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**LEG CRAMPS?** Try Supplacal 3 tablets contain minimum daily requirements of calcium at Krauss Drugs. *9-26p*

**LEWIS PLUMBING & HEATING,** 2424 Baker Rd., Dexter. Phone 426-2294. No job too large or too small. *9-26*

**LANDSCAPE Design & Construction** by David L. Hoover. MSU Landscape architecture graduate. Patios, decks, walls, fences, plantings, sodding, swimming pools. Clinton 456-7829 evenings. *9-12*

**BUSINESSMAN** seeks quiet Washnaw County farm to rent, with option to buy. Barn, garage or out-buildings in good condition necessary. Please call 761-4435. *10-3p*

**FOR RENT:** 2 bedroom apartment, 428-7080 after 4:30.

**LOST:** pair of brown framed glasses between Bethel Church Road and Manchester. Finder please call 428-8954. *p*

**PIANO TUNING:** Repair and regulation Ross C. Honsinger, Phone (517) 782-1273 *tn*

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**DOUBLE A PRODUCTS CO.** is now accepting applications for key-punch operators with at least one year experience. Apply 715 E. Duncan St., Manchester, Michigan. An equal opportunity employer.

**AUCTION** Saturday, Sept. 21, 1 p.m. by Manchester Sportsman Club at Club grounds. Household, furnishing, antiques, etc. *9-19*

**EXCELLENT,** efficient, economical, Blue Lustrer carpet cleaner. Rent electric shampooer \$1, Beal's Ace Hardware. *p*

**GARAGE SALE** 6951 Kothe - Sept. 12-14. Baby items, dishes, 2 tires, patio table, oval rug, adding machine, oven-broiler, much more. 9 to 6. Bonita Kothe. *p*

**FOR SALE:** 900 ft 2"x8" Silo Stave 16 ft - 10 ft long. Phone 428-8349. *p*

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**PORCH SALE:** Thurs. Fri. & Sat. Sept. 12, 13 & 14, 9 to 8, 13320 Altenbernt Rd. Furniture, clothing, baby clothing, dishes, books, misc.

**BARTLETT PEARS,** Graham Spy apples, Stanley pruned plums, Sam Auto Orchards, M52 & Allen Rd., South of Manchester. Phone 456-4510.

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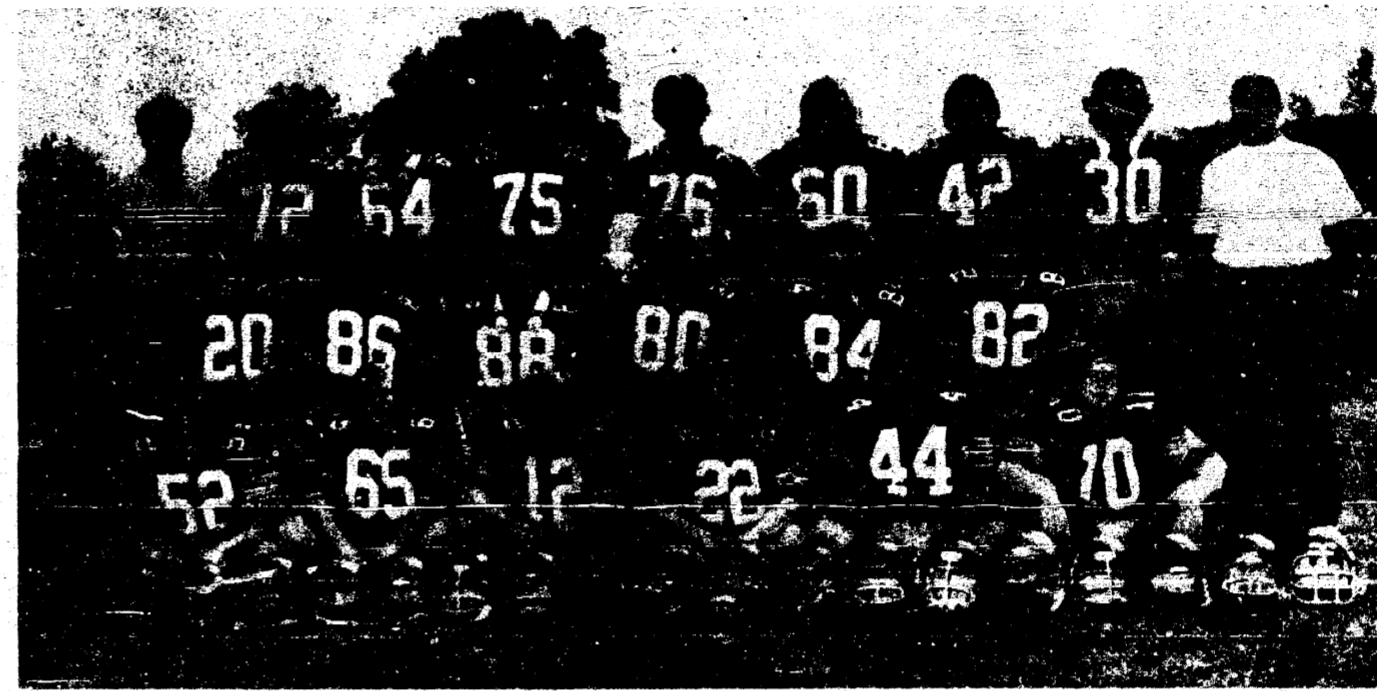
# THE MANCHESTER ENTERPRISE

107TH YEAR NO. 47

10 CENTS PER COPY

THURSDAY, SEPTEMBER 19, 1974

## Dutch Varsity and JV Football Teams



1st row l to r: D. Rose, R. Janish, T. Kocaski, K. Kocaski, S. LaRock, Jeff Clark. 2nd row l to r: Coach Schick, C. Fielder, K. Randall, R. Baggett, D. Reineck, Dave Clark, G. Daniels, Mgr. D. Popkey. 3rd row l to r: Coach Fielder, Doug Clark, E. Tassie, B. Mann, Dan Clark, M. Young, S. Evisizer, R. Steele, Coach Merrillat



1st row l to r: C. Kulenkamp, L. Ross, D. Clark, B. Kellogg, J. Cantanese, M. Daniels. 2nd row l to r: S. Snyder, T. Fitzgerald, P. Tassie, J. Steele, C. Fielder, J. Carr, T. Ross. 3rd row l to r: D. Turvey, M. Pisk, D. Hughes, S. Waiz, D. Jordan, Coach Bartell.

## 1974 United Fund Team Captains



L to R: Mrs. Harold Flint, Mrs. Joseph Moore, Mrs. Titus Schneider, Mrs. John Swainson, missing Mrs. Ronald Fielder and Mrs. Lloyd Carey.

by Jon Hardenbergh

Manchester opened their football season on a sour note as Dearborn St. Alphonus over-powered the inexperienced Dutch 14-6. Actually the previous statement needs a bit of explanation. The Dutchmen have a young inexperienced team (5 Sophomores, 7 Juniors and 9 Seniors) but they fared well against Dearborn, realizing St. Alphonus was ranked 4th in the state last year.

Dearborn was said to have a very strong passing game which Manchester worked on in practice. Unfortunately St. Alphonus didn't pass but gained their 224 total yards on the ground. The Dutch had 185 total yards with 68 coming thru the air.

On Friday the Dutch travel to Addison for their first league game. The Panthers shut the door on our Dutchmen last year to the tune of 12-0. The Junior Varsity play on Thursday night hosting the Addison squad at 7 p.m.

A little comment by me concerning the poor turnout of varsity football players. There are only 21 members on the team this year with only 3 having previous varsity experience. I remember when I was in Junior High myself and some of my classmates could hardly walk to be varsity players. Those who know me know I never got to play but my classmates played and win or lose they were proud to be "VARSITY". I suppose this comment was for two purposes; 1-to the kids who could have gone out but didn't, WHY? 2-True, this year's team is young and inexperienced but they need support. Let's be at Addison Friday to cheer the varsity.

BY Tom Fitzgerald

The Manchester J.V.'s played their opening game last Saturday at Tecumseh and came home after their game with nothing to show except need for improvement as they lost 8-0.

The Chiefs scored on a long drive in the third quarter. It was a third and goal from the 2 yd. line. The 2 point conversion was also good.

The only bright spot in the game for the Dutch was the defense and the Pete Tassie punting. Tassie's booming punts kept the Tecumseh players backed in a hole most of the night, while the defense kept them there. The only lapse cost them a touchdown.

The Dutch had many different opportunities to beat the Chiefs by recovering 4 fumbles inside their 45 yard line. The Dutch had one last chance to tie the score in the last two minutes and had a drive going, but on an intercepted pass ran out the clock.

Our next game is a home game against Addison at 7:00 Thursday, September 19. So come out and support your team.

## Bloodmobile

Seventeen Manchester Red Cross volunteers assisted the professional Bloodmobile unit at the Chrysler Corporation Proving Grounds clinic Monday, September 16.

Mrs. Ica Schaffer was chairman-of-the-day. Annette Breitenwischer was prescriber and Mrs. Ronald Jenter, Mrs. Robert Swartz and Mrs. Eugene Bentschneider were registrars.

Nurses who were on duty were Mrs. Aaron Nathan and Mrs. Willard Mann. Mrs. Joseph Moore took temperatures. Nurses aides included Mrs. Millard Uphaus, Mrs. Earl Koebbe, Mrs. Morgan Kern, Agnes Kent, Mrs. Ralph England and Amanda Schaible.

Refreshments which were furnished by the Chrysler Corporation were served by Birdella Flood, Mrs. John Wallace and Mrs. Franklin Reck.

156 donors were processed, resulting in 110 pints of blood for the Chrysler Blood Bank the first day of a two day clinic. Ann Arbor Red Cross volunteers assisted the unit on Tuesday.

## Plaque and Fluoride Treatment

The Plaque Control and Fluoride Program is now in full swing. Anyone wanting an application can pick one up at the Principals office. Three cheers for the Third Graders at Pleasant Lake for making Posters for the program. Those chosen to be displayed around town and Pleasant Lake were: Katie Miller, Paul Meoide, Kathleen Westfall, Beth Kouba, Debra Hamilton, Suzanne Wheeler, Jan Coval, Theresa Ray and Mary Steirle.

If you have any questions or would like to help with the program, please call Mrs. Stephen Bristle, 428-7211 or Mrs. Merrill Korthe, 428-7280.

MANCHESTER TOWNSHIP LIBRARY  
P. O.

**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  
 Leore Steele, Editor  
 Darlene Minor, Assistant Editor  
 Cecelia Chapin, Features Editor  
 Jon Roger Hardenbergh, Sports Editor



**LETTERS TO THE EDITOR**



Dear Editor:  
 As employed dental assistants we feel all citizens should be aware of the following:  
 Very soon a report from the Michigan State Board of Dentistry will be presented to the Michigan Legislature's Rules and Regulations Committee stating the duties "of a person, Section 9a, (1) of House Bill No. 4114" signed into law January 1974.  
 This report deals with the duties of

"persons presently employed by dentists as dental assistants". In this State, as in the Nation, we have "on-the-job-trained" dental assistants and "Certified Dental Assistants". Those assistants who are Certified hold "Certificates" issued by the Certifying Board of the American Dental Assistants Association. A course of study was designed by the Council on Dental Education of the American Dental Association to assure a basic level of competency for dental assistants. After completion of formal study, the dental assistant is eligible to sit for the National Certification Examination and if successful, is issued a "Certificate". To keep a certificate current, as of January 1, 1960, proof of 12 hours of continuing education is mandatory yearly. Our profession is the first health profession in the nation to demand continuing education.  
 In Michigan, 843 dental assistants hold such "Certificates". We have established 13 post-secondary schools of dental assisting since 1966, at a cost to taxpayers of no less than \$1,300,000.00. This amount covers equipment only, not buildings or faculties. These programs were set up to meet the demands for formal training of dental assistants, so that all personnel in dentistry had a minimum level of education.

This bill was designed to update the profession of dentistry by expansion of duties of auxiliary personnel so that more persons could receive comprehensive dental care at reasonable cost. By using existing training facilities and accepting no less than "Certification" of dental assistants as the minimum of formal education can we meet the need for expanded duties and maintain the high level of professional care our patients are receiving and so rightly deserve.  
 What does this mean to you the consumer? May we suggest you support the concept of care rendered by the best

qualified persons available, and endorse the "Certified Dental Assistant" as such. Please clip this editorial, add your comments and send to your State Senator or Representative.

