

Master - Mix, Wayne & Triumph Dog Foods. Friskie - cat foods at G.E. Mann & Sons, Manchester, Michigan. tfn

BEEF TO SELL BY SIDE: Custom slaughtering. Lockers to rent. Phone 428-5031. Manchester Frozen Food Locker. tfn

PIANO TUNING and repair. Tuesday, Thursday, and Saturday. Call 428-8351. tfn

FOR FULLER BRUSH needs call 428-8886. tfn

AUCTIONEER: S. Halchishak, Dairy, General Farm, Antiques, Liquidation; Household and Estates or buy outright. Call (313) 456-7207. tfn

WILD bird feed, scratch feed, sun flower seeds, peanuts, also bird feeders at E.G. Mann & Sons, Manchester, Michigan. tfn

PAINTING & WALLPAPERING - dry wall, light carpentry interior and exterior. Fully insured. Free estimates. Call collect Gordon L. Macomber & Son, Saline. 429-4294. 4-27

WE BUY old stringed instruments, especially guitars, banjos, mandolins, and autoharps. Please call 665-9836. 2-15

FOR SALE: German Shepard pups AKC Black Beauties, have shots and wormed. 9 weeks old. Breed for Show, Disposition, Brains. Phone 428-8613. 1-4

THIS spot that spot, traffic path too, removed with Blue Lustre carpet shampoo. Gambles.

COUNTRY WNRs "The Mighty 1290" is looking for a part-time sale representative to serve your community. The job offers top commissions, and opportunity to meet people, and the chance to be involved with a dynamic radio station. If you're interested, give Jan a call at 663-0569 or 429-4988. She'll give you more information. 1-11p

IMMEDIATE OCCUPANCY: Three bedroom country home for rent. one car garage, basement, garden spot. \$155.00 per month. Phone 428-8969. In Clinton School District, Manchester area.

FOR SALE: '69 Volkswagon, good condition - one owner \$500. 428-8998. 1-11

FOR SALE: 1966 Chevrolet pickup 1/2 ton, \$400.00, 15226 Sharon Valley Road. P

FOR SALE: Firewood - \$20 a cord. Call 428-8158. 1-11

1964 FORD FAIRLANE 500, 6 cy. motor good and in running order. Rusty body. 428-8218 P

FOR SALE: 1968 Mercury Cougar; XR7; vinyl top, air conditioning; power brakes and steering. 428-8567. P

FOR SALE: Alaskan Malamute male, 18 wks - must sell for lack of space 478-7635. P

FREE: fuzzy kittens to be given away to good home. Kitty litter trained. 475-8087. 1-11

GERT'S A GAY GIRL - ready for a whirl after cleaning carpets with Blue Lustre. Rent electric shampooer \$1. Beals Ace Hardware.

Card of Thanks
I wish to thank all those who remembered me with visits, gifts and flowers while I was in the hospital and since my return home.
Mrs. John Bus

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MANCHESTER

A - No. 1 Race by Michigan's No. 1 Team



Manchester Jaycee
SNOWMOBILE RACE

- * Held at Manchester Speedway
 - * Class B - MSA Sanctioned
 - * High Banked Oval Racing
 - * Expected \$2,000. purse
 - * General Admission \$2
 - * Entry \$10. per driver
 - * Reg. starts at 9:30 to 11:30
 - * 1st race at 12 noon
- Proceeds for Community Betterment

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Phone 428-8123 428-3021

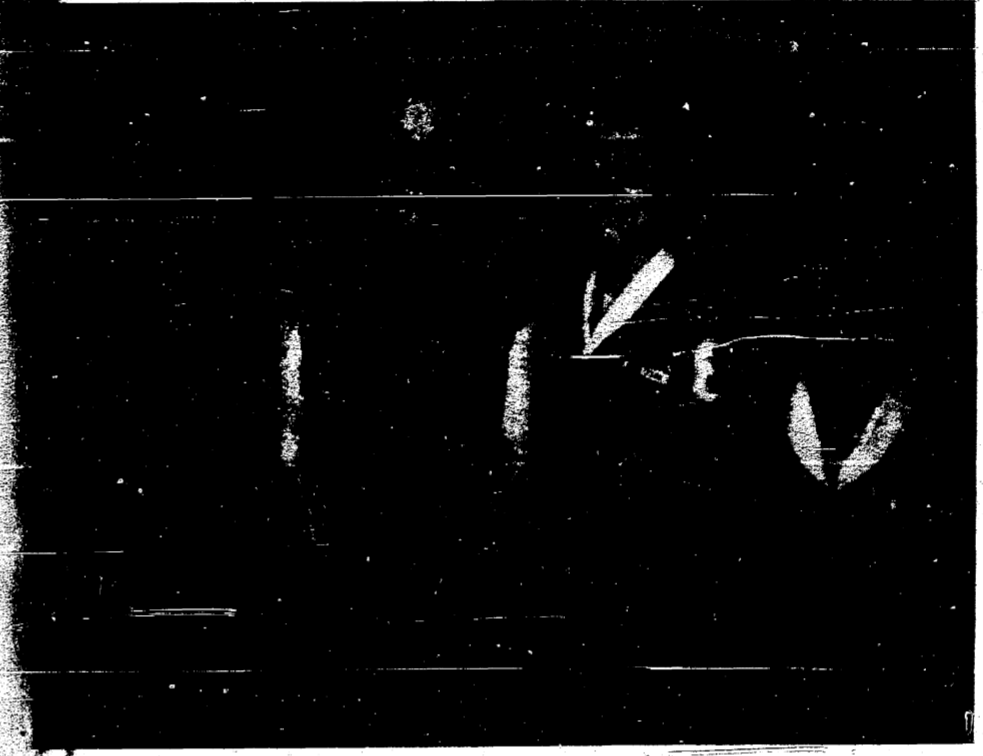
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3 bedroom near school
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15554 Fahey Road 428-8748
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THE MANCHESTER ENTERPRISE

11 YEAR NO. 11 10 CENTS PER COPY THURSDAY, JANUARY 11, 1973

4 Retire From Post Office Combine 110 Years of Service



By C. Chapin

One Hundred ten years of service at the United States Postal Department. That's the astonishing total amassed by the four Manchester residents who retired December 31st of last year.

Mrs. Deolores Richardson of 128 Riverside, wife to William, mother to Wm. E. and Kathleen, grandmother to Julie Ann, has totaled 31 years of service.

Born in Pennsylvania, she has lived here since 1930, first working for Bert Lowery, then George Merriman and Marvin Kirk as a Distribution Clerk. She hopes to do a bit more camping and baby sitting with the grandchildren.

Mary Smith, of 425 LaFayette, is a native of Manchester, born Mary Weinlander, graduated from Manchester High School in 1940 and attended Jackson Business University.

Working for Ford Motor Co. during the war she was married to Russell Van Smith and is the mother of Sara, Dan, and Julie, grandmother to Sara and Daniel Clay Rigg, she is also active in the American Legion Auxiliary.

Mary expects to visit Florida this spring and hopes to have more time with the grandchildren.

A Husband - wife team who together gave 52 years to the Post Office are Bob and Yvonne Huber of 351 Schaffer Dr.

Both born and attending school here. Bob attended Business College in Ann

Use 150,000 Gallons of Water For Snowmobile Race

The Manchester Jaycees held their 5th Annual Snowmobile race, January 7, 1973.

First of all the biggest problem we had was that we didn't have any snow. The week before the race all we could do was hope and pray that we would get snow. The closer the race came the chance of snow became less and less.

So after thinking about the problem we decided to pump water from the infield onto the race track. We had the Union Construction Companies sewer truck to pump the water onto the track. (Who I would like to thank most of all, because without Allen Schaffer we would not have had the race.)

About 12-15 Jaycees helped pump the water Friday night and Saturday. We estimated that we pumped 150,000 gallons of water to get the 1/2 mile track ready for the race. When we left the track late Saturday night we had put about 2' of ice all around the track.

Sunday we started out at 6:00 at the Michigan Livestock diner for breakfast. Then we went to the track where 145 machines raced on one of the best and fastest tracks in quite a few years.

The work was hard, the rewards will be great, because most of this community who know about the Jaycees of Manchester, know that their profits are returned to the various community projects and clubs.

We would like to thank everyone who helped and donated their equipment to this project; Stockyard Diner (for breakfast), Gambles (for Gold Helment and Oil products), Union Construction Company (for pumps, sewer tanker, generator and help), Joey Bivins and Joe Fitzgerald (for working Allen Schaffer's equipment), and all Jaycees.

RACE RESULTS:
A-PP- 1st, Vivian Swears, Flint, Ski-oo, 2nd, Bonnie Lancaster, Pontiac, Polaris, 3rd, Pat Soper, Kingston, Ski-doo

A-Stock - 1st, Terry Lancaster, Pontiac, Polaris, 2nd Greg Meyers, Coldwater, Ski-doo, 3rd Bob Petch, Burlington, Sno Jet, 4th Ralph Swears, Flint, Ski-Doo

B-Stock - 1st, Lynn Hutchinson, Chelsea, Rupp, 2nd Jim Bennett, Charlotte, Polaris, 3rd, Henry Darby, Monroeville, Ski-doo, 4th, John Freeman, Ailes, Rupp, C-Stock - 1st Wesley Powell, Columbia, 2nd, Glen Ridely, Clio, Columbia, 3rd, Richard Hart, Vassar, Scorpion, 4th, Jim Noble, Azalia, Artic Cat.

D-Stock - 1st Ron Tibbe, Coopersville, Rupp, 2nd, Pete Tryand, Ann Arbor, Yamaha, 3rd James Kovach, Goodville, Roloflex, 4th Bill Mann, Whitmore Lake, Columbia.

SS-PP-B- 1st, Darlene Eno, Hale, Ski-doo, 2nd Pat Soper, Kingston, Ski-doo, 3rd, Sue Kingery, Muskegon, Ski-doo, 4th, Barb Atherton, Clio, Polaris, SS-A- 1st, Steve Pobuda, Bangor, Speedway, 2nd, Dauan Hooper, Pontiac, 3rd, Chris White, Michigan Center, Artic Cat, 4th Jim Omandt, Peck, Speedway.

SS-B- 1st, James Kingery, Muskegon, Ski-doo, 2nd, Dale Hill, Speedway, 3rd, Chuck Raw, Artic Cat, 4th, Jerry Eno, Hale, Ski doo.

SS-C- 1st, Ward Hooper, Artic Cat, 2nd, Andy Anderson, Holt, Ski-doo, 3rd, Sam Richard, Jackson, 4th Terry Lancaster, Pontiac.

SS-D- 1st, Gregory Dewald, Twining, Artic Cat, 2nd, John Hamar, Carsonville, Speedway, 3rd, Mike Cagay, Kalamazoo, Artic Cat, 4th, Duane Hooper, Pontiac, Artic Cat.

Grand winners of the Jaycee drawing are: side of beef, Chuck King, Manchester, Bushel of Joy, Roger Hokomb, Ann Arbor, Peck of Joy,

Receives Letter From President



By C. Chapin

Lisa Huber, 10 year old daughter of Mr. and Mrs. Lauren Huber of 520 West Main was this past fall, a campaign manager for the re-election campaign of President Nixon. Mrs. Godby's 5th grade at the Middle School was following the election closely and learning of the democratic process, when Lisa wrote to Mr. Nixon and invited him to visit Manchester to meet his voters, during his trip to Michigan.

Not able to take time to stop in Manchester he wrote a personal letter to Lisa.

Dear Lisa,

No matter how busy the day is I always enjoy hearing from young friends! I am especially pleased by your generous expression of confidence and support.

You are never too young to take part in working for a better America. I have great faith in our Nations young people and I hope you will always feel the commitment that you do now. With your spirit and energy we can meet the challenges of the 1970's

With my best wishes to you and for the years ahead,

Sincerely,
Richard Nixon

Congratulations Lisa! You have reminded all of us that he is our president, duly elected, and however busy, will have time to hear us. A lovely message for the entire community.

Notice

Christmas tree pick-up will be on Friday, January 12th. Please place trees at the curb.

Manchester JCS Named Number 1

The Michigan Jaycees announced today that the Manchester Chapter is tops in the State for external projects.

President Jim Curley, of the local chapter, wishes to thank all of the Merchants, Jaycees and individuals of our community that helped us to achieve this goal.

During the month of December, the Manchester Jaycees ran a snowmobile safety clinic, letters to Santa Claus project, a community sing-along, pictures with Santa, children's shopping spree, the Village of Manchester Christmas decorations, the Jaycees Christmas tree sale, and Santa's surprise visit to Manchester.

For these accomplishments, our own hometown Jaycee organization received this top honor.

Mr. and Mrs. Charles King, owners of Donut Time, USA, will sponsor the traditional March of Dimes Coffee Day on Monday January 15th. The Kings hope that by providing free coffee and a hospitable atmosphere the "regulars" and all dedicated coffee drinkers will drop their coffee money into a special container for the March of Dimes. To add enthusiasm a contest will be staged on Tuesday, January 16th, enabling all customers to register a guess as to the amount of money collected in the container on the previous day. The winner of the guessing game will be entitled to one free cup of coffee and a roll each day of the following week, January 22-27th.

Mrs. Leonard Ahrens, Chairman of Continued on page 4

The Manchester Enterprise
305 Beaufort Street
Manchester, Michigan 48158
Phone 428-8173

The Manchester Enterprise was established in 1867 and is published each Thursday at 305 Beaufort St., Manchester, Michigan with second class postage paid at Manchester.

THE STAFF

Edward E. Steele, Publisher
Lenore Steele, Editor
Darlene Minor, Assistant Editor
Cecelia Chapin, Feature Editor

LETTERS TO THE EDITOR

With the advent of the New Year the citizens of Washtenaw County will be represented by a Board of Commissioners that they chose in the elections of 1972. This board is dominated, for the first time in history, by representatives of the Democratic Party. Their first handling of important matters compel every resident of this county to be alerted to the changes which they propose.

At the organizational meeting on January 2, 1973, the Democratic faction presented a complete organizational change for County Administration and adjusted the 1973 budget to support these changes. The change relieves the following long standing professional employees of employment: 1. County Administrator, 2. The Three Man Board of Auditors, 3. Budget Officer, 4. Administrative Assistant (Personnel Officer). In return, they propose to create an Administrative Organization headed by a 1. Controller, supported by an 2. Executive Secretary, and an 3. Assistant Controller, and such other personnel as they deem necessary.

This, according to leading legal

authority is unconstitutional under the state law for a County Government of our type without the vote of the people. However, they forged ahead with their leadership stating that it is legal in so far as they are concerned. This is one small example of the early unawareness and relentlessness they (the Democratic Majority) seem to adhere to.

In revising the overall budget for 1973, the dominant faction has proposed to delete a sizeable amount from the total. In so doing, they have eliminated eleven existing positions and cut the operating budgets of several departments to the point that services will be slowed and less efficient. This action causes concern and discontent within the County building which, already has resulted in serious moral problems through-out the system.

In addition to this, they have proposed to hire a full time Corporate Counsel for the Board at \$23,000.00 annually, as well as assistants and office personnel to back this position up. In my opinion, this operation will cost close to \$100,000.00 annually, if implemented. Previously this work has been a part of the county prosecutors office, and that office has never requested relief from this assignment.

The same proposed budget proposes to remove, effective July 1, 1973, \$140,000.00 from the Sheriff Department for road patrol. This is a drastic step against all rural townships. It also would seem only logical that if the townships do not have security, that the safety of the cities would be endangered. The dominant faction claims new legislation will enable the townships to use "road monies" for patrol and that they will be explaining this in detail later in the year.

As the Commissioner from your area, I pledge to continue to be alert and to vote for the needs and protection of our people. You will continue to be actively represented, and reports such as this will continue. Your comments and support are welcomed and needed.

Jay L. Bradbury

WASHTENAW COUNTY MEDICAL CARE

The Washtenaw County Medical Care Auxiliary will hold their monthly meeting at 9:30 a.m., January 17, at the Juvenile Court Center, 2270 Platt Road.

Plans for the coming membership drive will be discussed.

Editors Opinion

Did the Village Council have sufficient reason to fire Chief of Police Becktel? This has been the main topic of conversation in the town for the past week and a question that only the council can answer.

We have elected these men to serve their community to the best of their capacity. If after careful deliberation they make a decision, then they should not back down from that decision.

You hear that being on the council is a thankless job and no doubt that this is true, but they are on the council because they choose to be there.

Actions by the council should be made on sound judgement, not on emotionalism. We need strong decisive leadership.

It is a good feeling to live in a community where people rally to the support of an individual, as many did last Tuesday night for Larry. But where is their community spirit when it is time to fill the council seats? It is a very poor showing for the village when we have only one slate of candidates for an election.

We (the editor and publisher) were invited to attend a meeting between the police department and the members of the council, which was held on Wednesday evening of last week. When we arrived at the council room we were told that the meeting was not open to the public, but was a meeting between the Health and Safety Committee and the police department. The council members not on that particular committee were there by invitation.

When we posed the question "What if we choose no to leave?", we were told that force would be used if necessary.

LIBRARY NOTES

We've got ourselves a winter, haven't we?

This is the time of year when you should feed the birds and read good books. We just happen to have some good new ones for you.

Two non-fiction offerings are ready - The defense never rests - by F. Lee Bailey and The low cholesterol cookbook by Cavaiami.

On the fiction shelves are the following: Mrs. Starr lives alone - Rumer Godden, The Odessa file - Forsythe

Tammen - Rushing, A high old time - Russ Treehouse - Morrison, Freers Cove - Gordon, The Camerons - Crichton, Greysallows - Michaels, The other woman - Jaffe, I come as a thief - Auchincloss, American family - Baldwin, Green darkness - Seton

If you are looking for something just a little different - try one of these: Open Marriage - O'Neill, Captain Cook - Alistair MacLean, Inside Australia - John Gunther, The History of the Michigan Credit Union League - Crews (bet you didn't expect that one.)

Sting like a bee - Torres -- The Muhammad Ali Story.

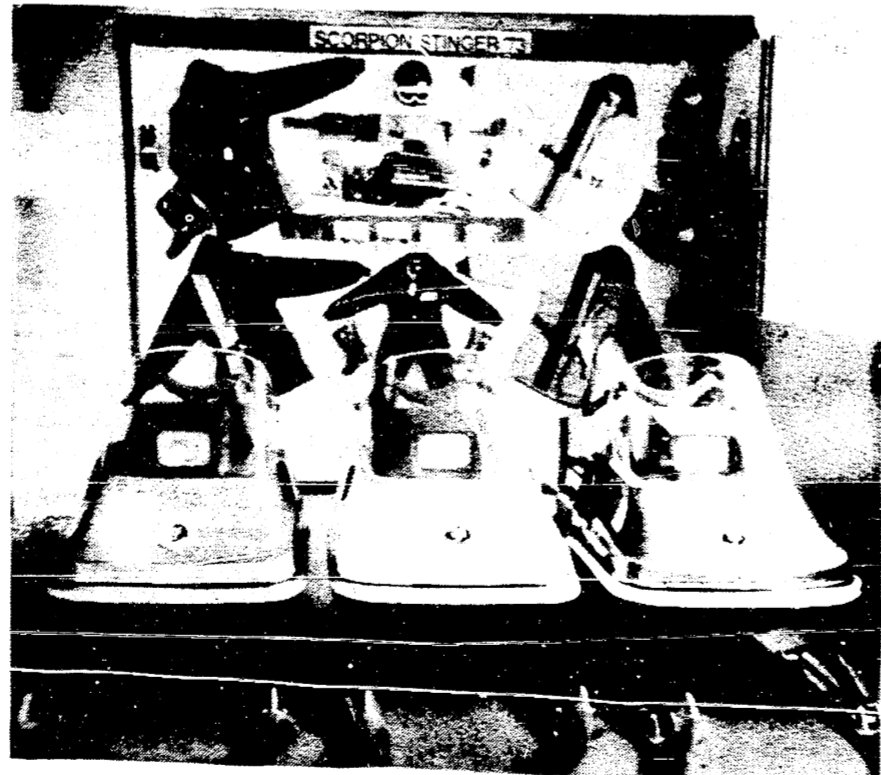
Notice To Freedom Township

Property Owners

Senior citizens and disabled veterans tax exemption forms will be received at the Township Hall on Saturday, January 13, 1973 from 9 am until 12 noon

If unable to attend at this time call 428-8028.

K & W Your Snowmobile Headquarters



Scorpion Snowmobiles - Trailers - Sleds
Snowmobile Clothes - Snowmobile Accessories
K & W Equipment, Inc.
Agricultural and Construction Equipment
105 M-52 Manchester Phone 428-5081

YOUR CHURCH

MARY'S CATHOLIC CHURCH
Father Raymond Schlinkert
1st Main Street
Sunday Masses 8:30 a.m. and 10:30 a.m.
Monday thru Friday 8:30 a.m.
Saturday 7:00 p.m.

FAITH COMMUNITY CHURCH
Rev. Kenneth Kuepper, Pastor
100 Sharon Hollow Rd. off W. Austin Rd.
Worship Service 10:00 a.m.; Sunday School 11:00 a.m.; Sunday Young People 10:00 p.m.; Sunday Evening Service 7:00 p.m. Wednesday evening 6:30 p.m. Junior Choir Practice; Prayer Meeting and Bible Study 7:00 p.m.; Junior Prayer Meeting 10:00 p.m.; Senior Choir Practice 8:00 p.m.

