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MOBILE HOME SPACE FOR RENT, Pleasant Lake Mobile Home Park. Call 1-561-0702. 2-6

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HELP WANTED: full or part time - good pay. Ask for Ruth - phone 428-5369. 2-6

DON'T miss our "Hoover Service Clinic", coming soon to Beal's Ace Hardware.

OFFERING sewing classes in my home. For further information call Eunice Scully. 428-8104. 2-13

PART TIME office help wanted, D.E. Limpert Co. 428-8326. 2-13

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NEED ride to Eastern Michigan University campus Tuesdays and Thursdays. Call 428-7220.

While Dr. Hwang is in the hospital, Dr. Wyman will be in his office to take care of his patients, Monday, Tuesday, Thursday and Friday from 9 A.M.-4:30 P.M. and Wednesday morning 9 A.M.-12 noon.

THE teen group at my church is going on a canoe trip in June and I have to raise \$100.00 by then. If you have any odd jobs I can do please call me. Thanks. Brenda Stevens - 428-7069. p

EXPERIENCED mother would like to care for an infant, in my home. Ask for Mrs. Stevens. 428-7069. p

DISHES, chrome have white spots? See Beal's Ace Hardware, 117 Main, Manchester. Phone 428-3011.

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FIREWOOD-split hardwoods \$15.00 cord picked up 4X8X16, 428-7764. 2-27p

INTERESTED IN AN ADDITIONAL IN-COME, SHAKLEE, A PIONEER COMPANY IN NUTRITION AND ECOLOGY WILL HOLD AN OPEN MEETING IN MANCHESTER, FRIDAY, FEBRUARY 7TH AT 7:30 P.M. INFORMATION WILL BE PRESENTED BY KEY COORDINATOR LEON DEMBERTON FROM EL TORO, CALIFORNIA. CALL 428-7473 FOR DETAILS.

FOR SALE: 150 bales of oat straw. Call Vic Wurster. 428-8114 after 5. 2-13p

## Card of Thanks

I would like to thank my relatives, friends and neighbors for the many cards, gifts and flowers while I was in the Chelsea Hospital and since my return home.

Also special thanks to Rev. Damborg. Mahlon Smith

I would like to thank the Stockholders of the Union Savings Bank for the honor of serving on your Board for the past 22 years.

I have always strived to keep a good friendly independent small town bank in Manchester and I still think our community deserves this.

Signed, Willard Mann

I would like to thank my friends and the local pastors for their visits to me during my hospitalization.

Also thank you for the flowers, plants and many get well wishes.

Appreciatively, Doctor Hwang

We wish to thank all of our family, neighbors and friends for the gifts, flowers and calls that helped to make our 16th Wedding Anniversary so enjoyable.

It was much appreciated. Clayton and Willo Farr

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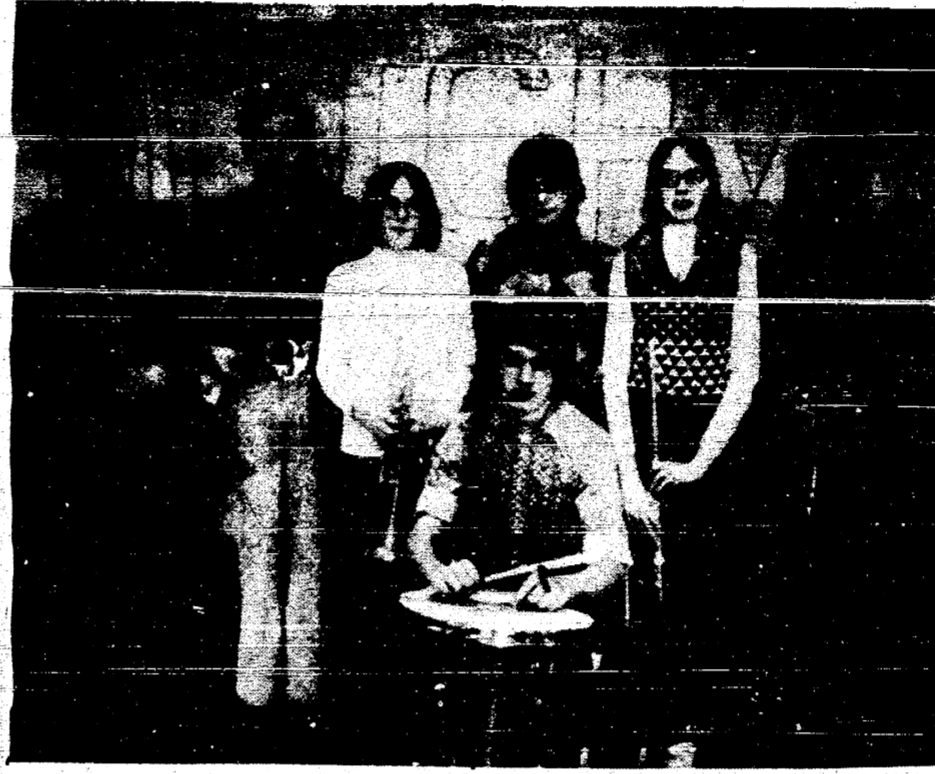
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# THE MANCHESTER ENTERPRISE

108TH YEAR VOL. NO. 15 10 CENTS PER COPY THURSDAY, FEBRUARY 13, 1975

## Musicians Compete In Contest Through The Critic's Eye



Left to right-Kurt Sauter, Carl Townsend, Keith Moore, Tammy Rhoades, Vanessa Ames, Stacey Ames. Kneeling-Jim Dineau.



Belinda Grantham 9th, Craig Rhoades 7th, Jean Ann Wahl 7th, Cathy Tobias 8th, Lori Gonyer 8th.

The Manchester Schools were well represented at the Southeast District of the Michigan School Band and Orchestra Association contests on January 25 and February 1. On a scale from one to five, the students were judged for level of performance, musicianship and interpretation.

The instrumental music department proudly announces the ratings of the students who performed.

Division I rating- Tommy Rhoades, cornet, "Sextet from Lucio" by G. Donizetti.

Division II ratings-Eugene Pieski, cornet, "Call"; Carl Townsend, cornet, "Above the Clouds" by Carl Frankishar; Keith Moore, cornet, "Sirius" by Vandercook; Stacy Ames, cornet, "LaCosa" by G. Knipfel; Kurt Sauter, trombone, "Grand March from Alcazar" by Verdi; Vanessa Ames, flute, "Gavotte from Don Juan" by Gluck; Jean Ann Wahl, clarinet, "Serenade" by F.L. Buchtel; Jim Duncan, snare drum, "Heating the Rudiments" and sight-reading.

In the string department the following ratings were awarded:

Division I rating-Belinda Grantham, viola, "Concerto in G Major" by Telemann.

Division II rating-Kathy Tobias, violin,

By Jon Hardenbergh

If you didn't attend a performance of the play "The Diary Of Anne Frank", presented by the High School Theatrical Society on Thursday and Saturday past, you missed a rare treat. Several knowledgeable playgoers told me it was the best high school production they had seen.

The entire cast fitted their parts physically, and even more, surprised me with their capability for expressing a variety of moods. Even when not on center stage, the actors remained true to their roles. This is a dramatic play, with some highly emotional scenes, and the young people portrayed them superbly.

Karen Campbell was most impressive as Anne Frank. She actually seemed to be the 13-year old girl who endured two years' confinement with her family in a loft within sound of the enemy, living in fear, but not being conquered by it. Her portrayal of this sensitive and life-loving adolescent was truly heart-warming.

Rollie Litteral as the bachelor hypochondriac, last to be shut into this rather unusual prison, gave a good account of himself.

Phil Montgomery, as Anne's father was the stabilizing factor in the group. His quiet, but firmly controlled voice and deliberate movements, kept the family together, and helped make their desperate situation tolerable.

Jan Savage as the mother, and Kristi Kuntz as Margot, Anne's older sister, created realistic housewives, concerned mainly with domestic routines, much as if they were living normal lives.

Eric Norgaard, as Mr. Van Daan, and Tim Kocesi, as his son Peter, were real troopers, having come into the cast only a week and a half before opening night.

Mrs. Van Daan, Sue John, portrayed a typically selfish society woman, whose main topic of conversation was herself.

The kind-hearted Mr. Kruler, played by Doug B. Clark, was perfectly suited to his part, although his voice was not strong enough to reach the back rows.

Miep, played by Ute Grabhorn, one of our foreign-exchange students, added an authentic German accent to her words of encouragement.

Even Mouschi, the cat, played by Daisi Bersuder, stole the show both nights by leaping from her box before her cue.

Director Priscilla Spoon, a new member of the High School Faculty, used her own special talents and considerable experience as a performer to lead the cast through some very difficult scenes. She was a stern taskmistress, but the results showed how important that can be.

Diane Lynn, Technical Director, guided a hard-working stage crew into building a remarkable set which added more impact to the actors' movements.

The orchestra, directed by Alice Greminger, another new faculty member, was one more attraction to an altogether satisfying show. The orchestra included Ken Achtenberg, Scott Barber, Mark Gonyer, Tim Kocesi, Tim Morrison and Steve Wellman.

Lighting Design-Consultants-Priscilla Spoon and Mark Difenderfer with assistance from Tom Blossom, Lisa Cresswell and Bev Eggleston. Electrical Consultant-Don Brown, Prompter-Linda Berke, Stage Crew-Beth Duncan, Kyle Kessler, Diane Scott, and Sharon Voegeding, State Manager-Jill Brustle.

Costumes-Consultant Linda Dunkelberger with assistance from Faye Day, Beth Duncan, Jane Rose, Margaret Sokolowski, Kelly Walkow and Cheryl Whittington.

Properties Graham Salcedo-Chairman, with assistance from Ann Bersuder, Alene Garlick, Jodie Scott, Linda Simmons, Cheryl Whittington and Dan Wolf.

Set Design and Construction-Ann Bersuder, Gary Bondy, Jill Brustle, Karen Campbell, Darrell Clark, Doug B. Clark, Doug B. Clark, Jeff Clark, Lisa Cresswell, Ann Donhoff, Beth Duncan, John Eggleston, Tom Fitzgerald, Mike Forner, Ute Grabhorn, Dan Healy, Larry Harkin, Bob Hone, Dan Hughes, Sue John, Karen Kennedy, Kevin Knorpp, Tim Kocesi, Tom Krzyzanski, Jacques Lalock, Rose McEwan, Mike Molnar, Eric Norgaard, Mark Rutherford, Jan Savage, Ken Schwab, Jodie Scott, Tina Sindlinger, Chuck Smith, Margaret Sokolowski, Sharon Voegeding, Cheryl Whittington and Dan Wolf.

Publicity and Programs-Consultants-Diane Linn, Linda Simmons, Chairwoman with assistance from Ann Bersuder, Alene Garlick, Jane Rose, Jodie Scott and Cheryl Whittington.