Sincerely,  
 The membership of Washtenaw District Dental Assistant Society

**MANCHESTER GOLF**

Twenty seven candidates turned out for the start of the Dutch Golf season. With the loss of all varsity starters from last year's near championship team, the Dutch will rely on mainly inexperienced linksmen.

Those who have performed well on our home course, the Boonocks, are Seniors-Cal Munson and Mike Kobrehel, Juniors-Tom Blossom, Doug Nickels, Matt Little, Jeff Schlicht and Terry Walter and Freshmen-Brad Seward.

This year, as in the past, our matches will be triangle matches. However, we are now allowed to take six players and count the best four scores instead of taking six and designating four players beforehand.

With fourteen freshmen hopefuls, the future teams should make strong showings in the next few years. Those who have shown promise for Junior Varsity are Juniors-Ralph Bower and Gloria Krauss, Sophomore-Rob Padley and Freshmen-Tom Little, Jeff Frey, Brian Curley, Greg Dorr and Rob Huber. Reserve Team members who can move up as the season progresses are Sophomores-Joe Chapin, Chris Lehr and Jill Curley, Freshmen-Bill Kastanis, John Benedict, Ken Actenberg, Mike Wurster, Russ Weir,

Mike Walter, Brian Little and Joe Roberts. The golf season got underway for the Dutch with a home match at the Boonocks against Morenci and Onsted. Onsted returns this year with a veteran team, while Morenci, like Manchester is rebuilding. Onsted slipped by the Dutch with a 170 to 178 score while Morenci had a 208 and lost two matches. Cal Munson and Mike Kobrehel had 43's and Tom Blossom and Doug Nickels 46's.

On Friday, September 13 the Dutch traveled to Woodlawn to play Grass Lake and Sand Creek. Grass Lake has a good, balanced team and Sand Creek is in its second year of golf. Manchester again shot a 178, but Grass Lake had four 42's to score 158. Sand Creek gave the Dutch a scare by shooting a 178. Mike Kobrehel played the hero role by making a 25 foot chip in to give the Dutch the win and another split to put our record a 2-2. Scores were Brad Seward 43, Tom Blossom 44, Doug Nickels 45 and Mike Kobrehel 46.

On Monday, September 16 we traveled to Devils Lake to play Hudson and Addison. Even though we shot a 176 we came out on the wrong side of the scores. Previously, we had won four straight matches against Hudson and three against Addison. However, they are both contenders with Onsted for the title this year. Hudson shot a 166 and Addison a 162. Doug Nickels had the individual low score to date with a 42. He was followed by Cal Munson with a 43, Tom Blossom's 45 and Mike Kobrehel's 46.

\*\*\*\*\*  
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**AUCTION**

Location: Guthrie (Michael Eubanks) Centennial Farm, Old US 12 West of Chelsea to Pierce Rd, then right or Old US 12 East of Grass Lake to Pierce Rd, then left-1st house north of M. Central tracks on east side of Rd, at intersection of Pierce Rd. and Garvey Rd. or at Pierce Rd. Exit off I 94 Exit 157 North. A lifetime accumulation of collectables and antiques at the Guthrie Centennial Farm.

Saturday, September 28 1 pm

A large wooden tool chest and antique carpenter tools, Ox yoke, wood wheel barrow, quantity of crates, singletrees, cornplanter (Hand), pulleys, nail kegs full of miscellaneous, buggy wheels, hay slings, harpoon fork, buck saw, antique high chair, storm windows & screens, medicine cabinet, flower stands, foot stool, child's chair, what not, scrub board, 5 gallon milk can, baskets, stands and commode, trucks, candle mold, sinks, box of glasses, sod irons, 8 dozen blue canning jars, miscellaneous jars & bottles, large aluminum kettle, oil-heater, old magazines, blender, lamps, mixer, fan, stool, large crock, chairs (some old), saws, platform scales, hand corn sheller, wooden boxes, tongs, vanity sets, patchwork quilts, cookie jars, barrel (wooden), jugs & crocks, all sizes and colors, picture frames, mirrors, rope, meat hooks, hall tree, fanning mill, antique wooden beam plow, roll of black plastic, sled, old upright desk, portable record player, clothes, mirror backed what not shelf, antique dresser set with pitcher, and bowl, hot plate, magazine rack, box of new & unused greeting cards (some very old) antique clock, cut glass, dishes, many old appliances still boxed never used. Book ends, Bissell sweeper, cup & saucer sets (china) 3 pitcher pumps, sliding door frame (new), Grindstone, iron cauldron kettle, 250 gal. oil tank, swing set & slide, Boxes of miscellaneous and other articles too numerous to mention.

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AUCTIONEER: JERRY JACOB-(313) 428-7076

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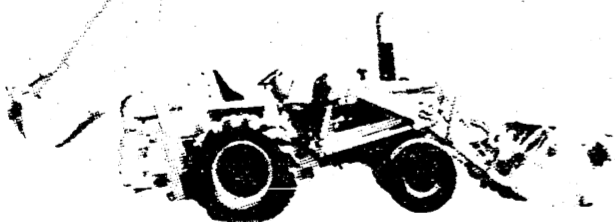
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 Sunday School & Bible Class 9:45 a.m. Worship Services 11:00 a.m.

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

**BETHEL UNITED CHURCH OF CHRIST**  
 Rev. Roman A. Reineck, Pastor  
 Schneider and Bethel Church Roads  
 Church Service 10:00 a.m., Sunday School 11:00 a.m.

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

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 William Enslin, Pastor  
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 Sunday School 10:00 a.m., Worship Service 11:00 a.m. (Nursery will be available)  
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**FAITH COMMUNITY CHURCH**  
 Timothy Miles, Pastor  
 8400 Sharon Hollow Rd. off W. Austin Rd.  
 Worship Service 10:00 a.m., Sunday School 11:00 a.m., Sunday Young People 5:00 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 7:30 p.m., Senior Choir Practice 8:00 p.m.

**IRON CREEK CHURCH**  
 Rev. Ralph Janofski, Pastor  
 Worship Service 10:00 a.m., Sunday School 11:15 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.

**ZION LUTHERAN CHURCH**  
 Rev. John R. Morris, Pastor  
 3050 S. Fletcher Road  
 Sunday School 9:00 a.m., Family Worship 10:15 a.m.

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

**MANCHESTER BAPTIST CHURCH**  
 Alan W. Morris, Pastor  
 122 E. Main St.  
 Sunday School 10:00 a.m., Worship Service 11:00 a.m., Youth and Children's Hour 6:00 p.m., Adult Bible Study 6:00 p.m., Evening Worship 7:00 p.m., Choir Practice Wednesday 6:00 p.m., Prayer Meeting Wednesday 7:00 p.m., Calling Supper Thursday 5:45 p.m., followed by Calling and Canvassing Program Thursday 6:30 p.m.

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

**MANCHESTER UNITED METHODIST**

Tuesday, September 24, 9:30 a.m. Lydia Circle will meet at the home of Mrs. Willard Hantes. 1 p.m. Esther Circle will meet at the home of Mrs. Clifford Manor for a Salad Luncheon. 8 p.m. Martha Mary Circle will meet at the church. Wednesday, September 25, 7 p.m. Cherub Choir rehearsal. 7 p.m. Jr. Choir rehearsal. 7:30 p.m. Chancel Choir rehearsal.

**ST. JOHN'S LUTHERAN CHURCH**

Thursday, September 19, Mary Martha Circle, 8 p.m. Men's Bible Study 8 p.m. Sunday, September 22, Mission Sunday School 9:30 a.m., Worship 10:30 a.m. and 8 p.m.

Tuesday, September 24, Sewing Bee, 1 p.m. Wednesday, September 25, 2-3 Prayer, 1 p.m. Jr. Choir 7:30 p.m. Midweek Dev. 7:30 p.m. Sr. Choir 8:30 p.m.

**ZION LUTHERAN CHURCH**

Saturday, September 21, Youth Instruction Classes.

Sunday, September 22, Rally Day, Sunday School 9 a.m., Worship 10:15 a.m. Sunday School uses new rooms and begins its fall asses. 7 p.m. LL at Barb Hinderer's. Monday, September 23, Junior choir 7 p.m., Senior choir 8 p.m.

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**SANT THOMAS LUTHERAN CHURCH**

Sunday, September 22, Sunday School & Bible Class 9:30 a.m. Worship Service Mission Festival Sunday School Rally 10:45 a.m. Pot Luck Dinner 12:00 noon. Wednesday, September 25, Choir Rehearsal 8:00 p.m. Bible Study 10:00 a.m.

**THE WAY BIBLICAL RESEARCH INSTITUTE OF MANCHESTER**

Why is the WAY Biblical Research Institute of Manchester?

It is Acts 5:32 and 42. It is II Corinthians 5:17 through 20. It is Ephesians 6:16 through 20. Call 428-8087 for fellowship.

**EMANUEL UNITED CHURCH OF CHRIST**

Choirs will meet as usual on Thursday. The 7th and 8th grade confirmation classes and their parents will meet with Rev. Wise at the church at 7:30 p.m. Women of the church are invited to work on the quilt, Monday evening at 7:00. The Senior Citizens will meet Wednesday, September 25, at 1:30 in the Fellowship Hall.

The Young Women of the church will meet Wednesday, September 25, at 1:30 in the lounge.

The Senior Citizens Center will be open Tuesday, September 24, from 1:00-4:00.

**NORTH SHARON CHRISTIAN SCHOOL WILL HOLD OPEN HOUSE**

The area's newest private school, North Sharon Christian, Sylvan and Washburne Roads, will open its doors to the public Sunday, September 22, 2:30-5:30 p.m.

The teaching staff will be on hand to explain school policy and answer questions. Refreshments will be served by some of the students.

North Sharon began its school year September 4 with an enrollment of 51 students. The school is affiliated with Accelerated Christian Education, an individually prescribed program of self-paced learning with a totally Christian philosophy.

**CAN YOU HELP?**

The Washtenaw County Department of Social Services cooperates with the Interfaith Center of Human Needs in a furniture program, attempting to fill the needs of low-income Washtenaw County residents. The following items are considered necessities: complete beds, tables, kitchen and dining chairs, chests or dressers, living room couches and chairs, end tables and lamps. Those in need are described as those who do not have the above necessities. (Some people are sleeping on the floor.) Replacement of items is done only under special circumstances. If you have donations other than the above list, the Department will be glad to refer you to someone who will put the items to good use. Since neither the Department nor Interfaith Center of Human Needs has facilities to store nor repair we ask that donated items be in good condition.

The Department continues to need more volunteers to help in the following programs: Clerical Aides, Friendly Visitors, Transporters, and Escorts and Aides in Nursing Home Project-Community. Additional resources are also needed for special requests such as for a vacuum cleaner.

If you can help in any way, with your donations or your time and self, please call Ardith King, Volunteer Coordinator, Washtenaw County Department of Social Services--Monday through Friday, 8 am to 5 pm, 663-0567.

**Pick-up Station for Welch Cleaners Daily Pick-up Trickeys, Inc. Manchester**

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ART AUCTION

A collector's collection of original art will be featured at an art auction presented to you by the Saline Jaycee Auxiliary. Oil paintings, lithographs, sculpture, etchings and watercolors by artists Norman Rockwell, Leroy Nelman, Edna Hibel, Irene Spencer, Barbara Mercier, Salvadore Dali, Peter Max and many more will be offered for your bidding. All works are framed and ready to decorate your home. The auction and exhibit will be Saturday, September 21, 1974 at Leutheuser's Restaurant East Michigan Ave. in Saline. The champagne preview will begin at 7:30 p.m. with the bidding to start at 8:30 p.m.

Tickets for the auction are \$1.00 and can be purchased at the door, from all Saline Jaycee Auxiliary members or at any of the following Saline businesses: Plaza Beauty Shop, Leutheuser's Restaurant, Saline Savings Bank, Citizen's Bank and Dancer's Department Store.

This, first in the area, Art Auction is coordinated by Fred Grossman of Gallery Art Center in Berkley Michigan. Mr. Grossman states that the bidding stops when it reaches the retail price one would have to pay at the gallery. This helps young individuals acquiring top notch art for the first time. There will also be a door prize of original Art to be given away.

The proceeds for the fund raising event will be used by the Saline Jaycee Auxiliary for their many community service projects.

If you are a collector or just want a decorative piece of art for your home you will not want to miss this outstanding show.