WASHTENAW CREEK CHURCH
Rev. Ralph Janofski, Pastor
Worship Service 10:00 a.m.; Sunday School 10:15 a.m.; Youth Service 6:30 p.m.; Evening Service 7:30 p.m. Wednesday evening: Junior Choir 6:30 p.m.; Bible Study and Prayer Meeting 7:30 p.m.; Senior Choir 8:30 p.m.

SHARON UNITED METHODIST CHURCH
Corner Pleasant Lake Rd. - M-52
Rev. Michael Peterlin, Pastor
Sunday School 10:00 a.m.; Worship Service 10:00 a.m.; Evening Service 7:30 p.m.

ST. THOMAS LUTHERAN CHURCH
Rev. Daniel Mattson, Pastor
Worship Service 10:00 a.m.; Sunday School 10:00 a.m.

ST. JOHN'S EVANGELICAL LUTHERAN CHURCH
Rev. Dennis Falk, Pastor
Sunday School 9:30 a.m.; Church Service 10:30 a.m.

BETHEL UNITED CHURCH OF CHRIST
Rev. Roman A. Reineck, Pastor
Shepherd and Bethel Church Roads
Church Service 10:00 a.m.; Sunday School 10:00 a.m.

MANCHESTER UNITED METHODIST CHURCH
Rev. Walter R. Damberg, Pastor
Church School 9:15 a.m. to 10:15 a.m.; Worship Service 10:30 a.m. to 11:30 a.m.

MANUEL UNITED CHURCH OF CHRIST
Rev. Joseph W. Wise, Pastor
Worship Services:
Sunday School 9:15 a.m.; Church Services 10:30 a.m. Plan to worship God regularly.

WASHTENAW LUTHERAN CHURCH
Rev. John R. Morris, Pastor
150 S. Fletcher Road
Sunday School 9:00 a.m.; Family Worship 10:15 a.m.

ST. JOHN'S UNITED CHURCH OF CHRIST
Rev. David Klies, Pastor
Rogers Corners, Waters and Fletcher Rds.
Sunday School 9:30 a.m.; Church Services 10:30 a.m.

MANCHESTER BAPTIST CHURCH
Pastor Alan Morris
100 Macomb St.
Sunday School 10:00 a.m.; Worship Service 11:00 a.m.; Youth Fellowship 6:00 p.m.; Evening Worship 7:00 p.m. Wednesday evening Prayer Meeting at 7:00 p.m.

NORTH SHARON COMMUNITY BIBLE CHURCH
William Enslin, Pastor
Glyvan and Washburn Road
Sunday School 10:00 a.m.; Worship Service 11:00 a.m. (Nursery will be available); Junior Church Classes 11:00 a.m.; Youth Meeting Senior High 6:00 p.m.; Youth Choir 6:00 p.m.; Evening Worship Services 7:00 p.m. (Nursery available); Wednesday Bible Study and Prayer Meeting (nursery available) 7:00 p.m. To your door bus Transportation available 428-7222.

Church Services Courtesy of
Jenter Funeral Home
302 E. Main St.
Manchester, Michigan

FAITH COMMUNITY CHURCH

Tuesday, Jan. 16th at 7:00 pm Study of Luke.
Wednesday, Jan. 17th at 1:00 pm United Methodist Womens birthday luncheon dessert.

ZION LUTHERAN CHURCH

Sunday, Jan. 14th, Pulpit exchange, Guest Preacher is Rev. Karl Oelschlager.
Monday, Jan. 15th, Choir nite Jr. choir at 7:15 p.m. Sr. choir at 8:00 p.m.
Wednesday, Jan. 17th, Annual Congregational Meeting at 8:00 pm.

SHARON UNITED METHODIST CHURCH

The Administrative Board will hold its first meeting of 1973 on Thursday, Jan. 11, at 8 p.m.
Junior Choir will practice Wednesday Jan. 17th.
Jr. Y.F. meeting will be Jan. 11 at 7:30 p.m.
The Sr. Y.F. will meet Monday, Jan. 15, at the home of Pam Ebersole. Jerry Huehl will lead devotions.

ST. JOHN'S LUTHERAN

Sunday, Jan. 14th, Holy Communion at 10:30, Annual Meeting Potluck Dinner, at 12:00
Tuesday, Jan. 16th, Sewing Bee at 1 p.m.
Wednesday, Jan. 17th, Jr. Choir at 7:30pm and Sr. Choir at 8:45 pm. Midweek Devotions at 7:30 pm.

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JOLLY FARMERETTES

The monthly meeting of the Jolly Farmerettes 4H-Club was held January 2, 1973. The meeting was called to order by Junior President Julie England. Flag pledges were led by Lois Kemmer. Roll call was your favorite name. There were 34 members and 4 leaders present.

The thank-you notes were read from recipients of the sun-shine boxes our club distributed at Christmas time. We also sent Christmas gifts to children at St. Joseph hospital in Ann Arbor.

Members decided to send an invitation to Mr. Duncan Sanford and Miss Joni DeGrand of the Co-operative Extension office to visit our club.

Important dates to remember are: January 27 March of Dimes Polio Balloon sale, February 6 our next club meeting. On February 10 we will have a Valentine party, also in February will be the Kiwanis Rummage Sale in Ann Arbor.

Demonstrations were given by Beth Feldkamp, Joanne Kastl, Terry Shinnaberry and Kim Johnson.

The meeting was adjourned and refreshments were served by Elaine and Carol Buss and Joyce Schwab.

Reporter, Joanne Kastl

O. E. S.
Public Card Party
Masonic Hall
Saturday, January 13
8 pm
Refreshments and Prizes

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Church Services Courtesy of
Jenter Funeral Home
302 E. Main St.
Manchester, Michigan

UNION SAVINGS BANK
Send a Check . . . not yourself.
A personal checking account at Union Savings Bank, the most convenient way to pay your bills. You always have a record of your purchases and a positive receipt that the bill was paid. The INTERESTED bankers have made it easier for you to maintain your checking account by offering free checking when you keep the Happy Balance in your account. Of course, senior citizens always enjoy free checking.

March of Dimes

Manchester's 1973 March of Dimes, also has offers from other companies specializing in "party-plan" merchandising who are eager to join the March of Dimes by donating all or a part of the proceeds from January sales. Since many Manchester residents enjoy participating in merchandise parties, Mrs. Ahrens hopes that all who plan to have a party of this type in the near future will call her at 428-8181 and make arrangements to schedule their event in January so that the March of Dimes can take advantage of this opportunity. The firms offering special January parties are Mary Kay Cosmetics and Dutch Maid (clothing for the family). In other areas of Michigan other companies are offering January March of Dimes Specials so anyone who desires to sponsor a merchandise party for a firm not listed is urged to call Mrs. Ahrens who will make the necessary arrangements.

MARCH OF DIMES SCHEDULES 1ST RURAL-URBAN MOTHER'S MARCH WORKSHOP

March of Dimes chairman for the four rural townships surrounding the village of Manchester and the Mother's March chairman for the village will cooperatively conduct a workshop for all Mother's March volunteers on Wednesday evening, January 17th in Emanuel's Church Hall at 8 p.m.

The meeting is designed to provide Mother's March volunteers with up to date information on all aspects of work financed by The National Foundation and its March of Dimes. Campaign supplies will also be distributed at that time.

Individual volunteers are asked to contact their own respective chairman

or captain for any additional information.

Manchester Mother's March Chairman: Mrs. Everett Bailey-428-8888. Her captains are: Mrs. Joseph Fitzgerald, 428-9841, Mrs. James Curley-428-2671, Mrs. Richard Scott-428-8425, Mrs. James Mann-428-8074, Sharon Twp. Chairman: Mrs. Reno Feldkamp-428-8571, Manchester Twp. Chairman: Mrs. Danny Caywood-428-8720, Freedom Twp. Chairman: Mrs. Earl Huehl-428-3432, Bridgewater Twp. Chairman: Mrs. Milton Weidmayer-428-8531

Police Report

On December 31, 1972 at 11:10 p.m. the Manchester police received a call on a B & E. Richard John Whalton of Ann Arbor was found on the scene with a 12 gauge shot gun. He was disarmed and taken to Washtenaw County Jail where he was charged with Breaking and Entering and Felonious Assault. The case is awaiting hearing.

On Thursday, January 4, 1973 the Manchester police responded and assisted the Sheriff's Department at the scene of an accident on Sharon Valley Road. Robert Wilson, aged 33 of Brooklyn (formerly of Ypsilanti) was pronounced dead at the scene of the accident by the medical examiner from Chelsea. He had been traveling west on Sharon Valley Road, apparently at a high rate of speed when he hit a patch of ice, ran off the road and hit a large tree. The time of the accident was approximately 7:30 p.m.

It's A Girl!

Born to Mr. and Mrs. Forrest Salyer a baby girl weighing 9 pounds. She was born January 5th at St. Joseph Hospital in Ann Arbor, Michigan. She was named Shannon Lee.

Her Grandparents are Mr. and Mrs. Forrest Salyer and Mr. and Mrs. Ora Walcutt.

engaged

Mr. and Mrs. Reno Feldkamp of 8701 Smythe Road wish to announce the engagement of their daughter, Beverly Jill to Mr. Craig Dupler, son of Mr. and Mrs. Clyde Dupler of 3321 Vinsetta Blvd., Royal Oak, Michigan.

Beverly is currently a senior at Western Michigan University at Kalamazoo and Craig is a 1972 graduate of the University. The wedding is being planned for August 18, 1973.

GLASS RECYCLING NOTICE

The McClain Co. of Utica, Michigan has informed the Manchester High School Ecology Club that work on the glass storage bin is nearing completion and delivery will take place soon.

The club once again requests their patrons patience and understanding through this waiting period. Patrons who do not have room to store their glass may call the club's president Martha Sutton at 428-2481 for assistance.

REAL ESTATE

Lake front home near Irish Hills. Beautiful year round home - 4 bedroom - fully carpeted. Complete recreation room separate from main house. 3 bathrooms - completely remodeled. Excellent neighbors. Ideal home or cottage for discerning people. Possible land contract \$63,900.

Conrad Gonyer

Representing WESTERMAN REAL ESTATE Member of Multiple Listing and Ann Arbor Board of Realtors Phone: 428-8073

CLINTON THEATRE

Friday, Saturday, Sunday January 12, 13, and 14th one show nightly starting at 7:30 p.m.



Due to rising costs of shipping and film rentals we are forced to raise the Adult admission to \$1.75. However the Childrens admission (12 and under) will remain the same at \$1.25. EFFECTIVE January 12, 1973. Thank you,

SEAL-OUT WINTER



• Weather Stripping • Storm Windows and Doors • Insulation

Bridgewater Lumber Co.

8370 Boettner Rd., Bridgewater GARDEN 2-9099

Stockyard Diner

Located Next to Michigan Livestock Exchange on M-52

Open Monday thru Friday 6 am to 4 pm

SOUP SANDWICHES

Serving Breakfast

Featuring Delicious Dinner Daily 11 am - 2 pm

January clearance Sale

Starts Friday January 13

SAVE UP TO 50% TO

All Sales Cash and Final

CAL'S TOG SHOP

DOWNTOWN TECUMSEH

Village Planning Commission

October 5, 1972

The regular meeting of the Manchester Village Planning Commission was held at the Village Hall with members present Curley, Leeson, Little, Walton, Althouse, and Kirk.

Also present were Councilman Benedict, Supt. of Public Works Daniels, Sang Nam and Don Farmer from the Washtenaw County Metropolitan Planning Commission, and Harry Macomber.

The meeting was called to order at 8:25 p.m., by Chairman Curley.

Minutes of the last previous meeting were read, and on the motion by Little, seconded by Althouse, were approved.

Mr. Nam and Mr. Farmer gave a preview of a slide presentation which we expect to have for a public meeting.

First, there are a series of scenes from the past and present to establish "The Character of Manchester Village", followed by

a comprehensive study of the background work that has gone into the formulation of plans for Manchester. This phase commences with orientation of this area to surrounding counties, cities, and areas, and then inventory maps and statistical charts of our present condition. The presentation progresses into plans for immediate and future developments in land use, transportation and traffic circulation, and community facilities, the three main elements which comprise the "General Land Use Plan".

It was moved by Althouse that the public hearing originally scheduled for this date, an the "1990 General Land Use Development Plan", to be held in accordance with the Municipal Planning Commission Act, Act 285, 1931, as amended, shall now be called for November 2, 1972 at 8:00 p.m., at the High School library room. The motion was seconded by Kirk, and by voice vote was unanimously approved.

It was decided to have the regular November 2 business meeting prior to the above public hearing, at 7:30, also at the High School.

It was decided to hold a joint meeting with the Village Council on October 12, 7:30 p.m., at the Village Hall, for the purpose of continuing review of the proposed new Zoning Ordinance.

Adjournment was moved by Little, seconded by Kirk.

The meeting was declared adjourned at 9:50 p.m.

Laurin F. Leeson, Secretary

December 7, 1972

In lieu of the regular meeting, the Village Planning Commission held a public hearing on the "1990 General Land Use Development Plan", in accordance with the Municipal Planning Commission Act, Act no. 285, 1931, as amended.

The hearing was held at the Manchester High School Library, called to order at 7:30 p.m. by Chairman Curley. In attendance were members of the Village Planning Commission, members of the Village Council, Planners from the Washtenaw County Metropolitan Planning Commission, and a fair representation of interested Manchester citizens.

Mr. Sang Nam conducted a slide presentation of what is involved in the planning procedure, particularly as the overall regional and county plans eventually are tied into detailed planning on the local level. The presentation then progressed into the exhaustive research and data analysis which has gone into the production of Manchester's plan.

The plan itself was then explained, and a public discussion was conducted. Many questions and details of particular interest were raised by those in attendance, and discussed. There were no general nor specific changes requested to the plan as presented.

Laurin F. Leeson, Secretary

RIVER RAISIN FARM BUREAU

The River Raisin Farm Bureau members will meet Wednesday, January 10 at 6:30 pm at the Sharon Town Hall for a pot-luck supper. Each member should bring a 75¢ gift and two prizes for games.

Your Every Day Sign of Savings

ALBERTO BALSAM Reg-Super Conditioning Ex. Body 1.49 Value 8 oz.	.97	fip special DOAN'S Pills 1.15 Value 40's	.75
ALKA-SELTZER Tablets Foil Wrapped 1.25 Value 36's	.88	fip special JOHNSON'S Baby Shampoo (Family) 1.89 Value 12-1/2 oz.	1.29
ANUSOL Suppos. 1.75 Value 12's	1.19	fip special JOHNSON'S Baby Shampoo (Family) 1.89 Value 12-1/2 oz.	1.29
BLISTEX Cold Sore-Chap Lips Medication .49 Value 14 oz.	.25	fip special MULTI SCRUB Lathering Lotion 1.49 Value 6 oz.	.97
CONGESPRIN Tablets Chewable Cold Tablets for Children .79 Value 36's	.52	fip special CRICKET Disposable Butane Lighter by Gillette 1.49 Value	.88
4-WAY Nasal Spray Mentholated or Regular 1.59 Value 1 oz.	.98	fip special WHITE RAIN Shampoo New Balsam-Lotion-Clear-Lemon 1.25 Value 14 oz.	.69
JOHNSON & JOHNSON Band-Aid Sheer Strips Value Pack (extra 20 strips) 1.09 Value 90's	.69	SUPERIOR Humidifier 18.95 Value 1-1/2 gal.	9.59
LISTERINE Antiseptic .85 Value 7 oz.	.55	PEARL DROPS Tooth Polish Spearmint or Regular 1.59 Value 2.75 oz.	.97
ULTRA BAN Spray on Powder or 5000 Anti. Persp. 1.35 Value 5 oz.	.83		
VO-5 Allergy Tested Hair Spray 1.50 Value 9 oz.	.88		

Krauss Pharmacy Brooklyn Weatherwax Rexall Drug Store

STRIKES 'N SPARES

MANCHESTER WOMEN'S		
TEAM	WON	LOST
Black Sheep	71	41
Pizza Pete	70	42
Gambles	64	48
Krauss Drugs	57	55
Clark Lake Citco	54	58
Mowry's Arco	49	63
Taylor Builders	43	69
Margaret's Beauty Salon	40	72
HIGH TEAM GAME		
Black Sheep	824	
Gambles	810	
Pizza Pete	795	
Black Sheep W/H	833	
Gambles W/H	819	
Clark Lake Citco W/H	805	
HIGH TEAM SERIES		
Gambles	2262	
Black Sheep	2242	
Pizza Pete	2241	
Black Sheep W/H	2235	
Clark Lake Citco W/H	2232	
Krauss Drugs W/H	2211	
HIGH INDIVIDUAL GAME		
J. Schaffer	235	
V. Fielder	231	
I. Schaffer	216	
N. Acre	216	
HIGH INDIVIDUAL SERIES		
J. Schaffer	582	
P. Hubbel	573	
N. Acre	540	

MANCHESTER TOWN CLUB		
TEAM	WON	LOST
Tool & Die	78	34
Grossman Huber	68	44
Tool & Die	67	45
S & W Builders	60	52
Black Sheep	60	52
Union Savings Bank	53	59
Al's Plumbing	51	61
Best Line	43	69
Dorothy Mae's	40	72
Tom Marshall	40	72
HIGH TEAM SERIES		
Tool & Die	2347	
Jenters W/H	2426	
HIGH TEAM GAME		
Tool & Die	820	
Jenters W/H	845	
HIGH INDIVIDUAL SERIES		
Jo Ann Clark	588	
Joan Day	551	
Polly Brokaw	550	
HIGH INDIVIDUAL GAME		
Jo Ann Clark	225	
Marilyn Preston	224	
Mary Korican	211	
HIGH INDIVIDUAL SERIES OF WEEK		
Polly Brokaw	550	
Marilyn Preston	536	
Edna Krauss	493	
HIGH INDIVIDUAL GAME OF WEEK		
Marilyn Korican	210	
Marilyn Preston	198	
Polly Brokaw	192	

JOLLY KEGLERS		
TEAM	WON	LOST
Ron's Tree Serv.	79	33
Village Tap	68	44
Krauss	60	52
Lanmom's	48	64
Grossman Huber	45	67
Carol's	36	76
HIGH TEAM GAME		
Ron's Tree Serv.	799	
Village Tap	791	
Krauss	759	
HIGH TEAM SERIES		
Ron's Tree Serv.	2260	
Village Tap	2242	
Krauss	2146	
HIGH INDIVIDUAL GAME		
J. Withrow	217	
F. Green	212	
P. Schmidt	209	
HIGH INDIVIDUAL SERIES		
P. Schmidt	574	
J. Withrow	516	
Jan. Whittington	516	
M. Krauss	510	

MANCHESTER BUSINESSMENS		
TEAM	WON	LOST
American Legion	30.5	17.5
Sutton & Gonyer	29.5	18.5
Browns TV	30	18
Chelsea Lanes	28.5	19.5
Al's Plumbing	29	19
Double A Prod.	27	21
Spike's Mobil	26.5	21.5
Union Savings Bank	25	23
Tool & Die	22.5	25.5
The Village Tap	22.5	25.5
Food Locker	22	26
Glass Slipper	20	28
L.V. Kirk	21	27
Double A #2	20	28
K & W Farm Supply	20	28
Gambles Store	20	28
Albers Trucking	19.5	28.5
Grossman Huber	18.5	29.5
HIGH TEAM SERIES		
Browns TV	3105	
Tool & Die	3075	
Chelsea Lanes	3065	

Girl's Basketball Defeat Dexter

Manchester Girl's Basketball team went into full action Monday night against Dexter. The Jr. Varsity team found Dexter to be little competition, even though they didn't play their best. Jeri Walz and Wanita Benedict were high scorers with 6 points each, followed by Malinda Hudkins with 3 points. The final score was 18 to 9. Congratulations girls on your first victory, may the rest of your season prove to be as profitable.

The Varsity had foul trouble early in the game. Manchester trailed most of the game with a half-time score Dexter 16, Manchester 15. Starting the 4th quarter, Dexter lead 27-33, Manchester girls managed to pull up to Dexter and tie the game at 29 points causing the game to go into an overtime. Manchester could not score enough to stop Dexter. The final score Dexter 33, Manchester 30. Nicki Lentz was high scorer with 10 points, followed by Georgia Baughey and Dorian Tassie, each with 5.

We would like to thank all the spectators who came to our first home game. Our next home game is on January 22 against Willow Run, we would again like to encourage the support of the concerned people in the community.

Dutchmen Split Weekend Games

Last Friday night the Manchester Varsity basketball team beat Addison, 67 to 58, however, it was a win everyone expected. Tom Popkey scored 22 points and Rich Kennedy dropped in 16. The Dutchmen applied pressure in the 4th quarter which created the 9 point spread.

Saturday night the Dutchmen scored 50 to Clinton's 54 points and lost a game which they should have won. The Dutchmen had the opportunities to score from the floor and to make free throws but they just couldn't hit as they usually do. John Savage scored 20 points and Scott Cerny made 14.

A last minute spurt brought the Dutch up from trailing by 7 points to the final 4 point difference but the time ran out. The effort was there but it didn't start soon and it wasn't quite enough.

The Dutch next meet the Redskins February 9 at Clinton and with the second effort they are sure to win as they have the ability that should have won them the game Saturday.

The next Dutchmen Basketball game will be at Onsted on January 12th. Jay-Vee starts at 6:30 with Varsity at 8 pm.

Manchester Sportsman Club DANCE

Saturday, January 13

Public Invited



No matter what states you visit on vacation "no fault" insurance is no problem.

If your vacation this year takes you through states with "no-fault" insurance laws, you have no problem — if your auto is protected by Auto-Owners Insurance. Your Auto-Owners policy provides altogether protection automatically under its bodily injury and property damage liability coverages if you become subject to the laws of a no-fault state. Have a good vacation!