## Lenten Lectures At Emanuel Concern Alcoholism

Alcoholism is a DISEASE. It is a disease which is carried by one out of every ten persons even though all carriers are not practicing alcoholics. Statistically this means that out of the 1700 residents of the Manchester Village, 170 persons carry the mysterious X factor (the as yet not fully understood genetic basis of the disease) and are either presently afflicted by alcoholism or have the potential of becoming afflicted.

Recently there have been tremendous strides made in treating the disease and there is more help available than is known by the average person.

During the Lenten Season Emanuel United Church of Christ, 324 West Main Street, will sponsor a Lecture series on Alcoholism. The lectures will be held in the Fellowship Hall on Wednesday evenings beginning on February 19 and continue each Wednesday through March 19. The time of the lectures will be 7:30 p.m. with the exception of March 5 when the lecture will begin at 8:30 p.m.

Participating in the lectures will be members of Alcoholics Anonymous and therefore as we introduce them and their topics we will use first names only--a tradition of AA.

On Wednesday, February 19, Holly will speak on the "Spiritual Aspects in Overcoming Alcoholism". On February 26, Dave, a counselor at the Brighton Hospital will speak on "The Dynamics of Alcoholism". On March 5, Father Jack will speak on "Attitudes and Alcoholism". On March 12, Marge, Ken, and Pam will conduct a panel discussion on Alcoholism. Thus far a speaker has not been secured for March 19 but hopefully a speaker from Ateen, which works with the children of Alcoholics, can be secured.

Alcoholism is a subject of increasing concern. Yet many of us are not aware of the facts about this disease and many persons are unaware of the tremendous strides which have been made in treating the disease. Therefore we invite the community to share with us at Emanuel Church during the Lenten Season as we seek to gain a better understanding of Alcoholism and what can be done about it.

**Notice**

The Sophomore Class is going to have a meeting on the 25th of this month at the High School Library at 8:00 p.m. The members of the Sophomore Class are asked to bring their mothers. The topic of the meeting will be class projects and the magazine sales success or failure?

## People Really Do Care

On behalf of the March Of Dimes, I would like to thank all the hard working ladies, who made this years campaign a success. I also extend a special thank you to those who so generously gave, even though it was hard to do so in these times of rising prices and lay-offs, so that many of our youngsters may live a happier, healthier life.

The township breakdown of tentative totals is as follows: Bridgewater-\$434.76-Mrs. James Chellman, Chairwoman; Freedom-\$514.70-Mrs. Michael Meads, Chairwoman; Manchester-\$399.81-Mrs. Ronald Fielder, Chairwoman; Sharon-

Continued on page 10



**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  
 Leona Steele, Editor  
 Darlene M. Orr, Assistant Editor  
 Cecilia Chapin, Feature Editor  
 Don Roger Hardenbergh, Sports Editor



**MANCHESTER VILLAGE PLANNING COMMISSION**

The regular meeting of the Manchester Village Planning Commission was held at the Village Hall, with members present: Cresswell, Leeson, Daniels, Krauss, Chapin, and Tracy.

The meeting was called to order at 7:45 p.m., by Chairman Cresswell. The Village Council had been invited to attend the meeting, and were represented by David Little, James Scully, and Herbert Moberg.

Minutes of the last meeting were reviewed, and on the motion by Daniels, supported by Krauss, were approved.

Communications to the Council with reference to a request from the American Legion for rezoning property, and from Mrs. Anna W. Thorsby for permission to make her house into a two-family dwelling, were reviewed. Further discussion of the American Legion request followed, and Secretary Leeson was authorized to contact their representative directly regarding the additional information desired.

A communication from SEMCOG (Southeast Michigan Council of Governments) to the Washtenaw County Metropolitan Planning Commission, and referred to the Manchester Village Council, with reference to intent to apply for Federal assistance for wastewater improvements was reviewed. Input from the Council members present indicated that the situation is still under study. It was moved by Daniels to acknowledge receipt of the letter and to table the matter pending further information. The motion, seconded by Chapin, was unanimously approved.

With reference to the proposed new Zoning Ordinance: review was made of the description of the newly established "Urban Industrial District, "I-3", under Article 42.0, and, under Section 41.04 of the revised text, specifications for Lot Coverage and Floor Area Ratio. Action on these matters was withheld pending clarification by the professional Planner, and further study by this Commission.

It was decided to postpone the regular meeting scheduled for January 2, 1975, until January 9.

The meeting was declared adjourned at 10:35.

**CARR TO HOLD OFFICE HOURS IN MSU UNION**

Congressman Bob Carr (D-East Lansing) will hold office hours from 1-4 P.M. in room 3 of the Michigan State University Student Union on Tuesday, February 11, 1975.

The scheduled hours are meant to enable both students and area residents to meet with the congressman on an informal basis to exchange ideas, comments, and suggestions.

According to Carr's Washington office, several caseworkers from the district offices will also be available to help people with individual problems they may have concerning Federal Programs in Social Security, Student Loans, etc.

For more information call the Lansing District Office of Congressman Bob Carr (517) 489-6517.

The Union Activities Board is sponsoring the congressman's visit.

**Area Obituaries**

**Mrs. Louise M. Leeson**  
 Chelsea United Methodist Home

Age 92 years, formerly of Manchester, died Friday at the home.

She was born June 16, 1882 in Clinton, the daughter of Friederich and Anna Schlegel Tag.

She was married to Frank Leeson on February 16, 1905. He preceeded her in death on May 24, 1963.

She was a member of the Manchester United Methodist Church, W.S.C.S. of the church, King's Daughters and the Shakespeare Club.

She is survived by three sons, Charles of Mason, Laurin of Manchester, Robert of Baldwin; one daughter, Mrs. Willard (Margaret) Hanks of Manchester; ten grandchildren; eighteen great-grandchildren; five great-great-grandchildren; one great-great-great-grandchild; one brother Fred Tag of St. Petersburg, Florida and one sister Mrs. Katherine Kaiser of Clinton.

She was preceded in death by two brothers and two sisters.

Funeral services were held Monday 1:30 P.M. at the Jenter Funeral Home. Rev. Richard Clemons officiated. Burial followed in Oak Grove Cemetery.

Laurin F. Leeson, Secretary

**NAMED TO DEAN'S LIST**

Mary Simons of 222 Hibbard Rd., Manchester is one of the four hundred seventy students at the College of Arts and Sciences of Grand Valley State Colleges named to the CAS Dean's List at the end of Fall term, 1974. The students were commended by CAS Dean John Linnell for their "fine academic achievements during the term, while carrying 15 or more credit hours with a 3.5 current grade point average (GPA) or above." Among those commended were one hundred seventy three who achieved 4.0 (all-A) averages during the term.

GVSC's College of Arts and Sciences in west-central Michigan, its largest and most diverse in curriculum offerings of the four undergraduate cluster colleges at Grand Valley. Studies at CAS offer a wide diversity, including those offered by the College of Arts and Sciences' School of Health Sciences, School of Business, and School of Public Service.

**SINGLES 25 AND UP**

You are invited to join the Tuesday Night Singles at the Ann Arbor "Y" on February 18 to dance to the gay music of Guy and Gal from 9 to midnight. Refreshments are served. Come on over and meet new friends and enjoy the dance.

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**Agriculture in Action**

Michigan Farm Bureau

When we're sick, we go to a doctor. When we're sued, we go to a lawyer. When our car breaks down, we seek the advice of a mechanic. But when much of the world is hungry, whose advice is sought? Certainly not the farmer's. This was clearly demonstrated by the lack of farmer or farmer representatives at the National Agricultural Outlook Conference in Washington December 9-12.

According to a USDA news release, those in attendance at the Washington event included: a member of the President's Council of Economic Advisors; Director of Research and Chief Economist of the National Planning Association; the Deputy Special Representative for Trade Negotiations; a representative of the World Bank; a former USDA and FAO official; a Stanford University educator; a U.S. Ambassador; the President of the National Consumers Congress; President of Estech, Inc., Senior Economist of the President's Council of Economic Advisors; a representative of John Deere and Company, and the Head of the Center for Climatic and Environmental Assessment of the

National Oceanographic and Atmospheric Administration. But where were the farmers and ranchers? Where were the spokesmen for the farm organizations? Perhaps the reason farmers weren't invited to participate is because they don't have such long and boring titles as "head of the Center for Climatic and Environmental Assessment of the National Oceanographic and Atmospheric Administration."

Farmers and ranchers have tried just about every means known to get government, business, and consumers to understand—at least to listen—to the real problems and possibilities in agriculture. Perhaps if farmers and ranchers select a well-informed livestock producer or crop farmer, notify government and industry that he is available to attend and contribute his expert knowledge to meetings such as those mentioned above, and be sure to publicize his title. As for the title, how about "Allodial Agricultor and Nutrimetologist of Quadraps."

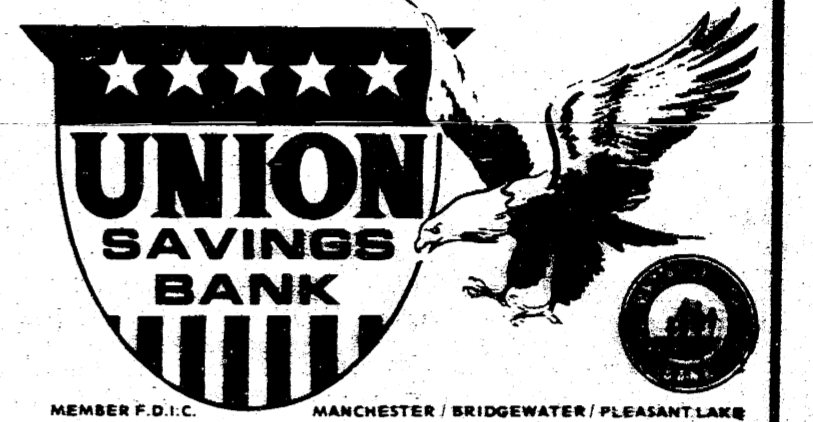
**ANN ARBOR SATURDAY NIGHT SINGLES CLUB**

The Ann Arbor Saturday Night Singles Club Dance for Single Adults 25 years and over will be held at the YM-YWCA, 350 S. Fifth Avenue, Ann Arbor, Michigan on Saturday, February 15 from 9:00 p.m. to 12:00 midnight.

Excellent live dance music by Mike Steluto, social mixers, and refreshments will be served.

For information, call 663-6088.