ART AUCTION

Sponsored by Manchester Sportsman Club
Saturday, September 21 1 pm
at the club grounds Vegetable and bake sale
Household goods, tools, antiques, toys

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CUB SCOUT'S IN ACTION

Cub Scout Pack 433 at Pleasant Lake School will hold their annual "School Night" Thursday, September 19 at 7:30 p.m. The purpose of this meeting is to introduce the scouting organization to new boys and their parents. Official registration forms will be available.

A new Cub Den will be formed for those boys age 8 or in the 3rd grade and a Webelos Den for 10 year olds and 4th graders. On our display table will be samples of the boys' craft projects, olympic medals and other awards. Our veteran Cubs and leaders will be on hand to greet the new boys. All interested boys and their parents are invited to attend.

4-H REUNION

Former 4-H'ers are invited to a reunion at 8 p.m. Saturday, October 5, at the Pittsfield Grange Hall on Saline Rd., sponsored by the Washtenaw County 4-H Service Club.

Luke Schaible's orchestra will play for round and square dancing. There will be cards and a program including a movie and slide show. Refreshments will be furnished.

The pictures will include movies taken at the old Washtenaw County Fairgrounds (now Veteran's Park in Ann Arbor) and 4-H pictures from the 1920's and later, made into slides as well as more recent slides.

4-H apparently started in Washtenaw County in the late "teens" and early 1920's. The event is open to all former 4-H'ers and Service Club members but

a special effort is being made to locate and invite as many of the earliest members as possible.

Some names are listed in old 4-H agent reports in the County Building but no complete lists. If you or someone you know started 4-H in the 1920's or before please call Alice Ziegler, 663-8826; Rena Girbach, 662-8069; or Frances Baldus, 428-8905.

Those attending are invited to bring pictures, newspaper clippings or other keepsakes of 4-H for display.

EASTERN STAR

Washtenaw County Association order of the Eastern Star will be held in Manchester at Emanuel Church Hall on Saturday, September 21, 1974 beginning at 3 p.m. Dinner at 6 p.m. and evening session at 7:30 p.m.

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BIRTHS

Born to Mr. and Mrs. Rodney Hoeft a 6 pound 12 ounce boy, Bryan James on September 12, 1974

Grandparents are Mr. and Mrs. Robert Popkey and Mr. and Mrs. David Hoeft, both of Manchester.

Born to Mr. and Mrs. Stephen A. Carson, a boy on Friday, September 13, 1974. His name is Christopher Frank and he weighed 7 pounds 13 ounces. Christopher has one brother, Allan Robert 3 1/2 years old.

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THREE U-BUILDERS GIVEN AWAY FREE FROM 3:30 TO 4:30 \$1.25



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You probably already know Lloyd Hughes, he's made the move to ACCO SEED — signed up for a full-time dealership right here in his home area.

Lloyd is no stranger when it comes to hybrid seed. He's an experienced farmer... knows exactly what you expect out of a good hybrid. And as an ACCO dealer he knows how to help you get it with varieties matched to your particular yield goals, soil type, and growing conditions.

We're pleased to have Lloyd as a member of the ACCO SEED team. He'll be glad to tell you about our seed program... and help you make the move to ACCO, too.



(Lloyd Hughes, Rt. 3, Manchester, Michigan 48158)

Ask Senator GRIFFIN



By cutting through red tape, members of Congress can often lend a hand to those with problems involving the federal government. Through the columns of this newspaper, Senator Griffin answers questions of general interest. He will respond personally to all communications addressed to: Senator Robert P. Griffin, Senate Office Building, Washington, D.C. 20510.

Is it possible for women to become FBI agents? My older brother says we're not tough enough, and my mother tells me I've been watching too much T.V. But some day, Senator, I would really like to become an FBI agent. Do you think that's silly? —E. N., Flint

Not at all—and neither does the FBI! There are now thirty women who have attained the rank of Special Agent, and the Bureau is so proud of their performance that more good women applicants are being sought.

To be accepted, you'll have to meet the same requirements as men do—so I hope you are 5'7" tall!

If you want more facts, I suggest you write to the Special Agent-in-Charge, Federal Bureau of Investigation, 333 West Fort Building, Detroit, Michigan 48226.

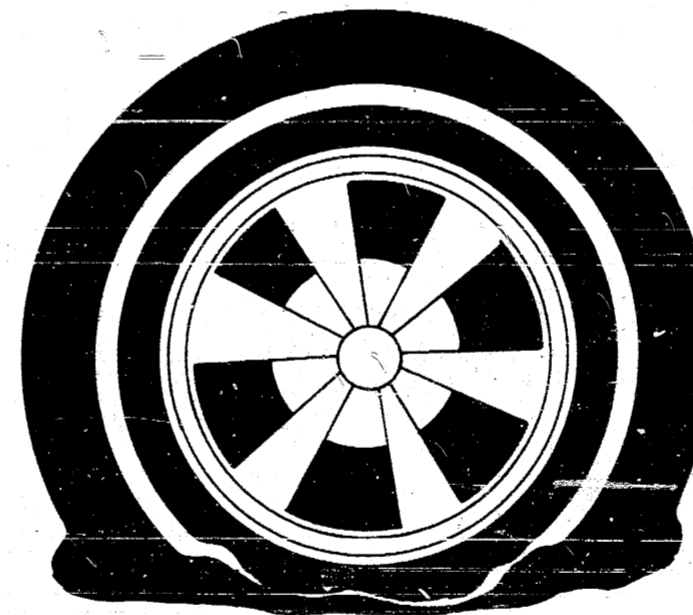
I'm a high school senior, and I am interested in attending the U.S. Coast Guard Academy next fall. Do I need a Congressional appointment or can I apply on my own? —H. F., Petoskey

The U.S. Coast Guard Academy is the only one of the Service Academies that offers appointments solely on the basis of a nationwide competition. There are no Congressional appointments and no geographical quotas.

You can get application forms and all the information you need by writing to: Director of Admissions, United States Coast Guard Academy, New London, Connecticut 06320.

Good luck to you!

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FALL FESTIVAL TO BE HELD AT EMU

In celebration of the 125th Anniversary of Eastern Michigan University, a Fall Festival is planned for the weekend of September 20-22. Located in the North Campus Area, on the Intramural field, will be the central site of the festivities. Carnival rides, games, and activities brought to the University by McDonagh Carnival of Saginaw will highlight the "fun and games" for the young at heart.

Sixty artisans and craftspeople will display and sell weaving, jewelry, stained glass, Japanese paintings and notepaper, candles, dough figures, leatherwork, macramé, pottery, batiks, photographs, leaded glass lamps, wooden toys, terrariums, ceramics, welded steel sculpture, graphics, paintings, etchings, lithographs, clothing, and much more.

Music and refreshments will be present to lend themselves to the overall atmosphere and to refresh the weary festival-goer. The activities run from 7 p.m. 11 p.m. on Friday, September 20, from 10 a.m. to 11 p.m. on Saturday, and will wrap up on Sunday, September 22, running from 10 a.m. to 9 p.m. Admission is free

to the fairgrounds.

This festival will be in addition to all of the regular Homecoming activities on the following week, climaxing to the big gridiron clash with Kent State University on September 28.

Sponsored by the Office of Student Life, further information on the Festival can be obtained by calling 487-3944.

AHRENS REUNION

An Ahrens family reunion was held at the Sportsman's Club Sunday, Sept. 15. Representing nineteen families, fifty-five family members were present with 10-month-old Jodie Parr the youngest and Lorenz Ahrens the oldest.

Handicapped

A Motorist: "Doesn't that roar of traffic affect your driving?"

B Motorist: "I'll say it does! I can't hear a word my wife says..."

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Hardy mums for planting outdoors

We have a nice selection of dried materials in now-cattails, wheat, oats, yarrow, strawflowers, star flowers, Indian corn, etc.

Also dried arrangements made up.

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Emergency - Funeral

**GIRL SCOUTS PARTICIPATE IN UNITED WAY AGENCY FAIR**

Girl Scouts will go canoeing in the Briarwood fountain as one of 13 stage demonstrations and performances given by Washtenaw social services agencies at the first United Way Agency Fair here September 20 to 22.

The Fair will also feature booths at which 22 local agencies and 4 state agencies supported by the United Way will answer questions about their services and offer visitor-participation projects.

The Fair is being presented by the agencies to acquaint the citizens of Washtenaw County with their services and to thank the community for their past financial support through the Washtenaw United Way, according to Richard Tice, general chairman.

Girl Scouts of Senior Troop No. 1 of Ann Arbor will demonstrate canoeing techniques and safety practices by paddling a canoe in the large fountain pool opposite the central mall stage, at 6:00 p.m. Friday.

The first stage presentation of the Fair will be a judo demonstration by YM-YWCA of Ann Arbor at 1:00 p.m. Friday. From 6:45 p.m. to 7:15 p.m., the Ann Arbor Community Center will present an interpretive dance by Maria Mitchell and a dramatic performance by Debbie Mitchell.

The Saturday program will begin at 5:00 p.m. with a choral performance by Girl Scout Troop No. 90. At 6:00 p.m. dance students at the YM-YWCA will perform, followed at 7:00 p.m. by the YM-YWCA gymnasts. From 8:00 to 9:00 p.m. a wo-

men's chorus from the Senior Citizen's Guild will give a concert of traditional works.

On Sunday afternoon two Girl Scout troops will give choral concerts, with Senior Troop No. 518 singing at 2:30 p.m. accompanied by guitars and Cadette Troop 464 at 3:30 p.m.

**VETERANS TO MEET**

The Veterans of Foreign War's (U.F.W.) to Post #4076, Chelsea, is planning on a Membership drive on Wednesday, Sept. 25, 1974. Time is 8:00 p.m., at the Post Home, located at 105 B-N, Main St. Chelsea. Veteran's from all War's, especially Viet Nam, are urged to come, and see the meeting site. This is an open meeting, bring any interested person along. The Officers and members will be there, as will officers from District #6, and Dept. of Mich. to answer any questions on National Home in Eaton Rapids, Service, Hospitals, Legislation, and anything pertaining to the Veterans Needs. 1975 will be the 30th Anniversary for the Local Post. Adjutant, Mac Packerd states "no speeches." Lunch and refreshments will be served. A meeting will be held at Gaf O'Hara #423, Ann Arbor, on Oct. 2nd 7:30 p.m., with County Representatives present to explain the Viet Nam Bonds issue.

The Washtenaw County Council of Veterans has selected Chelsea as the place to have their Veterans Day Parade, Nov. 11th.



**Cheers For This Chicken Casserole!**

Why the cheers? Because it's a delicious easy-make, that's why! Combine chopped chicken with canned cream of chicken soup and peas; top with a golden brown, delicately crunchy topping made from Flako Corn Muffin Mix. (To which you've added some chopped onion and grated sharp Cheddar for extra zest.) You'll be serving your family — OR company — a mighty fine supper dish. Mighty quickly too!

**CHICKEN CASSEROLE**  
Makes 6 servings

**Base:**  
2 1/2 cups chopped cooked chicken  
One 10-oz. pkg. frozen peas, cooked and drained  
One 10 1/2-oz. can condensed cream of chicken soup  
1 cup milk  
1/2 teaspoon salt

**Topping:**  
One 12-oz. pkg. Flako Corn Muffin Mix  
1/2 cup grated sharp Cheddar cheese  
1 egg  
1/2 cup milk

Heat oven to hot (400° F.). For base, combine all ingredients in 2 1/2-qt. casserole. Place in preheated oven (400° F.) about 15 to 20 minutes or until mixture bubbles and is thoroughly heated. For topping, empty contents of package into bowl. Add cheese, onion, egg and milk. Blend until dry ingredients are thoroughly moistened. Spoon evenly over hot chicken base. Bake in preheated oven (450° F.) about 25 to 30 minutes or until topping is golden brown.

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3 bedroom ranch with 2 baths, large kitchen with eating area, dining room, family room, full basement partially finished with nice bar area. Extra space for many possibilities on this walk out level. Convenient to shopping. \$42,500.

**CHARMING OLDER HOME**  
3 story older frame home on black-top road just out of Manchester. 3 bedrooms with possibilities of additional 2, kitchen with eating area, laundry, dining room, family room, and full basement. Large storage area on the third floor. House is in super-excellent condition inside and out. 26 ft X 32 ft barn on this almost 1 acre lot with many trees and shrubs. Manchester schools \$55,500.

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The Black Sheep Tavern will be closed October 1 thru October 7.

**COUNCIL PROCEEDINGS**

September 3, 1974

Council met in regular session with the meeting called to order by Pres. Little at 7:03 pm. Present were Beal, Curley, Daniels, Fitzgerald, Mahony, Scully and Zsenyuk; absent Walton.