It's better altogether

Sutton-Gonyer Agency
136 East Main
Manchester, Mich.

Auto-Owners Insurance
Life • Home • Car • Business

Federation of Women's Club

A local area resident is to be the guest speaker at the next Federation of Women's Clubs meeting, hosted by the Saline Business and Professional Women's Clubs at 1:30 pm., on Monday, January 15, 1973, at the Saline Community Center, 211 Monroe Street, Saline, Michigan, with registration at 1 pm.

Sister Paracleta Schmebelt, who is coordinator of the Citizens Advocacy Program, Washtenaw Association for Retarded Children, will speak on the total program for retarded children and families in the county.

Sister Paracleta is a daughter of Joseph Schmebelt who, for many years, has owned and operated the Dexter Bakery, Dexter, Michigan. She has taught in St. Thomas School in Ann Arbor and the Detroit area schools until a year ago when she accepted her present position.

When asked how she became involved with the retarded children project, Sister Paracleta stated that she has a brother who is retarded and that no one can be closely associated with a retarded child without becoming "hooked" with further involvement of some kind.

Each member attending the meeting is asked to bring one item each for the silent auction and bake sale to be held that day.

There will be a meeting of all Board members at 12:30 p.m.

SHINDIG

There will be a Shindig, January 20th at 8:30 to 12:30 pm. at the Freedom Township Hall.

AGRICULTURE IN ACTION

MICHIGAN FARM BUREAU

It's strange that with all the fuss about conserving our natural resources and controlling pollution, some federal programs which affect agriculture and rural people primarily have been curtailed.

For example, funds have been cut off for the Rural Environmental Assistance Program (REAP), Water Bank program and disaster loans to farmers.

Under the REAP program, annual payments have been offered land owners covering part of the cost of installing approved conservation and pollution control practices which benefit all people. The program was cost-sharing and not an income supplement.

William J. Kuhfuss, president of the American Farm Bureau Federation, points out, "Such investments in the future of America are not subsidies solely for the benefit of land owners and the program has been quite effective in its intended purpose. We believe that a federal program of cost-sharing should be continued for those soil and water conservation practices and structures which contribute to the attainment of pollution prevention, enduring conservation and environmental enhancement."

"Farmers and ranchers," he said, "are substantial taxpayers. In proportion to their incomes, they pay higher taxes -- including income, sales and property taxes, than any other major

segment of our economy. They are interested in fiscal responsibility, in balanced budgets, in control of inflation, and reduced federal expenditures since the root cause of inflation is excessive government spending."

If the Administration is determined to cut expenditures, it should cut "across the board" in all departments of government and not just in the Department of Agriculture.

Safety Classes Start January 15

The Coast Guard Auxiliary is offering a class in Boat Safety and Seamanship for those interested in safe boating.

Flotilla 12-19 will start this course and the Detroit area schools until a year ago when she accepted her present position.

Registration will be made the first night of class. Further information may be obtained by calling 434-0052 after 6 p.m.

This course, new and revised over the courses given in previous years, lasts approximately ten weeks and will be for 2 1/2 hrs. per class. The information covered will be boating language, boat handling, legal requirements, rules of the road, aids to navigation, charts and compass, marine engines, marlin-pike seamanship, sailboats, weather and radio telephone.

Those who satisfactorily complete the course will receive a certificate. There is a charge (small) for text books and materials. The instruction is free.

SHAKESPEARE CLUB

The Shakespeare Club met last Tuesday, January 2nd at 2:00 pm. at the home of Mrs. Lowell Farr. During the business meeting a contribution was made to the March of Dimes.

For the Program Topics - Mrs. Ella Kern gave a very interesting resume of the life, industries, agriculture, and recreation of Australia - known as the "Land down Under".

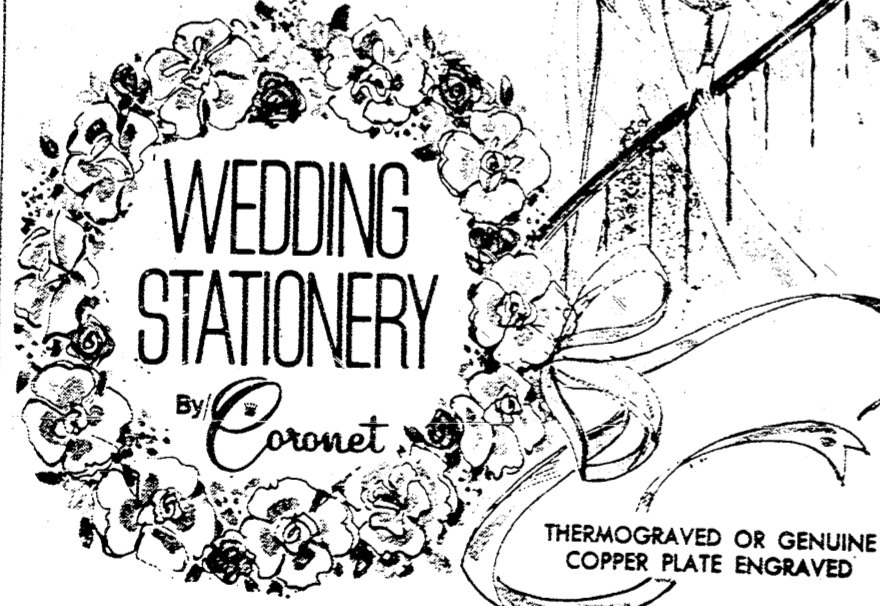
Mrs. Martin Keasal then had the topic "The Everglades" and told of the Attack On Nature - By Progress - and Man's destroying the Most Beautiful Swamp in the World, where water is becoming very scarce - and something must be done to protect the water supply and save the Everglades.

The next meeting of the club will be Tuesday, January 16th at the home of Mrs. Alwin Beuerle.

THE VILLAGE TAP BEER - WINE SANDWICHES HAMBURGERS CHEESEBURGER FRENCH FRIES

"Home Made Coney Island" Serving Daily 9 a.m. to 12 Midnight Saturday 9 a.m. to 10 p.m.

Discriminating Brides-To-Be Choose



- Wedding Invitations and Announcements
- Luncheon Invitations
- Gift Acknowledgements
- Calling Cards
- Personalized Stationery
- Informal Notes
- Monogrammed Napkins and Matchbooks

For your wedding you will want everything perfect, done correctly, in good taste. We will be pleased to advise the proper way, the inexpensive way to make the right impression. Your Wedding Stationery Trousseau shall be by Coronet... at your pleasure, elegantly Traditional or smartly Modern.

The Manchester Enterprise
305 Beaufort Phone 428 8173 Manchester, Mich.

WANT ADS

ALL CLASSIFIED ADS ARE PAYABLE IN ADVANCE

Master - Mix, Wayne & Triumph Dog Foods. Friskie - cat foods at G.E. Mann & Sons, Manchester, Michigan. tfn

BEEF TO SELL BY SIDE: Custom slaughtering. Lockers to rent. Phone 428-5031, Manchester Frozen Food Locker. tfn

PIANO TUNING and repair. Tuesday, Thursday, and Saturday. Call 428-8351. tfn

FOR FULLER BRUSH needs call 428-8886. tfn

AUCTIONEER: S. Halchishak, Dairy, General Farm, Antiques, Liquidation; Household and Estates or buy outright. Call (313) 456-7207. tfn

WILD bird feed, scratch feed, sun flower seeds, peanuts, also bird feeders at E.G. Mann & Sons, Manchester, Michigan. tfn

PAINTING & WALLPAPERING - dry wall, light carpentry interior and exterior. Fully insured. Free estimates. Call collect Gordon L. Macomber & Son, Saline. 429-4294. 4-27

WE BUY old stringed instruments, especially guitars, banjos, mandolins, and autoharps. Please call 668-9636. 2-15

COUNTRY WNRs "The Mighty 1290" Is looking for a part-time sale representative to serve your community. The job offers top commissions, and opportunity to meet people, and the chance to be involved with a dynamic radio station. If you're interested, give Jan a call at 663-0569 or 429-4988. She'll give you more information. 1-11p

FOR SALE: Firewood - \$20 a cord, Call 428-8158. 1-11

FREE: fuzzy kittens to be given away to good home. Kitten litter trained. 475-8087. 1-11

FOR SALE: Older Domestic sewing machine, \$25, call 428-8583.

NOTICE: Manchester Township Tax Office will be closed until Saturday, Jan. 13 at 9:00 am.

LOST: brown Chihuahua near Kies Road. If you have any information call 428-7231. p

SEASONED fire wood for sale, red oak, white oak and hickory, delivered and stacked. 428-8716 tfn

CIRCLE STAR TRAILER SALES, January discounts on 5th wheels, trailers, fold downs and pick-up campers on lot. Beat the spring rush and save. 5338 Shepherd Road, Adrian, 5 1/2 miles west of MS2. 2-1

FOR SALE: used oil furnace, good condition. 115,000 BTU. 428-8813 1-18 p

FOR SALE: '65 Chrysler. Isabel Walsh 428-8504

FOR SALE: 1968 Mercury Cougar; XR7; vinyl top, air conditioning; power brakes and steering. 428-8567. Gene Bentschneider

1964 FORD FAIRLANE 500 6 cy. Motor good and in running order. rusty body. 428-8268 p

SQUIRES MANUFACTURING COMPANY, INC. is now buying standing timber. Call 429-2414 7 AM to 5 PM or 439-7757 in the evenings. 2-1

ONE of the finer things of life - Blue Lustre carpet cleaner. Rent electric shampooer \$1. Beals Ace Hardware, Michigan.

FOR SALE: World famous Genie automatic garage door openers. Distributed by Eaton Enterprises. Phone 423-7097 1-25

WANTED: Boy to deliver daily newspaper. 12 years or older. Phone 485-1675. p

LOFTY pile, free from soil is the carpet cleaned with Blue Lustre. Rent electric shampooer \$1 Gambles

Card of Thanks

I would like to take this opportunity to sincerely thank all my relatives, neighbors, friends, and school personnel for the many cards, gifts, floral offerings, and condolences received at the time of the loss of my husband.

Many thanks to the W.S.C.S., to Reverend Damberg for his prayers, and to the Jenter Funeral Home for their courtesy. It was truly appreciated. Mrs. Cloyce Smith

We wish to take this opportunity to express our sincere thanks and gratitude to our relatives, friends, and neighbors for their expression of sympathy, beautiful flowers, memorials, and other courtesies extended at the time of Ken's passing.

A special thanks to the class of 1971, 73, 74, 75, 1971 Football Team and Pastor Wise.

The Families of Paula and Mr. and Mrs. James Tindall

I would like to personally thank Allen Schaffer first of all for donating his equipment so we could have our 5th Annual Snowmobile race. Secondly I'd like to thank Joey Bivins and Joe Fitzgerald for helping us out

at the track for 2 days. Without your help we could never of had our race. Thanks again John Schaible Manchester Jaycees

LEGAL NOTICE

ORDER OF PUBLICATION - General State of Michigan Probate Court for the County of Washtenaw No. 46219 Estate of Joscelyn Vera Freeman, M

ORDER OF PUBLICATION - General State of Michigan Probate Court for the County of Washtenaw Estate of Joscelyn Vera Freeman, M.I. File No. 46219

It is Ordered that on February 15, 1973 at 9:00 A.M. in the Probate Courtroom Ann Arbor, Michigan a hearing be held on the petition of Loren W. Campbell, Guardian, for allowance of his Eleventh Annual Account.

Publication and service shall be made as provided by Statute and Court Rule.

Dated: January 4, 1973 Attorney for Estate: Fonyshie, Campbell, Wandenberg & Clevenger By: Loren W. Campbell 111 S. Main St. Ann Arbor, Michigan Rodney E. Hutchinson, Judge of Probate. January 11, 18, and 25th.

BROWN'S TV & RADIO
ZENITH
Color and Black & White TV
134 E. Main St.
Manchester, Michigan

GENERAL ELECTRIC
AND OTHER MAJOR
APPLIANCE REPAIR
Electrical Contracting
L. V. Kirk.
Phone: (313) 428-3701
MANCHESTER

While you were looking for a job, we just gave you a raise.
We just raised your starting salary in today's Army to \$307.20 a month. And the best thing about it is you might not have to spend it.
That's because we provide you with meals, housing, medical and dental care, commissary and post exchange privileges, and 30 days paid vacation every year.
You also get your choice of over 300 good jobs. What other offer on this page offers you all that? For more information call your local Army Representative at:
Ann Arbor 665-3731
Today's Army wants to join you.

Take Care of Your Engine!
If you take time out now and then to have your motor checked over, you'll save yourself a lot of grief and expense later on. The motor in your car is an intricate and delicate mechanism that needs expert attention at regular intervals to insure top-notch performance.
Spike's Mobil Service
660 W. Main Phone 428 5201 Manchester, Mich.

ELECTROLUX VACUUM CLEANERS
call
James Cox
Electrolux Sales & Service
Manchester
Phone 428-2841 or 429-8221

EGGS
Wayne Trolz EARLY BIRD
Crossman Road Manchester

Building a New Home Have Marshall Trucking Co. Build Your Driveway
Phone 428-8123 428-3021

REAL ESTATE Listings Wanted
Residential - Commercial - Farms
Frisinger Realty
Serving Washtenaw County
Phone 475-8681
South Main St., Chelsea, Mich.
Member Ann Arbor Board of Realtors Multiple Listing System

Report of condition of **UNION SAVINGS BANK** of Manchester Washtenaw County, Michigan

And Foreign and Domestic Subsidiaries at the close of business December 31, 1972 a state banking institution organized and operating under the banking laws of this state and a member of the Federal Reserve System. Published in accordance with a call made by the State Banking Authorities and by the Federal Reserve Bank of this District.

ASSETS	
Cash and due from banks (including \$5,741.04 unposted debits)	1,041,906.19
U. S. Treasury securities	1,182,551.46
Obligations of other U. S. Government agencies and corporations	1,001,942.69
Obligations of States and political subdivisions	1,902,207.56
Other securities (including \$18,000.00 corporate stocks)	18,000.00
Trading account securities	none
Federal funds sold and securities purchased under agreements to resell	300,000.00
Other loans	8,376,362.92
Bank premises, furniture and fixtures, and other assets representing bank premises	252,720.64
Real estate owned other than bank premises	none
Investments in subsidiaries not consolidated	none
Customer's liability to this bank on acceptances outstanding	31,051.22
Other assets	14,106,742.68
TOTAL ASSETS	14,106,742.68

LIABILITIES	
Demand deposits of individuals, partnerships, and corporations	2,923,045.76
Time and savings deposits of individuals, partnerships, and corporations	8,898,982.48
Deposits of United States Government	129,386.50
Deposits of States and political subdivisions	655,781.89
Deposits of foreign governments and official institutions	none
Deposits of commercial banks	none
Certified and officers' checks, etc.	225,482.73
TOTAL DEPOSITS	12,832,679.36
(a) Total demand deposits	3,709,659.23
(b) Total time and savings deposits	9,123,020.13
TOTAL DEPOSITS IN FOREIGN OFFICES	none
Federal funds purchased and securities sold under agreements to repurchase	none
Other liabilities for borrowed money	none
Mortgage indebtedness	none
Acceptances executed by or for account of this bank and outstanding	none
Other liabilities	147,378.59
TOTAL LIABILITIES	12,980,057.95
MINORITY INTEREST IN CONSOLIDATED SUBSIDIARIES	none

RESERVES ON LOANS AND SECURITIES	
Reserve for bad debt losses on loans (set up pursuant to IRS rulings)	152,163.10
Other reserves on loans	none
Reserves on securities	none
TOTAL RESERVES ON LOANS AND SECURITIES	152,163.10

CAPITAL ACCOUNTS	
Capital notes and debentures	none
Equity capital, total	974,521.63
Preferred stock-total par value	none
Common stock-total par value	300,000.00
(No. shares authorized 15,000) (No. shares outstanding 15,000)	
Surplus	300,000.00
Undivided profits	159,521.63
Reserve for contingencies and other capital reserves	215,000.00
TOTAL CAPITAL ACCOUNTS	974,521.63
TOTAL LIABILITIES, RESERVES, AND CAPITAL ACCOUNTS	14,106,742.68

MEMORANDA	
Average of total deposits for the 15 calendar days ending with call date	12,652,907.40
Average of total loans for the 15 calendar days ending with call date	8,384,715.12
Unearned discount on instalment loans included in capital accounts	none
Deposits of the State of Michigan (included in Item 18)	632.52

I, Richard Z. Wolf, Cashier, of the above-named bank do hereby declare that this report of condition is true to the best of my knowledge and belief.
Richard Z. Wolf

We, the undersigned directors, attest the correctness of this report of condition and declare that it has been examined by us and to the best of our knowledge and belief is true and correct.

James C. Hendley, Director
Ira E. Johnson, Director
Alton Homing, Director

State of Michigan County of Washtenaw ss: Sworn to and subscribed before me this 8th day of January, 1973.

Harold R. Alexander, Notary Public

Township Report

The regular meeting of the Manchester Township Board was held in the Village Hall, Monday Dec. 18, 1972 having been postponed one week from the regular date of our meeting.

Members present were Clarence Fielder, Dorothy Burch, Waldo Marx, Ambrose Lentz and Lyle Widmayer. The Clerk then read the minutes of the last regular meeting on Nov. 13, 1972. It was moved by Ambrose Lentz and seconded by Lyle Widmayer that the minutes be accepted as read. Motion was carried.

It was moved by Lyle Widmayer and seconded by Ambrose Lentz to rent a mail box at the post office for use of the Manchester Township Board, Motion carried.

It was moved by Dorothy Burch, Treasurer and seconded by Ambrose Lentz, trustee that the quarterly wages of the township board members be paid Dec. 20, 1972 instead of the last of the month. Motion carried.

It was moved by Ambrose Lentz and seconded by Dorothy Burch that the township clerk contact the Township Attorney to legalize the passing of the resolution to have Lorenz Burkhardt sell his Junk Yard to Jack Pearson. Motion carried.

It was moved by Waldo Marx and seconded by Dorothy Burch that the following persons be appointed as members of the board of review of Manchester Township for 1973, they having agreed to act, LeRoy Marx, Loren Trolz, James I. Fahey. Motion carried.

The following bills were presented to the Township Board by the clerk for approval to be paid at once: Manchester Enterprise-\$65.60, Washtenaw County Clerk, cost of canvassing election votes for Manchester Twp. - \$75.20, Lyle Moore Constable, cost of attending winter seminar at Kellogg Center M.S.U. - \$71.71, R.J. Stevens Co., Fire Department parts-\$31.00, Tom Marshall Inc. for Township Fire Department-\$66.05, Manchester Village for Manchester Twp. share of landfill charge June to Nov. 1972-\$1,158.83, Sutton Gonyer Agency: Bonds for 2 year-3 constables, 1 clerk, 1 treasurer-\$98.00. A new mail box at Post Office for Township-\$2.70.

Track Runners Take 4th Place

Last Sunday, running in a 3 mile road race sponsored by the Huron Valley Road Runners Club of Ann Arbor, Tom Guenther took a fourth place on the strength of a 17:32 time over a hilly course.

Guenther, a Junior at the High School and Captain of next falls cross-country team, finished behind a strong trio of runners including Eastern Michigan University ace distance runner Scott Hubbard.

Second place went to Chris Spear the Senior Captain of Pioneer High regional championship cross-country team.

Third place went to Bruce Brown of the H.V.R.R. the winner of the past two road races sponsored by the club.

This Friday Guenther will compete in a 10 mile road race sponsored by the University of Michigan.