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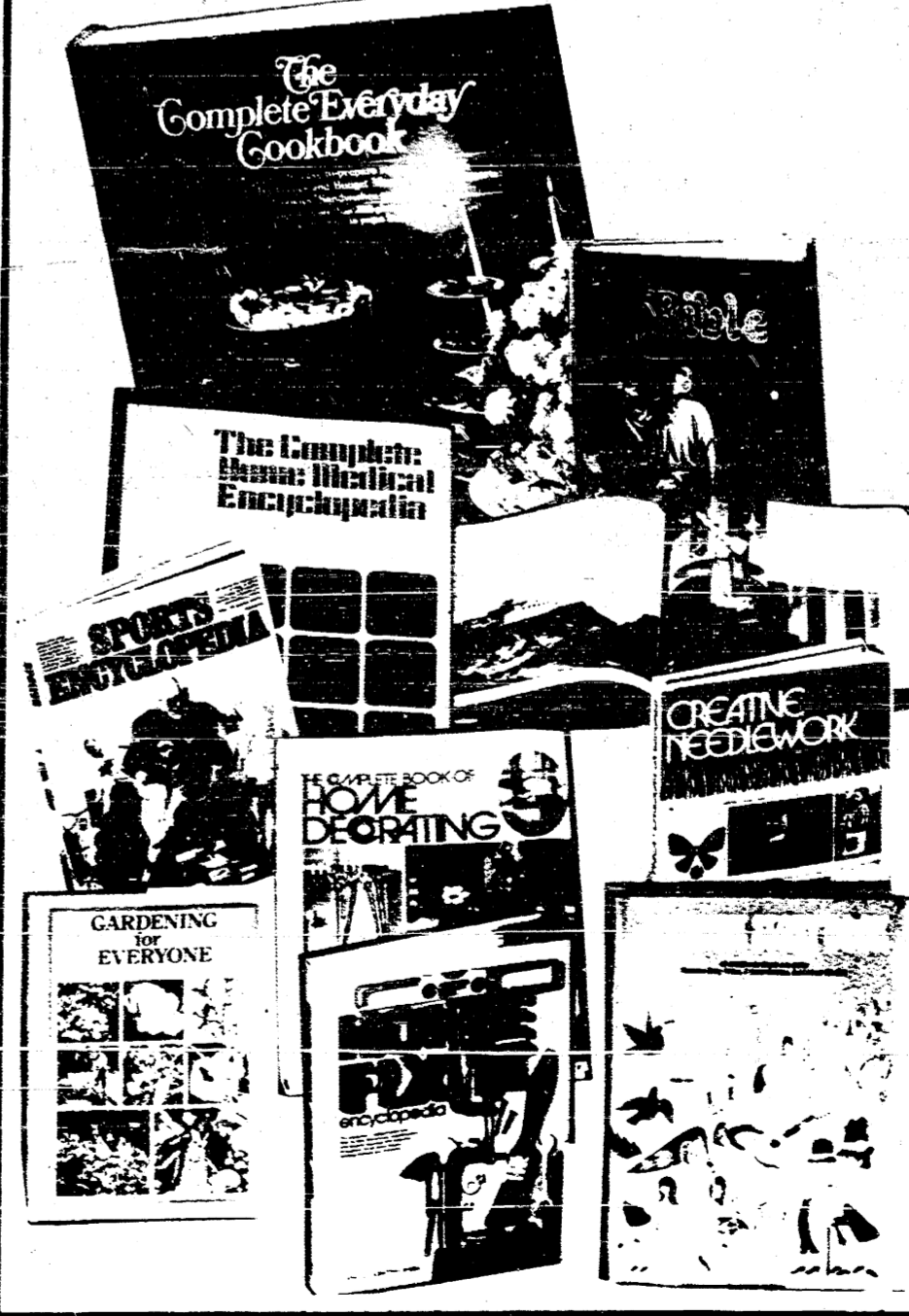
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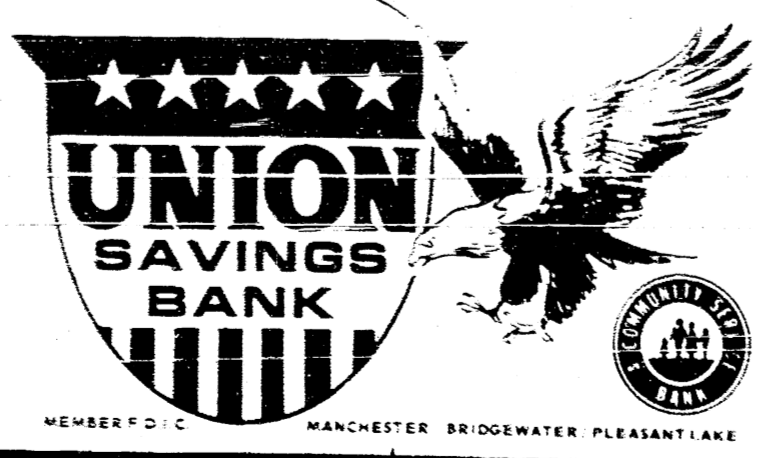
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DUTCH OUTLAST TIGERS

By Jon Hardenbergh

Manchester being up by 15 points or so in the final 2 periods had a little problem putting the Hudson Tigers to rest as they rallied back with less than 2 minutes left bringing the score to 77-74 at the final buzzer.

The contest began with Coach Bartel starting both Dean Decker and Gary Voegeding to utilize Manchester's height. Gary played a super first half as he slammed in 14 points, snatched 7 rebounds and outdrew 3 Tiger shots. Dean on the other hand had 8 rebounds and 6 points while brother Doug Decker pounded in 7 as Manchester took a 7 point advantage at half, 35-28.

The third period belonged to the Dutch as Dean drove in 10 points and Doug hit 1 field goal and 4 free tosses. Manchester finished the third period ahead by 10, 55-45. The early part of the final period Manchester was upping their tally until it peaked at 15 then it came to 12

and fluctuated there for several minutes and it appeared the Dutch would wrap up another easy victory. But stand back. Hudson put on a late rally and hitting consistently from the field and collecting 2 three point plays they narrowed the score to 3 points as the game ended. Manchester held on for their 10th league win, 77-74. Paul Tassie came alive offensively as in the first period he posted 2 points then was held scoreless in the 2 and 3 periods to chalk up 8 points in the final period. Dean was the defensive man of the second half as he cleared the boards 13 times.

Dean was high in points and rebounds again totaling 20 points and gathering 21 rebounds as Doug followed canning 17 points. Gary bagged home 16 points while swiping 11 rebounds and blocking 5 shots. Statistically Speaking-Manchester controlled all 4 jumps and totaled 27 turnovers to Hudson 22. Doug after missing his first free throw popped the next 9 before missing.

The Junior Varsity could generate no offense in the first period as Hudson zoomed to a 20 point lead, 3-23. Hudson kept hitting from the field as they leveled Manchester, 47-85.

VARSITY BOXSCORE				
	PT	RE	S	B
Dean Decker	20	21	0	2
Doug Decker	17	1	0	0
Voegeding	16	11	1	5
Tassie	10	3	1	1
Evliszter	8	7	1	0
Smith	4	0	0	0
Kensler	2	1	0	2
Gregerson	0	1	0	0
TOTALS	77	45	3	10

All 8 L.C.A.A. teams had contests within the league and here are the tallies, 1-Manchester-77, Hudson-74, 2-Addison-99,

Morenci-90, 3-Onsted-78, Clinton-42, 4-Sand Creek-68, Grass Lake-54 (ot). I have averaged the statistics for the first 13 games this season (not including this game). Total Points-Manchester, 914. Opponents, 778. Averages 70.3 to 59.8. Turnovers-Manchester, 330, Opponents, 279. Averages 27.5 to 23.3.

Players Average Points Per Game:

1. Dean Decker, 22.6 (played 11 games),
2. Tassie 10.6,
3. Evliszter 10.2,
4. Voegeding 8.7,
5. Kensler 6.2,
6. Snyder 5.8 (played 9 games before dropping),
7. Gregerson totaled 15 points in 5 games.
8. Feldkamp totaled 11 points in 6 games.
9. Doug Decker 8.4 played in 12 games.
10. Guenther 2.3 played in 10 games.
11. Smith 4.4 played in 7 games.

DUTCH CRUST AGGIES, 69-36

By Jon Hardenbergh

After a cold, few minutes in which Sand Creek led 0-2 and 2-4, the Dutch warmed up their shooting eye to end the first period up 14-4. As the game progressed, Manchester kept adding and adding to their total to demolish their visitors 69-36. Tonight marked the final appearance of 7 seniors and 5 senior cheerleaders. Manchester now has Clinton and St. Thomas to meet before trekking into Addison for the big showdown.

The Dutchmen just had to march height for the Aggies as many shots were rejected while the Aggies fumbled the ball away 16 times in the first half. With these problems facing the Aggies plus Manchester's super tough zone defense the Dutch took a commanding 25 point lead to the locker room, 38-12. By this time in the contest, all Dutchmen had seen some action. High scoring in the first half was shared by the Decker Duo as Dean posted 8 points and Doug totaled 3, also while Gary Voegeding followed contributing 7 points.

The third period saw Manchester control the jump and add 19 points to their tally as Sand Creek totaled 12 points giving the Dutch a 33 point cushion going into the

final 8 minutes. Paul Tassie was high for the Dutch as he hit for 7 points as Gary trailed popping for 6.

The fourth period was a standstill point wise as each squad added 12 points to their total to finish the game with Manchester winning 69-36 to now support a 12-3 overall record. Dave Guenther was high point man as he entered off the pine to bang in 8 points.

All in all, it was nice because all Dutchmen played and 8 of 10 scored. Five of the Dutch were in double figures with Dean leading the way with 14 points, Gary hitting for 13, Doug popping for 12, Paul

Continued on page 5

Now A Certified Mechanic

Gerald R. Mann, owner of the Standard Station at 101 W. Main, Manchester has successfully completed recent tests of his competency conducted by Educational Testing Service of Princeton, New Jersey. As a result of his accomplishment he has received a certificate in the areas of Engine Repair, Engine Tune-Up, Brakes, and Electrical Systems from the National Institute for Automotive Service Excellence indicating the areas of his demonstrative competency.

Gerry has joined the prestigious ranks of over 55,000 professionals who have been certified since the inception of the Institute Program two and one half years ago.

The Institute is a non profit corporation dedicated to encouragement and promotion of a higher standard of performance in automotive service. The institute tests are difficult but fair. The tests are conducted simultaneously at more than 200 locations throughout the nation. The test questions are changed each time tests are taken, so that no person taking the tests can have advance knowledge of the test contents.

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We also have 150 x 130 lot in village \$3,000, 1.2 acre lot \$4,700, 2 1/2 acre lots \$7,500, Pleasant Lake lots \$7,500. Even if you do not plan to build for years to come, now is the time to buy!!

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SPORTS

posting 11 and Dave pouring in 10. Leading rebounders were Dean with 14, Paul gathering in 10 with Gary grabbing 7.

Statistically Speaking-Manchester controlled 3 of 4 jumps while posting a seasons low turnovers in 18 while Sand Creek doubled, totaling 36.

In the Junior Varsity contest the Little Dutch could do nothing correct as Sand Creek took a 20 point lead half way through the third period. But Manchester got their offense rolling to switch the momentum to zoom within 9 points. As the clock ran down the Aggies shut off the Dutch and upped their lead to 19 at the conclusion, 42-61.

VARSITY BOXSCORE

	PT	RE	S	B	F
Dean Decker	14	14	3	0	1
Voegeding	13	7	0	5	2
Doug Decker	12	2	0	0	0
Tassie	11	10	2	4	0
Guenther	10	3	1	0	1
Gregerson	4	5	0	0	2
Kensler	3	1	1	2	1
Evliszter	2	2	0	0	0
Smith	0	4	0	0	2
Feldkamp	0	1	1	0	0
TOTALS	69	49	8	11	11

On Friday, the Dutchmen travel to Clinton to meet their Arch-rival Redskins. The Redskins haven't gotten on track yet as they remain winless after 16 games. When the two played before, Manchester came away with the easy victory, 79-39.