Minutes from the August 19, 1974 regular meeting were read and approved in a motion by Beal, supported by Fitzgerald. All yeas, carried.

Beal presented a bill from George Roth, the new electrical inspector, which was added to other invoices to be approved. One new permit was issued: Gary Chaves, 624 Sunset-alterations.

Zsenyuk presented the police report for August.

Police runs: 66 Vehicles investigated: 165 Persons investigated: 367  
No. of complaints: 20, Complaints investigated: 20, Vacation checks: 66, Assist County calls: 10.  
Crimes investigated: 19, B & E: 2, Larceny over \$100.00: 5, Larceny from car: 1, MDOP: 2, Narcotic complaints: 3, Animal assistance: 1, Sick person: 1, Felonious threat: 1, C.C.W.I.L.  
Arrests: 2, Accidents investigated: 6, Warnings issued: 130, Traffic violations: 38, Speeding: 20, Reckless Driving: 1, Parking: 8, Fail to stop at sign: 2, Improper turn: 2, Excessive noise: 1, Defective equipment: 1, No operator license: 3.

Zsenyuk reported that further meetings on the Explorer Police Cadet Program will take place during the day in hopes of getting all necessary officials together so that a program can be instituted. He also advised Council that the Federal Communications Grant had been cut back to \$11,796 from \$16,000. The base radio, portable generator and antenna were left out. Upon inquiring about trading one of the portable radio units for a base station radio Chief Zsenyuk was informed that it could not be done and that the reason the other equipment was deleted from the grant was that they did not want us to sever connections with the county. They want us to remain dependent on Washtenaw County for dispatching a great deal of our calls.

Prices and designs were discussed for a new Police-Public Works Building as well as an addition to the existing building. Further information is being gathered in this regard.

Zsenyuk submitted a recommendation to Council that Patrolman Kenneth Beasley be promoted to Sergeant with a raise in salary. In essence Zsenyuk felt that Beasley is now doing a Sergeant's job, but without the rank and wage. Discussion ensued about continuing the quality achieved in the Police Department versus willingness to pay for the quality. Moved by Scully, supported by Curley to raise Beasley to the rank of Sergeant with a raise in salary and a written job description to be submitted to Council by the Chief at a later date. All yeas, carried.

Exit Beal at 8:45 for a meeting with the townships. Fitzgerald reported on the progress of the road work. Schaffer Court has been completed. Wolverine is scheduled next. Mowing has been done. The County Health Dept. inspector specified no burning at the transfer station on the property leased for said station. Possible arrangements are being sought to accommodate brush burning.

Daniels reported on a meeting for federal funding of a Public Works employee under the CETA program. He noted that many of the procedures were quite similar to those required under EEA, in which the Village participated before.

Curley reported that the walls are complete on the Kirk Park restrooms, with the roof to go up this week. He also advised Council that he had been working on a grant under which we might obtain the Haselshardt property on Ann Arbor Hill for recreation purposes. The shed at Carr Park is to be removed. The backstop is in need of repair.

Mahony reviewed bills. Moved by Mahony, supported by Curley that the following bills be approved for payment with the necessary transfers made to cover them. All yeas carried.

Al's	\$37.81	American Research Corp.	\$66.06
Banker's Life	374.60	Banker's Life	50.76
Beal's Ace Hdwe.	85.57	Blue Cross of Michigan	422.32
Chemical Systems Corp.	560.57	Consumers Power Company	1548.43
Cuda Uniform Inc.	52.00	Ernst, Mrs. Hilda	100.00
Fillyaw's Service	110.50	Gallup-Silkworth	878.20
Grossman-Huber	44.90	Ken's Supplies	41.78
E.G. Mann & Sons, Inc.	6.20	Metropolitan Uniform Co.	26.35
Michigan Bell	189.33	Municipal Supply Co.	146.85
National Bank & Trust	13243.70	Office Supply House	15.63
Oration Rubber Stamp Co.	10.70	Singer-Layne Northern	50.46
Southern Meter	155.40	Tecumseh Equipment	15.64
Tom Marshall, Inc.	4.23	VWR Scientific	46.02
Village Motor Sales	255.29	Wells Fargo Trustee	77.69
Wheeler, Mary H.	220.00	Roth, George	56.00
Kuntz, Richard A.	250.00		

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Tuesday Night-Rib Eye Steak	\$2.98
Wednesday Night-Goulash Dinner	\$1.60
Thursday Night-Spaghetti Dinner	\$1.40
Friday Night- Fish Fry all you can eat	\$1.40
Saturday Night Buffet Dinner 1 price seconds all you can eat	\$3.50

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Re-enter Beal at 9:25 p.m. Daniels will check on the template for lights on the Main Street Bridge. Little read a letter from Flushing regarding the formation of a Small Cities Association. Mahony suggested that the group contact Michigan Municipal League and channel its efforts through that group. Moved by Mahony, supported by Curley that Little respond in the affirmative to the questionnaire from Flushing indicating interest in better small community representation. All yeas, carried.

Moved by Beal, supported by Scully to adopt Ordinance No. 95 AN ORDINANCE TO AMEND AN ORDINANCE RELATIVE TO DISORDERLY PERSONS AND DISORDERLY CONDUCT. All yeas, carried.

Moved by Fitzgerald, supported by Scully to authorize the purchase of a used police car and Public Works fleet needs from Chrysler Proving Grounds. All yeas, carried.

Moved by Mahony, supported by Fitzgerald to accept the recommendations of the Health and Safety Committee in regards to an increase in salary for Chief Zsenyuk. All yeas, carried.

It was requested that the ordinance books be brought up to date. Moved by Scully, supported by Beal that the meeting be adjourned at 10:12 p.m. All yeas, carried.

Mary H. Wheeler, Clerk

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**FARMER PEET SUGAR CURED  
SMOKED  
HAM** 69¢  
SHANK PORTION  
WATER ADDED  
LB.

**CENTER RIB  
PORK  
CHOP** \$1.38  
FRESH LEAN MEATY  
QUARTERED 3-11 CHOPS  
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**U.S. CHOICE BLADE CUT BEEF  
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ROAST** 78¢  
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**CHUCK ROAST** \$1.11  
U.S. CHOICE QUICK TO FIX  
BEEF  
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1 LB. CELLO  
ROLL  
CASTLE HICKORY SMOKED  
**SLICED BACON** 68¢  
1 LB. PKG.  
LARGE VARIETY  
ECKRICH SLICED  
**LUNCHEON MEAT** 69¢  
7 OZ. PKG.  
FARMER PEET THIN SLICED  
**BOILED HAM** 88¢  
6 OZ. PKG.  
LARGE MEATY TURKEY  
**DRUMSTICKS** 39¢  
EA.  
FARMER PEET  
IN THE PIECE  
**LIVERWURST** 59¢  
LB.

FIRESIDE SALTINE  
**CRACKERS** 39¢  
LB. PKG.  
VARIETY  
MORTON FROZEN  
**DINNERS** 3.11 \$1  
PKG.  
VARIETY  
MORTON FROZEN  
**POT PIES** 5.8 \$1  
PKG.  
CAMELOT OCEAN PERCH  
**FILLETS** 66¢  
LB. PKG.  
HEARTLAND NATURAL  
PLAIN OR RAISIN  
**CEREAL** 69¢  
16 OZ. PKG.  
PURINA BEEF & EGG  
**DOG CHOW** 88¢  
5 LB. BAG  
BROADCAST  
**BEEF STEW** 69¢  
24 OZ. CAN  
OUR FAVORITE CUT  
**GREEN BEANS** 3.69¢  
15 1/2 OZ. CAN

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YOGURT** 18¢  
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LOW FAT  
MILK** 59¢  
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**ALL VEGETABLE  
DIXIE SOFT  
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**FRESH LEAN  
HAMBURGER** 88¢  
3 LBS. OR MORE  
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FRESH LEAN GROUND  
**BEEF  
CHUCK** 99¢  
U.S. CHOICE BLADE CUT BEEF  
**CHUCK  
STEAK** 88¢  
LB.

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PICKLES**  
NO GARLIC DILLS  
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POLISH DILLS  
SWEET SLICES  
**49¢** EA.  
**GOLD MEDAL  
FLOUR** \$3.18  
**FRANCO AMERICAN  
SPAGHETTIO'S** 19¢

**DEL MONTE  
WHOLE KERNEL &  
CREAM STYLE  
CORN** 24¢  
17 OZ. CAN  
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SPAM** 79¢  
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**OVENGLO FRESH BAKED  
HOT DOG & HAMBURG  
BUNS** 3.11  
OVEN FRESH FRESH BAKED  
LUMBERJACK  
BREAD 49¢  
1 LB. 4 OZ. LOAF  
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**TOKAY  
GRAPES** 38¢  
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Nutritious And Delicious  
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8 LB. BAG  
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11am-5pm SUNDAY**



Thursday, September 19, 1974



**MANCHESTER MEN'S LATE GOLF  
LEAGUE FINAL STANDINGS**

TEAM	WON	LOST
Wolfe-Weaver	39	
Steele-Bailey	39	
Roller-Fielder	38	
Stockwell-Popkey	37 1/2	
Widmayer-Fielder	35	
Randall-Evilsizer	33 1/2	
Steele-Carpenter	31 1/2	
Walters-Riley	31	
Scully-Lamb	30 1/2	
Steiner-Bihlmeyer	30	
Whittington-Ortersdorf	30	
Jose-Holly	29 1/2	
Tapping-Mains	29	
Green-Rutherford	28 1/2	
D.Kuebler-Schaible	28	
Wurster-Brown	26 1/2	
Heilrich-Mann	25 1/2	
Guenter-Steele	24	
Miller-D.Steele	23 1/2	
Alber-Limpert	23	
Achtenberg-Padley	21	
Marshall-Pratt	19 1/2	
Bunny-Petsch	17	
Daniels-Zsenyuk	15 1/2	
Pelon-Day	10 1/2	

Most 4- L. Steele.  
Most Birdies- E. Bailey.  
Closest to pin #5- J. Evilsizer.  
Lowest with handicap 0-9- D. Wolfe, 29.  
Lowest with handicap 10-18- B. Bunny, 31.

**AUCTIONEER  
JERRY JACOB**  
LARGE OR SMALL SALES  
FARM-HOUSE-BUSINESS  
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Sale Dates Available  
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Jacob Wool Buying  
Phone 428-7076

**CLINTON THEATRE**  
Clinton, Michigan  
SHOWING: Wed, Thurs, Sun. 7:30 pm.  
Fri. & Sat. 7:30 & 9:30 pm.

**WAYNE  
ON WHEELS!**

**JOHN WAYNE  
McQ**  
From Warner Bros  
A Warner Communications Company  
NEXT WEEK-The Terminal Man

THE MANCHESTER ENTERPRISE

**MANCHESTER TOWN CLUB**

TEAM	WON	LOST
State Farm Ins.	14	0
Tool & Die	10	4
Jenters	9	5
Norm Walz Const.	7	7
Union Savings Bank	7	7
Tom Marshall	7	7
Donat Time USA	5	9
Manchester Plastics	4	10
Sidney Cook Plumb.	4	10
Town Laundry	3	11

**HIGH TEAM SERIES**  
Tool & Die 2211  
Jenters w/h 2230  
**HIGH TEAM GAME**  
Tool & Die 763  
Jenters w/h 771  
**HIGH INDIVIDUAL SERIES**  
Barbara Knapp 544  
Mary Korican 497  
Marie Prevost 492  
**HIGH INDIVIDUAL GAME**  
Barbara Knapp 206  
Marie Prevost 202  
Phyllis Baker 195  
**500 SERIES OF THE WEEK**  
Barbara Knapp 544  
**200 GAME OF THE WEEK**  
Barbara Knapp 208

**AMERICAN LEGION MIXED LEAGUE**

TEAM	WON	LOST
Guenter-Vitale	3	1
D.Kuebler-Schaible	3	1
L.Steele-Wurster	3	1
Popkey-Young	3	1
Beal-Budnik	2	2
Miller-D.Steele	2	2
Bailey-Sutton	2	2
W.Kuebler-D.Roehm	2	2
Randall-E.Steele	2	2

Jose-H.Roehm 2 2  
C.Steele-Gaige 1 3  
Merriman-Whittington 1 3  
Finkbeiner-Walter 1 3  
Walz-Weir 1 3  
**HIGH GAME MEN**  
F. Wurster 213  
J. Schaible 213  
F. Wurster 209  
J. Vitale 209  
**HIGH SERIES MEN**  
F. Wurster 585  
J. Vitale 556  
D. Steele 545  
**HIGH SERIES WOMEN**  
J. Finkbeiner 494  
J. Whittington 459  
L. Yukasz (sub) 459  
**HIGH GAME WOMEN**  
J. Whittington 199  
L. Yukasz (sub) 189  
C. Wurster 177

**OSTOMY GROUP**  
The Ostomy Group of Washtenaw County will be meeting September 19th at 7:30 p.m. at the Senior Citizens Guild, 502 W. Huron, Ann Arbor.  
Betty Lowe, Enterostomal Therapist from U of M Hospital will be the speaker. Everyone is welcome.