Real Estate Advise

Residential Properties
Commercial-Industrial
Farms
Vacant Lands
SPEAR and ASSOCIATES
Realtors
1935 Pauline Plaza 769-5750

BEALS' Hardware

Headquarters For Sports Equipment

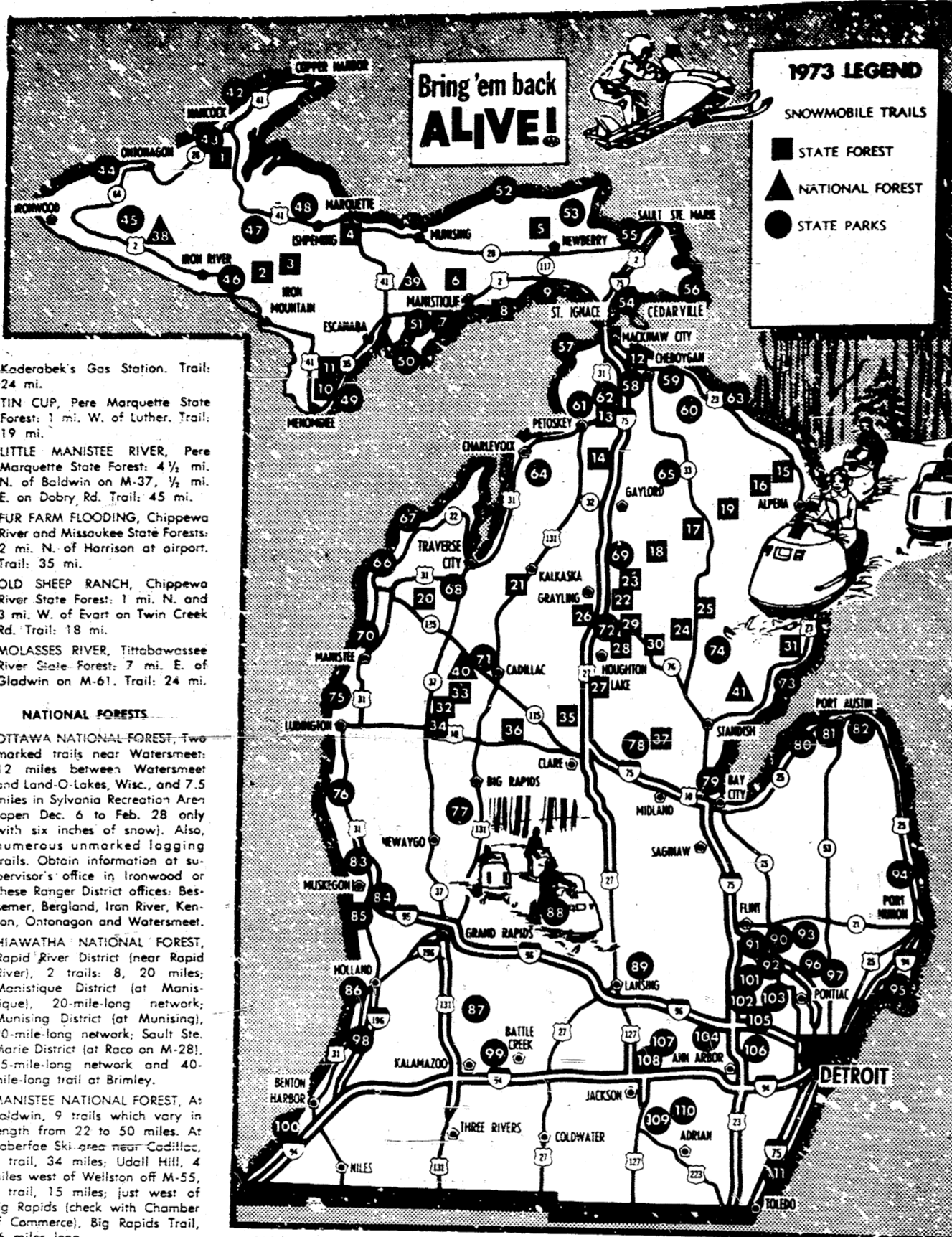
PLASTIC Mini Boggans	Canadian Hockey Skates
42" Reg. \$3.00 \$2.29	Reg. \$24.95 \$18.79
60" Reg. \$4.00 \$2.99	
Hockey Sticks	Deicing Salt
Straight, left curve, right curve \$2.39 Up	10 lb. bag 59c
	25 lb. bag 85c
Hockey Pucks	Hockey Tape
Reg. 35c 28c	Reg. 59c 51c roll

102 East Main Phone 428-3011 Manchester, Mich.

Your Guide to 111 Marked Michigan Snowmobile Areas

STATE FORESTS

- ALSTON WINONA, Mishawac State Forest: 2 mi. E. of Winona on M-24. Trail: 15 mi.
- BRULE ISLAND DAM, Iron Range State Forest: 4 1/2 mi. E. of Crystal Falls on M-69, 3 1/2 mi. S. on Lake Mary Rd., 1 mi. S.W. on Co. Rd. Trail: 26 mi.
- STAGER, Iron Range State Forest: 6 mi. S. of Crystal Falls on US-2, 2 mi. S.E. on Co. Rd. Trail: 6 mi.
- SAND PLAINS, Michigan State Forest: 5 mi. S. of Marquette on Co. Rd. 553 to the Junction of Co. Rd. 480. Trail: 17 mi.
- FIRE LINE, Lake Superior State Forest: 21 mi. N. of Newberry on M-117 and Co. Rd. 407. Trail: 30 mi.
- HIGH ROLLWAYS, Manistique River State Forest: 10 mi. N., 1 mi. E. of Manistique on Co. Rd. 448. Trail: 15 mi.
- HAYWIRE, Manistique River State Forest: 5 mi. N. of Manistique on M-94. Trail: 25 mi.
- SEUL THOIX POINT, Manistique River State Forest: 4 1/2 mi. S.E. of Gulliver on Co. Rd. P432, 1 1/2 mi. S. on Co. Rd. P431. Trail: 10 mi.
- BIG KNOB, Mackinac State Forest: 7 1/2 mi. W. of Neubinway on US-2. Trail: 17 mi.
- CHERRY RIDGE, Menominee State Forest: 4 mi. W. of Cedar River on Co. Rd. 352, 2 1/2 mi. S. on Jim Town Rd. Trail: 6 mi.
- FOREST ISLANDS, Bay de Noc State Forest: on Co. Rd. 525, 3 mi. N.W. from M-35. Trail: 20 mi.
- CHEBOGAN-BLACK MOUNTAIN, Black Lake State Forest: 3 1/2 mi. E. of Cheboygan on US-23, S. of highway. Trail: 45 mi.
- INDIAN RIVER, Hardwood State Forest: 2 1/2 mi. W. of Indian River on M-68 to Reams or Parks Road. Trail: 20 mi.
- WOLVERINE, Hardwood State Forest: 2 mi. W., 1/2 mi. S. of Wolverine to Peet Rd. Trail: 19 mi.
- NORWAY RIDGE, Thunder Bay River State Forest: 6 mi. W. of Alpena on M-32, 1/2 mi. S. on Indian Reserve Rd. Trail: 10 mi.
- DEVILS SWAMP, Thunder Bay River State Forest: 4 1/2 mi. S.W. of Alpena on Werth Rd. Trail: 10 mi.
- AVERY HILLS, Thunder Bay River State Forest: 4 1/2 mi. S. of Atlanta on Co. Rd. 487, 3 mi. W. on Avery Lake Rd. Trail: 16 mi.
- RED OAK-LEWIS-LOVELLS, Oscoda, Au Sable, Thunder Bay River State Forests: 1/2 mi. N. and E. of Lovells on Lovells Rd. Trail: 40 mi.
- BRUSH CREEK, Thunder Bay River State Forest: 3 mi. W. of Hillman on Co. Rd. 487, 1/2 mi. N. Trail: 30 mi.
- BETSIE RIVER, Betsie River State Forest: 7 mi. N. of Thompsonville and 1 1/2 mi. E. Trail: 30 mi.
- BOARDMAN VALLEY, Kalkaska and Fife Lake State Forests: Start at cities of Kalkaska, Fife Lake or Mayfield. Trail: 64 mi.
- SKYLINE, Au Sable State Forest: 1 mi. S.E. of Grayling on M-72, 1/2 mi. S. on Camp Sable Road. Trail: 25 mi.
- GRAYLING-LOVELLS, Au Sable State Forest: 2 mi. N.E. of Grayling on Old US-27. Trail: 45 mi.
- ROSE CITY-CLEAR LAKE, Ogemaw State Forest: 3 1/2 mi. W. of Rose City. Trail: 50 mi.
- MUSKRAT LAKE, Oscoda State Forest: 3 mi. N. of Oscoda on Co. Rd. 608, 4 1/2 mi. W. and 1 mi. N. Trail: 19 mi.
- STRATFORD-GRASS LAKE, Missaukee and Kalkaska State Forests: Roscommon Rd. east W. of US-27 to Military Rd., 1 1/2 mi. N. to Fletcher Rd., W. 9 mi. to Moores-town Rd., 3 mi. S. Trail: 13 mi.
- PRUDENVILLE AREA, Houghton Lake State Forest: 2 mi. W. of Prudenville on M-55, 1/2 mi. S. Trail: 25 mi.
- WEST HIGGINS LAKE, Houghton Lake State Forest: 1/2 mi. W. on Co. Rd. 104 off US-27. Trail: 18 mi.
- NORTH HIGGINS LAKE, Au Sable State Forest: North Unit of Higgins Lake State Park. Trail: 8 mi.
- OGE MAW HILLS, Ogemaw State Forest: 3 mi. E. of St. Helen on Beaver Lake Rd. Trail: 13 mi.
- SEVEN MILE HILL, Oscoda State Forest: 5 1/2 mi. W. of Oscoda on River Rd., 2 mi. N. to Bissonette Rd., 1 mi. W. Trail: 20 mi.
- LINCOLN HILLS, Pere Marquette State Forest: 15 1/2 mi. N. of Baldwin on M-37, just E. of



- Kaderobek's Gas Station. Trail: 24 mi.
- TIN CUP, Pere Marquette State Forest: 1 mi. W. of Luther. Trail: 19 mi.
- LITTLE MANISTEE RIVER, Pere Marquette State Forest: 4 1/2 mi. N. of Baldwin on M-37, 1/2 mi. E. on Dobry Rd. Trail: 45 mi.
- FUR FARM FLOODING, Chippewa River and Missaukee State Forests: 2 mi. N. of Harrison at airport. Trail: 35 mi.
- OLD SHEEP RANCH, Chippewa River State Forest: 1 mi. N. and 3 mi. W. of Evert on Twin Creek Rd. Trail: 18 mi.
- MOLASSES RIVER, Tittabawassee River State Forest: 7 mi. E. of Gladwin on M-61. Trail: 24 mi.
- OTTAWA NATIONAL FOREST: Two marked trails near Watersmeet: 12 miles between Watersmeet and Land-O-Lakes, Wis., and 7.5 miles in Sylvania Recreation Area (open Dec. 6 to Feb. 28 only with six inches of snow). Also, numerous unmarked logging trails. Obtain information at supervisor's office in Ironwood or these Ranger District offices: Bessemer, Bergland, Iron River, Kenon, Ontonagon and Watersmeet.
- HIAWATHA NATIONAL FOREST: Rapid River District (near Rapid River), 2 trails: 8, 20 miles; Manistique District (at Manistique), 20-mile-long network; Munising District (at Munising), 20-mile-long network; Sault Ste. Marie District (at Roco on M-28), 25-mile-long network and 40-mile-long trail at Brimley.
- MANISTEE NATIONAL FOREST: At Baldwin, 9 trails which vary in length from 22 to 50 miles. At Coberface Ski area near Cadillac, 1 trail, 34 miles; Udall Hill, 4 miles west of Wellston off M-55, 1 trail, 15 miles; just west of Big Rapids (check with Chamber of Commerce), Big Rapids Trail, 36 miles long.
- HURON NATIONAL FOREST, Silver Valley (near Tawas), 6 trails which vary in length from 3 to 35 miles; Gordon Creek Campground (adjacent to Silver Valley Trails), 13-mile-long trail; Harrisville, 3 trails varying from 10 to 20 miles.

STATE PARKS

- McLAIN: near Calumet, 365 acres.
- TWIN LAKES: near Winona, open area, 165 acres.
- PORCUPINE MTS.: near Ontonagon, 35 miles of trails.
- LAKE GOGEBIC: near Marenisco, 345 acres.
- BEWABIC: near Crystal Falls, 175 acres.
- CRAIG LAKE: near Nestoria, 4,047 acres.
- VAN RIPER: near Ishpeming, 1,925 acres.
- WELLS: near Cedar River, 875 acres.
- FAYETTE: near Garden, 200 acres.
- INDIAN LAKE: near Manistique, 375 acres.
- MUSKALONGE LAKE: near Deer Park, 125 acres.
- TAQUAMENON FALLS: near Paradise, 14,300 acres.
- STRAITS: near St. Ignace, 120 acres.
- BRIMLEY: near Brimley, 45 acres.
- DE TOUR: near Cedarville, 400 acres.
- WILDERNESS: near Mackinaw City, 4,055 acres.
- ALPHA: near Cheboygan, 30 acres.
- CHEBOYGAN: near Cheboygan, 917 acres.
- ONAWAY: near Onaway, 132 acres.
- PETOSKEY: near Petoskey, 1-mile trail.
- BURT LAKE: near Indian River,

- 280 acres.
- MOFFET: near Rogers City, 224 acres.
- YOUNG: near Boyne City, 500 acres.
- CLEAR LAKE: near Atlanta, 269 acres.
- BENZIE: near Honor, 2,275 acres.
- DAY: near Glen Arbor, 160 acres.
- INTERLOCHEN: near Traverse City, 100 acres.
- HARTWICK PINES: near Grayling, 4,018 acres.
- ORCHARD BEACH: near Manistee, 140 acres.
- MITCHELL: near Cadillac, trail corridor.
- NORTH HIGGINS LAKE: near Roscommon, 368 acres.
- TAWAS POINT: near East Tawas, 75 acres.
- RIFLE RIVER: near Rose City, 4,318 acres.
- LUDINGTON: near Ludington, 7 miles of trails.
- SILVER LAKE: near Hart, 700 acres.
- NEWAYGO: near Newaygo, 237 acres.
- GLADWIN: near Gladwin, 370 acres.
- BAY CITY: near Bay City, 90 acres.
- SLEEPER: near Caseville, 850 acres.
- PORT CRESCENT: near Port Austin, 100 acres.
- SANILAC: near Post Austin, 111 acres.
- MUSKOGON: near Muskegon, 400 acres.
- HOFFMASTER: near Muskegon, 990 acres.
- GRAND HAVEN: near Grand Haven, 25 acres.
- HOLLAND: near Holland, 40 acres.
- YANKEE SPRINGS: near Middleville, 3,204 acres.
- 140 acres.
- PONTIAC LAKE: near Pontiac, 2,500 acres.
- HIGHLAND: near New Hudson, 3,600 acres.
- DODGE PARK #4: near Pontiac, 130 acres.
- BRIGHTON: near Brighton, 3,820 acres.
- PODUL LAKE: near Millford, 2,882 acres.
- ISLAND LAKE: near Brighton, 3,100 acres.
- PINKNEY: near Gregory, 5,500 acres.
- WATERLOO: near Waterloo, 11,000 acres.
- CAMBRIDGE: near Cambridge Junction, 120 acres.
- HAYES: near Clinton, 400 acres.
- STERLING: near Monroe, 525 acres.

CAR SAFETY CHECK LIST

Some states or municipalities have regulated systems of mandatory periodic car-safety checks. But in areas where there are no such programs, you're on your own in making sure your car is road-worthy — and safe.

Keep the following safety check list handy on visor or in glove compartment. Use a pencil to check each item, enter the date, and erase and up-date during your next "check-up."

Your service-station dealer will be happy to assist in checking some items, like spark plugs, hoses, muffler and tailpipe, and brake fluid level.

Date	Mileage
<input type="checkbox"/> Lights	<input type="checkbox"/> Tires; wear/pressure
<input type="checkbox"/> Oil	<input type="checkbox"/> Wipers/washer fluid
<input type="checkbox"/> Brakes	<input type="checkbox"/> Heater/air conditioner
<input type="checkbox"/> Fan belt	<input type="checkbox"/> Air filter
<input type="checkbox"/> Seat belts	<input type="checkbox"/> Battery
<input type="checkbox"/> Water/hoses/coolant	<input type="checkbox"/> Turn signals/brake lights
<input type="checkbox"/> Steering wheel for proper play	

Sharon Township Regulation Subdivision Ordinance

An Ordinance regulating the subdivision of land in Sharon Township; requiring and regulating the preparation and presentation of preliminary and final plats for such purpose; establishing minimum subdivision standards; providing for minimum improvements to be made or guaranteed to be made by the proprietor; setting forth the procedures to be followed by the Township Board and Planning Commission in applying these rules, regulations and standards; and prescribing penalties for the violation of its provisions; (The Sharon Township Board) ordains:

ARTICLE I GENERAL PROVISIONS

- 100.0 SHORT TITLE: This Ordinance shall be known and may be cited as the Sharon "Township Subdivision Ordinance".
- 100.1 PURPOSE: The purpose of this Ordinance is to regulate and control the subdivision of land within the Sharon Township in order to promote the safety, public health and general welfare of the community. These regulations are specifically designed to:
 - 100.11 Provide for orderly growth and harmonious development of the community, consistent with adopted development policies of the Township.
 - 100.12 Secure proper arrangement of streets in relation to adequate traffic circulation through coordinated existing and planned streets and to the adopted General Development Plan, and adequate traffic circulation through coordinated street systems with proper relation to major thoroughfares, adjoining subdivisions, and public facilities.
 - 100.13 Achieve individual lots of maximum utility and livability, and lots of such size and layout as to be in harmony with the existing and proposed development pattern of the area.
 - 100.14 Insure adequate provisions for water, drainage and sanitary sewer facilities, and other health requirements.
 - 100.15 Insure adequate provision for recreational areas, school sites, and other public facilities.
- 100.2 LEGAL BASIS: This Ordinance is enacted pursuant to the statutory authority granted by the Township Planning Commission Act, Act 168, P.A. of 1959 as amended; and the Subdivision Control Act, Act 288, P.A. of 1967, as amended.
- 100.3 SCOPE: This Ordinance shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of this Ordinance, except for further dividing of existing lots. Nor is it intended by this Ordinance to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other laws, ordinances or regulations, or with private restrictions placed upon property by deed, covenant, or other private agreements, or with restrictive covenants running with the land to which the Township is a party. Where this Ordinance imposes a greater restriction upon land than is imposed or required by such existing provision of any other ordinance of the Township the provisions of this Ordinance shall prevail.
- 100.4 ADMINISTRATION: The provisions of this Ordinance shall be administered in accordance with Act 288, P.A. of 1967 as amended, and Act 168, P.A. of 1959, as amended.
- 100.5 FEES: The schedule of fees for the review of plans and plats, the inspection of improvements for the administration of this Ordinance, and for other costs incurred by the Township in the platting process, shall be determined, and may be modified from time to time, by ordinance of the Township Board.
- 100.6 CEMETERIES: Cemeteries shall not be included in the definition of subdivision and shall not be subject to the provisions of this Ordinance.
- 100.7 CONFORMANCE WITH ZONING ORDINANCE: All plats reviewed under these regulations shall conform to all zoning ordinance provisions for the district in which the proposed plat is to be located. All required zoning changes shall be made prior to tentative approval of the preliminary plat by the Township Board.

ARTICLE II DEFINITIONS

- 200.0 RULES APPLYING TO THE TEXT: For the purpose of this Ordinance certain rules of construction apply to the text, as follows:
 - 200.1 Words used in the present tense include the future tense; and the singular includes the plural, unless the context clearly indicates the contrary.
 - 200.2 The term "shall" is always mandatory and not discretionary; the word "may" or "should" is permissive.
 - 200.3 The word or term not interpreted or defined by this Article shall be used with a meaning of common or standard utilization.
- 201.0 DEFINITIONS: The following definitions shall apply in the interpretation and enforcement of this Ordinance unless otherwise specifically stated.
 - ALLEY: A public or private right-of-way shown on a plat which provides secondary access to a lot, block or parcel of land.
 - AS-BUILT PLANS: Revised construction plans in accordance with all approved field changes.
 - BLOCK: An area of land within a subdivision that is entirely bounded by streets, highways, or ways, except alleys, or between streets, highways, or ways and a railroad right-of-way, unsubdivided acreage, river or live stream, or any other barrier to the continuity of development.
 - BUILDING LINE OR SETBACK LINE: A line parallel to a street right-of-way line, shore of a lake, edge of a stream or river bank, or other property line, established on a parcel of land or on a lot for the purpose of prohibiting construction of a building or structure between such building line, and a right-of-way, other public area or the shore of a lake, or the edge of a stream or river bank, or other property line.
 - CAPTION: The name by which the plat is legally and commonly known.
 - COMMERCIAL SUBDIVISION: A subdivision of land, as defined in this Article, in which the land is to be developed for retail stores, wholesale businesses, offices, business services, and similar uses.
 - COMMON OPEN SPACE: An area within a subdivision held out of development by the proprietor and designed for the common use or enjoyment of residents of the subdivision. Common open space may contain such complementary structures as are necessary and appropriate for the use or enjoyment of the subdivision. This common open space may include areas for recreational use, wildlife or plant preserves, and nature study areas.
 - COMPREHENSIVE DEVELOPMENT: A residential cluster subdivision, a commercial or industrial park or a planned unit residential development as defined in this Article.
 - COUNTY DRAIN COMMISSIONER: The Washtenaw County Drain Commissioner.
 - COUNTY HEALTH DEPARTMENT: The Washtenaw County Health Department.
 - COUNTY PLANNING COMMISSION: The Washtenaw County Metropolitan Planning Commission.
- COUNTY PLAT BOARD: The Washtenaw County Plat Board.
- COUNTY ROAD COMMISSION: The Washtenaw County Road Commission.
- DEDICATION: The intentional transfer by the proprietor to the public of the ownership of, or an interest in, land for a public purpose. Dedication may be effected by compliance with the statutes relating to dedication of land, by formal deed of conveyance, or by any other method recognized by the law of Michigan.
- DEVELOPMENT: Means any subdivision of land as herein defined or any material change in the use or appearance of any parcel of land subject to the provisions of this Ordinance, or the act of building structures and installing site improvements.
- EASEMENT: An interest in land owned by another which entitles the owner or owners of the easement to a limited use or enjoyment of the land. An easement may be created in favor of the public generally, federal and state agencies, municipal and private corporations, and individuals. An affirmative easement authorizes a use of land which, if no easement existed, would give the landowner a cause of action. A negative easement precludes the landowner from uses of his land which, if no easement existed, would be perfectly lawful.
- FILING DATE: The date of the Planning Commission or Township Board meeting at which a complete application is received from the Township Clerk.
- FLOOD PLAIN: That area of land adjoining the channel of a river, stream, watercourse, lake or other similar body of water which will be inundated by a flood which can reasonably be expected for that region.
- GENERAL DEVELOPMENT PLAN: A comprehensive land use plan for Sharon Township which, through any combination of text, charts, and maps, sets forth proposals for general locations for the various land uses, streets, parks, schools, public buildings, and for the physical development of Sharon Township adopted by the Sharon Township Planning Commission and duly transmitted to the Sharon Township Board and to the County Planning Commission, or any unit or part of such plan separately adopted, and any amendments to such plan or any unit or part thereof separately adopted; provided, however, that such plan or any unit or part thereof separately adopted shall have been duly published. Any reference in this Article or elsewhere in this Ordinance to "adoption" of plans refers to adoption by the County Planning Commission in accordance with Act 282, Public Acts of 1945, as amended, or adoption by the Sharon Township Planning Commission in accordance with Act 168, P.A. of 1959, as amended. The term General Development Plan includes such commonly used terms as basic plan, master plan, general plan, comprehensive plan, and land use plan.
- GREENBELT OR BUFFER: A strip or tract of land located between incompatible land uses which is subject to private use restrictions or a negative easement or is dedicated to public use as open space, for the purpose of protecting the environment of a subdivision or to enhance a street right-of-way, or both.
- IMPROVEMENTS: Any structure or material change incident to servicing or furnishing facilities for a subdivision such as, but not limited to grading, street surfacing, curb and gutter, driveway approaches, side-walks, pedestrian ways, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lagoons, slips, waterways, lakes, bays, canals, and other appropriate items, with appurtenant construction; demolition of structures; planting; or removal of trees and other vegetation cover.
- INDUSTRIAL SUBDIVISION: A subdivision of land, as defined in this Article, in which the land is to be developed for manufacturing plants, trucking and warehouse facilities, and similar activities.
- LOT: A measured portion of a parcel or tract of land, described and fixed in a recorded plat or in a plat proposed to be recorded, and is considered as a unit.
- CORNER LOT: A lot with two (2) adjacent sides abutting upon streets or other public or open spaces.
- INTERIOR LOT: A lot which faces on one street.
- MATERIAL CHANGE: Includes but is not limited to any commencement of mining, excavation, grading, or land clearance; deposit of refuse, waste, or fill on land not already used for that purpose, or permitted to be used for that purpose by the Zoning Ordinance, or which extends the height of any existing deposit above the level of the land adjoining the site; alteration of a shore, bank or flood plain of a river, stream, or of any lake or pond, natural or artificial.
- MOBILE HOME: A detached single family dwelling unit with all of the following characteristics:
 - Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.
 - Designed to be transported after fabrication on its own wheels or on flatbed or other trailers or detachable wheels, and to be moved from one site to another.
 - Arriving at the site where it is to be occupied as a complete dwelling, including major appliances and furniture and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities, and the like.
 - Designed to be used with a permanent foundation.