The J.V. Redskins have something to yell about as the Little Dutch outlasted them in triple overtime, 59-51. Then the very next night Manchester cruises into Ann Arbor to meet the defending Class D Champions, the Irish from St. Thomas. If you remember, it was the first meeting in which Manchester had that miserable third period where they scored no points. The Dutch did shoot an amazing 81% in the fourth period only to fall 5 short. The J.V.'s also fell short 37-43.

L.C.A.A. Happenings this Friday: Manchester-69, Sand Creek-35, Addison 83, Onsted-80, Morenci-91, Hudson-85, Grass Lake-84, Clinton-76 (2 ot) (Grass Lake's Jim Herendeen scored 46 points).

LENAWEE COUNTY STANDINGS

Addison	12	0
Manchester	11	1
Hudson	7	5
Morenci	6	6
Onsted	5	7
Sand Creek	4	8
Grass Lake	3	9
Clinton	0	12

DUTCH 8TH GRADERS DUMP MORENCI

The final score doesn't always tell the tale and the relatively narrow 53-47 victory by the fine Middle School 8th grade basketball team over Morenci this past Monday, proves that point. The Junior Dutchmen pulled down an incredible 73 rebounds to only 30 for a shell-shocked Morenci squad. And were able to substitute freely while gaining leads of up to 12 points.

Leading the Dutch "backboard brigade" was Bob Weirich with a season and team high 17 rebounds, while hitting for 13 points.



Randy Stidham

Randy Stidham continued his fine rebounding by pulling down 15 caroms and adding 3 points. Ken Keasal and Craig Rogers pulled down 12 rebounds and added 5 points apiece to the Dutchmen cause. And Rick Krzyzaniak pulled down 11 rebounds while posting a season and game high 21 points.

Completing the scoring for the Junior Dutchmen were Mike Lentz with 4 points, and Brian Evans with 2 points.



Tom Tassie's clutch free throw shooting helped in the 8th graders victory over Clinton.

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SPORTS - Continued on page 8

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FRIDAY NIGHT **Fish Fry** **\$2.25**  
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Registration: Monday, February 17 6-7:00 p.m.  
First class: Monday, February 17 at Chelsea High School Art Room  
Time: 6-10 a.m.  
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For further information, call 971-6300, Ext. 453.

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**SHARON UNITED METHODIST**  
Corner Pleasant Lake Rd. - M-52.  
Rev. Michael Peterlin, Pastor  
Sunday School 10:00 a.m., Worship Service 11:00 a.m.

**ST. THOMAS LUTHERAN**  
Rev. Jerome Dykstra, Pastor  
Ellsworth Rd.  
Sunday School & Bible Class 9:30 a.m. Worship Services 10:45 a.m.

**ST. JOHN'S UNITED CHURCH OF CHRIST**  
Cari Asher, Pastor  
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. Damberg, Pastor  
Church School 9:15 a.m. to 10:15 a.m. Worship Service 10:30 a.m. to 11:30 a.m.

**ST. MARY'S CATHOLIC CHURCH**  
Father Raymond Schlunkert  
West Main Street  
Sunday Masses 8:30 a.m. and 10:30 a.m. Monday thru Friday 8:30 a.m., Saturday 7:30 p.m.

**NORTH SHARON COMMUNITY BIBLE**  
William Enslin, Pastor  
Sylvan and Washburn Road  
Sunday School 10:00 a.m., Worship Service 11:00 a.m. (Nursery will be available)

**Junior Church Classes 11:00 a.m., Youth Meeting Senior High 6:00 p.m., Youth Choir 6:00 p.m., Evening Worship Services 7:00 p.m. (Nursery available), Wednesday Bible Study and Prayer Meeting (Nursery available) 7:00 p.m. To your door Bus Transportation available 424-7222.**

**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 6:00 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 Janowski, 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 W. Main St. Phone 428-7236  
Sunday School 10:00 a.m., Morning Worship 11:00 a.m., Adult Bible Study 8:00 p.m., Youth and Children's Bible Study 6:00 p.m., Prayer Meeting Wednesday 7:00 p.m., Soul-Winning Visitation Thursday 7:00 p.m., Saturday Morning Men's Prayer Meeting 9:30 a.m., Sunday School and Bus Visitation in Afternoon, Church office open Tuesday through Saturday 9 til 1.

**ST. BARNABAS EPISCOPAL CHURCH**  
Rev. Jerrold F. Beaumont, "Vic. in Charge"  
Old U.S. 12-1/4 mile west of M52-Chelsea 10:00 a.m.-Holy Eucharist, 1st, 3rd and 5th Sundays, 10:00 a.m., Morning Prayer 2nd and 4th Sundays.

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Ed Coy 426-8235  
Al Kleis 475-7322  
Paul Erickson 475-1748  
Tina Cotton 475-2637  
Bob Myrnel 428-8958

## FAITH COMMUNITY CHURCH

Sunday, February 16th, Worship hour at 10 A.M. Sunday School at 11 A.M. Evening Youth groups at 6:00 P.M. Evening Service at 7 P.M. Singing with area churches at Faith Community at 8:30 P.M. Nursery care at all services.

Thursday, February 20th, the Charity Circle will meet at 10:30 A.M.  
Sunday, February 23rd, the Symphonettes from the Grand Rapids School of the Bible and Music will have charge of the 10 A.M. Worship hour. At the 7 P.M. evening service a film "Through the Gates of Splendor" will be shown.

**SAINT THOMAS LUTHERAN CHURCH**  
Sunday, February 16, Sunday School & Bible Class 9:30 A.M. Worship with Holy Communion 10:45 A.M. 1st Lenten Service 8:00 P.M. (1st Sunday in Lent)

Tuesday, February 18, Choir rehearsal 8 P.M. S.W.C.C.I.M. Steering Committee Meeting 8 P.M. at Zion.  
Wednesday, February 19, Bible Study 10 A.M. Confirmation Class 4:30 P.M.

**BETHEL UNITED CHURCH OF CHRIST**  
Wednesday, February 12, 8 P.M. Ash Wednesday - worship.  
Saturday, February 15, 2 P.M. Junior Youth fellowship - winter outing.  
Sunday, February 16, 10 A.M. Worship Service - Become a "Cross Bearer 1975". 3 P.M. Choirs present "Joseph" at Evangelical Home-Saline. 7:30 P.M. Come Doubles meeting.

Wednesday, February 19, 11:30 A.M. Senior Citizens of Bethel meet. 8 P.M. Mid-Week Lenten service.

**ST. JOHN'S EVANGELICAL LUTHERAN**  
Saturday, February 15, Catechism, 9-11.  
Sunday, February 16, Sunday School 9:30 A.M., Worship 10:30 A.M.  
Monday, February 17, Education Committee, 8 P.M.  
Wednesday, February 19, Craft Day, 1:30 P.M., Jr. Choir, 7 P.M., Lenten Service 8 P.M., Sr. Choir 9 P.M.

**SHARON UNITED METHODIST CHURCH**  
Sunday, February 16, 7 P.M. Shalom Study Class.  
Tuesday, February 18, 7:30 P.M. the Sr. Y.F. will meet at the home of Karen Kennedy; devotions, Gerald Huehl.  
Tuesday, February 19, 8 P.M. Steering Committee meeting at Zion Lutheran Church.  
Wednesday, February 19, 8 P.M. Lenten Service.

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**ZION LUTHERAN CHURCH**  
Thursday, February 13, "Matthew 1 & 2" Bible Study at home of Lila Pawlowski, 7:30 P.M.  
Saturday, February 15, Youth Instruction 8th grade-9 A.M. Jr. Choir 10:30 A.M.  
Sunday, February 16, Sunday School 9 A.M., Worship 10:15 A.M. Adult Fellowship 7 P.M. Bible Study, Luther League.  
Monday, February 17, Sr. Choir 8 P.M.  
Tuesday, February 18, Activity/Sewing Day 10 A.M.  
Wednesday, February 19, Lenten Devotional II 7:30 P.M. Youth Instruction-9th grade 4 P.M.

**MANCHESTER UNITED METHODIST**  
Thursday, February 13, 7:00 P.M. Council of Ministries Meeting. 8 P.M. Administrative Board meeting.  
Saturday, February 15, 7:30 A.M. Men's Lenten Breakfast, 10 A.M. Confirmation Class.  
Wednesday, February 19, 1 P.M. United Methodist Women's meeting, 8 P.M. Lenten Service at Sharon Methodist Church.

**THE WAY BIBLICAL RESEARCH INSTITUTE OF MANCHESTER**  
If you are born again of Gods seed, this time you are incorruptible seed or sinless seed, 1 Peter 1:23. Then you are joint heir with Christ, Romans 8:17. Ephesians 2:1-10 is the result of your faith in God NOW.  
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**EMANUEL UNITED CHURCH OF CHRIST**  
The Senior High Youth will meet this Sunday, February 16, at 7:30 to plan our hospital visit. Be there!  
The Adult Fellowship will meet Sunday, February 16, at 7:30 for an evening of fun and games.  
The Cherub and Junior Choirs will meet as usual on Thursday, February 20. There will be no Adult choir practice on that day.  
The Womens' Fellowship will meet Thursday, Feb. 13 at 8:00.  
The Altar Guild will meet Thursday, February 13 at 7:00.  
BAPTIST PULPIT  
Pastor Alan Morris

The old, old story of Jesus and His sacrificial death on the cross needs constant repeating. In light of the fact that missionaries and preachers have gone around the world preaching the gospel the fact still remains that multiplied millions have still never heard the good news of the fact that "God was in Christ reconciling the world unto Himself."  
That great missionary-pastor, Dr. Oswald J. Smith, has made this statement, "Why should we hear the gospel twice when half the world has not heard it once?" It has been estimated that if all the non-Christians were to stand shoulder to shoulder they would form a line that would circle the world some thirty times. This statement may be closer to the truth that we think. One thing for sure, WHEN PEOPLE DIE WITHOUT KNOWING CHRIST  
Continued on page 9

**MANCHESTER TOWN CLUB**

TEAM	WON	LOST
State Farm Ins.	96	44
Donut Time USA	83	57
Tool & Die	79	61
Jenters	89	71
Tom Marshall	69	71
Norm Walz Const.	67	73
Manchester Plastics	65	75
Union Savings Bank	58	82
Town Laundry	57	83
Sid Cook Plumbing	57	83
HIGH TEAM SERIES		
Tool & Die	2508	
Norm Walz Const. w/h	2348	
HIGH TEAM GAME		
Tool & Die	883	
Jenters	883	
Donut Time USA w/h	823	
HIGH INDIVIDUAL SERIES		
Tootie Armstrong	601	
Polly Brokaw	571	
Mary Korican	562	
HIGH INDIVIDUAL GAME		
Tootie Armstrong	235	
Polly Brokaw	232	
Joan Day	223	
500 SERIES OF THE WEEK		
Loretta Widmeyer	519	
Mary Korican	507	