**ANN ARBOR TUESDAY NITE SINGLES CLUB**  
The Ann Arbor Tuesday Nite Singles Club will hold its weekly dance at the Ann Arbor YM-YWCA on Tuesday, Sept. 25, from 9 p.m. - midnight. Music by the Frank Venice Orchestra. Single people 25 and up are invited to attend.

**REGULAR MEETING OF  
Manchester Township Planning  
Commission  
Monday, September 23 at 8 PM**

**AGENDA**

1. Consider Amendment To Ordinance: Allow As Permitted Use in R-C District The Raising & Training of Horses Same as Allowed in A-R-502-D
2. Consider Amendment To Ordinance: Definitions-Article II "lot" and "lot frontage"
3. Consider Amendment To Ordinance: Allow As Conditional Use in A-R and R-C Districts The Operation of Saw Mills.

**FALL HARVEST OF VALUES**

**ALUMINUM THRESHOLD** 175  
2.45 Value  
1/2" x 36 1/2" for draft tight doorways. (51296)  
High Rug THRESHOLD: 7.8" x 36 1/2" (51297) \$2.80 Value...\$2.49

**Draft Seal Self Stick POLY FOAM TAPE** 70  
.89 Value  
For all weather sealing, 3/16" x 3/8" x 17' (51272)  
3/16" x 3/4" x 17' (51273) \$1.25 Value... .98  
3/8" x 1/2" x 17' (53110) \$1.45 Value... \$1.19  
1/2" x 3/4" x 17' (53111) \$2.09 Value... \$1.69

**Waterproof TRANSPARENT TAPE** 115  
1.35 Value  
Applies easily, long lasting, peels off easily and cleanly. (51271-52627)

**SEASONAL SELECTION OF TIMELY FALL NEEDS**

**"Storm-Tite" VINYL GASKET** 89  
1.09 Value  
Seals out weather and noise. Easily applied to wood or metal. (51270)

**Hydraulic DOOR CLOSER** 294  
3.60 Value  
Exclusive "Twist Adjust" turn tube for slow closing. Closes door smoothly at any speed and closes the latch. (50485)

**9 FT. GARAGE DOOR BOTTOM** 259  
3.39 Value  
Cushions, seals, protects overhead garage doors. Seals out weather. (51284)  
**16 FT. DOOR BOTTOM** (51285) \$6.19 Value \$4.69

**Mortite CAULKING CORD** 65  
75 Value  
Weatherstrips, plugs, caulks! Reduces heat loss—cuts fuel bills. 30 ft. (52515)

**ACE HARDWARE**

**SWEEPSTAKES WIN**  
ONE OF 8 AMC F8 CARS  
OR ONE OF 8 AMC F8 TRUCKS  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_  
ZIP \_\_\_\_\_  
DEALER NAME AND ADDRESS \_\_\_\_\_  
(Subject to Federal, State and Local laws. Void where prohibited. Winner's participation is guaranteed.)

**LEAF BAGS** 139  
ONE Leaf Bag coupon offer to a customer (With This Coupon)  
1.95 Value  
Ideal plastic bag for this fall clean-up season. Each package contains 10 bags, each with a 7-lb. capacity (71466).

**BEAL'S ACE HARDWARE**  
PHONE 428-3011  
103 E Main Manchester

### Law Enforcement Program Offered

Young people from the Manchester area who are considering careers in law enforcement are invited to participate in a challenging new program offered jointly by the Manchester Police Department and the Explorers. Anyone between the ages of 14 and 21 may take part in the program.

Participants will work directly with the Manchester Police Department to get an inside view of the daily activities of the police officers. In addition, they will be given 77 hours of training at the Police Academy in Ann Arbor. A certificate will be awarded at the completion of the course. High School credit will also be granted.

Interested young men and women may call Chief Zsanyuk at 428-8505 for further details or stop at the station for an application.

### ARBEITER CARD PARTY

A Public Card Party will be held September 23 at the K of C Hall at 8 p.m. Sponsored by the Arbiters.

### BAPTISM

Melanie Alice Ball daughter of Mr. and Mrs. Leon Ball was baptized Sunday, September 7 by the Rev. Fr. Raymond Schlinkert at St. Mary's Catholic Church. The Godparents were Mrs. Duffield Ball and Master Michael Ball.

Melanie was born on August 25, weighing 7 pounds 8 ounces. She has two brothers Michael 11, and Mark 8 and two sisters Michelle 7, and Marie 3.

Attending the christening were Mr. and Mrs. Thomas Burch and family, Mr. and Mrs. James Curley and family, John Ball and sons and Mrs. Harold Townsend.

### ROOM MOTHERS TEA

All Room Mothers from both the Pleasant Lake and Klager Elementary Schools are cordially invited to attend the annual Room Mothers Tea. This will be held on Thursday, September 19, at 3:30 p.m. in the Klager School multi-purpose room.

Refreshments will be served and plans for the coming year will be discussed, including the Fall Fun Festival.

### GUN SAFETY CLASS

The first Gun Safety Class will start Wednesday, September 18. It will be held in 3 periods, Wednesday, September 18 at 7 p.m., Wednesday, September 25 at 7 p.m., at the Middle School and Saturday, September 28 at the Sportsman Club 1 to 3:30 p.m. Last year 80 students graduated.

Bill McCully, Bud Taylor and Lauren Huber are instructors.

### OMICRON CHAPTER OF ALPHA DELTA KAPPA SORORITY

On September 23, the Omicron Chapter of Alpha Delta Kappa Sorority will hold their first meeting of the year at Ruth Miller's home, 306 North Ann Arbor Street, Saline.

The potluck dinner will begin at 6:00 p.m. followed by the executive and altruistic planning meetings. Margaret Dresselhouse is co-hostess.

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 Refrigeration & Air Conditioning  
**Commercial System Installation and Repair**  
 Call GARY HAMILTON  
 Days 428-7600 Nights 428-8232



Bob Smith, Outstanding Sophomore Harrier

### CROSS-COUNTRYMEN RUN WELL

Some of the state's top high school cross-country teams (class-C) met last Saturday for the Stanton Invitational. The result at least for Manchester's team was a success.

All the runs (there were 6) were divided by the runners grade, so that the boys only ran against other boys in their same grade.

In the senior class run Dutch co-captain Phil Krzyzaniak set a new senior class and school record of 16:13 over the 3 mile course. The time was good enough for the 5th place finish in the 65 man field and

broke the old record of 16:24 set last year by Tom Guendler. Also running in the senior class run was co-captain Joel Tobias who ran 18:21 good for a 30th place finish.

The Juniors didn't fair as well as Tom Opal and Dan Schablie both had off days as Schablie finished 25th (17:24) and Opal 29th (17:36) in the largest class run (over 70).

Well, if the Dutchmen Juniors didn't perform well then the Sophomores did. Bob Smith was the first Dutch Sophomore across the line and he was in a hurry. Bob's time of 16:54 was good for 7th and a new school sophomore class record. Following Bob in were Dan Heilip (25th-18:11), Gary Bondy (35th-18:31), Tom Krzyzaniak (40th-19:39) and Ben Smith (50th-22:51). All of these sophomores turned in the lifetime bests.

Manchester Freshman were also impressive as Terry Brown became the 2nd fast freshman in Manchester history (Bob Smith was the fastest) as he ran to a 10th place finish with a strong 18:20 clocking. Barry Seltenright was next at 20:44 (33 place and a 3 minute improve in time) followed by Keith Moore (34th-21:17) and Scott Barber (41st-23:44).

For the first year 7th and 8th graders also had runs, although not the varsity distance of 3 miles but 1 mile for the 7th and 1 1/2 for the 8th.

In the 7th grade run Rich Korth set a new 7th grade cross-country for the mile at 6:15 good for 7th place. He was followed by Gary Flint (10th-6:36), Pat Sullivan (12th-6:51), Gary Zschunke (13th-6:58) and Jeff Young (16th-7:50).

Randy Bondy finished 14th in the 8th grade division with a 9:13 clocking over the 1 1/2 mile course.

### LEGAL NOTICE

State of Michigan  
The Probate Court for the County of Washtenaw  
Estate of George A. Frey, Deceased  
File No. 62869

TAKE NOTICE: On September 9, 1974 at 11:00 a.m. in the Probate Courtroom, Washtenaw County—Bldg., Ann Arbor, Michigan, before the Hon. Rodney E. Hutchinson, Judge of Probate, a hearing was held on the petition of Reta M. Tyson, the Will of the deceased dated May 5, 1972 was admitted to probate and administration of the estate was granted to said Reta M. Tyson.

Creditors of the deceased are notified that all claims against the estate must be presented to the said Reta M. Tyson at 224 Broad Street, Michigan Center, Michigan 49254 and a copy filed with the Court on or before November 21, 1974 at 11:00 A.M., at which time and place the heirs of said deceased will be determined. Notice is further given that the estate will be assigned to persons appearing of record entitled thereto.

Dated: September 10, 1974  
Attorney for Petitioner:  
Roesch, Delhey and Schaberg  
Manchester, Michigan 48158  
Phone: 428-7644

Petitioner:  
Reta M. Tyson  
224 Broad Street  
Michigan Center, Michigan, 49254

### MANCHESTER TOWNSHIP PLANNING COMMISSION

#### NOTICE OF PUBLIC HEARING

The Manchester Township Planning Commission will hold a public hearing at 7:00 p.m. o'clock ESDT on September 23, 1974 at Manchester Village Hall, 120 South Clinton Street, Manchester, Michigan on the application of Gary W. McKee to rezone RC-Recreation District to AR-Agricultural-Residential District for a riding academy or stable and horse breeding and training farm on premises situate on Schlaweis Road, Manchester, Michigan more particularly described as:

The South 30 acres of the Southwest quarter of the Northeast quarter of Section 26, T4S, R3E, Manchester Township, Washtenaw County, Michigan, EXCEPT: Beginning at the Northwest corner of said land; thence East 505 feet to the center of Iron Creek; thence Southerly and Westerly along the center line of said Creek to a point in the North and southeasterly line; thence North 328.50 feet in said North and South quarter line to the Point of Beginning.

MANCHESTER TOWNSHIP PLANNING COMMISSION  
August 29, 1974 and September 19, 1974

Never underestimate your ability; others will do it for you.

It's always easy to stand on the sidelines and criticize the players.

Another customer service from

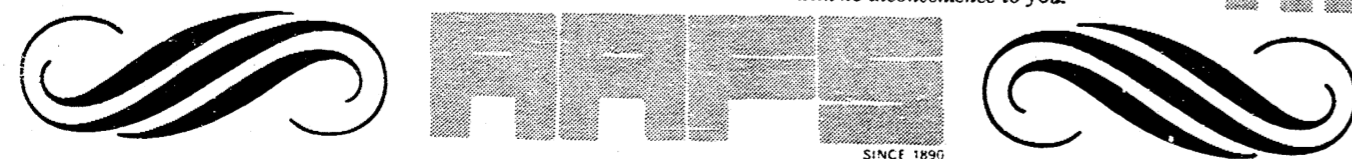


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You not only reduce costs when you save at AAFS, you also increase your income. We know what a few dollars saved here and a few there can do for a family budget. So we have eliminated charges for MONEY ORDERS and for First National City TRAVELERS CHECKS for all AAFS customers who have \$1000 in savings or build the balance in their savings to \$1000. Remember, too, that at Ann Arbor Federal Savings you receive the highest interest on your money, so you increase your income while you reduce your costs. Sound like a winner? Take advantage of it.

We can handle the transfer of your funds to an AAFS account with no inconvenience to you.



### ANN ARBOR FEDERAL SAVINGS

ANN ARBOR OFFICES: Downtown, Liberty at Division; Westside, Pauline at Stadium; Eastside, Huron Parkway at Platt; Northside, Plymouth at Nixon; CHELSEA—Main Street near Old U.S. 12; DEXTER—8081 Main Street; YPSILANTI—Hewitt at Packard; MANCHESTER—111 East Main Street.