This definition does not include travel trailers, nor the so called "modular homes" commonly built by mobile home manufacturers and made into permanent residences by attaching two or more units together on foundations, slabs, or basements. Modular homes shall be treated under this Ordinance as standard housing and not as mobile homes.

OPEN SPACE: Land dedicated or reserved for use by the general public or for use by residents of the subdivision, or land held out of development and retained in its natural condition, with or without public access. Open space includes but is not limited to parks, parkways, playgrounds, school sites, wildlife or plant life preserves, and nature study areas.

OUTLOT: When included within the boundary of a recorded plat, means a lot set aside for purposes other than a building site, park or other land dedicated to public use or reserved to private use.

PARCEL OR TRACT: A continuous area or acreage of land which can be described as provided for in the Subdivision Control Act.

PEDESTRIAN WAY: A separate right-of-way dedicated to or reserved for public use by pedestrians, which crosses blocks or other tracts of land for the purpose of facilitating pedestrian access to adjacent streets and properties.

PLANNED UNIT RESIDENTIAL DEVELOPMENT: An area with a minimum contiguous acreage of 50 acres which is to be developed as a single entity according to a plan and which is to contain one or more residential cluster subdivisions or other residential housing developments with an established overall maximum dwelling unit density, along with associated uses primarily for the benefit of the planned unit residential development. A planned unit residential development may be planned, developed, and regulated as a single land use unit rather than as an assemblage of individual buildings on separate lots.

PLANNING COMMISSION: The Planning Commission of Sharon Township as established under Act 168, P.A. of 1959, as amended.

PERSONS: An individual, corporation, government, or governmental agency, business trust, estate trust, partnership or association, two or more persons having a joint or common interest, or any legal entity.

PLAT: A map or chart of a subdivision of land.

PROPRIETOR: Any person or any combination of persons, including a government agency undertaking any development as defined in this Ordinance. The term Proprietor includes such commonly used references as subdivider, developer, and owner.

PUBLIC OPEN SPACE: An area within a subdivision held out of development by the proprietor and conveyed or otherwise dedicated to, or reserved for purchase by, a municipality, municipal agency, board of education, state or county agency, or other public body for recreation or conservation uses.

PUBLIC USE AREAS: Public parks, playgrounds, or other recreational areas; scenic or historic sites; school sites or sites for other public buildings; and other areas dedicated to public use or enjoyment.

PUBLIC UTILITY: All persons, firms, corporations, co-partnerships, or municipal or other public authority providing gas, electricity, water, steam, telephone, telegraph, storm sewers, sanitary sewers, transportation, or other services of a similar nature.

REPLAT: The process of changing, or the map or plat which changes, the boundaries of a recorded subdivision plat or part thereof. The legal dividing of an outlet within a recorded subdivision plat without changing the exterior boundaries of the outlet is not a replat.

RESERVE: To hold subdivision land out of development for the purpose (a) of limiting it to use by the residents of the subdivision by means of easements and private use restrictions, or (b) permitting its future acquisition for public use by Sharon Township or some other appropriate public agency.

RESIDENTIAL CLUSTER SUBDIVISION: A subdivision of land, as defined in this Article, which contains one or more clusters of housing units with each cluster directly accessible to an open space system that is an integral, planned part of the subdivision. The dimensions and area of each lot in a residential cluster subdivision may be reduced below the minimums ordinarily required by the Zoning Ordinance, with the surplus land area being incorporated into the open space system of the subdivision. The overall dwelling unit density and the total number of dwelling units in a residential cluster subdivision will not exceed those of a typical residential cluster of the same area. The open space system of a residential cluster subdivision may consist of common open space, or partly of common open space and partly of public open space.

RIGHT-OF-WAY: The area covered by a public street, alley, or pedestrian way, or by a private easement for access or passage.

SIDEWALK: A facility, placed within the right-of-way of existing streets, or a facility connecting with buildings, parking lots, or other activities having access to the street right-of-way, for the purpose of providing safe movement of pedestrians.

SOIL CONSERVATION DISTRICT: Washtenaw County Soil Conservation District.

STREET: Any street, avenue, boulevard, road, lane, parkway or other way which is an existing state, county, or municipal roadway; or a street or way shown in a plat heretofore approved pursuant to law or approved by official action; or a street or way on a plat duly filed and recorded in the office of the County Register of Deeds. A street or way may be public or private and includes the land between the street lines whether improved or unimproved, and may consist of pavement, shoulders, gutters, sidewalks, parking areas, and lawns.

STRUCTURE: Any object or assembly of materials constructed or installed on, above, or below the surface of a parcel and includes, but is not limited to, any combination of materials, whether portable or fixed, having a roof, to form a building for occupancy by persons, animals, or property; anything attached to a building; any pole, pipeline, or other part of a distribution system whether located on, above, or below the surface of a parcel. A structure is any improvement, as defined in this Article, other than an improvement which consists only of a material change, as defined in this Article.

SUBDIVIDE OR SUBDIVISION: The partitioning of a parcel or tract of land by the proprietor thereof or by his heirs, executors, administrators, legal representatives, successors, or assigns for the purpose of sale, of lease of more than one (1) year, or of building development, where the act of division creates five (5) or more parcels of land each of which is ten (10) acres or less in area, are created by successive divisions within a period of ten (10) years, dated from January 1, 1968, in accordance with the Subdivision Control Act. The term subdivision also refers to any area which is subdivided within the foregoing definition.

SUBDIVISION ADVISORY COMMITTEE (SAC): A committee created by resolution of the County Planning Commission, for the purpose of reviewing the technical aspects of proposed plats.

SUBDIVISION CONTROL ACT: Act 288, P.A. of 1967, as amended.

SURVEYOR: Either a land surveyor who is registered in the State of Michigan as a registered land surveyor or a civil engineer who is registered in this State as a registered professional engineer.

TOPOGRAPHICAL MAP: A map showing existing physical characteristics, with contour lines at sufficient intervals to permit determination of proposed grades and drainage.

TOWNSHIP: The Township of Sharon.

WATER RESOURCES COMMISSION: The Water Resources Commission of the Michigan Department of Conservation.

ZONING ORDINANCE: The Sharon Township Zoning Ordinance.

ARTICLE 111 PLAT PROCEDURES AND SPECIFICATIONS

300.0 INITIAL PROCEDURES: The proprietor is encouraged to consult the general development plans and detailed plans of any unit of government that affect the tract to be subdivided and the area surrounding it before he submits a preliminary plat for review. He should also become acquainted with the Zoning Ordinance, this Ordinance, and other ordinances which regulate the subdivision of land in Sharon Township. He should also discuss the concepts of the proposed subdivision with (designate local officials such as Planning Director, etc.), the Planning Commission, the staff of the County Planning Commission, and the public utility companies serving the area.

300.1 PURPOSE: The purpose of the initial procedures stage of the platting process is to acquaint the proprietor with the planning policies of Sharon Township as they apply to the property to be subdivided, to give the Planning Commission an opportunity to discuss the subdivision with the proprietor before expensive surveys and drawings are made, and to discuss the concepts and basic organization of the proposed development in relation to existing and future conditions on and around the site. The basic decisions as to the interpretation of planning policy for the site and area in question, and modification of such policy as a result of the proposed development will be made in this stage. The concerns reached in this stage will form the basis of the preliminary plat.

300.2 SUGGESTED INFORMATION: In order to gain maximum benefit from the initial procedures phase the proprietor should submit the following information to the Planning Commission for the entire tract of land, whether or not the

tract will be developed in stages. Information may be combined on one or more drawings.

300.21 Description of features, existing and proposed, surrounding the proposed development.

300.22 Description of general topographic and general soil conditions on the site. (Information is available from the County Planning Commission and the Soil Conservation District.)

300.23 Location and description of existing and future man-made features of importance to the proposed development.

300.24 A site analysis showing which of the site conditions the proprietor intends to retain or modify as part of the basic design of the subdivision.

300.25 The concept, objectives, general layout, and location and extent of the various uses and facilities to be incorporated within the subdivision.

300.26 Stages of Development.

300.27 Property dimensions and area.

300.28 Aerial photograph of the site and surrounding area, with the site clearly defined. (Photos are available from the Washtenaw County Tax Description office.)

300.3 SUBDIVISION ADVISORY COMMITTEE: The proprietor may present his preliminary development ideas to the Subdivision Advisory Committee for its comments and advice. The Planning Commission may request comments and advice from the Committee on the proposed layout.

301.0 PRELIMINARY PLAT-TENTATIVE APPROVAL:

301.1 FILING PROCEDURES: The proprietor shall file 12 copies of the preliminary plat together with a completed application form and plat review fees with the Township Clerk at least 45 days prior to the regular Planning Commission meeting at which the plat is to be considered. The Clerk shall check the completeness of the submittal, and, if complete, transmit same to the Planning Commission in adequate time for inclusion on the agenda for the Planning Commission's next regular meeting. If the application is not complete, the Clerk shall so notify the applicant in writing and shall list deficiencies.

301.2 INFORMATION REQUIRED: The following information is required for all preliminary plats submitted for tentative approval. The required information may be combined for presentation on one or more drawings or maps, in addition to those submitted.

1. Name of proposed subdivision.
2. Legal description of the entire site to be subdivided.
3. Scale, date, and north point shall be indicated on each map or plan.
4. Name and address of proprietor, other owners, if any, and planner, engineer, surveyor, or designer who designed the subdivision layout.
5. Names of adjacent subdivisions, and locations of streets indicating street names, right-of-way widths, and connections with adjoining platted streets, widths and locations of alleys, easements, and public walkways adjacent to or connecting with the proposed subdivision; layout and dimensions of lots adjacent to the proposed subdivision; names and addresses of owners of record of all adjacent property.
6. Topography, existing and proposed, at two (2) foot intervals. Proposed grading and land filling shall be indicated on the plans along with a description of measures to be used to control sedimentation and erosion. All topographic data shall relate to USGS data.
7. Plans and specifications of soil erosion and sedimentation control measures in accordance with standards and specifications of the Soil Conservation District.
8. A site report as described in Rule 560.402 of the Michigan Administrative Code, shall be required for subdivisions that will not be served by public water and sewer. The information listed therein and not required elsewhere in this Ordinance, shall be submitted as part of the application for preliminary plat approval.
9. Proposed deed restrictions or protective covenants; if none, a statement of such in writing.
10. Layout and width of right-of-way and surfacing of all streets or public ways proposed for the subdivision.
11. Lot layout, dimensions, setback requirements, area (in square feet or acres) and lot numbers of proposed lots.
12. All parcels or lands to be dedicated or reserved for public use or for use in common by property owners in the subdivision shall be indicated on the preliminary plat, along with any conditions of such dedication or reservation.
13. Location and size of all existing sanitary sewer, storm sewer and water supply facilities; location of, and points of connection to, proposed lines; elevations and grades, direction of flow, profiles; location of valves and hydrants; location of electricity, telephone, and gas supply lines; location, description, and details of any on-site facilities to serve the entire subdivision.
14. Identification, location, and nature of all uses other than single family residences to be included within the subdivision.
15. Staging of development of the entire subdivision shall be clearly shown on the plat, and the relation of each stage to the entire subdivision plan shall be clearly indicated.
16. Location, dimensions, and purpose of all easements shall be shown on the plat.
17. Location and type of sidewalks, street lighting standards, street trees, curbs, water mains, sanitary sewers and storm drains, man-holes, catch basins and underground conduits.
18. Zoning status of property included in the preliminary plat and of all adjacent properties; civil jurisdiction of all such properties.

301.3 REVIEW PROCEDURES

301.31 The Planning Commission shall review the preliminary plat for conformance to general development plans and to standards and specifications set forth in the Subdivision Control Act and in this Ordinance. If the Planning Commission determines that there is substantial conformance, it shall transmit one copy of the preliminary plat to the County Planning Commission for design review, one copy to the Subdivision Advisory Committee for technical review, and information to the Superintendent of Schools of the School District in which the proposed subdivision is to be located.

301.32 After receiving comments and recommendations, if any, from the County Planning Commission staff, Subdivision Advisory Committee and the Superintendent of Schools, the Planning Commission shall re-evaluate the preliminary plat in view of the new information it has received, and may request modifications in the preliminary plat. The Planning Commission shall then approve, conditionally approve, or disapprove the preliminary plat and transmit all copies of the preliminary plat together with the reasons for its action to the Township Board.

301.321 The Planning Commission shall take action on the preliminary plat within 60 days of the date of filing of the plat. The review period may be extended by written agreement between the Planning Commission and the proprietor. If no action is taken by the Planning Commission within the 60 day period, and if no extension is secured, the Township Board shall assume that the preliminary plat has been approved by the Planning Commission.

301.33 The Township Board shall, within thirty (30) days of receiving the Planning Commission's recommendation, tentatively approve or disapprove the preliminary plat.

301.4 EFFECT OF TENTATIVE APPROVAL OF PRELIMINARY PLAT: Tentative approval of the preliminary plat shall confer upon the proprietor for a period of one (1) year from the approval date, approval of the lot sizes, lot orientations and street layout of the proposed subdivision. The tentative approval may be extended if an extension is applied for by the proprietor and granted in writing by the Township Board.

302.0 PRELIMINARY PLAT - FINAL APPROVAL:

302.1 FILING PROCEDURES: The preliminary plat, as tentatively approved by the Township Board and approved by all county and state plat approval authorities as required by the Subdivision Control Act, together with the required information, completed application form, and fees, shall be submitted to the Clerk at least 30 days prior to the meeting of the Township Board at which the preliminary plat is to be considered for final approval. The Clerk shall determine if the application is complete, and if complete, transmit same to the Township Board in adequate time for inclusion on the agenda for the Board's next meeting. If the application is not complete the Clerk shall so notify the proprietor in writing and shall list deficiencies.

302.2 INFORMATION REQUIRED FOR FINAL APPROVAL OF PRELIMINARY PLAT: The proprietor shall submit the following information to the Township Board to obtain final approval of the preliminary plat:

302.21 A list of all county and state authorities required by the Subdivision Control Act to approve the preliminary plat, certifying that the list is complete and that each authority has approved the preliminary plat.

302.22 One approved copy of the preliminary plat from each county and state authority required by the Subdivision Control Act to approve the preliminary plat.

302.23 Copy of receipt from the Township Treasurer that all fees required under this Ordinance have been paid.

302.24 Certificates of approval as set forth in Section 501.34 herein, and construction schedules.

302.3 REVIEW BY THE TOWNSHIP BOARD:

302.31 The Board shall review the preliminary plat at its next regular meeting after submittal of the complete application, or within 20 days of the date of submission to the Clerk. The Board shall finally approve the preliminary plat if it conforms to the preliminary plat as tentatively approved by the Board and if all other required approvals have been obtained by the proprietor. The Clerk shall promptly notify the proprietor of the final approval, in writing.

302.32 The Board shall disapprove the preliminary plat if it does not conform to the preliminary plat as tentatively approved by the Board, or if any of the other approvals required by the Subdivision Control Act have not been obtained. The Clerk shall promptly notify the proprietor of the disapproval and the reasons therefor, in writing. The reasons for the disapproval shall be recorded in the minutes of the meeting of the Board. Notice of disapproval shall be sent to each of the other plat approval authorities by the Clerk.

302.33 In case of disapproval of the preliminary plat, further consideration of a plat for subdividing the same land can be obtained only if the proprietor applies for tentative approval of a preliminary plat.

302.34 In order to reach a reasonable compromise as expeditiously as possible when the Board indicates that it is going to disapprove the preliminary plat, the proprietor and the Board may agree in writing to extend the 20 day review period. Any changes made in the plat during the period of extension shall be sent to each of the other authorities which have approved the preliminary plat. Approval of such changes by each such authority shall be obtained before the Board may finally approve the preliminary plat. This provision is intended to be used only in situations where, in the opinion of the Board, objections to final approval are minor.

302.4 EFFECT OF FINAL APPROVAL OF PRELIMINARY PLAT: Final approval of the preliminary plat shall confer upon the proprietor for a period of two (2) years from the date of approval the conditional right that the general terms and conditions under which the final approval of the preliminary plat was granted will not be changed. The two (2) year period may be extended if an extension is applied for by the proprietor and granted by the Township Board in writing. Written notice of any extension shall be sent by the Board to all other plat approval authorities.

302.0 FILING PROCEDURES: Final plats shall be submitted in the form required in the Subdivision Control Act, together with (a) the completed application form, (b) fees for filing and recording and plat review, and inspection of improvements; and (c) agreement and security required to guarantee performance, and shall be submitted to the Clerk at least 45 days prior to the meeting of the Township Board at which the plat is to be considered. The Clerk shall determine if the submittal is complete, and if complete, transmit same to the Board in adequate time for inclusion on the agenda for the Board's next meeting. If the application is not complete the Clerk shall so notify the applicant in writing and shall list deficiencies. A final plat shall not be accepted for review after the date of expiration of the final approval of the preliminary plat. The final plat shall be submitted to the following agencies, in the indicated order, and the proprietor shall obtain signatures from the agency thereon, in the indicated order, prior to filing the final plat with the Board for approval.

County and Township Treasurer
Drain Commissioner
County Road Commission
County Planning Commission

The final plat shall be signed by the registered land surveyor or engineer and by the proprietor (s) prior to filing with the Township Clerk.

303.2 INFORMATION REQUIRED: All final plats shall be in the form, and contain the information, required by the Subdivision Control Act.

303.21 One (1) reproducible copy on mylar or other dimensionally stable material, and four (4) paper prints thereof, and the filing and recording fees shall be filed by the proprietor with the Township Clerk.

303.22 Abstract of title or other certificate establishing ownership interests and to ascertain if proper parties have signed the plat, for all land included in the subdivision.

303.23 The proprietor shall provide the Township Clerk with a certificate from his engineer indicating that improvements have been installed in conformance with the approved engineering drawings, with any changes noted therein and attached in drawings, and proof of a guarantee of completion for those improvements to be installed after final plat approval, as finally approved in the preliminary plat.

303.24 A detailed estimate of all costs of all required improvements not to be installed prior to final plat approval, as provided in Article V, herein. The estimate of costs shall be checked and approved by the Township Engineer prior to review of the final plat by the Township Board.

303.3 REVIEW OF FINAL PLAT:

303.31 The final plat shall conform closely to the preliminary plat as finally approved. The final plat may cover only a portion of the area covered by the preliminary plat as finally approved.

303.32 All improvements and facilities to be provided by the proprietor shall be installed, or adequate security in lieu thereof shall be provided,

and all dedications and easements shall be evidenced as having been made before the Township Board may approve the final plat. However, approval of the final plat shall not constitute acceptance of items for dedication. All installations shall be inspected and approved by the Township Engineer before the Board may approve the final plat.

303.33 The Township Board shall review all recommendations and either approve or disapprove the final plat at its next regular meeting after the date of submission, or at a meeting called within 20 days of the date of submission. The Board shall approve the plat if it conforms to the preliminary plat as finally approved and to the provisions of the Subdivision Control Act.

303.34 If the final plat is approved, the Clerk shall transmit the reproducible copy of the plat and the filing and recording fee to the County Plat Board. One paper print shall be forwarded to the Planning Commission, to the Subdivision Advisory Committee, and to the Building Department; and one print shall be retained by the Township Clerk. The reproducible copy and paper prints shall have the date of approval marked thereon.