## ZION LUTHERAN CHURCH

Thursday, February 13, "Matthew 1 & 2" Bible Study at home of Lila Pawlowski, 7:30 P.M.  
Saturday, February 15, Youth Instruction 8th grade-9 A.M. Jr. Choir 10:30 A.M.  
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Continued on page 9

**MANCHESTER WOMENS**

TEAM	WON	LOST
Gambles	398	232
Ousted Rad & White	355 1/2	274 1/2
Black Sheep Tavern	348 1/2	281 1/2
Hodge Vending	338	292
Bonanza Sirlolin PH	326 1/2	303 1/2
Billmeyer Hardware	310	320
Mowrys Arco	296	334
Dorothy Mae Beauty Shop	275 1/2	354 1/2
Weatherwax Drug	271 1/2	358 1/2
Bakers Bee Exterm.	230 1/2	399 1/2
HIGH TEAM SERIES		
Billmeyer	2983	
Gambles	2963	
Hodge Vending	2947	
HIGH TEAM GAME		
Gambles	1060	
Dorothy Mae	1055	
Mowry's	1040	
HIGH INDIVIDUAL SERIES		
Joyce Schaffer	590	
Lola Richardson	559	
Janice Luck	553	
HIGH INDIVIDUAL GAME		
Wanda Tirb	235	
Joyce Schaffer	221	
Janice Luck	218	

**MANCHESTER BUSINESSMENS**

TEAM	WON	LOST
Smith Pallet	42 1/2	17 1/2
McPhee Builders	41	19
Superior Land Devel.	37	23
American Legion	34 1/2	25 1/2
Manchester Tool & Die	35	25
Spikes Mobil	34	26
Union Savings Bank	31	29
State Farm Insurance	*30 1/2	26 1/2
Double A Products	29	31
Grossman-Huber Gulf*	29	28
Alber Excavating	28	32
K & W Farm Supply	26	34
Brown's T.V.	24 1/2	35 1/2
Gambles Store	25	35
Krauss Pharmacy	25	35
Manchester Food Locker	22	38
Tom Marshall Ford	21	39
Albers Orchard	22	38
* These Teams Did Not Bowl Last Week.		
HIGH TEAM SERIES		
Superior Land Devel.	3118	
McPhee Builders	3111	
M: Phee Builders	3079	

**JOLLY KEGLERS**

TEAM	WON	LOST
Ron's Tree Service	89	58
Krauss Pharmacy	84	63
Carol's Cut & Curl	72	75
Grossman-Huber	71	76
J.F. Seitz & Sons	67	80
The Manchester Enterprise	58	89
HIGH TEAM SERIES		
Krauss Pharmacy	2620	
Grossman-Huber	2590	
Ron's Tree Service	2540	
HIGH TEAM GAME		
Grossman-Huber	991	
Krauss Pharmacy	910	
J.F. Seitz & Sons	901	
HIGH INDIVIDUAL SERIES		
P. Schmidt	585	
E. Weir	553	
J. Whittington	519	
HIGH INDIVIDUAL GAME		
P. Schmidt	242	
C. Britten	201	
V. Schwab	200	

**STRIKES 'N SPARES**

MANCHESTER TOWN CLUB	WON	LOST
State Farm Ins.	96	44
Donut Time USA	83	57
Tool & Die	79	61
Jenters	89	71
Tom Marshall	69	71
Norm Walz Const.	67	73
Manchester Plastics	65	75
Union Savings Bank	58	82
Town Laundry	57	83
Sid Cook Plumbing	57	83
HIGH TEAM SERIES		
Tool & Die	2508	
Norm Walz Const. w/h	2348	
HIGH TEAM GAME		
Tool & Die	883	
Jenters	883	
Donut Time USA w/h	823	
HIGH INDIVIDUAL SERIES		
Tootie Armstrong	601	
Polly Brokaw	571	
Mary Korican	562	
HIGH INDIVIDUAL GAME		
Tootie Armstrong	235	
Polly Brokaw	232	
Joan Day	223	
500 SERIES OF THE WEEK		
Loretta Widmeyer	519	
Mary Korican	507	

**ST. THOMAS LUTHERAN CHURCH**  
Sunday, February 16, Sunday School & Bible Class 9:30 A.M. Worship with Holy Communion 10:45 A.M. 1st Lenten Service 8:00 P.M. (1st Sunday in Lent)

Tuesday, February 18, Choir rehearsal 8 P.M. S.W.C.C.I.M. Steering Committee Meeting 8 P.M. at Zion.  
Wednesday, February 19, Bible Study 10 A.M. Confirmation Class 4:30 P.M.

**BETHEL UNITED CHURCH OF CHRIST**  
Wednesday, February 12, 8 P.M. Ash Wednesday - worship.  
Saturday, February 15, 2 P.M. Junior Youth fellowship - winter outing.  
Sunday, February 16, 10 A.M. Worship Service - Become a "Cross Bearer 1975". 3 P.M. Choirs present "Joseph" at Evangelical Home-Saline. 7:30 P.M. Come Doubles meeting.

Wednesday, February 19, 11:30 A.M. Senior Citizens of Bethel meet. 8 P.M. Mid-Week Lenten service.

**SHARON UNITED METHODIST CHURCH**  
Sunday, February 16, 7 P.M. Shalom Study Class.  
Tuesday, February 18, 7:30 P.M. the Sr. Y.F. will meet at the home of Karen Kennedy; devotions, Gerald Huehl.  
Tuesday, February 19, 8 P.M. Steering Committee meeting at Zion Lutheran Church.  
Wednesday, February 19, 8 P.M. Lenten Service.

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10 acres near M-52. Fantastic view, excellent terms. \$15,000.

Evenings Days: 475-8699  
Ted Picklesimer 475-8174  
Ed Coy 426-8235  
Al Kleis 475-7322  
Paul Erickson 475-1748  
Tina Cotton 475-2637  
Bob Myrnel 428-8958

**EMANUEL UNITED CHURCH OF CHRIST**  
The Senior High Youth will meet this Sunday, February 16, at 7:30 to plan our hospital visit. Be there!  
The Adult Fellowship will meet Sunday, February 16, at 7:30 for an evening of fun and games.  
The Cherub and Junior Choirs will meet as usual on Thursday, February 20. There will be no Adult choir practice on that day.  
The Womens' Fellowship will meet Thursday, Feb. 13 at 8:00.  
The Altar Guild will meet Thursday, February 13 at 7:00.  
BAPTIST PULPIT  
Pastor Alan Morris

The old, old story of Jesus and His sacrificial death on the cross needs constant repeating. In light of the fact that missionaries and preachers have gone around the world preaching the gospel the fact still remains that multiplied millions have still never heard the good news of the fact that "God was in Christ reconciling the world unto Himself."  
That great missionary-pastor, Dr. Oswald J. Smith, has made this statement, "Why should we hear the gospel twice when half the world has not heard it once?" It has been estimated that if all the non-Christians were to stand shoulder to shoulder they would form a line that would circle the world some thirty times. This statement may be closer to the truth that we think. One thing for sure, WHEN PEOPLE DIE WITHOUT KNOWING CHRIST  
Continued on page 9

**MANCHESTER WOMENS**

TEAM	WON	LOST
Gambles	398	232
Ousted Rad & White	355 1/2	274 1/2
Black Sheep Tavern	348 1/2	281 1/2
Hodge Vending	338	292
Bonanza Sirlolin PH	326 1/2	303 1/2
Billmeyer Hardware	310	320
Mowrys Arco	296	334
Dorothy Mae Beauty Shop	275 1/2	354 1/2
Weatherwax Drug	271 1/2	358 1/2
Bakers Bee Exterm.	230 1/2	399 1/2
HIGH TEAM SERIES		
Billmeyer	2983	
Gambles	2963	
Hodge Vending	2947	
HIGH TEAM GAME		
Gambles	1060	
Dorothy Mae	1055	
Mowry's	1040	
HIGH INDIVIDUAL SERIES		
Joyce Schaffer	590	
Lola Richardson	559	
Janice Luck	553	
HIGH INDIVIDUAL GAME		
Wanda Tirb	235	
Joyce Schaffer	221	
Janice Luck	218	

**MANCHESTER BUSINESSMENS**

TEAM	WON	LOST
Smith Pallet	42 1/2	17 1/2
McPhee Builders	41	19
Superior Land Devel.	37	23
American Legion	34 1/2	25 1/2
Manchester Tool & Die	35	25
Spikes Mobil	34	26
Union Savings Bank	31	29
State Farm Insurance	*30 1/2	26 1/2
Double A Products	29	31
Grossman-Huber Gulf*	29	2



# SPORTS

## DUTCH LOSE IN TOURNAMENT FINALS

Our strong 8th grade basketballers out-shot, out-rebounded and out-hustled a fine Hudson squad Saturday, but still somehow wound up on the short side of a 47-44 score. The Junior Dutchmen had made it to the finals by virtue of a fine victory a week before against a taller Addison team.

The game would not have been as close as it was if not for the outstanding play of Manchester's two selections on the all tournament team, Rick Krzyzanak (16 points and 11 rebounds) and Randy Sidnam (4 points and a game high 14 rebounds).

Leading strong support were Ken Keasal, who had 7 points and 7 rebounds; Bob Weirich, 7 points and 9 rebounds and Craig Rogers with 6 points and 8 rebounds.

Completing the scoring for the Dutchmen were Bob King and Brian Evans both with a bucket apiece.

## 7TH GRADE BASKETBALL

Last Saturday, the Dutch played Hillsdale at the Addison tournament for a third place consolation.

At the end of the first quarter, the 7th Dutch led 5 to 4. At the intermission, the score was 13 to 10, our favor. In the third quarter we were in a slump, only scoring 1 point while Hillsdale scored 19.

The final was 15 to 35, Hillsdale with the victory. Doug Drouare, John Moonayham, and Rick Stetler all had 4 points. Dennis Helfrich had 2 and Jeff Ames with one.

Monday night 7th grade played host to Morenci. At the half, the score was 36 to 10 in favor of Morenci, the final score was 61 to 26 with Morenci the victors. Rick Stetler led the scoring with 6 points, Dennis Helfrich had five points, John Moonayham and Gary Zchunke both had 3 points, Russ Hough, Gary Flint and Jimmy Adams, all had 2, Jeff Ames finished the scoring with 1 point.

## ROGERS CORNER FARM BUREAU

The Rogers Corner Farm Bureau will meet Friday, February 14 at the Charles Buxton home on Fletcher Road at 8:30 p.m.

## LETTER TO THE EDITOR

"The Government is my shepherd...I need not work...It alloweth me to lie down on good jobs...It leadeth me beside still factories...It destroyeth my initiative;...It leadeth me in paths of a parasite for political sake...Yea, though I walk through the valley of laziness and deficit spending, I will fear no evil, for the Government is with me...Its dates and voters-getters, they comfort me...It prepareth an economic Utopia for me by appropriating the earnings of my own grandchildren...Surely, the Government shall care for me all the days of my life, and I shall dwell in a fool's paradise forever."