Member: Federal Home Loan Bank System • Federal Savings and Loan Insurance Corporation

### NOTICE

I WILL COLLECT VILLAGE TAXES AT ANN ARBOR FEDERAL SAVINGS AND LOAN - MAIN STREET, MANCHESTER. WEDNESDAYS 9 A.M. TO 5 P.M.

BETTY CURLEY  
VILLAGE TREASURER

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All your needs are found at



## Bridgewater Lumber

Garden 9-3039

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### ALBER EXCAVATING

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Manchester, Michigan



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Cartridges

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Many Gulf Accessories

### GROSSMAN-HUBER SERVICE

### CLINTON'S FALL FESTIVAL

A unique Festival carefully planned will be taking place September 27, 28 and 29th, on the old Sauk Trail (U.S. 12) in this rustic Village of Clinton, known as the "Gateway to the Irish Hills".

An old time atmosphere featuring arts and crafts will be recreated. In addition Clintonians will welcome you with delicious dinners, boutique shopping and special events. Horse shoeing, black smithing, hatmaking (was resistance against cloth), chair caning and much more will be demonstrated. Oil paintings, acrylics, pastels and other art forms will be on the street for your viewing or buying.

Bingo, a road rally, street dance, canoeing on the river, greased pig contest - all these events will take place during the three day festival. To feed everyone, Clintonians offer a variety of meals including a pig roast, fish fry, chicken barbecue, apple festival, beef barbecue, ice cream social, etc.

Sidewalk sales will also be held Friday and Saturday. Youth activities including dancing, moon walk, carnival booths, etc., will entertain the children.

Sunday a 100 unit Grand Parade is planned. "Everyone loves a parade." This parade promises to be a great one! Clinton's Fall Festival will be topped off with the drawing for the 1974 "Spirit of America" Vega to be given away Sunday.

**Williamson**  
Heating & Cooling Systems  
INSTALLATION & REPAIR  
Phone 428-8692  
**John Steele jr.**  
Manchester

**K of C Dance**  
September 28, 1974  
9:00 - 1:00 pm.  
at K of C Hall  
Round & Square Dancing  
by  
"STUMP JUMPERS"  
Public Welcome  
\$6 couple Lunch

**Dorothy Mae Beauty Shop**  
231 East Main  
Expert Beauty Care  
Individual Styling-cutting  
Tinting  
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Frosting-Tipping  
Blow Drying  
Manicures  
Hair-Scalp Treatments  
Permanent Waving  
We do have Uniperm  
Don't let your hair miss it---  
Make your appointment today.  
Phone: 428-7616

### NATIONAL INSTITUTE FOR BURN MEDICINE BEGINS 10-YEAR, NATION-WIDE DRIVE

For the last six years, the National Institute for Burn Medicine has been a small, relatively unknown organization devoted to research and publications aimed almost exclusively at the medical community.

But because pressing needs for burn prevention education and improvements in burn medicine were not being met in any state in the country, the organization's founder, Dr. Irving Feller, decided that a ten-year-long, nation-wide assault on the problem was in order. That assault begins in Michigan this September which is State Burn Prevention-Burn Treatment month.

The burn problem has long been one of the country's large, but hidden, problems. More than 2,000,000 Americans are burned every year, 75,000 of them severely enough to require hospitalization. Burns kill and cripple more children every year than polio did at its peak in 1954.

Currently, the National Institute for Burn Medicine is the only health-care support organization in the country working to resolve the burn problem. Dr. Feller, who is also founder and director of the University of Michigan Burn Center, believes that can be achieved through NIBM programs within ten years.

Right now only two hospitals (Brooke Army Medical Center and the University of Michigan) provide training for doctors to practice burn medicine. "There is a great lack of appreciation of the need for specialized care of the burned patient," Dr. Feller says.

So, one of the National Institute for Burn Medicine's top priority programs is the training of 750 physicians in the art of burn treatment. In the first year of the Institute's program, five surgeons would be given fellowships to study burn medicine for one year. The number of burn fellowships will increase annually, as the number of physicians capable of training others increases. The Institute will also establish training programs for

nurses, researchers and for emergency medical personnel like ambulance drivers and fire fighters who are often the first to reach burn victims.

While 1974 marks the beginning of the National Institute for Burn Medicine's attempts to raise funds to support its programs, the Institute plans to continue this activity for ten years only. "We have what I think is a unique approach for a health-care support organization," Dr. Feller observes. "We're going to establish the necessary facilities and train the needed personnel, then we're going to go out of the fund-raising business."

### SMILES

**Odd and Strange**  
Teacher—Can you tell me the name of any animal peculiar to Australia.  
Boy—The rhinoceros, sir.  
Teacher—Wrong. That's not found in Australia.  
Boy—Well, sir, that's exactly why it would be peculiar.

## AUCTION

Saturday, September 28  
1 pm

Located 124 Torrey Street in Manchester. Torrey Street is located midway between Manchester High School and Double A Products.

G.E. electric single oven stove, G.E. apartment size refrigerator, Maytag wringer type washer, Drop leaf dining tables, 5 oak dining room chairs, Modern 5 piece bedroom suite, Ant. library table, Modern rockers and occasional chairs, Tilt back chair & ottoman, Davenport, G.E. portable TV, Ant. commode, Ant. plant stand, Ant. truck, Wood straight back rocker, Double bed, Garland Mantle clock, Golden Star treadle sewing machine, Hoover upright vacuum, Old mirrors, Dated fruit jars, Kero lamps, Ant irons, old silverware, Cooking utensils, dishes and misc.

Not a lot of small items but a nice clean sale.

Terms: Cash Not responsible for accident

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Discontinued Blackwall Snow Tires Closeout  
Limited Supply **2/\$ 59.95**  
MOST SIZES NOW IN STOCK —  
Any Size Plus F. E. T. \$1.95 - \$3.45 per tire

**B. F. GOODRICH LIFESAVER RADIALS**  
The 40,000 Mile Tire  
Alignment Special \$5.00 with any set of Radial Tires  
ER 70 x 14 Whitewalls Plus F. E. T. \$2.67  
FREE MOUNTING & BALANCING INCLUDED!

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**JOHN DEERE**

### Agriculture in Action

Michigan Farm Bureau

When Gerald R. Ford became President of the United States, one of the many telegrams he received was a pledge of support from Michigan farmers. They were proud that the new President was from Michigan, that he had attended their meetings and kept in close contact with them during his years in Congress. But it took more than that to gain him farmers' support.

Mainly, they gave President Ford their vote of confidence because his record in Congress indicated that he shared many of their basic philosophies, including an untailing belief in the free enterprise system and our constitutional form of government. They are pleased with the new President's emphasis on curbing inflation. The impact of inflation on farmers has been staggering and they agree that cutting excessive government spending is the best weapon in the battle to stabilize our economy.

There are other issues in the Washington legislative hopper of major concern to farmers which affect not only them, but the entire economy. One of these is a proposal for export controls on farm commodities.

The average consumer may ask, "What do farm exports have to do with my welfare?" when actually, he is very much affected. One major benefit is lower tax costs to all taxpayers because increased

farm exports have brought a sharp reduction in the cost of federal farm programs. With expanded markets, farmers have not had to rely on government subsidies. Another is the strengthening of the American dollar in the international money market; recent agricultural exports helped solve our nation's serious balance of trade problems. Farm exports help

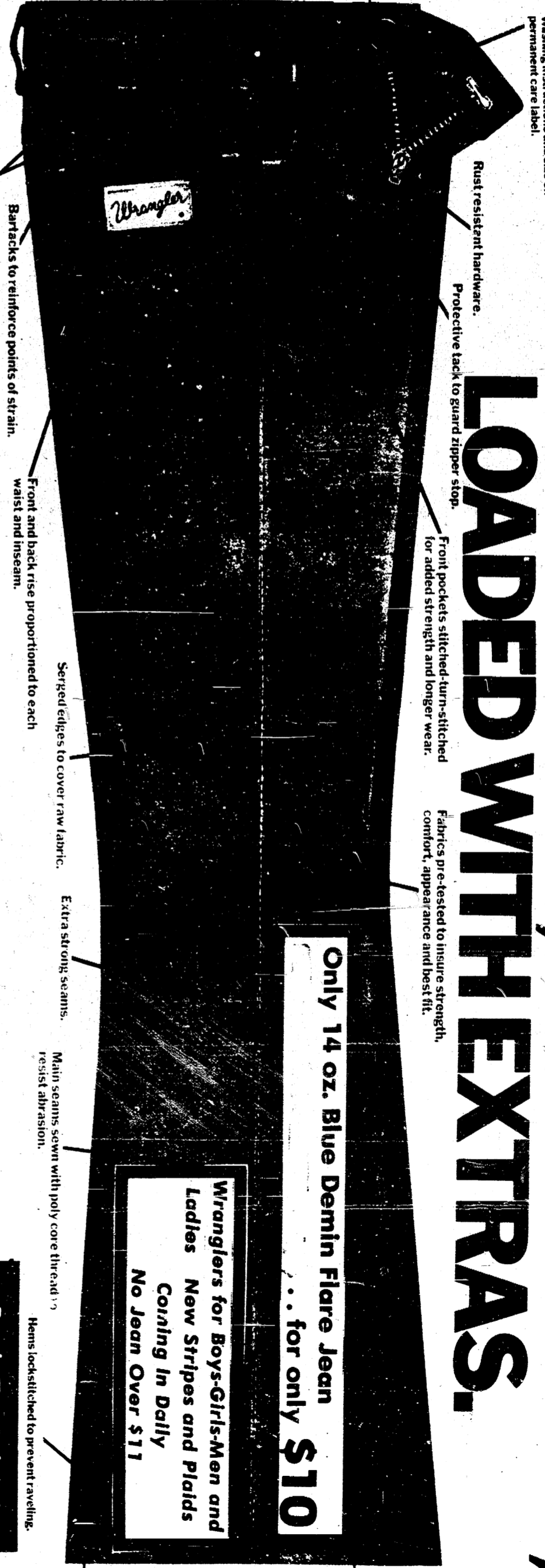
everybody's pocketbook because the money received in this country for products sold overseas goes to buy foreign oil, television sets, automobiles, radios, electric shavers and so many of the items we use every day which are produced cheaper in other countries. We could not purchase these things very long if we didn't sell something in return. We simply cannot turn

the flow of exports off and on like a water tap and expect to maintain our reputation as a reliable supplier in the world market.

Farmers are hopeful that Congress, in their renewed efforts under new administration to set our economy back on the right course, will recognize that export controls would not be in the best interests

## WRANGLER JEANS TRICKEY'S

Wrangler Thinks America Spends Too Much On Clothing, and Wrangler Is Doing Something About It.