303.35 If the final plat is disapproved, the Clerk shall record the reasons for rejection in the minutes of the meeting, notify the proprietor in writing of the action and the reasons therefor, and return the plat to the proprietor.

303.4 EFFECT OF FINAL PLAT APPROVAL: Approval of the final plat shall confer upon the proprietor for a period of three (3) years from the date of approval a right that all existing zoning regulations and subdivision regulations shall remain unchanged as they apply to the property included in the final plat.

ARTICLE IV DESIGN AND DEVELOPMENT STANDARDS

400.0 GENERAL: In reviewing applications for approval of subdivision plats, the standards set forth in this Article shall be considered minimum requirements. Where a duly adopted and published General Development Plan requires higher standards, such higher standards shall apply. The Planning Commission and the Township Board recognize that the standards set forth in this Article are directed primarily to residential subdivisions and that such standards are not always reasonably applicable to mobile home, commercial, and industrial subdivisions. Therefore, Sections 411.0, 412.0 and 413.0 are included to provide the necessary modifications. Variances from the standards set forth in this Article shall be granted only as provided in Article VI, herein.

401.0 STREETS AND ALLEYS: The specifications contained in this Ordinance are the standards for all highways, streets, and alleys which might hereafter be platted or accepted within the Township.

401.1 STREET LAYOUT: Street layout shall conform to the duly adopted and published General Development Plan or the portion thereof relating to streets and traffic. The arrangement of streets in the subdivision shall provide for the continuation of streets in adjacent subdivisions, where such extensions are deemed desirable by the Planning Commission and County Road Commission, and where such extension is not precluded by topographic or other existing conditions. The layout shall provide for proper projection of principal streets into adjoining properties not yet subdivided. In general, all such streets shall have a width at least as great as the street being extended.

Local streets shall be laid out so as to discourage their use by through traffic. Streets shall be arranged in proper relation to topography so as to result in usable lots, safe streets, and reasonable grades, both for the streets and for drive-ways intersecting therewith.

The street layout shall not isolate lands from existing public streets or roads, unless suitable access is provided, and that such access be granted by easement or dedicated to public use. Slight jogs in continuous streets at points of intersection with other streets shall not be permitted. Where offsets cannot be avoided, a minimum distance of 125 feet shall be established between center-lines of the intersecting streets.

Where future connections to adjacent areas are to be provided, the land for such connection shall be covered by an easement and shall be designated "future road" on the various plats. Each such easement shall be at least sixty-six (66) feet wide and a document conveying the easement for road purposes shall be filed with the County Road Commission at the time of filing of the preliminary plat for final approval.

Intersection of local or residential roads with collector and arterial roads shall be reduced to a reasonable minimum but should, in general, be at least 500 feet apart, centerline to centerline, to preserve the traffic carrying capacity of the collector and arterial roads, and to reduce the potential of accidents at such intersections. In general, all streets should intersect each other so that for a distance of at least 100 feet the street is approximately at right angles to the street it joins. In no case shall an intersection form an angle of less than 80 degrees. No more than two streets shall cross at one intersection.

All street construction shall be centered on the street right-of-way. Section line and quarter line roads shall be centered on these lines unless the Township Engineer or County Road Commission approves an exception.

401.2 DRAINAGE: All streets and alleys shall be provided with facilities for adequate surface drainage. This may be accomplished by the use of ditches, county drains, natural water courses, or tributaries constructed thereto. It is strongly recommended that drainage be provided by underground storm drains. In the urban area of Washtenaw County, as defined by the County Road Commission, the stormdrain shall be underground and only curb-type design shall be permitted. Exceptions may be made for subdivisions in which each single family dwelling lot is one acre or larger in area and has a minimum road frontage of 150 feet, in which cases a thirty foot wide pavement section with open ditches will be permitted.

401.3 HALF-STREETS: Half-streets shall generally be prohibited, except where unusual circumstances make them essential to the reasonable development of a tract in conformance with this Ordinance. Half-street dedication will be acceptable only when the boundary of the proposed plat coincides with the boundary of a recorded plat on which a half-street has previously been dedicated, or on a county certified road.

401.4 CUL-DE-SAC STREETS: Each cul-de-sac street shall not be more than 600 feet in length (1000 feet in subdivisions of one acre or larger lots). Exceptions may be made where topographic or other unusual existing conditions would so require. Each cul-de-sac street shall terminate with an adequate turn-around of a minimum external diameter of 150 feet. The minimum length of a cul-de-sac shall be 140 feet.

401.5 ALLEY: Alleys shall be prohibited, except in commercial and industrial areas. Where alleys are provided they shall be at least 30 feet wide. Dead-end alleys shall be prohibited. Alleys shall be provided in accordance with standards of the County Road Commission or Township Engineer.

401.6 PRIVATE STREETS: Private streets are generally unacceptable in subdivisions in which any of the streets are dedicated to the public. Exceptions will be considered in residential cluster subdivisions, commercial, and industrial subdivisions, and in planned unit residential developments.

401.7 MARGINAL ACCESS STREETS: Where marginal access streets are required, the proprietor shall dedicate property for the purpose of marginal access streets to the County Road Commission and shall be responsible for improving said streets according to County Road Commission standards. A landscaped strip at least twenty (20) feet wide shall be provided between a marginal access street and the adjacent street.

401.8 OTHER REQUIRED STREETS: Where a subdivision borders or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission may require a street approximately parallel to and on one or both sides of such right-of-way, at a distance suitable for the appropriate use of the intervening land (as for park purposes in residential areas, or for commercial or industrial purposes in appropriate districts). Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

401.9 SPECIAL TREATMENT ALONG MAJOR STREETS: When a subdivision abuts or contains an existing or proposed arterial or collector street, the Planning Commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, or such other treatment as might be necessary for adequate protection of residential properties, to afford separation of through and local traffic, and to retain the traffic carrying capacity of the arterial or collector streets.

401.10 STREET NAMES AND HOUSE NUMBERS: Street names shall not duplicate names of any existing street. Street names that are spelled differently but sound the same shall be avoided. Duplication shall be avoided by checking new street names with the master listing of the County Road Commission. Generally no street should change direction by more than 90 degrees without a change in street name. Streets should have names and not numbers or letters.

401.11 LOCATION FOR UTILITIES: Utilities shall be located so as to best conform to the layout of existing facilities. In streets where no pattern has been established, utilities shall be located in conformance with standards of the County Road Commission.

401.12 STREET STANDARDS AND SPECIFICATIONS: Streets shall be provided in accordance with the street standards and specifications adopted by the County Road Commission. Private streets shall also conform to County Road Commission standards except for right-of-way requirements, which might not apply.

402.0 BLOCKS: Blocks generally shall not be less than 500 feet or more than 1320 feet in length as measured from centerlines of streets. No block width shall be less than twice the normal lot depth except where lots back onto a major street, natural feature or subdivision boundary. A block shall be designed so as to provide two (2) tiers of lots, except where the lots back onto a major street, natural feature, subdivision boundary or other feature or facility which necessitates reverse frontage. In blocks exceeding 900 feet in length the Planning Commission may require reservation of a 20 foot wide easement through the block to provide for the crossing of underground utilities and/or pedestrian traffic where needed or desirable, and may specify further, at its discretion, that a paved foot path be provided by the proprietor. Blocks intended for non-residential use shall be especially designed for such purposes, and in accordance with Zoning Ordinance provisions. In such cases the above dimensions do not apply.

403.0 LOTS: 403.1 DIMENSIONS: Lots shall conform to the requirements of the Zoning Ordinance except for outlets that are provided for an indicated and approved purpose.

In areas not served by public sewer and water lines the minimum lot area shall be one (1) acre and the minimum road frontage, 150 feet. Corner lots shall have extra width to permit appropriate building setbacks. If the Zoning Ordinance does not require a greater width, this Ordinance shall control, in which case the side yard of the corner lot shall have at least the same width as the required front yard. Lots abutting a pedestrian mid-block crosswalk or other right-of-way shall be treated as corner lots.

Residential lots shall not open or face directly onto a freeway right-of-way, an arterial or collector street, shopping center, industrial district or park, and other similar non-residential areas. In such situations, lots shall be laid out in one of the following ways:

(a) Lot may back onto the above features, but shall be separated therefrom by a 20 foot wide landscaped strip along the rear property line. The 20 foot wide strip shall not be considered part of the lot's minimum length, width, or area, but shall be considered part of the contiguous lot.

(b) Lot may face onto a marginal access street.

(c) Lot may face onto intersecting local streets with driveways opening onto the intersecting local streets. The corner lot which abuts the major street right-of-way or the non-residential area shall have the landscaped strip as required in Section 403.1 (a), preceding.

(d) Lot may be grouped around cul-de-sac or loop streets which open onto the major street. In such situations the corner lot abutting the major street right-of-way shall also contain the landscaped strip required in Section 403.1 (a), preceding.

The layout of lots, whichever method is used, is intended to restrict the number of access points to the major streets and thereby reduce the number of traffic hazard points, to preserve the traffic carrying capacity of the major street, and to protect each lot's privacy and its freedom from noise, fumes, dust, and litter.

Any landscaped strip required above shall not be part of the normal road right-of-way or utility easement.

403.2 LOT FRONTAGE: Lot extending through a block are generally prohibited except where they back onto a freeway right-of-way, an arterial or collector street, a shopping center, an industrial district, a park, or other similar non-residential area.

All lots shall abut, by their full frontage, on a dedicated public street, or an approved private street. Variances to this provision may be permitted in comprehensive developments.

The portion of a lot bordering on a lake, stream, open area or similar amenity may be designated as the front, provided that a setback can be obtained on the street side equal to the setback required for the front. In no case, however, shall either setback be less than the front setback required in the Zoning Ordinance.

403.3 RE-SUBDIVIDING: Where a tract is to be subdivided into lots substantially larger than the minimum size required in the Zoning Ordinance, or when the tract is in an area which the Planning Commission can reasonably expect to be served with sewer and water lines in the future, but which at time of subdividing does not have sewer and water services available, the Commission may require that streets and lots be laid out so as to permit future re-subdivision in a logical manner and in accordance with provisions of this Ordinance. Lot arrangements shall allow for ultimate extension of adjacent streets through blocks or the splitting of lots into smaller lots. The plan for such future re-subdivision or lot-splitting shall be approved by the Planning Commission before division of lots may be made.

403.4 LOT LINES: Side lot lines shall generally be perpendicular to the right-of-way lines or radial to curved streets. All sides and rear lot lines should be straight lines unless natural features or street curvature so prevent. Variations in these provisions may be made when in the opinion of the Planning Commission such variation would result in a better arrangement of lots.

403.5 LOTS TO BE BUILT: The lot arrangement shall be such that in constructing a building in compliance with the Zoning Ordinance, topography or other natural conditions will not create difficulties in locating the building and driveway and in providing adequate yard areas. Acute angles created by side lot lines, and odd shaped lots should be avoided.

The size, shape, and location of each lot should have the following qualities: (a) A suitable site for placing a house without excess grading; (b) A usable area for outdoor living and other outdoor activities;

(c) Adequate surface drainage away from the house site and outdoor living areas;

(d) Reasonable driveway grades; and

(e) General site grading should be minimized with significant trees and other vegetation retained.

403.6 SETBACKS AND YARD REQUIREMENTS: Placement of the building on the site shall conform to all yard requirements of the Zoning Ordinance. However, the proprietor should vary the placement of the building on each lot. The front setback should be varied among several adjacent lots to create a more attractive neighborhood appearance and to relieve the monotony that results from rigid adherence to the minimum requirements.

The setbacks provided should conform to topography and natural features of the site.

403.7 ACCESS: Driveways and curbs should conform to standards of the County Road Commission. The curb section of driveways and aprons shall be designed so that excessive breakover angle and rear bumper and exhaust pipe dragging will be eliminated.

403.8 ACCESS FROM PRIVATE STREETS: Access from private streets shall be deemed acceptable only if such streets are designed and improved in accordance with this Ordinance.

403.9 LOT DIVISION: The division of a lot in a recorded plat is prohibited unless approved following application to the Township Board in conformance with the Subdivision Control Act. The application shall be filed with the Township Clerk and shall state the reasons for the proposed division. No building permit shall be issued, nor any construction commenced, until the division has been approved by the Township Board and the suitability of the land for building sites has been approved by the County Health Department for all sites not served by public sewer and water. No lot in a recorded plat shall be divided into lots for building purposes each of which is less in area and dimensions than permitted by the Zoning Ordinance. The division of a lot that results in lots smaller than the lots permitted in the Zoning Ordinance may be permitted, but only for the purpose of adding to an existing building site or sites. The application shall so state and shall be in affidavit form.

403.10 RESERVE STRIPS: Privately held reserve strips controlling access to streets shall be permitted, except as provided in Section 401.9, herein.

403.11 NON-RESIDENTIAL LOTS: Lots intended for uses other than residential shall be identified on the plat, and shall be specifically designed for such uses, in accordance with provisions of this Ordinance and the Zoning Ordinance.

404.0 PEDESTRIAN WAYS AND SIDEWALKS: Pedestrian ways, other than side-walks in street rights-of-way, shall be at least 20 feet wide, when required. The Planning Commission and/or Township Board may require a paved walkway to be provided by the proprietor. The pedestrian way shall be treated as an easement.

Sidewalks may be required on both sides of a street, or one side of a street, or in very low density developments (one acre or larger lots) may be excepted entirely, according to the discretion of the Board based on recommendation of the Planning Commission. Street rights-of-way shall be sufficient to provide for sidewalks on both sides of the street, except in cluster subdivisions, or planned unit residential developments, where variations may be permitted. Streets leading directly to a school shall have sidewalks on both sides of the streets.

Walkways in pedestrian ways and side-walks shall have a minimum pavement width of four feet, and shall have a minimum lateral slope of 1/4 inch per foot of width. Sidewalks shall be placed within the street right-of-way, one-foot away from the property line. Sidewalks shall be concrete, 4 inches thick, with 6 inch thickness under driveways. Driveway aprons shall not break the sidewalk level.

The pavement of a pedestrian way shall consist of concrete, asphalt, stone, or other surface material, according to requirements of the Township Engineer. Planting pockets shall be provided in pedestrian ways for tree and shrub plantings. The planting plan and surface treatment shall be approved by the Planning Commission and/or Township Board. Fences and/or other improvements may also be required if the Planning Commission and/or Township Board determine such are necessary to protect adjacent property owners or pedestrians. The Planning Commission and/or Township Board may require that pedestrian ways be lighted, with the lighting to be located so as to adequately illuminate the walkway but not to disturb adjacent residences.

405.0 NATURAL FEATURES: The Planning Commission shall, wherever possible, require the preservation of all natural features which add value to the proposed subdivision and to the community at large, such as large trees or groves of trees, water courses, vistas, historic spots and features, wildlife habitats and ecologically sensitive areas, and similar irreplaceable assets. The location, nature, and extent of such features should be identified in the initial procedures and preliminary plat pages and shall be made a part of the subsequent plat to the greatest possible extent. The preservation and/or inclusion of such features may be made a condition of tentative approval of the preliminary plat.

406.0 UNDESIRABLE AREAS: Lands subject to flooding, or otherwise deemed undesirable in their natural state shall not be platted for residential use, or for any other use that might create a danger to health, safety, or property, or which might increase the flood hazard within or outside the subdivision. Such lands shall be set aside for recreational use or outside the subdivision. Such lands as open space; provided, however, that such lands may be platted and developed if the features making the lands undesirable can reasonably be removed without destruction of adjacent or nearby property or desirable natural features of the land, and if approval is obtained from all plat approval authorities required to review plats under the Subdivision Control Act and this Ordinance. Any areas of land within the proposed subdivision which lie either wholly or partly within the flood plain of a river, stream, creek, or lake, or any other areas which are subject to flooding by storm water shall be clearly shown on the preliminary plat and the final plat.

407.0 UTILITIES: 407.1 STORM DRAINAGE: Where a subdivision is traversed by a water course, drainage way, channel, or stream, a storm water easement or drainage right-of-way shall be provided in accordance with standards of the County Drain Commissioner. Such easements shall be placed so as not to interfere with the use of lots. Existing drainage ways may be rechanneled but such rechanneling shall not increase the flow or level, or cause impoundment, of water on properties upstream or downstream from the proposed subdivision. Exceptions may be made if such changes conform to an overall drainage plan for the drainage district. All natural water drainage ways and impoundment areas shall be preserved at their natural gradient and shall not be filled or interfered with in any way, except as approved by the County Drain Commissioner. If, in the judgement of the Drain Commissioner, a natural water drainage way or impoundment area should be reserved in the public interest, a storm drainage easement of a width and/or to an elevation specified by the Drain Commissioner shall be required and reserved as a public storm drainage easement or impoundment area. Access rights for maintenance purposes to same shall be dedicated to the public through the Drain Commissioner and placed on file with the County Register of Deeds. The proprietor may be required to carry away by pipe or open ditch, in appropriate cases, any spring or surface water that might exist either previous to, or as a result of, the subdivision.

A culvert or other drainage facility to be provided in the proposed subdivision shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether that area is inside or outside the subdivision. The design and size of the facility shall be based on anticipated runoff

off from a ten (10) year storm under conditions of total potential development permitted by the Zoning Ordinance, and other applicable zoning ordinances, and recommended in adopted development policies for the lands lying within the drainage area.

The effect of the subdivision on existing downstream drainage facilities outside the subdivision shall be reviewed by the proprietor and the County Drain Commissioner. Where it is anticipated that the additional runoff resulting from development of the subdivision will overload an existing downstream drainage facility during a ten (10) year storm, the County Drain Commissioner shall notify the Township Board of such potential condition. In such situations the Board shall not approve the subdivision until provision has been made for improvement of said condition.

All drainage improvements shall conform to duly adopted and published General Development Plans for the area covered by the proposed subdivision and for the upstream and downstream areas involved, and to the standards and specifications of the County Drain Commissioner. The Planning Commission may, if it considers such requirements necessary for the proper and safe development of the subdivision and surrounding area, require that the drain be enclosed.

407.2 SEWER AND WATER UTILITIES: Sanitary sewer and water supply facilities shall be designed and located according to the specifications and procedural requirements of the Michigan Department of Health. On-site services and private sanitary sewer and water systems shall be designed according to requirements of the County Health Department.

407.3 GAS, WIRE OR CABLE UTILITIES: All lines for telephone, electrical, television, and other services distributed by wire or cable shall be placed underground throughout a subdivision. Overhead lines may be permitted upon recommendation of the Planning Commission and approval by the Township Board at the time of tentative approval of the preliminary plat where it is determined that such lines will not impair the health, safety, general welfare, design, appearance, and character of the subdivision, and only where such overhead lines are brought to the perimeter of the subdivision. This Section shall not be construed to prohibit the construction above ground of surface equipment associated with an underground distribution system, such as, but not limited to, surface mounted transformers, power terminal pedestals, meters and meter boxes, concealed wires, street lights and street light poles.

All facilities, including those for gas distribution, shall be installed in accordance with standards and specifications of the Michigan Public Service Commission. The layout of such facilities shall be submitted to the utility companies having jurisdiction in the area for their review before filing for final approval of the preliminary plat. All said utilities placed in public right-of-way shall not conflict with other underground lines. Easements shall be provided in accordance with Section 408.0, herein.

408.0 EASEMENTS: All underground public utility installations, including lines for street lighting systems, which traverse privately owned property shall be protected by easements granted by the proprietor and approved by the public utility. Such easements shall be so located as to not interfere with the use of any lot or other part of the subdivision. The size of, and restrictions pertaining to, such easements shall be in accordance with the standards and specifications of the agency having jurisdiction over the utility lines and the Subdivision Control Act, and shall be indicated on the preliminary plat submitted for tentative approval.

409.0 RESERVATION OF PUBLIC USE AREAS: Where a proposed park, playground, open space, public school, library or other public use area shown in the adopted General Development Plan, or in an adopted applicable part of such plan, is located in whole or in part in a proposed subdivision, such area or areas shall be shown on the plat. Such area or areas may be dedicated to the Township or other applicable public agency by the proprietor if the Township Board or other applicable public agency approves such dedication. Such areas if not dedicated, shall be reserved by the proprietor for future purchase by the Township or other appropriate public agency.

The precise nature, location, and extent of the reservation shall be determined prior to tentative approval of the preliminary plat by the Township Board. The reservation shall be valid for a period of one year from the date on which the Board approves the final plat or such longer period as might be agreed to in writing by the proprietor. Unless during such one-year period or agreed longer period the Board shall have entered into a contract to purchase the reserved area or instituted condemnation proceedings according to law to acquire the fee simple or a lesser interest in the reserved area, the right to develop the reserved area shall revert to the proprietor at the end of the one-year period or agreed longer period. The reservation shall freeze the price per acre of the reserved area for such one-year period at the average value per acre on the date when the preliminary plat was first filed with the Clerk. Because the Township Board or other public agency has the option not to purchase the reserved property, the plat for the entire subdivision should include provisions for incorporating the reserved area into the overall development.

410.0 RESIDENTIAL CLUSTER SUBDIVISIONS: Where the Zoning Ordinance permits, a proposed residential subdivision may be designated as a residential cluster subdivision for the purpose of creating a more desirable living environment than is possible under the Township zoning and subdivision control ordinances as applied to individual residential lots; for the purpose of encouraging the provision and maintenance of open space for the residents of the subdivision; for the purpose of encouraging creativity, variety, efficiency, and economy in the physical development pattern of the community; and for the purpose of assuring the preservation of desirable natural features of the community and their inclusion in the development pattern of the subdivision and the community. This Section applies to residential subdivisions, but it may also be applied, where desirable by the proprietor and the Planning Commission to mobile home, commercial, and industrial subdivisions by changing "residential" references in this Section to reflect the nature of such other types of subdivisions. Lot size reductions in such other types of subdivision shall conform to Zoning Ordinance provisions.