Author Unknown

# 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.

I think it's disgraceful when an airline bumps a customer with a confirmed reservation because the flight is oversold! Why should a passenger have to pay for the mistakes of the airline? Don't I have any rights?

—J. E., Detroit

There are government regulations in effect which help to protect and compensate a passenger who loses his seat through no fault of his own. You can find out about "denied boarding compensation" and other benefits you may be entitled to by writing to: The Civil Aeronautics Board, Washington, D.C. 20428. Ask for the free pamphlet, "Air-Traveler's Fly-Rights."

As someone who has been hit by the bicycling bug, I was glad to learn that the State is putting out maps showing where we cyclists can ride. How do I get one of these maps?

—G. F., Warren

Write to the Department of State Highways, Bicycle Maps, Drawer K, Lansing, Michigan 48913. Be sure to specify which county or counties you are interested in. The maps show some 88,000 miles of paths and roads now open to bikes, as well as the lakes, campsites and points of interest you will find along the way. These new maps should be of great help to you and the estimated four million other bike riders in Michigan.



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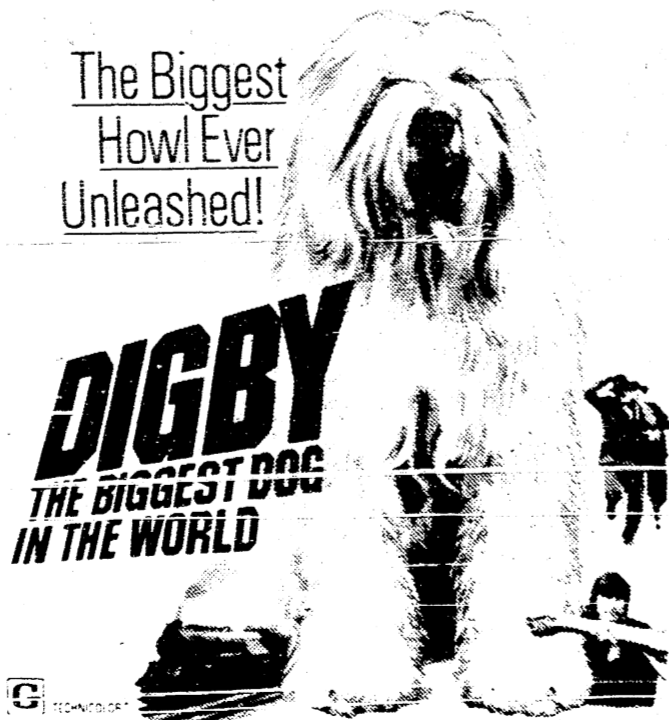
Evenings by appointment

## CLINTON THEATRE

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The Biggest Howl Ever Unleashed!

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THE BIGGEST DOG IN THE WORLD



NEXT WEEK—LONGEST YARD

# YOUR CHURCH

AS THEIR SAVIOUR THEY WILL SPEND ALL ETERNITY IN THE FLAMES OF A BURNING HELL. Read Psalms 9:17; Revelation 20:15, Mark 16:16.

According to the Bible ALL men need a saviour. "For all have sinned and come short of the glory of God" (Romans 3:23). No living human being, past, present, or future, has the ability to earn his way to Heaven by doing the best he can to be good.

"Not by works of righteousness which we have done, but according to his mercy he saved us by the washing of regeneration, and renewing of the Holy Ghost" (Titus 3:5). We cannot depend on our church to save us.

Jesus in rebuking the Pharisees denounced them on one occasion by saying that they were, "Like unto whitened sepulchres, which indeed appear beautiful outward, but are within full of dead men's bones, and of all uncleanness" (Matthew 23:27). Outwardly people may seem to be very upright and religious, but inwardly, their heart is not right with God. This was the case with the "religious" Pharisees.

It is only by the great mercy of God that any man can be saved from his sin. God has every right to cast all men into Hell. "As it is written, there is none righteous, no one" (Romans 3:10). But because God is love He has made it possible for men to be saved and inherit Heaven. Jesus made man's redemption possible by dying on the cross. Man has only to look to Jesus in faith to be saved.

Dear reader, if you are concerned about your standing with God, why not get out by yourself and pray and confess your sins and ask Jesus to save you? "For whosoever shall call upon the name of the Lord shall be saved" (Romans 10:13).

"HIS GOODNESS AND MERCY WILL FOLLOW ME STILL, EVEN ON TO THE END OF THE WAY, I HAVE HIS SURE PROMISE THAT CANNOT FAIL, THAT HIS MERCY ENDURETH FOR AYE."

# Township Report

The regular meeting of the Manchester Township Board was held at the Village Hall, Monday, January 13, 1975 at 8 p.m.

The members present were Clarence Fielder, Lyle Widmayer, Ambrose Lentz, Dorothy Burch and Waldo Marx.

The minutes of the last regular meeting held at 8 p.m. Tuesday, December 10, 1974 were then read by the clerk.

It was moved by Ambrose Lentz and seconded by Dorothy Burch that the minutes be accepted as read. Motion was carried.

The following bills were then presented by the clerk to the Township Board to be paid.

1. November 1974 Manchester Enterprise Legal minutes \$73.15
2. December 1974 Manchester Enterprise Legal minutes \$7.23
3. Manchester Township share transfer site expense 1974-Aug., Sept., Oct., Nov., \$1,444.58.
4. Manchester Township Share of tags purchased by Village \$26.00.
5. Ace Hardware-Fire Department-two keys \$1.33.
6. Marsh Inc. Electric Calculator for Township Treasurer \$199.95.
7. County Clerk office-Cost of canvassing November 5, 1974 election \$34.65.
8. Grossman Huber-Fire Dept. \$35.58.
9. Margaret Fielder office work 10 1/2 hours at \$2.00 ea. \$21.00.
10. Equalization & Property Description 3 See Prints at \$1.00 \$3.00.
11. Clarence Fielder Bal. of expense to MTA-4 trip Ann Arbor \$75.51.
12. Clarence W. Knauss Sr. Township Building inspection to December 31. \$33.20.
13. Sutton Agency Inc.-Fire Department insurance -#716011 \$335.00.

It was moved by Lyle Widmayer and supported by Ambrose Lentz to pay all bills as presented. Motion carried.

It was moved by Ambrose Lentz and seconded by Dorothy Burch that the Township of Manchester pay the expense of repair of stairway and railing and painting

to be done in the interior of the Library building. Motion carried.

The question of Constables was brought up. Would it be better to enlarge the constable force or make it smaller?

It was moved by Ambrose Lentz and seconded by Lyle Widmayer not to do anything about it now. Motion carried.

The question of Manchester Township accepting or rejecting the right of way plan for highways was presented. This covers a seven county area in South East Michigan including Washtenaw County.

A motion was made by Ambrose Lentz and supported by Dorothy Burch that we adopt the highway plan. A vote was taken and the result of the vote was 4 yeas and 1 nay. Motion carried.

The minutes of the Township Board meeting of January 13, 1975 was approved by Lyle Widmayer with the exception of ordinances on Saw Mills and Riding Academics, to be corrected as follows:

1. Riding Academy
  2. Saw Mills
- the amendment concerning Riding Academics is a change to our ordinance. Recommendation of County Zoning Committee in R.C. only.

Motion made by Widmayer that conditional use for Riding Academics be approved as recommended by Washtenaw County Zoning Committee. Motion was seconded

by Lentz. Carried.

2. Saw Mills-Motion to allow Saw Mills in R.C. districts was disapproved-Washtenaw County recommendation which had approved it for AR only. We wish to approve use of Saw Mills in A.R. and R.C. districts for Conditional Use. Motion made by Widmayer and seconded by Lentz. Motion carried.

There being no further business the meeting was adjourned.

Waldo C. Marx, Township Clerk

## PRESIDENT'S DAY

North Shore Bible Church has set aside February 16, 1975 as President's Day in honor of President Ford and past Presidents. Approximately 200 letters were sent to President Ford inviting him to attend the February 16th service, and to let him know that they were praying for him and trusting that he will seek God's will in the decisions he will have to make. The people of North Shore are concerned about our Nation and the men who govern our country and its leaders.

Everyone is welcome to the President's Day services at 17999 Washburne Road in Grass Lake, Sunday School at 10:00, Service at 11:00 (313-428-7222).

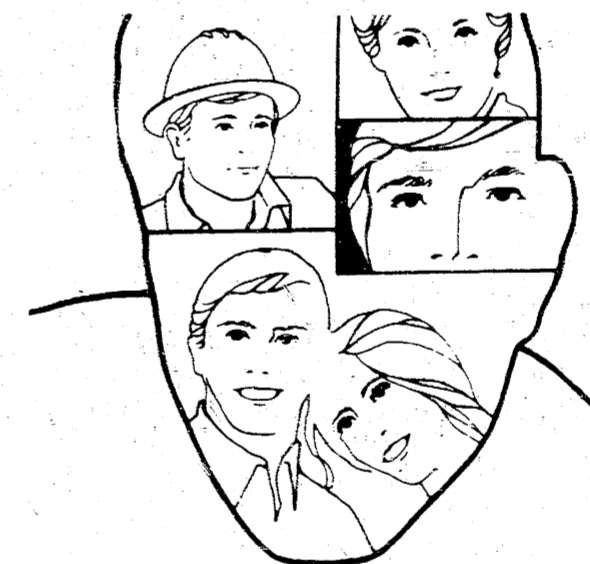
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27 acres up to 100 acres.

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2 story frame house with 2 car garage on nearly 2 lots.

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### People Really Do Care

\$413.92-Mrs. Leslie Chavez, Chairwoman; Total-\$1,757.19. Of course, as envelopes left at homes where people were not in, or other late donations come in, these totals will change. However, we are most grateful to all the Mothers Marchers and chairwomen for a job well done.

60% of the money collected in Washtenaw County is sent to the National Foundation March of Dimes, to be used for research at places like the U of M and the Salk Institute. Also for scholarships for those going into health related fields, public and professional education, treatment centers, and many other works.

Here in Washtenaw County our 40% is used to partially support a county nutritionist and the County Health Department, research, supporting a program to educate doctors and nurses in the proper care of high risk babies and mothers, a Birth Defects Diagnostic Program at the U of M, and many other important things including direct aid to people of the county. So you see, your money helps both now, and for generations yet to come.

For those who will be helped now with the problems they must face, and for those future ones who will not have some of these problems, I thank you so very much for your generosity.

Alice Rossette  
Township Co-ordinator  
Southwest Washtenaw

### Senior Citizens News

The Arthritis screening Program which is being sponsored by the Manchester Senior Citizens Council is continuing its arthritis screening activities at the Manchester Emanuel United Church of Christ. Those persons who have not yet signed up for an appointment and would like to be checked for arthritis or rheumatism should call 753-4427 or 763-4428 for an appointment as soon as possible, as the screening program will be in Manchester for only a limited time.