# GREAT MILEAGE, ECONOMICAL, LOADED WITH EXTRAS.

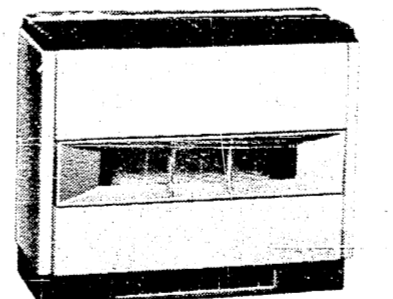
Only 14 oz. Blue Demin Flare Jean ... for only \$10

Wranglers for Boys-Girls-Men and Ladies  
New Stripes and Plaids  
Coming In Daily  
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**WANT ADS**

ALL CLASSIFIED ADS ARE PAYABLE IN ADVANCE

SEAMLESS ALUMINUM EAVESTROUGHS installed and guaranteed, white and colors available. For free estimates call Rick Kleinschmidt-R.D. Kleinschmidt Co. 428-8836. ttn

CARPETS, Walls, Upholstery, and Commercial Window Cleaning. Retail Commercial Cleaning supplies. Static proofing. Insurance claims welcome. Free Estimates. Window and Floor Cleaning Service. 456-7282. ttn

DEROSSETT CONSTRUCTION COMPANY Saline 429-9661. Aluminum, vinyl and steel siding specialist. Additions and garages. Financing available. Free estimates. ttn

BEEF TO SELL BY SIDE: Custom slaughtering. Lockers to rent. Phone 428-7600. Manchester Frozen Food Locker. ttn

WALLPAPER, Paints, Paint Accessories. Consult Lucy or Joan on Decorating at Beal's Ace Hardware. ttn

Bob Beaublen - Horse Shoeing & Trimming. 428-8985 after 5 p.m. ttn

REMODELING & ADDITIONS: Home building and garages. 426-4017. ttn

ROOFINGS replacement - repair - new roofs. Fully insured, trained installers. For free estimates call R.D. Kleinschmidt Co. 428-8836. ttn

ELECTRONICS? If you qualify, we'll pay you \$326.10 a month (before deductions) to learn Electronics. Join the people who've joined the Army. Call Army Opportunities 665-3731. 9-26

BUSINESSMAN seeks quiet Washtenaw County farm to rent, with option to buy. Barn, garage or out-buildings in good condition necessary. Please call 761-4433. 10-3p

LEWIS PLUMBING & HEATING, 2424 Baker Rd., Dexter. Phone 426-2234. No job too large or too small. 9-26

LEG CRAMPS? Try Supplacal 3 tablets contain minimum daily requirements of calcium at Krauss Drugs. 9-26p

OFFERING Sewing Classes in my home, beginners, advanced and clinic. For further information call Eunice Scully 428-8104 9-19

AUCTION Saturday, Sept. 21, 1 p.m. by Manchester Sportsman Club at Club grounds. Household, furnishings, antiques, etc. 9-19

FOR SALE: 1 black quarter horse 3 1/2 yrs. old. 1 American saddle breed sorrel, 7 1/2 yrs. old. 1 kitchen range, wood & coal, 1 oil furnace, 115,000 BTU, 1 trash burner. 428-8813. 10-3

PIANO TUNING: Repair and regulation Ross C. Honsinger, Phone (517) 782-1273 ttn

ARE you building your own home? Construction money available for residential homes. Marflax Corporation, 665-6166. ttn

SPECIAL: Ceramic Tile Bath. 4 X 6 X 4 materials and labor \$189. Also repairs. Call 1-483-4615 ttn

TERRY'S SERVICE 170 Whitlock St., Saline Home Improvement - Garages, Drop Ceilings - Aluminum Siding, Doors, Windows and Gutters - Wall Paneling, Free Est. -- Phone after 4 p.m. H.G. Keene, 429-5325

EXPERT GUN SMITHING: Why wait till fall get that gun ready now? Beal's Ace Hardware. ttn

HOUSE and barn roofing, all types of roof repairs, aluminum storm windows and doors, awnings and porch enclosures, cement work, room additions, aluminum siding and gutters. Call Joe Hayes for free estimates. 428-8520. ttn

MANCHESTER Upper 4 large rooms, bath, heated, private. Adults only. Stove, refrigerator, partly furnished if desired. 116 W. Main St. Phone 428-7635. ttn

ALCOA Aluminum Insulated Siding Specialist, since 1938 in Michigan. All wood overhang covered, also sills, porch ceilings, etc. Gutters, Storm Windows, Shutters in colors. William Davis-Phone 616-663-6635. 12-26p

SEE Circle Star Trailer Sales for what you need in recreational units, accessories, hitches, truck tops and auxiliary gas tanks for fall and winter vacation, we are campers too. 5338 Shepard Rd. 5 1/2 miles west of M-52 north of Adrian 10-17

FOR SALE: remodeled 3 bedroom farm house on 1 3/10 acres, with 2 outbuildings. Assume 7 1/2% interest mortgage, \$31,900. Weekdays call after 4 pm. 428-7288, 9-26p

MENDING and ironing done in my home, charged by the piece, experienced. 428-7468. 9-26p

FOR SALE: Shropshire yearling ram. 428-7767. 9-26p

HELP NEEDED, Cooks, kitchen aides, nurses aides, needed immediately. Experience desired, but not required. The Evangelical Home, Saline. 9-26

WANTED: Used piano, Call 428-8078 or 428-8056. p

TRAP SHOOT Manchester Sportsman Club September 22 & 29, October 6 & 13, 1 p.m.

"CERAMIC MOLD SALE" New and used, Sept. 16-27, 10-4 daily. The Four House, 3400 Brentwood Court, Ann Arbor. 9-18p

'71 Jeep Wagoneer Custom, excellent, loaded, \$3095. Ann Arbor 761-6564, p

COMBINATION rabbit hound, kids dog, male, half beagle, half walker, 2 years old, loves to be loved, free to good home. Phone 428-8613.

ANTIQUA AUCTION, 1 pm. Saturday, September 28 west of Chelsea, exit 157 off 194 on Pierce Road. Auctioneer: Jerry Jacob - (313)428-7076

REMOVE carpet paths and spots; fluff beaten down nap with Blue Lustra. Rent shampooer \$1. Beal's Ace Hardware. ttn

BARN SALE: Saturday, September 21, moving, have many, many things to sell. Roll top desk, square oak table and many odd chairs are among the antique collectibles and household items. Inflation hasn't hit our barn yet, so come see us! 17900 Mahrie Road off of Grossman, Manchester. p

CARPENTER WORK DONE-- reasonable rates, call 428-7839. p

SPORTSMAN CLUB TRAP SHOOT, Sunday afternoon, Sept. 22 from 1 to 5 pm.

I'll take care of your child while you work. Infant through 5 years. We love kids. Call 428-7236. p

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

GARAGE SALE, September 26 & 27-9:30 am.-5 pm., 521 Adrian St. Clothes & household, antiques.

WANTED: an occasional babysitter. Responsible teenager residing in the vicinity of Washburne Rd. 428-7814. p

APARTMENT FOR RENT: 5 large rooms & bath-gas heat, automatic washer & dryer. Can be seen by appointment only. Call 428-7159 or 428-8626.

**Card of Thanks**

We wish to express our gratitude to our friends and relatives who attended the open house for our 50th Wedding Anniversary. Your company was greatly appreciated, also the many cards and gifts.

Thank you  
Leonora & Leslie Chavez

Thanks to my friends, neighbors, relatives for the cards, flowers and calls, while I was a patient at Chelsea Community Hospital.

Also thanks to Rev. and Mrs. Damberg for their visit, and to the American Legion Auxiliary for their gift.  
Heien Popkey

**GIBBONS & SON**  
**EXCAVATING**  
BULLDOZING  
BACK HOE  
BASEMENTS  
SEPTIC TANKS AND  
DRAIN FIELDS  
SAND AND GRAVEL  
Don Gibbons  
Phone 428-8611

**Steve Halchishak, Auctioneer**  
All types of Auctions - Complete Management  
Reserve your Sale date by Calling  
**428-7867**

PAINTING  
● COLOR MATCHING  
● CUSTOM INTERIOR  
● CUSTOM EXTERIOR  
● SENSIBLE PRICES  
● DRYWALL PATCHING

DECORATING  
● WALLPAPER HANGING  
● WOOD STAINING  
● ANTIQUING  
● ALL WORK GUARANTEED  
● PLASTER PATCHING

**SCOTT**  
RESIDENTIAL - COMMERCIAL

RICHARD SCOTT, OWNER  
13 YEARS EXPERIENCE  
MANCHESTER  
CALL 428-8425

**HELFRICH MASONRY**  
FIRE PLACES-BASEMENTS-VEENER  
STONE & BRICK  
PHONE 428-8686  
7679 Chelsea-Manchester Rd. Manchester, Mich. 48158

**WANTED**  
**500 Cars - Wrecks or Junkers**  
**\$15 and up For Complete Cars**  
Help Keep Your Community Beautiful  
Phone 428-8080 or 517-787-7044  
**Verhines Auto Salvage**  
17547 AUSTIN RD.  
MANCHESTER

**Manchester Township  
Subdivision Ordinance**

ORDINANCE NUMBER 11

An Ordinance regulating the subdivision of land in Manchester 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 Manchester Township Board) ordains:

ARTICLE I

GENERAL PROVISIONS

100.0 SHORT TITLE: This Ordinance shall be known and may be cited as the Manchester "Township Subdivision Ordinance."

100.1 PURPOSE: The purpose of this Ordinance is to regulate and control the subdivision of land within Manchester 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 area, 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, amend, 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 appropriate resolution 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.

200.0 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-BUILD 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. Thus 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 Commission.  
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, water-course, 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 Manchester 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 Manchester Township, adopted by the County Planning Commission or adopted by the Manchester Township Planning Commission and duly transmitted to the Manchester 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 Manchester 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, sidewalks, 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:

a. 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.

b. Designed to be transported after fabrication on its own wheels or on flatted or other trailers or detachable wheels, and to be moved from one site to another.

c. 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.

d. 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 20 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 rather than as an aggregation of individual buildings on separate lots.

PLANNING COMMISSION: The Planning Commission of Manchester 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 Manchester 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, or 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 268, 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 Manchester.

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

**ZONING ORDINANCE:** The Manchester Township Zoning Ordinance.

ARTICLE III

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 Manchester 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 plating process is to acquaint the proprietor with the planning policies of Manchester 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 consensus 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 site, of importance to 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.)

**300.29** Proprietor's interest in the land.

**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 10 copies of the preliminary plat together with a completed application form and plat review fees with the Township Clerk at least 7 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. The Planning Commission may request that the information be presented on 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, layout 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 (FOR TOWNSHIPS WITH PLANNING COMMISSIONS)

**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 about the preliminary plat 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.

Continued on page 3

**301.3 REVIEW PROCEDURES. (THE FOLLOWING SECTIONS 301.31 THROUGH 301.34 ARE FOR TOWNSHIPS WITHOUT PLANNING COMMISSIONS)**

**301.31** The Township Board 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 Township Board determines that there is substantial conformance, it shall transmit one copy of the preliminary plat to the County Planning Commission Staff for design review, one copy to the Subdivision Advisory Committee for technical review, and information about the preliminary plat to the Superintendent of Schools of the School District in which the proposed subdivision is located.

**301.32** After receiving comments and recommendations from the County Planning Commission staff, Subdivision Advisory Committee, and the Superintendent of Schools, the Township Board shall re-evaluate the preliminary plat in view of the new information it has received, and may request modifications in the preliminary plat. The Township Board shall then tentatively approve or disapprove the preliminary plat.

**301.33** The Township Board shall take action on the preliminary plat within 90 days of the date of filing of the plat.

**301.331** The Township Board shall record its tentative approval on the preliminary plat and return one copy to the proprietor and one copy to the Subdivision Advisory Committee. If the preliminary plat is disapproved, the Township Board shall record its reasons for disapproval and the conditions to be met to qualify the preliminary plat for tentative approval, and shall transmit such reasons and conditions to the proprietor.

**301.34** After receiving tentative approval from the Township Board, the proprietor shall submit the preliminary plat to all county and state plat approval authorities as required in the Subdivision Control Act.

**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 7 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.

**302.31 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.

**303.0 FINAL PLAT.**

**303.1 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 7 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 approved, the Township Clerk shall sign a certificate signifying approval of the final plat by the Township Board, which shall include the date of approval and the date on which the Clerk signs the certificate.

**303.36** 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 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 driveways 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 centerlines 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 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 storm drain shall be underground and only curb-type design shall be permitted. Exceptions

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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 ALLEYS:** 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 improving 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 in Washtenaw County, except where a new street is a continuation of an 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 800 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 uses 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 outlots 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 with open ditches or 120 feet with curb and gutter.

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 centers, industrial districts or parks, and other similar non-residential areas. In such situations, lots shall be laid out in one of the following ways:

- Lots 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.
- Lots may face onto a marginal access street.
- Lots may face onto intersecting local streets with driveways opening onto the intersecting local streets. The corner lots which abut the major street right-of-way or the non-residential area shall each have the landscape strip as required in Section 403.1 (a), preceding.
- Lots may be grouped around cul-de-sac or loop streets which open onto the major street. In such situations the corner lots abutting the major street right-of-way shall each 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:** Lots 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-subdividing 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 and 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 suitable site for placing a house without excess grading.
- A usable area for outdoor living and other outdoor activities.
- Adequate surface drainage away from the house site and outdoor living area.
- Reasonable driveway grades; and
- 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 shall conform to standards of the County Road Commission. The curb section of driveways and aprons shall be designed so that excessive breaker 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 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 prohibited, 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 sidewalks 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 sidewalks 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 ecological areas, and similar irreplaceable assets. The location, nature, and extent of such features should be identified in the initial procedures and preliminary plat stages and shall be made a part of the subsequent plats 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 UNINHABITABLE AREAS:** Lands subject to flooding, or otherwise deemed uninhabitable 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 shall be retained in their natural state as open space; provided, however, that such lands may be platted and developed if the features making the lands uninhabitable 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

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plans 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 area 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 easements, 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 run-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 run-off 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 rights-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 develop-

ment 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 homeowners' association shall remain permanently open for recreational and conservational 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 to otherwise secure the objectives 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:

- The association shall be established before dwellings are sold;
- Membership shall be mandatory for each home buyer and any successive buyer;
- Common open space must be held and maintained by the homeowners' association as open space in perpetuity;
- The homeowners' 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

Continued on page 6

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 planned 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 planned 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 in 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 suitably 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 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 services 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 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 developments, including some or all of the nonresidential activities, land uses, and facilities 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 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 nuisance; 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 procedures 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 ways.