The plat for a residential cluster subdivision shall be submitted in accordance with the procedures and standards of this Ordinance. A residential cluster subdivision must be designed to produce a stable and desirable residential community. Overall maximum densities shall not exceed those permitted under applicable provisions of the Zoning Ordinance. Open space areas shall meet the Standards for open space established in the duly adopted and published General Development Plan, if there is such a plan, or an ordinance duly adopted and published by the Township Board. The Board, upon advice from the Planning Commission, shall have the right and duty to reject a proposed residential cluster subdivision if the open space areas therein are, in its opinion, of such size and shape as to be difficult or impossible to utilize or maintain for appropriate open space purposes.

Common open space provided in a residential cluster subdivision and conveyed to a homeowner's association shall remain permanently open for recreational and conservation purposes. The open space character of common open space shall be secured by restrictive covenants, negative easements, or other appropriate legal devices. Such common open space shall be set aside for the common benefit, use, and enjoyment of the subdivision lot owners, present and future. All common open space, including recreation areas, tree cover areas, scenic vistas, wildlife or plant preserves, nature study areas, and private walkways, whose acreage is used in determining the size and extent of common open space shall be included in the restrictive covenants, negative easements, or other legal devices designated to assure that such space will remain permanently open.

Open space in any one residential cluster subdivision shall be laid out, to the maximum feasible extent, so as to connect with other open space, existing or

proposed, in the vicinity whether such areas are or will be public or private.

In the case of two or more adjacent subdivisions, proprietors may cooperatively allocate open space areas, if such areas are coordinated in design and location to an extent acceptable to the Planning Commission.

Residential cluster subdivisions should be laid out so as to reduce the linear feet of streets that would be otherwise needed to serve the area; to economize on the cost of utility installations; to retain and take advantage of existing natural features and vistas; to reduce the amount of grading required; to take maximum advantage of storage, absorption, and drainage characteristics of the natural landscape; and to otherwise secure the objective set forth in this Section. In so doing, the minimum lot areas, lot widths, and other standards may be modified in accordance with this Ordinance and the Zoning Ordinance.

The cluster subdivision shall be laid out so that its development can be staged in an efficient and economical manner with respect to the opening and maintenance of new streets, the provision of utilities, access to schools and other public and private service facilities, and similar considerations.

Utility easements, such as for electric transmission or distribution lines and storm sewers, may be included in the common open space area calculation only if they are available to residents of the subdivision, may be landscaped and developed for recreational or other open space uses, and are safe for use by persons engaging in recreational or other open space activities. Unless all these conditions are satisfied, such easements shall not be included in the common open space calculations.

Open drainage courses, suitably graded and stabilized with sod or other ground cover, and planted with trees, shrubs, and other landscape materials, and made an integral part of the overall open space and recreation system, may be acceptable, if approved by the County Drain Commissioner and the County Health Department.

In residential cluster subdivisions, the proprietor shall insure the permanence of both the existence and proper maintenance of all open space by either dedicating it to a public agency responsible for such areas or by conveying it to a homeowners' association to be made up of the future residents of the subdivision. Where a homeowners' association is to be established, the following conditions shall be met:

1. The association shall be established before dwellings are sold; 2. Membership shall be mandatory for each home buyer and any successive buyer; 3. Common open space must be held and maintained by the homeowner's association as open space in perpetuity.

4. The homeowner's association shall be responsible for payment of property taxes, maintenance of all common open space areas and facilities, maintenance of liability insurance, and other similar duties of ownership.

The proprietor shall file a declaration of restrictions with the preliminary plat when tentative approval is sought, setting forth the above conditions and other features of the homeowners' association. He shall also supply to the Township Board a copy of the articles of incorporation and a complete set of the by-laws of the homeowners' association.

The Township Board may require that, in addition to the insertion of covenants and/or provisions creating negative easements and provisions for mandatory membership in the homeowners' association in all deeds to home buyers, the proprietor shall grant a negative easement over all common open space to the Township to insure that the area will remain open in perpetuity. Such a negative easement is intended only to preclude development and preserve common open space; it may not provide for public access to, or use of, common open space.

In the event that a homeowners' association established to own and maintain common open space, or any successor association, shall at any time after development of a residential cluster subdivision, fail to maintain the common open space in reasonable order and condition, the Township Board may serve written notice upon such association setting forth the manner in which the association has failed to maintain the common open space and said notice shall include a demand that such deficiencies of maintenance be corrected within thirty (30) days thereof, and shall state the date and place of a hearing thereon which shall be held within fourteen (14) days of said notice. At such hearing the Board may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modification thereof are not corrected within said thirty (30) days or any extension thereof, the Board, in order to preserve the taxable values of the properties within the residential cluster subdivision and to prevent the common open space from becoming a public nuisance, may authorize the appropriate Township employees to enter upon said common open space and maintain the same for a period of one (1) year. Said entry and maintenance shall not vest in the public any rights to use the common open space.

Before the expiration of said year, the Board shall, upon its own initiative or upon the request of the homeowners' association theretofore responsible for the maintenance of the common open space, call a public hearing upon notice to such association, or to the residents of the residential cluster subdivision, at which hearing such association or the residents of the residential cluster subdivision shall show cause why such maintenance by the Township should not, at the election of the Board, continue for a succeeding year. If the Board shall determine that the homeowners' association is ready and able to maintain the common open space in reasonable condition and order, the Township shall cease to maintain the common open space at the end of said year. If the Board shall determine that such association is not ready and able to maintain the common open space in reasonable condition and order, the Board may, in its discretion, continue to maintain the common open space during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter. The cost of such maintenance by the Township shall be assessed ratably against the properties within the residential cluster subdivision that have a right of use and enjoyment of the common open space, and shall become a tax lien on said properties.

The Township, at the time of entering upon the common open space for the purpose of maintenance, shall file a notice of such tax lien in the office of the Township Treasurer.

Residential cluster subdivisions for single family residences may be provided in areas not served by public water and/or sanitary sewer if each lot is adjacent to an open area which, in the opinion of the County Health Department, can be considered to be part of the site for purposes of supplying the area necessary for drain fields. In such cases the minimum lot size may be reduced to 20,000 square feet from the one acre minimum ordinarily required. Total overall density in such areas shall not exceed one dwelling unit per acre at completion of the subdivision or during any stage of development. The County Health Department may require a maximum density of less than one dwelling unit per gross acre if soil conditions are not suitable for development at a higher density. Lots in residential cluster subdivisions in areas served by public water and sanitary sewers may be reduced in area and dimensions in accordance with the Zoning Ordinance.

411.0 MOBILE HOME SUBDIVISIONS: Where a mobile home development falls within the definition of "subdivision" as set forth in the Subdivision Control Act, said development shall be considered to be a subdivision and shall be platted in accordance with the Subdivision Control Act and this Ordinance. All provisions of this Ordinance shall apply except for, or in addition to, the provisions of this Section. A mobile home subdivision may also be platted under the Residential Cluster Subdivision or Planned Unit Residential Development provisions of this Ordinance.

All streets and driveways in the subdivision shall conform to the standards set forth

Section 401.0, herein. There shall be no on-street parking of any vehicles on any collector street within the subdivision. There shall be no residential lot access to a collector street within the subdivision; all such access shall be provided by minor residential streets.

Collector street dimensions shall conform to County Road Commission specifications.

Each lot shall have direct access to a public or an approved private street. Lots should be laid out so as to provide a variety of shapes and sizes and to prevent a monotonous subdivision character.

Sidewalks and pedestrian ways shall be provided in accordance with Section 404.0, herein, except that sidewalks along streets may not be required when pedestrian ways provide acceptable alternative means of pedestrian movement.

All residential lots shall be suitable connected to sewer and water services and shall meet the requirements of this Ordinance. All sanitary sewage facilities, including plumbing connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, from collision, or from creating any type of nuisance or health hazard. Sewage facilities shall be of such capacity to adequately serve all users of the park at peak periods. Running water from a state tested and approved supply designed for a minimum flow of two hundred (200) gallons per day per mobile home site shall be piped to each mobile home. Sewer connections shall not exceed ten (10) feet in length above ground.

Any fuel oil and/or gas storage tanks shall be located in an inconspicuous manner either by placing the tanks underground or by enclosing them with a screen of dense shrubbery. All fuel lines leading to the subdivision and to mobile home sites shall be underground and so designed as to conform with the Township Building Code and any state code that is applicable.

When a master television antenna is provided, all lines extended to individual lots shall be underground. Such master antenna shall be so placed as not to be a nuisance to subdivision residents or surrounding areas.

A buffer of trees and shrubs not less than twenty (20) feet in width shall be located and maintained along all boundaries of such subdivision, excepting at established entrances and exits serving the subdivision. When necessary for health, safety, and welfare, a fence shall be required to separate the subdivision from adjacent property.

412.0 COMMERCIAL SUBDIVISIONS: Where commercial developments for retail sales, wholesale sales, business services, offices, and similar establishments fall within the definition of "subdivision" as set forth in the Subdivision Control Act, such development shall conform to the provisions of this Ordinance, except for modifications provided for in this Section. The development shall conform to all Zoning Ordinance requirements.

Streets shall conform to the requirements of Section 401.0, herein. All streets in a commercial subdivision shall be paved, and shall have curb and gutter, and underground storm drainage. Streets shall be designed and constructed to adequately handle truck traffic. Curb side parking and loading shall not be provided for, nor permitted on, any street in a commercial subdivision. No backing or similar maneuvering of vehicles to enter or leave a parking or loading space shall be permitted or provided for on a commercial subdivision street; such movements shall be adequately provided for on each lot.

Entry drives for the subdivision shall be located and designed so as not to create congestion or hazardous conditions on public streets serving the subdivision. Driveways from parking and/or loading areas shall intersect subdivision streets at a distance from street intersections that is large enough to permit safe and convenient maneuvering of vehicles.

The block sizes set forth in Section 402.0 herein, shall not apply to commercial subdivisions. The blocks shall be designed to meet the needs of the commercial uses that will occupy the subdivision. However, block sizes shall meet the requirements of fire protection, snow removal, and other service and emergency vehicles.

Lots in a commercial subdivision shall have access from subdivision or frontage streets, and shall not open directly onto an arterial or collector street.

Sidewalks and pedestrian ways shall be required in commercial subdivisions, except where the Planning Commission determines that such facilities are not required for the safety and convenience of pedestrians within or around the subdivision. Buffer strips, at least 20 feet wide and landscaped, shall be provided along the perimeter of a commercial subdivision where adjacent to a residential area. The Planning Commission may require provision of a fence, wall or screen if it determines such is necessary to protect the adjacent areas from litter, trespass and other nuisances. Any intended future expansion of the commercial development should be shown on the preliminary plat submitted for tentative approval.

413.0 INDUSTRIAL SUBDIVISIONS: Where industrial developments consisting of, but not limited to, manufacturing establishments, trucking and warehouse facilities, and similar activities, fall within the definition of "subdivision" as set forth in the Subdivision Control Act, such development shall conform to the provisions of this Ordinance, except for modifications provided for in this Section. The development shall conform to all Zoning Ordinance requirements.

Streets shall conform to the requirements of Section 401.0 herein. All streets in an industrial subdivision shall be paved according to standards suitable for heavy trucking activities. All streets shall have concrete curb and gutter with enclosed underground storm drainage.

All streets within the subdivision shall be designed and constructed to easily and conveniently accommodate the movement of large trucks. Street grades shall not exceed five (5) percent and shall follow the land contours longitudinally. Street intersections shall have a minimum curb radius of 25 feet.

Parking and loading on all streets in an industrial subdivision shall be prohibited. Adequate parking and loading areas, and space necessary for maneuvering of trucks in loading and unloading operations shall be provided on each site. Layouts which permit use of streets for turnaround and other maneuvers shall not be acceptable.

Entry drives for the subdivision shall be located and designed so as not to create congestion or hazardous conditions on public streets serving the subdivision. Driveways from parking and/or loading areas shall intersect subdivision streets at a distance from any street intersections that is large enough to permit safe and convenient maneuvering of all vehicles.

Streets within an industrial subdivision normally shall not be extended to the boundaries of adjacent existing or potential residential areas or connected to streets intended for predominantly residential traffic. Streets within the subdivision, except collector and arterial streets, shall be laid out so as to prohibit through traffic.

The block sizes set forth in Section 402.0, herein, shall not apply to industrial subdivisions. The blocks shall be designed to meet the needs and characteristics of the industrial operations that will be conducted therein, and may vary considerably in size. However, block dimensions shall meet the requirements of fire protection, snow removal, and other services and emergency vehicles. The subdivision plat should emphasize flexibility to accommodate various industrial needs for space and should concentrate on the size and shape of blocks rather than on individual lots. Lots in an industrial subdivision shall have access only from subdivision or frontage roads, and shall not open directly onto arterial or collector streets.

Sidewalks and pedestrian ways shall be required in industrial subdivisions, except where the Planning Commission determines that such facilities are not required for the safety and convenience of pedestrians within or around the subdivision.

Buffer strips of at least 20 feet in width, and landscaped shall be required along the side and rear property lines of an industrial subdivision where these abut a residential, agricultural institutional, or commercial area. The Planning

Commission may require provision of a fence, wall or screen if it determines such is necessary to protect the adjacent areas and/or the industrial subdivision from litter, trespass, and other nuisances.

Any intended future expansion of the industrial development should be shown on the preliminary plat as submitted for tentative approval.

The proprietor's continuing interest, if any, in the subdivision shall be clearly described.

414.0 PLANNED UNIT RESIDENTIAL DEVELOPMENT: Proposed land development, including some or all of the nonresidential activities, land uses, and features, necessary to serve the principal, residential use of land in the development may be granted certain variances from this Ordinance. Such variances are intended to accommodate the site planning, financial, engineering, and other requirements of large, comprehensive residential developments with associated uses. Such variances may include, but are not limited to, time extensions, flexible schedules for installation of improvements, security requirements for improvements, reductions in minimum lot areas and dimensions, mixtures of residential densities and building types, and mixtures of residential and nonresidential structures.

Variances shall be granted in accordance with the Zoning Ordinance provisions regulating planned unit residential developments and with Article VI, herein. All required zoning changes shall be made prior to the Township Board's tentative approval of the preliminary plat of a planned unit residential development.

Any proposed planned unit residential development shall conform to the duly adopted and published General Development Plan, if there is such a plan, with respect to the kind, location, extent, and density of land uses; the character and location of streets; and the location and character of neighborhood and community services, facilities, and utilities.

Reservations of public use areas shall be made in accordance with Section 409.0, herein. Open space shall be provided and maintained as set forth in Section 410.0, herein. The approved final plat of a planned unit residential development shall become a part of the General Development Plan, if there is such a plan.

415.0 SOIL EROSION AND SEDIMENT CONTROL: Since considerable erosion can take place prior to the construction of houses and other buildings, facilities, and features in a subdivision, the various plats for a subdivision shall contain proposed erosion and sediment control measures. The measures shall be incorporated into the final plat and final construction drawings. Erosion and sediment control measures shall conform to the standards and specifications established by the Soil Conservation District in their current form and as they might be modified from time to time, it being the intent of this Section to incorporate such standards and specifications into this Ordinance by reference. The measures shall apply to all street and utility installations as well as to the protection of individual lots. Measures shall also be instituted to prevent or control erosion and sedimentation during the various stages of construction of the subdivision.

416.0 RESTRICTIVE COVENANTS: Covenants designed to preserve the character of the subdivision and to help retain its stability, permanence, and marketability are encouraged to be provided by the proprietor. Such covenants should be recorded with the plat and should be blanket covenants that apply to the entire subdivision. Such covenants are intended to complement the Township's continuing regulation of the subdivision through its zoning and building code powers.

Blanket covenants may contain items such as, but not limited to, land use control; architectural control, including walls and fences as well as buildings; yard and setback requirements; minimum lot size; prohibition of nuisances; regulation of signs; control of type, duration, location, etc., of temporary buildings or vehicles, such as travel trailers, etc., to be stored on each site; scenic or open space easements; and other similar controls.

Covenants shall be discussed with the Planning Commission during the initial proceedings and/or preliminary plat stages and shall be coordinated with existing or anticipated police power controls.

Covenants should be recorded prior to the sale of any lot within the subdivision.

417.0 TREES: Trees shall be provided in the margins of both sides of all streets, public or private, and shall be placed at the minimum rate of two (2) per single family residential lot or at a maximum distance apart of 60 feet. Trees may also be required to be installed according to the same distances in pedestrian ways. Trees to be installed in the street margins shall be of the large deciduous type - such as oak, hard maple, ash, hackberry, or sycamore. However, ornamental trees may be installed in the margin. Both kinds of trees may be provided in pedestrian way.

The following trees are not permitted in the street margins, pedestrian ways, or any other landscaped area required by this Ordinance: boxelder, soft maple, American elm, poplar, alantinus (tree of Heaven) and willow. All trees shall be protected from damage by wind and other elements during the first full year after planting.

418.0 STREET LIGHTS: Street lights, where provided, shall have underground wiring. Light standards shall meet the minimum specifications of the electric utility company serving that area of the proposed subdivision. Where lights are to be provided, they should be installed prior to the occupancy of structures within the subdivision. Street lights shall be provided in all subdivisions except those of one acre or larger residential lots, and commercial and industrial subdivisions.

ARTICLE V SUBDIVISION IMPROVEMENTS

500.0 PURPOSE: It is the purpose of this Article to establish and define the improvements which the proprietor will be required to provide as conditions for final plat approval; to outline the procedures and responsibilities of the proprietor and the various public officials and agencies concerned with the planning, design, construction, financing, and administration of improvements; and to establish procedures for assuring compliance with these requirements.

501.0 GENERAL: Improvements shall be provided by the proprietor in accordance with this Article and/or with any other applicable standards and requirements which may from time to time be established by the Township Board or by any of the various Township departments or county and state agencies, in the form of ordinances or published rules.

The improvements required under this Article shall be considered the minimum acceptable standards.

501.1 STANDARDS: Improvements shall be provided by the proprietor in accordance with this Article and/or with any other applicable standards and requirements which may from time to time be established by the Township Board or by any of the various Township departments or county and state agencies, in the form of ordinances or published rules.

501.2 PREPARATION OF PLANS: It shall be the responsibility of the proprietor to have prepared by a registered engineer a complete set of construction plans for streets, utilities, and other improvements required in Section 503.0. Such construction plans shall conform to the preliminary plat as finally approved. Construction plans are subject to approval by the responsible public agencies and shall be prepared in accordance with their standards and specifications.

501.3 TIMING OF IMPROVEMENTS: No grading, removal of trees or other vegetation, land filling, construction of improvements, or other material change existing in their review of the preliminary plat, shall commence on the subject property until the proprietor has:

501.31 Received a written notice from the Clerk that the Township Board has given final approval to the preliminary plat.

501.32 Entered into a subdivision agreement with the Township Board for completion of all improvements required in the preliminary plat as finally approved.

501.33 Deported with the Township a bond or other form of security as required by this Ordinance for the provision of improvements.

501.34 Received a certificate of approval or similar evidence of approval of the engineering plans from the Township Engineer of each improvement to be installed prior to approval of the final plat. Where approval of such plans must be obtained from the County Road Commission, County Drain Commissioner, County Health Department, or other county or state agency, the proprietor shall provide evidence of such approvals to the Township Engineer prior to his report and recommendation to the Township Board. Such plans and approvals shall include those for soil erosion and sedimentation controls.

501.35 STAGING: Where a subdivision is to be developed in stage, the provisions of Article shall apply to each stage. However, improvements, and financial intere therefor may be required to extend beyond the boundaries of a subdivision if such extension is necessary to insure the relative self-sufficiency of t stage pending completion of the entire subdivision. Such extensions, schedules similar arrangements shall be set forth in an agreement between the proprietor and the Township Board prior to final approval of the preliminary plat.

501.36 ENGINEERING DRAWINGS OF IMPROVEMENTS: REQUIRED PRIOR TO CONSTRUCTION: Engineer drawings of all required improvements shall be reviewed and approved by the Township Engineer or Building Inspector, except for improvements to be made under the jurisdiction of the County Road Commission, County Drain Commissioner, or other county or state agency, in which case the drawings shall be submitted to the appropriate agency for review and approval. Where review and approval of engineering drawings is made by a county or state agency, the Township Engineer or Building Inspector shall obtain written confirmation of such approvals.

501.37 MODIFICATION DURING CONSTRUCTION: All installations and construction shall conform to the approved engineering drawings. However, if the proprietor chooses to make minor modifications in design and/or specifications during construction, he shall make such changes at his own risk, without assurance that the Township or other public agency will accept the completed facility. It shall be the responsibility of the proprietor to notify the appropriate agency of any changes in the approved drawings.

501.38 AS BUILT DRAWINGS: The proprietor shall submit to the Township Engineer or Building Inspector one reproducible copy of "as built" engineering drawings of each of the required improvements that have been completed prior to final plat approval. Each set of drawings shall be certified by the proprietor's engineer. Similar drawings shall also be submitted of improvements installed under bond, after final plat approval. This provision does not apply to improvements made under the jurisdiction of other public agencies.

501.39 CONSTRUCTION SCHEDULE: The proprietor shall submit to the Township Engineer or Building Inspector and to all approving agencies and to public utility companies that will service the subdivision, prior to final approval of the preliminary plat, a general schedule of the timing and sequence for the construction of all required improvements. The schedule shall meet the procedural requirements and inspection needs of the Township, county, and state agencies.