The Senior Citizens Center will be open again this Tuesday, February 18, for 1:00 to 4:00 in the afternoon. We will have several tables of Euchre going, and, special treat, Lucy Roberts will be there to demonstrate her "bread-clay art". Don't miss this demonstration, Lucy is an artist of special talent. Those who plan to work with Mrs. Roberts in "bread-clay art" should plan to come both this Tuesday and next Tuesday; because, the projects will take two weeks to complete.

WASHTENAW COUNTY MEDICAL CARE AUXILIARY

The Washtenaw County Medical Care Auxiliary will meet Wednesday, February 19, at 2 P.M. at the Juvenile Court Center, 2270 Platt Rd., Ann Arbor.

The topic will be "How The Auxiliary Can Help The Group Homes." Note change in time. Visitors welcome.

### TOWNSHIP CITIZENS!!!

Please do NOT give any information to strangers concerning your neighbors activities, when they come or go, how much they own, or anything else that might be used to help in a robbery.

Any legitimate businessman carries IDENTIFICATION, if a person refuses to identify themselves, note their description, car, and license number, and CALL THE POLICE IMMEDIATELY!

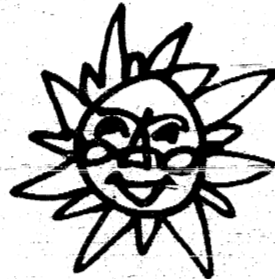
Lyle L. Moore,  
Manchester Township Constable

### LAMBDA NU

The Lambda Nu Chapter of Beta Sigma Phi met Thursday evening February 6th at the home of Mrs. Vicky Wurster with Mrs. Sue Lavender assisting as co-hostess. Mrs. Mary Kalleward was welcomed into membership through the Pledge Ritual given by President Mrs. Judy Mann. Immediately following the meeting, Lambda Nu hosted a baby shower for their guest of honor Miss Ginny Wolf, daughter of sorority sister Mrs. Nancy Wolf. The next meeting will be held February 18th at the home of Mrs. Lois Vitale.

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When you need funds to pay your current bills or to write other checks, simply call our Tele-Transfer Department and we will transfer enough funds back into your checking account to cover the checks. AND there is no service charge whatsoever. The only stipulation is that each transfer in or out of your AAFS Tele-Transfer Account be for \$100 or more.

A Tele-Transfer Account may be opened with a minimum deposit of \$1000. They are available to all corporations, partnerships and sole proprietors as well as churches, fraternal groups, associations and individuals. Stop in at any AAFS office and ask an officer about Tele-Transfer. The sooner you do the sooner you will be earning interest on those excess funds.

DEPOSIT	INTEREST EARNED IN			
	15 Days	30 Days	90 Days	180 Days
\$ 5,000	\$ 10.79	\$ 21.58	\$ 64.73	\$ 129.45
\$ 10,000	21.58	43.15	129.45	258.90
\$ 25,000	53.94	107.88	323.63	647.26
\$ 50,000	107.88	215.75	647.26	1,294.52
\$100,000	215.75	431.51	1,294.52	2,589.04

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**QUALITY CHEK'D HALF & HALF SOUR CREAM** PT. CTN. **38¢**

**COTTAGE CHEESE** LB. CTN. EA. **38¢**

**2 PLY-DECORATOR BOUNTY TOWELS** 120 CT. SHEET ROLL **39¢**

**DELICIOUS SPEAS APPLE JUICE** QT. BTL. **39¢**

**FRESH LIKE SPINACH** 12 1/2 OZ. CAN **25¢**

**OUR FAVORITE SWEET PEAS** 17 OZ. CAN EACH **25¢**

**SLICES or HALVES IN HEAVY SYRUP DEL MONTE PEACHES** 29 OZ. CAN **48¢**

**LO CAL WESTERN ORANGE DRINK** 54 OZ. BTL. **59¢**

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**GRADE "A" YOUNG TENDER HONEYSUCKLE TOM TURKEYS** 19 lbs. & up **48¢**

**BONELESS BEEF CHUCK ROASTS** **88¢**

**FRESH LEAN GROUND BEEF CHUCK** 3 LBS. OR MORE **79¢**

**SHANK PORTION FARMER PEET'S SMOKED HAM** **79¢**

**FOR SOUP OR BAKING BEEF PLATE MEAT** **39¢**

**SLICED or in the PIECE FRESH PORK LIVER** **4 \$1**

**RIB CENTER CUT PORK CHOPS** **1 28**

**NATURALLY SWEET, FRESH SUGARLOAF Pineapples** EA. **49¢**

**THE SALAD FRUIT Avocados** 4 FOR **87¢**

**FRESH SNOW WHITE Mushrooms** LB. **59¢**

**U.S. Gov't Inspected QUARTERED Fryer Legs** **59¢**

**U.S. CHOICE BLADE CUT Beef Chuck Steak** **77¢**

**U.S. CHOICE FIRST CUTS WHOLE Round Steaks** **1.38**

**U.S. CHOICE Sirloin Steaks** **1.59**

**U.S. CHOICE T Bone Steaks** **1.79**

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**U.S. CHOICE PORK STEAK** **98¢**

**YEARLING YEARLING LEG O LAMB** WHOLE LB. 99¢ **69¢**

**Lamb Shoulder Roast** **69¢**

**Herrud Skinless Franks** 2 LB. PKG. **1.39**

**U.S. CHOICE QUARTERED Fryer Legs** **59¢**

**U.S. CHOICE BLADE CUT Beef Chuck Steak** **77¢**

**U.S. CHOICE FIRST CUTS WHOLE Round Steaks** **1.38**

**U.S. CHOICE Sirloin Steaks** **1.59**

**U.S. CHOICE T Bone Steaks** **1.79**

**Hash Brown O'Brien-Steak Fries-Hash Browns** 24 OZ. BAG **49¢**

**COTTAGE FRIES OR TINY TATERS** 2 LB. BAG **59¢**

**MR. BOSTON FROZEN Fish Sticks** 2 LB. PKG. **98¢**

**CAMELOT FROZEN Ocean Perch Filets** 1 LB. PKG. **66¢**

**SOFT WHIPPED Chiffon Margarine** 1 LB. PLAS. TUB **69¢**

**NEW! In Our Dairy Dept. AZTECA Corn Tortillas** 10 OZ. PKG. **25¢**

**OVENFRESH FRESH BAKED Old Style & Bavarian Rye Bread** 20 OZ. LOAF **59¢**

**OVENFRESH FRESH BAKED Hamburg-Hot Dog Buns** 8 CT. PKG. **39¢**



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

Bob Beaumien - Horse Shoeing & Trimming, 428-9365 after 5 p.m.

HOUSE and Barn roofing, all types of roof repairs, aluminum storm windows and doors, awnings and porch enclosures, hot build-up roofing - residential and commercial, aluminum siding and gutters. Call Joe Hayes for free estimates. 428-8520.

PART-TIME - Electrical wiring, new & remodeling. Licensed Electrician, Paul Kemmer, phone 428-8452.

ARE YOU BUILDING YOUR OWN HOME? Construction money available for residential homes. Marfax Corporation, Ann Arbor, 965-5166.

ALCOA ALUMINUM SIDING SPECIALIST Since 1938. All wood covered. Everything for outside beauty and insulation. William Davis, 663-6635.

ACCOUNTING and Tax Service by appointment. Jim and Sandie Galardi, 12383 West Austin. Call 517-596-4360 or 428-8262.

HOUSE FOR SALE: 107 S. Union, Manchester. Two-story, 4 bedroom, carpeted. \$19,000. 428-2812.

DRESSED rabbits on demand. 428-3300. Also good breeding stock.

OLD BRICK QUALITY Refinishing, reglazing, restoration. Antiques especially. 759-8695 or 428-3353.

FIREWOOD - split hardwoods \$13.00 cord. Picked up 4X3X16, 428-7754.

FOR SALE: '72 Monte Carlo, 35,000 miles, air conditioning. Call 428-7377 after 6.

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

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

PIANO & ORGAN tuning and repair (517) 782-1273.

ANTENNAS & TOWERS "If it is out of reach - Call Beach" Saline 429-5994

FOR AN Old Fashioned Sleigh Ride, call 428-8540.

10 ACRES, Kies Road-2200 sq. basement with sub-floor in. 4" wall casting and pump, septic tank and field. Immediate possession \$25,000. Chapin Broker, 109 E. Main St., Manchester, Michigan 428-8961.

OFFERING sewing classes in my home. For further information call Eunice Scully 428-8104.

FOR SALE: 150 bales of oat straw. Call Vic Wurster, 428-8114 after 5. 2-13p

JOB OPPORTUNITY "Applications for the Electrical Apprenticeship are available at the Vocational Education Office, Room 111, Eberwhite School, 800 Soule Blvd., Ann Arbor, Mich. from 7:30 a.m. to 4:30 p.m., Monday thru Friday. Completed applications must be returned to the Vocational Office no later than March 31, 1975. An Equal Opportunity Apprenticeship Program."

ATTENTION The Manchester American Legion Club will hold a dance, Saturday, February 15, 1975 from 9:30-1:30. A versatile country folk rock band called the Lakers will be playing up a storm. There's no cover charge, so treat your sweetheart to a Valentine's celebration. Legion Members and guests welcome.

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



SCOTT RESIDENTIAL - COMMERCIAL

RICHARD SCOTT, OWNER 15 YEARS EXPERIENCE MANCHESTER CALL 428-8425

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

## HELFRICH MASONRY

FIRE PLACES-BASEMENTS-VENEER STONE & BRICK

7679 Chelsea-Manchester Rd. Manchester, Mich. 48158

PLEASE BE NOTIFIED, that as of Monday, February 10, 1975, PETER A. KENSLE has terminated his association with the law firm of HENDLEY & KENSLE, P.C.; and that hereafter the law firm will be JAMES C. HENDLEY, P.C. with Thomas R. Kalloward at the same office in the bank.

James C. Hendley, J.D.

FOR SALE: Ford flail mower 6 ft. blade, 3 years old-429-4001.

CAN'T KEEP 4 year black Afghan Hound, gentle, loves people and cats free to good home 428-7126.

### Card of Thanks

I wish to thank all of my neighbors, relatives and friends for all the cards, flowers and all other acts of kindness and to Rev. Wise and Gregg Kammann for their visits and prayers while I was in the hospital and since my return home.

George Pittman

I would like to thank my friends and neighbors for their cards while in the hospital and since I returned home. A special thanks to Luther Schable and Delisle Bross for finishing my corn harvest.

James P. Kress

I wish to thank all my friends and neighbors for their kindness during the illness and the death of my Dad. Special thanks to Pastor Morris for all his prayers, visits and kind words.