The following trees are not permitted in the street margins, pedestrian ways, or any other landscaped area required by this Ordinance: box elder, soft maple, American elm, poplar, alhambra (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:** **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. The improvements required under this Article shall be considered the minimum acceptable standards.

**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 except for that which is required by any of the reviewing agencies for purpose of aiding 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** Deposited 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 control.

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

**502.0 ENGINEERING DRAWINGS OF IMPROVEMENTS:**

**502.1 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 agencies, 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.

No grading, land filling, removal of trees or other vegetation, or construction of improvements shall commence until the engineering drawings of same have been approved as provided in Section 501.3, herein.

**502.2 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 any 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.

**502.3 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.

**502.4 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.

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

**503.1 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.

**503.2 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.

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

**503.31 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.

**503.32 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.

**503.33 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 judgement 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 field 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.

**503.34 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.

**503.35 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.

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

**503.5 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.

**504.12 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 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.

**505.0 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 Town-

ship 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 charges exceed the deposited fee.

509.0 SITE, CLEANUP: The proprietor shall be responsible for removal of all equipment, material and general construction debris from the subdivision and from any lot, street, or public way or property therein or adjacent.

ARTICLE VI

VARIANCES

600.0 GENERAL: A variance from the provisions of this Ordinance may be obtained for one of two reasons; first, relief from hardship; and second, to permit a comprehensive development according to a plan for the entire project. Variances shall apply only to improvements, standards, and specifications set forth in this Ordinance; no variances shall be granted on procedures required herein.

601.0 HARDSHIP VARIANCE:

601.1 GENERAL: Such variance may be granted if the proprietor can show that strict compliance with the provisions of this Ordinance, as they apply to his property or parts thereof, will result in extraordinary hardship or practical difficulty. The proprietor shall make a formal request for such variance to the Township Board, in which the reasons for the request are clearly stated.

601.2 FINDINGS REQUIRED: No variance shall be granted unless the following findings are made:

601.21 That there are such special circumstances or conditions affecting said property that strict application of the provisions of this Ordinance would clearly be impractical or unreasonable.

601.22 That the conditions requiring the variance were not created by the proprietor.

601.23 That the variance is necessary for the preservation and enjoyment of a substantial property right of the proprietor, and is not primarily intended for his economic gain.

601.24 That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

601.25 That such variance will not have the effect of nullifying the intent and purpose of this Ordinance, the adopted General Development Plan, and the Zoning Ordinance.

601.26 That such variance will not violate the provisions of the Subdivision Control Act.

601.3 REPORT: The Township Board shall prepare a complete report of the proceedings concerning the requested variance, containing all findings of fact and actions taken. A copy of this report shall be made part of the record of the meeting at which action is taken and one copy of the report shall be transmitted to the proprietor.

601.4 CONDITIONS: In granting a variance the Township Board may attach conditions to the variance which will substantially secure the objectives of this Ordinance, and which will further the adopted policies expressed in the Township's General Development Plan, or part or parts thereof, and in various ordinances and resolutions.

602.0 COMPREHENSIVE DEVELOPMENT VARIANCE: The Township Board may authorize variances from the provisions of this Ordinance for a comprehensive development upon written request of the proprietor. The Board shall find that such comprehensive development is permitted by the Zoning Ordinance, and shall have the recommendation of the Planning Commission, before acting on the request for a variance. Variances for comprehensive developments may include, but are not limited to, reduction in minimum lot area and dimensions, and modifications in street and utility standards.

The Township Board shall determine on the basis of the Planning Commission's report that the comprehensive development plan, with the requested variances provides, for efficient circulation, adequate light and air and other needs, and otherwise meets the intent of this Ordinance, of the Zoning Ordinance, and of the duly adopted and published General Development Plan or part thereof. The Board, in making its determination shall take into account the criteria set forth in the preceding Sections 601.24-601.26 and the following Sections 602.1-602.4.

602.1 That the Planning Commission has reviewed the project plan and recommends its approval as having met the standards and intent of the General Development Plan, or part thereof, as it applies to the area in and around the subdivision.

602.1 That the proposed project will constitute a desirable and stable community development.

602.2 That the proposed project will be in harmony with the existing or proposed development of adjacent areas.

602.4 Any variance granted for a comprehensive development shall be valid only so long as the plan for the comprehensive development is carried out as approved. Any departure from the approved plan shall permit revocation by the Township Board of any variance granted.

602.5 The Township Board shall establish a time schedule for completion of the various stages of a comprehensive development.

603.0 APPLICATIONS REQUIRED:

603.1 HARDSHIP VARIANCE: Application for any such variance shall be submitted in writing by the proprietor to the Township Board at the time the preliminary plat is filed for tentative approval by the Planning Commission. The petition shall state fully the grounds for the application and all the facts relied upon by the petitioner.

603.2 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, stating fully and clearly all facts relied upon by the proprietor and shall be supplemented with maps, plans, or other additional data which might aid the Planning Commission and the Township Board in their analysis of the proposed project. The plans for such development shall include such covenants, restrictions, or other legal provisions necessary to guarantee the full achievement of the plan. The Planning Commission shall submit a report thereon to the Township Board, as set forth in Section 602.0, herein.

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

ARTICLE VII

ENFORCEMENT

700.0 BUILDING AND OCCUPANCY PERMITS:

700.1 BUILDING PERMITS: The Building Inspector shall not issue permits for the building of houses or other structures intended for human occupancy or any portion thereof until the preliminary plat has received final approval as provided in the Subdivision Control Act, and until he has been officially notified of such approval by the Township Board. No building permits shall be issued for a tract of land between the time that the subdividing process has commenced and a preliminary plat thereof has received final approval. The Township Clerk shall immediately notify the building department having jurisdiction that such process has been initiated.

700.2 OCCUPANCY PERMITS: The Building Inspector shall not issue permits for the occupancy of structures or any parts thereof until all improvements required by this Ordinance and agreed to in the preliminary plat as finally approved have been completed or otherwise provided for according to this Ordinance, and until the Building Inspector has been notified by the Township Clerk of completion or provision of improvements. Completion shall mean inspection, approval, and acceptance, where applicable, by the Township. A certificate of completion shall be issued by the Township Building Inspector or Engineer as evidence of adequate and complete installation of facilities.

701.0 PENALTIES: Failure to comply with the provisions of this Ordinance shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than one hundred dollars (\$100) or imprisoned for not more than thirty (30) days, or both. Each day such violation continues shall be considered a separate offense. The land owner, tenant, proprietor, builder, public official or any other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Township Board, or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this Ordinance or of the Subdivision Control Act.

ARTICLE VIII

AMENDMENTS

800.0 PROCEDURES: The Township Board may, from time to time, amend, supplement, or repeal the regulations and provisions of this Ordinance in the manner prescribed by law. A proposed amendment, supplement, or repeal may be originated by the Township Board, Planning Commission, or by petition. All proposals regarding changes in this Ordinance not originating with the Planning Commission shall be referred to it for a report thereon before any action is taken on the proposal by the Board.

ARTICLE IX

MISCELLANEOUS PROVISIONS

900.0 VALIDITY: Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

901.0 EFFECTIVE DATE: This Ordinance shall take effect in the Township after recommendation of the Planning Commission, adoption by the Township Board and publication as provided by law.

Made and passed at a regular meeting of the Manchester Township Board held on September 12, 1974.

Waldo C. Marx, Township Clerk

THE MANCHESTER ENTERPRISE

Optimist Club Outstanding Citizen



Nancy Fielder, daughter of Mr. and Mrs. Norman Fielder, and a Senior at Manchester High School is the outstanding citizen for September.

In the Middle School, Nancy was a cheerleader and a representative to the student council and sang in the Emanuel Church Choir.

In her Freshmen year Nancy was a cheerleader.

In her Sophomore year Nancy was a member of the student council, was a member of the German Club, going on the German trip, and was on the ring selection committee.

House Tour Thursday October 3

As a Junior, Nancy was a member of the student council, member of the German Club, going to Germany for the second time.

In her Senior year for the third year in a row, Nancy is a member of the student council, being its Vice-President and was on the Fair Queen Court this summer.

For three years, Nancy was in the Steer Club and her highest rating was third in 1971.

Nancy enjoys student council work and likes German, Geography and Mathematics. Nancy stands high in her class with a 3.70 average.

After graduation, Nancy plans on going to the University of Michigan. Although Nancy is undecided on what curriculum to pursue, it may be Education-Language teacher.

Engagement Announced



Mr. and Mrs. Donald R. Young are proud to announce the engagement of Mr. and Mrs. Donald R. Young of 20700 Waldo Rd., Chelsea are proud to announce the engagement of their daughter Patricia Ann to Stanley James Parr, son of Mr. and Mrs. Floyd Parr of 14300 Logan Rd., Manchester.

The bride-elect is a 1971 graduate of Chelsea High. She is presently attending Mercy School of Nursing of Detroit.

Stanley is a 1969 Manchester High graduate and is presently working for National Aggregate Corporation.

A December 28 wedding is planned.

Tickets and maps are available at Krauss Pharmacy and Brown's TV shop in downtown Manchester. Hostesses will be greeting visitors at each home. Tickets are only \$2.50 each.

STORY HOUR SCHEDULED

A story hour for pre-school children is scheduled to start Wednesday, October 2 at 10 a.m. at the Manchester Township Library.

Manchester Tool and Die To Celebrate Twentieth Anniversary



Manchester Tool & Die Inc., will be celebrating their 20th anniversary in business, this Sunday, September 29, at the Carr Park pavilion. A full afternoon is planned for all employees and families.

In March 1954, two Ford Motor Co. tool & die makers, Clarence Fielder and Eugene Bentschneider, investigated the possibilities of entering business together and decided to accept the challenge.

In June 1954, together with James Cannon, they signed papers to incorporate. Beginning operations in the Fielder garage at 124 Macomb St. with the men working nights and in their spare time while still being employed at their regular jobs, the venture soon looked successful.

Increased business necessitated a move to a larger building, September 1955 saw the present building at 110 Division begun. At this time Ted Stautz, who had also taken the tool & die course at Ford Motor Co., and was a fellow worker of Fielder and Bentschneider, joined the partnership.

In 1965, James Cannon's stock was purchased by the other partners.

The business grew, more employees were hired and during the years four additions have been added to the nucleus plant.

A stamping plant in Brooklyn, owned by Mr. Brannock, was purchased in 1963 and incorporated as Manchester Stamping Corporation.

The plant continued operations in Brooklyn, until in 1966 a new building was erected at 17961 Austin Road, Manchester where it is presently located with Ted Stautz as Manager.

Thirty five employees are now on the payroll at Tool & Die and Stamping, among them the four sons of the owners. Ronald Fielder received his Journeyman's card in tool and die making in 1966. Steven Bentschneider in 1970 and Gary Stautz in 1974. Patrick Fielder, a 1974 graduate of Manchester High School, has started his apprenticeship course this fall with classes at Washtenaw Community College and employment at Manchester Tool & Die.

Along with these young, others have served their apprenticeship at the plant. William Puchas, Timothy Grosebeck and James Rorebacher are now Journeyman Tool Makers. Tim Gibbs and Randy Metz are taking the course presently.

NOTICE!!!!

There are still a few openings for the Plaque Control and Fluoride Treatment Program. Please call Mrs. Bristol, 429-7211 or turn the application in at any Principals office on Friday, September 27.

1974 United Fund Team Captains



Chairman of the Village House to House Campaign, Ronald Walter and Co-Chairman Arnold Weaver are shown above with one of their captains Mrs. Jack Kennedy as plans for the 1975 Drive are being formulated. Other team captains for this division are: Mrs. Robert Armentrout, Mrs. Ronald Hawk, Mrs. John Althouse and Mrs. Robert Swartz.

When a solicitor calls at your home remember "Help Us To Help Others." We need your help and cooperation to reach our budget goal of \$17,993 for 1975.