501.40 REQUIRED IMPROVEMENTS: The proprietor shall be required to install the following improvements in accordance with the conditions and specifications of this Ordinance.

501.41 MONUMENTS: Monuments and iron pipe lot corners shall be set in accordance with the Subdivision Control Act and the rules of the State Department of the Treasury.

501.42 STREETS AND ALLEYS: All streets, curbs, gutters, and alleys shall be constructed in accordance with the standards and specifications of the County Road Commission and as provided in Section 401.0, herein.

501.43 PUBLIC UTILITIES: Public utilities placed in street rights-of-way shall be located in accordance with County Road Commission requirements and Section 401.0, herein.

501.44 STORM DRAINAGE: An adequate storm drainage system, including necessary storm sewers, drain inlets, manholes, culverts, bridges and other appurtenances, shall be required in all subdivisions, and shall be provided by the proprietor.

All proposed storm drainage construction plans shall be approved by the County Drain Commissioner and the County Road Commission where applicable. Construction shall follow the specifications and procedures of the State Drain Code of 1956 as amended and specifications of the County Road Commission where applicable.

501.45 WATER SUPPLY SYSTEM: When a proposed subdivision is to be serviced by a public water supply system, water lines and appurtenances shall be provided by the proprietor. If there is no existing or accessible public water supply system, the proprietor may be required to install a water supply system for the common use of the lots within the subdivision. All easements and improvements for such systems shall be dedicated to the Township for administration, operation, and maintenance.

Individual wells may be permitted where public water supplies are not available, in accordance with the requirements of the County Health Department.

All features of the installations shall conform to the requirements of Act 98, P.A. 1913, as amended.

501.46 SANITARY SEWER SYSTEM: When a proposed subdivision is to be serviced by a public sanitary sewer system, sanitary sewers and their appurtenances shall be provided by the proprietor in compliance with provisions of Act 98, P.A. 1913 as amended.

If there is not an existing or accessible public sanitary sewer system, a sewer system for the common use of lots within the subdivision may be required to be provided by the proprietor, if feasible in the judgment of the Township Engineer and the County Health Department, and shall comply with provisions of Act 98, P.A. of 1913, as amended. Where such a system is permitted, said system, together with necessary easements, shall be dedicated to the Township for administration, operation, and maintenance. Septic tanks and disposal fields on individual lots may be approved if in compliance with standards and specifications of the County Health Department and the State Administrative Code, Section 460.405.

501.47 GAS, WIRE AND CABLE UTILITIES: The proprietor shall arrange for all lines for telephone, electric, television, and other similar services distributed by wire or cable to be installed underground and may arrange for gas distribution facilities throughout a subdivided area. Overhead lines and facilities may be permitted as set forth in Section 407.3 herein.

501.48 OVERSIZE FACILITIES: Wherever such facilities are required, the proprietor shall be responsible only for his share of the costs of same as based on land area, population or a similar proportionate measure. The amount of proprietor responsibility and the means for allocating costs shall be agreed to prior to final approval of the preliminary plat by the Township Board.

501.49 STREET NAME SIGNS: Street name signs shall be installed by the County Road Commission at the expense of the proprietor.

501.50 SIDEWALKS AND PEDESTRIAN WAYS: Sidewalks and pedestrian ways shall be provided by the proprietor in accordance with Section 404.0, herein.

503.6 PUBLIC USE AREAS: Such areas shall be provided by the proprietor as set forth in Section 409.0, herein.

503.7 TREES: Trees shall be provided by the proprietor in accordance with Section 417.0, herein.

503.8 STREET LIGHTING: Street lighting shall be located and installed in accordance with community or public utility company's recommendations and Section 418.0, herein.

503.9 DRIVEWAYS: All driveway openings, from the street surface edge to the property line, shall be installed in conformance to standards of the County Road Commission, or, when applicable, to standards of the Michigan Department of State Highways.

503.10 EROSION AND SEDIMENTATION CONTROL: Installation and maintenance of erosion and sediment control measures shall be accomplished by the proprietor as specified in the preliminary plat as finally approved and are subject to financial guarantees of performance established by the Township.

504.0 GUARANTEE OF COMPLETION OF IMPROVEMENTS: 504.1 FINANCIAL GUARANTEE ARRANGEMENTS: In lieu of the actual installation of improvements as required in Section 503.0, herein, the Township may require a financial guarantee of performance in one or a combination of the following arrangements for those improvements for which performance guarantees may not be required by county or state agencies in accordance with the Subdivision Control Act. Such guarantees shall be required for only those required improvements that have not been installed and without certificates of completion prior to the date of application for final plat approval.

504.11 PERFORMANCE OR SURETY BOND: 504.111 ACCRUAL: The bond shall accrue to the Township Board for administering the construction, operation and maintenance of the improvement.

504.112 AMOUNT: The bond shall be of an amount equal to the total estimated cost for completing construction of the improvements including contingencies as estimated by the proprietor's engineer and approved by the Township Board.

504.113 TERM LENGTH: The term length in which the bond is in force shall be for a period to be specified by the Township Board for the improvement.

504.114 BONDING OR SURETY COMPANY: The bond shall be with a surety company authorized to do business in the State of Michigan.

504.12 CASH DEPOSIT, CERTIFIED CHECK, OR IRREVOCABLE BANK LETTER OF CREDIT: 504.121 TREASURER, ESCROW AGENT OR TRUST COMPANY: A deposit by the proprietor with the Township Clerk in the form of a cash, a certified check or irrevocable letter of credit, whichever the proprietor selects, shall accrue to the Township for administering the construction, operation or maintenance of the improvement.

504.122 AMOUNT: The amount of the cash deposit, certified check, or irrevocable bank letter of credit, shall be equal to the total estimated cost of construction of the improvement including contingencies as estimated by the proprietor's engineer and approved by the Township Board.

504.123 ESCROW TIME: The escrow time for the cash deposit, certified check, or irrevocable bank letter of credit, shall be for a period to be specified by the Township Board.

504.124 PROGRESSIVE PAYMENT: In the case of cash deposits or certified checks, an agreement between the Township and the proprietor may provide for progressive payment out of the cash deposit or reduction of the certified check, or irrevocable bank letter of credit, to the extent of the estimated cost of the completed portion of the improvement in accordance with the previously entered into agreement with respect to financial guarantees.

504.2 CONTINGENCY FEE: The Township Board may require, in addition to the security, an amount of 10 percent thereof to cover such contingency expenses that might occur due to failure, defects in construction, unforeseen costs, etc., of any improvement required herein. The period covered by the contingency fee shall not exceed two years from the date of acceptance of the improvement. Excess funds, if any, shall be returned to the proprietor at the end of the two year period.

504.3 PROTECTION AND REPAIR BOND: The Township Board may also require, in addition to the security and the contingency fee, a bond to cover damage that might occur during construction to existing improvements, facilities, and features on or around the construction site or to adjacent properties. This bond shall include the costs of any cleaning of construction debris from the subdivision and from adjacent properties that might be necessary.

504.4 PENALTY IN CASE OF FAILURE TO COMPLETE THE CONSTRUCTION OF AN IMPROVEMENT: In the event the proprietor shall, in any case, fail to complete such work within the period of time required by the conditions of the guarantee for the completion of improvements under the Township jurisdiction, it shall be the responsibility of the Township Board to have such work completed. In order to accomplish this, the Board shall reimburse itself for the cost and expense thereof by appropriating the cash deposit, certified check, or irrevocable bank letter of credit, which the proprietor may have deposited in lieu of a surety bond, or may take such steps as may be necessary to require performance by the bonding of surety company, and as included in the written agreement between the Board and the proprietor.

506.0 INSPECTION OF IMPROVEMENTS: 505.1 REQUIRED: All improvements required by this Ordinance shall be inspected by the Township Engineer or Building Inspector, except for improvements made under the jurisdiction of the County Road Commission, County Drain Commissioner, and other public agencies. Where inspections are made by other agencies the Township Engineer or Building Inspector shall obtain written reports of each final inspection.

505.2 INSPECTION SCHEDULE: It shall be the responsibility of the proprietor to notify the Township or other appropriate public agency when installations are ready for inspection.

505.3 INSPECTION OF IMPROVEMENTS UNDER CONSTRUCTION: Before approving a final plat and construction plans and specifications for the required improvements, an agreement between the proprietor and the Township Board shall be made to provide for inspecting the construction or installation of each improvement under its jurisdiction and its conformity to the approved plans.

506.0 COMPLIANCE WITH STANDARDS: The proprietor shall bear the final responsibility for the installation and construction of all required improvements according to the provisions of this Ordinance and to the standards and specifications of the various public agencies.

507.0 ACCEPTANCE: Approval of installation and construction shall not constitute acceptance by the Township of any improvement for dedication purposes.

508.0 FEES: The proprietor shall pay all inspection costs incurred by the Township according to schedules determined by the Township Board, by deposit made at the time of approval of the final plat. Any funds not used by the Township in its inspections shall be refunded to the proprietor when the subdivision, or stage thereof, is completed. The proprietor shall pay to the Township an amount by which the inspection changes exceed the deposited fee.

THE MANCHESTER ENTERPRISE

TH YEAR NO. 12 10 CENTS PER COPY THURSDAY, JANUARY 18, 1973

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SPECIAL ADVERTISING SECTION: The advertiser shall be responsible for removal of all copy material and general correspondence from the advertiser and from any other source, or public way or property, within or adjacent to the building.

ARTICLE IV VARIANCES
SECTION 101.1: A variance from the provisions of this Ordinance may be granted by the Township Board, upon application of the applicant, if the applicant can demonstrate that such variance is necessary for the proper development of the property and that such variance will not be detrimental to the public health, safety and general welfare of the community.

SECTION 101.2: GENERAL: Such variance may be granted if the applicant can demonstrate that such variance is necessary for the proper development of the property and that such variance will not be detrimental to the public health, safety and general welfare of the community.

SECTION 101.3: BUILDING AND OCCUPANCY PERMITS: The Building Inspector shall not issue permits for the building of houses or other structures intended for human occupancy or for the occupancy of houses or other structures until the preliminary plat has received final approval as required by the Subdividing Control Act, and until he has been officially notified by the Township Board that the subdividing process has been completed.

SECTION 101.4: VARIANCES: The Township Board shall have the authority to grant variances from the provisions of this Ordinance, subject to the provisions of Article IV of this Ordinance.

SECTION 101.5: ENFORCEMENT: Any person who violates this Ordinance shall be liable to a civil penalty of not more than \$1000 or imprisonment for not more than 60 days, or both.

SECTION 101.6: AMENDMENTS: The Township Board may, from time to time, amend, repeal, or supplement this Ordinance.

SECTION 101.7: MISCELLANEOUS PROVISIONS: This Ordinance shall take effect on the date of its adoption by the Township Board.

SECTION 101.8: SEVERABILITY: If any provision of this Ordinance is held to be invalid, the same shall not affect the validity of the other provisions hereof.

SECTION 101.9: SHORT TITLE: This Ordinance shall be known as the Township Subdividing Control Ordinance.

SECTION 101.10: APPROVED: This Ordinance was adopted by the Township Board on this 15th day of January, 1973.

SECTION 101.1: APPLICATIONS REQUIRED: Application for any such variance shall be made in writing by the proprietor to the Township Board at the time the preliminary plat is filed for tentative approval by the Planning Commission.

SECTION 101.2: COMPREHENSIVE DEVELOPMENT VARIANCE: Application for any such variance shall be made in writing by the proprietor at the time the preliminary plat is filed for tentative approval by the Planning Commission.

SECTION 101.3: RESPONSIBILITY FOR GRANTING VARIANCES: The Township Board shall have authority for granting variances to this Ordinance.

SECTION 101.4: BUILDING AND OCCUPANCY PERMITS: The Building Inspector shall not issue permits for the building of houses or other structures intended for human occupancy or for the occupancy of houses or other structures until the preliminary plat has received final approval as required by the Subdividing Control Act, and until he has been officially notified by the Township Board that the subdividing process has been completed.

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PKU A Hidden Defect



Aged 6 months



Aged 6 years

Any human born less than perfect is said to have a "birth defect" but we do not tend to be alarmed unless the defect or defects cause disfigurement or disability.

The National Foundation March of Dimes points out that not all birth defects are visible. Many children are born with serious but hidden defects which do not manifest themselves until later in the person's life when they are often diagnosed as an entirely different disease. Often such defects cause irreversible damage to the individual before the problem is discovered. Much of the research sponsored by the March of Dimes is devoted to finding and perfecting new methods of diagnosing and treating hidden defects.

One hidden birth defect which can now be successfully diagnosed and treated is PHENYLKETONURIA or as it is more commonly called P.K.U. The strong, healthy and happy boy pictured above was afflicted with this condition at birth. His case history follows: In the fall of 1966, Mr. and Mrs. Alton A. Grau of 2710 Fletcher Road, Freedom Township were happily awaiting the birth of their sixth child. Their other children, two boys and three girls ranged in age from 17 to 9 and everyone was looking forward to having a little one in the house again.

On October 15th Mrs. Grau gave birth to Christopher at St. Joseph Mercy Hospital in Ann Arbor and a few days later Mother and son returned home blissfully unaware that her beautiful baby boy was the victim of a rare birth defect. It was not until 10 days later that the Graus were notified by their family doctor that a test performed on Christopher shortly after birth and analyzed by the State Health Department had positively confirmed the fact that their son had PHENYLKETONURIA, PKU.

Due to a breakdown of communication between attending physicians and a temporary loss of records, much valuable time had been lost and the Graus were advised to present themselves and their infant son at the University of Michigan Outpatient Clinic as soon as possible. The delay which could have been serious had a merciful aspect as well.

"We had less time to worry," Mr. Grau said, as he recalled the 12 anxiety filled hours of that night. Their mental suffering came to an abrupt end and waves of relief swept over them as Dr. Richard Allen explained that Christopher's condition could be completely corrected by dietary control without medication or complicated treatments.

The doctor defined PKU as an inherited condition some children have that makes it impossible for their bodies to properly use phenylalanine, an amino acid found in some foods. If this condition is not treated, the brain does not develop normally.

Foods high in protein which are necessary for growth and development are

normally broken down into amino acids which the body uses with the help of body chemicals called enzymes. In an individual who has PKU a particular liver enzyme is lacking. As a result, the amino acid phenylalanine is not all used by the body and collects in large amounts in the blood, preventing the brain from developing normally and causing other harm to the body. The Graus were assured that the condition could be controlled through a diet low in protein. If the diet is started early enough, the child's brain development will be normal but even at a later age, a low protein diet often results in noticeable improvement, especially in behavior.

Mr. and Mrs. Grau were puzzled to learn that PKU is found in about one out of every 25,000 births; that it is inherited, although it is not a strong enough trait to be inherited unless both mother and father have this tendency. Usually only one out of four children of such parents will have the condition, but this is not always true. When one child in a family is found to have PKU, all children should be checked, especially infants.

The Grau family was then asked to participate in a program of voluntary cooperation with the Clinical Research Unit at the Medical Center. "They made us an offer we couldn't refuse!" Mr. Grau quipped.

During the following two weeks Christopher, his parents and in fact all his living relatives were subjected to intensive medical scrutiny. Batteries of tests were taken and histories recorded. No evidence of any occurrence of mental retardation or unusual condition which might have been attributed to PKU was discovered. Everyone was relieved and Christopher came home to his family.

Mrs. Grau admits that she was tense about the baby's diet at first but she soon settled into a regular routine. The basic ingredient of the baby's diet was a substance called Lofenalac manufactured by the Mead Johnson Company. It looks like milk but has an unpleasant smell. Gradually some vegetable and fruits were added but the biggest problem proved to be the baby's appetite.

"He was, and still is, the healthiest, huskiest and hungriest of all of our children," Mr. Grau says, and Mrs. Grau agrees that it was hard to keep him satisfied with the limited amounts and varieties of food he was allowed.

Christopher developed normally and in some ways he seemed advanced for his age. He cut his first tooth before he was 8 months old. With the exception of frequent check-ups at the hospital he was no different than any other child. The diet was continued until the age of 3. Some doctors

Continued on page 4

engaged



Mrs. Lawrence Helber announces the engagement of her daughter Lou Ann to Timothy Patrick Preston, son of Mr. and Mrs. Vernie Watne all of Manchester. Miss Helber is also the daughter of the late Mr. Helber.

The bride-elect and her fiance are both graduates of Manchester High School. Lou Ann is employed by the University Hospital Employees Credit Union. Tim is employed by General Motors Hydra-Matic in Ypsilanti and also attends Eastern Michigan University.

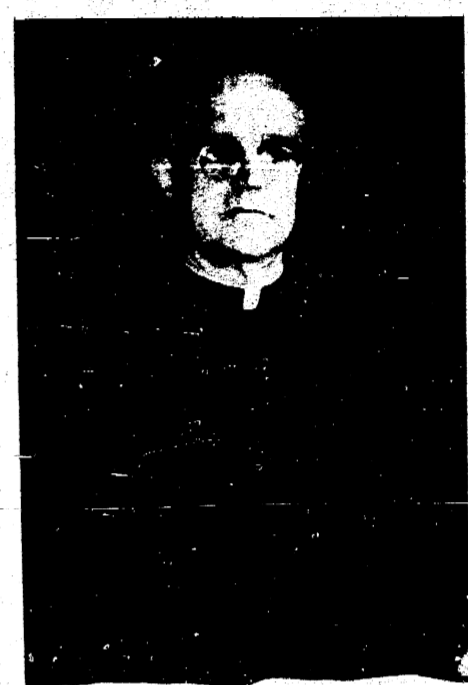
No date has been set for the wedding.

Council Briefs

At the regular meeting held January 15 the Village Council of Manchester voted unanimously to terminate the employment of Lawrence Becktel as Chief of Police on the basis of irreconcilable differences. The main reason given, lack of working relationship with the part time police force.

L. V. Kirk rendered his resignation from the Village Planning Commission. Bruce Daniels, Superintendent of Public Works, was appointed to fill the vacancy for a 1 year period.

Church Unity Services Sunday

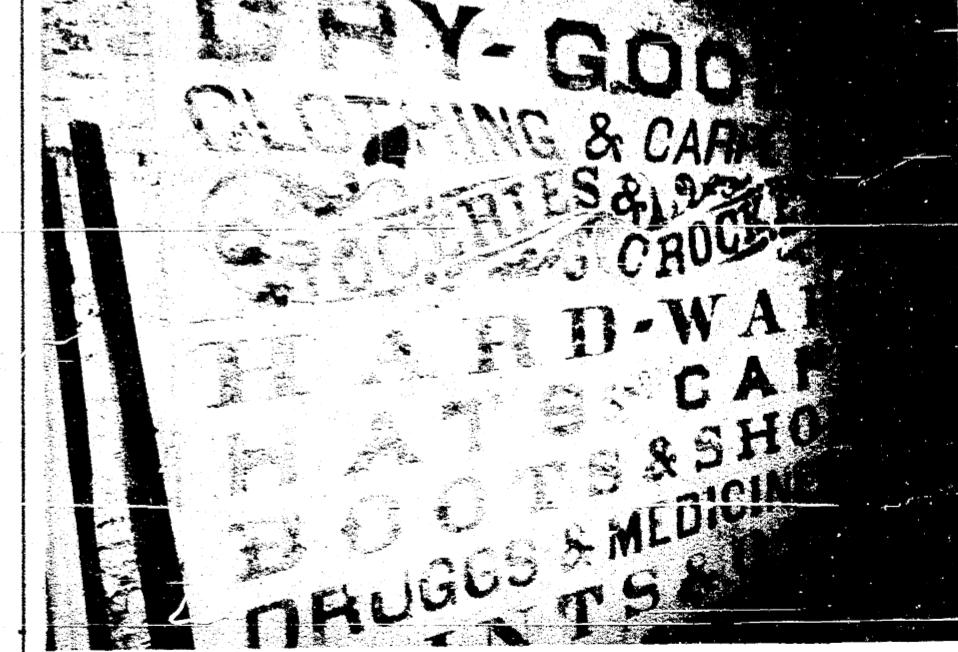


Sunday, January 21 at 3:00 Manchester Church Congregations will meet at St. Mary's Church. The occasion is the annual observance of the Week of Prayer for Christian Unity. This is a national observance in which Christians throughout the nation pray that one day all followers of Christ will be completely united.

Members of the Bethel Church, The Emanuel Church and the Manchester Methodist Church will join with parishioners of St. Mary's. Each year a different church hosts the observance.

Invited to preach the sermon this year is Very Rev. Msgr. Vincent J. Howard, pastor of St. Elizabeth's Church in Tecumseh. Clergy participants will be Rev. Walter Damberg, Rev. Roman Reineck, Father Raymond Schinkert and Rev. Joseph Wise. All residents of the Manchester area will be cordially welcomed to the 3:00 Service on Sunday, January 21 and to the hospitality session which follows.

A Bit of The Past Uncovered



Can you identify this sign which has recently been uncovered? Where was it located?

BIRTHS

A baby girl, Amelia Jo, born January 12th to Mr. and Mrs. Robert Paul of 18250 Bethel Church Road, Manchester. Amelia Jo has three sisters, Barbara, Kathleen, Rebecca and one brother Jack at home.

Born to Mr. and Mrs. Scott Sloat a son, Jason Scott on January 15th. He weighed in at 7 pounds and 1 ounce. Maternal grandparents are Mr. and Mrs. Ira Johnson, paternal grandparents are Mr. and Mrs. James Sloat.