Genoa Joseph

## Village of Manchester Survey

THE MANCHESTER VILLAGE COUNCIL WOULD LIKE YOUR OPINION ON WHAT YOU THINK THE 3 MOST IMPORTANT ITEMS LOCAL GOVERNMENT SHOULD PROGRAM FOR 1975.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Lewis Kemner

### WOULD YOU TELL US SOMETHING ABOUT YOURSELF?

- |               |                          |
|---------------|--------------------------|
| ( ) MALE      | ( ) FEMALE               |
| ( ) UNDER 16  | ( ) VILLAGE RESIDENT     |
| ( ) 16 - 20   | ( ) MANCHESTER TOWNSHIP  |
| ( ) 20 - 30   | ( ) FREEDOM TOWNSHIP     |
| ( ) 30 - 40   | ( ) BRIDGEWATER TOWNSHIP |
| ( ) 40 - 50   | ( ) SHARON TOWNSHIP      |
| ( ) 50 - 60   | ( ) OTHER                |
| ( ) 60 - OVER |                          |

### HOW LONG HAVE YOU LIVED IN THE AREA?

MAIL TO: MANCHESTER VILLAGE CLERK, P.O. BOX 485, MANCHESTER, MICHIGAN 48158 OR CAN BE DROPPED OFF AT BEAL'S ACE HARDWARE OR ANN ARBOR FEDERAL SAVINGS. MANCHESTER BRANCH

**BLACK SHEEP TAVERN**  
115-119 E. MAIN STREET MANCHESTER, MICH  
PHONE 428-7000  
Open Tuesday thru Sunday Closed Mondays

FRIDAY **BEEF BUFFET** 6 PM TO 10 PM  
SATURDAY **BEEF BUFFET** 10 PM  
\$4.75 Per Pe

DINNERS SERVED TUESDAY THRU THURSDAY 5 PM TO 9 PM  
FRIDAY AND SATURDAY 5 PM TO 11 PM SUNDAY 12 TO 9 PM

**SUNDAY BRUNCH**  
SERVING FROM 11 AM TO 1 PM  
ALL YOU CAN EAT \$2.75  
BANQUET AND PRIVATE PARTIES FACILITIES  
PHONE 428-7000 FOR INFORMATION

BLACK SHEEP ANTIQUES - OPEN DAILY EXCEPT MONDAY 10 A.M. TO 4:30 P.M. FOR APPOINTMENT CALL 428-7000. SPECIALIZING IN FINE FURNITURE AND CLOCKS.

# Freedom Township Zoning Ordinance

An Ordinance Establishing Zoning Districts Within the Unincorporated Portions of the Township of Freedom, Washtenaw County, Michigan

WHEREAS, by virtue of the laws of the State of Michigan, the Township Board of Freedom Township is solely vested with power and authority to provide by ordinance for the establishment of zoning districts in the unincorporated portions of said Township within which districts the uses of land may be encouraged, regulated or prohibited; and

WHEREAS, the Freedom Township Planning Commission did, in accordance with the procedures specified in Act 168 of the Public Acts of 1959, as amended, make and adopt a basic plan as a guide for the development of Freedom Township; and

WHEREAS, the basic zone plan has been designated to promote the public health, safety and general welfare, to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; and to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation, education and other public improvements; to provide adequate light and air; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land resources and properties; and

WHEREAS, the Freedom Township Planning Commission did prepare a zoning map establishing zoning districts based upon said plan, which zoning map was designated to encourage the use of lands in accordance with their character and adaptability and to limit the improper use of land; to provide adequate light and air; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties, and with reasonable consideration, among other things, to the character of each zoning district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land building and population development; and

WHEREAS, the Freedom Township Planning Commission did adopt and file with the Freedom Township Board recommendations as to (1) a plan for the unincorporated portions of Freedom Township as a whole, (2) a zoning map establishing zoning districts including the boundaries thereof, (3) the text of a zoning ordinance with the necessary provisions and zoning regulations, and (4) the manner of administering and enforcing the zoning ordinance, after having properly noticed and held a public hearing thereon and made a recommendation, having submitted said proposed zoning ordinance and maps to the Washtenaw County Metropolitan Planning Commission of Washtenaw County, Michigan, for recommendation in accordance with the procedures specified in Act 168 of the Public Acts of 1959, as amended;

NOW THEREFORE, THE TOWNSHIP OF FREEDOM ORDAINS:

### ARTICLE I.0

#### TITLE, PURPOSES AND LEGAL CLAUSES

SECTION 1.01 - TITLE This Ordinance shall be known and may be cited as "The Zoning Ordinance of Freedom Township".

SECTION 1.02 - REPEAL OF ORDINANCE The Freedom Township Zoning Ordinance adopted on January 14, 1975 and all amendments thereto are hereby repealed effective coincident with the effective date of this Ordinance.

SECTION 1.03 - PURPOSES This Ordinance has been established for the purposes of:

- Promoting and protecting the public health, safety and general welfare;
- Protecting the character and stability of the agricultural, recreational, residential, commercial and industrial areas within the unincorporated portions of Freedom Township and promoting the orderly and beneficial development of such areas;
- Providing adequate light, air, privacy and convenience of access to property;
- Regulating the intensity of use of land and lot areas and determining the area of open spaces surrounding buildings and structures necessary to provide adequate light and air and to protect the public health;
- Lessening and avoiding congestion in the public highways and streets;
- Providing for the needs of agriculture, recreation, residence, commerce, and industry in future growth;
- Promoting healthful surroundings for family life in residential and rural areas;
- Firing reasonable standards to which buildings are incompatible with the character of development or the uses, buildings or structures permitted within specified zoning districts;
- Prohibiting uses, buildings or structures which are incompatible with the character of development or the uses, buildings or structures permitted within specified zoning districts;
- Preventing such additions to or alteration or remodeling of existing buildings or structures in such a way as to avoid the regulations and limitations imposed hereunder;
- Protecting against fire, explosion, noxious fumes and odors, heat, dust, smoke, glare, noise, vibration, radioactivity, and other nuisances in the interest of the public health, safety, and general welfare;
- Preventing the overcrowding of land and undue concentration of buildings and structures so far as is possible and appropriate in each zoning district by regulating the use and bulk of buildings in relation to the land surrounding them;
- Conserving the taxable value of land, buildings, and structures throughout the unincorporated portions of the Township;
- Providing for the completion, restoration, reconstruction, extension or substitution of nonconforming uses;
- Creating a Board of Appeals and defining the powers and duties thereof;
- Designating the defining the powers and duties of the official or officials in charge of the administration and enforcement of this Ordinance;
- Providing for the payment of fees for zoning permits; and
- Providing penalties for the violation of this Ordinance.

SECTION 1.04 - VALIDITY AND SEVERABILITY CLAUSE If any court of competent jurisdiction shall declare any part of this Ordinance to be invalid, such ruling shall not affect any other provision of this Ordinance not specifically included in said ruling. If any court of competent jurisdiction shall declare invalid the application of any provision of this Ordinance to a particular land, parcel, lot, district, use, building, or structure, such ruling shall not affect the application of said provision to any particular land, parcel, lot, district, use, building, or structure not specifically included in said ruling.

#### SECTION 1.05 - CONFLICT WITH OTHER LAWS

- Where any condition imposed by any provision of this Ordinance upon the use of any lot, building, or structure is either more restrictive or less restrictive than any comparable condition imposed by any other provision of this Ordinance or by the provision of this Ordinance or by the provision of an ordinance adopted under any other law, the provision which is more restrictive or which imposes a higher standard or requirement shall govern.
- This Ordinance is not intended to abrogate or annul any easement, covenant or other private agreement provided that where any provision of this ordinance is more restrictive or imposes a higher standard or requirement that such easement, covenant, or other private agreement, the provision of this Ordinance shall govern.

SECTION 1.06 - EFFECTIVE DATE This Ordinance was adopted by the Township Board of the Township of Freedom, Washtenaw County, Michigan at a meeting held on January 14, 1975 and ordered published within 30 days thereafter in the Manchester Enterprise, a newspaper having general circulation in said Township, as required by Act 168 of the Public Acts of 1959, as amended. This Ordinance shall be effective March 15, 1975.

Date: January 14, 1975 David J. Meinhart, Township Supervisor  
Date: January 14, 1975 Rena L. Girbach, Township Clerk

#### SECTION 1.07 - CERTIFICATES

A. We, the undersigned members of the Township Board of Freedom Township, Washtenaw County, Michigan, duly assembled in a special meeting of said Board Township on January 14, 1975 at Freedom Township Hall do hereby unanimously approve and adopt this Zoning Ordinance of Freedom Township, and annexed Official Zoning Map.

Supervisor, David J. Meinhart  
Clerk, Rena L. Girbach  
Treasurer, Walter A. Hieber  
Trustee, Alvin R. Weidmayer  
Trustee, Gilbert Luckhardt

B. I, Rena Girbach Clerk of Freedom Township, Washtenaw County, Michigan, hereby certify that the within Zoning Ordinance of Freedom Township was duly adopted by the Township Board of the Township of Freedom, at a regular meeting held on January 14, 1975 and that public notice of said meeting was given pursuant to Act 261, Public Acts of Michigan, 1968, at which all members of said Board were present. That, after duly noticed public hearing upon such proposed Zoning Ordinance, the Planning Commission of said Township theretofore held such public hearing and following such public hearing such proposed zoning ordinance was submitted to the Planning Commission of said County, all in accordance with Act 184, Public Acts of Michigan, 1943, as amended.

I further certify that Alvin Weidmayer moved adoption of said ordinance and that Gilbert Luckhardt supported said motion.

I further certify that the following Members moved for adoption of said Ordinance: David Meinhart, Rena Girbach, Walter Hieber, Gilbert Luckhardt, Alvin Weidmayer and the following Members moved against adoption of said Ordinance NONE I further certify that said Ordinance has been recorded in the Ordinance Book of the Township and that such recording has been authenticated by the signatures of the Supervisor and Township Clerk.

Dated: January 14, 1975 Rena L. Girbach, Freedom Township Clerk

#### ARTICLE II

#### DEFINITIONS

SECTION 2.01 - INTERPRETATION For the purpose of this ordinance, certain terms or words used shall be interpreted as follows:

- The word person includes a firm, association, organization, partnership, trust, corporation, or company as well as an individual.
- The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular.
- The word shall is mandatory, the word may is permissive. The words used or occupied include the words intended, designed, or arranged to be used or occupied.
- Any word or term not defined herein shall have the meaning of common or standard use which is reasonable for the context in which used herein.
- Questions of interpretation arising hereunder shall be decided by the Zoning Inspector whose decision may be appealed to the Zoning Board of Appeals.

#### SECTION 2.02 - DEFINITIONS

Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Apartment Building: A residential building containing three (3) or more dwelling units, located on one lot; also referred to as a multiple-family building.

Automobile Repair Station: A business which provides or offers for sale to the motoring public the items and materials and services normally obtainable in an automobile service station. In addition, the repair station provides vehicle rescue service and emergency road service, and may conduct major mechanical, electrical, cooling, exhaust, and power system and similar repairs. Minor body repairs may be made but operations such as bumping, welding, reshaping, resurfacing, sanding, and paint spraying to restore wrecked vehicles to serviceable condition are prohibited.

Automobile Service Station: Building and premises where gasoline, oil, grease, batteries, tire, car washing, and automobile accessories are dispensed at retail cost and minor maintenance services may be provided. Uses permitted at an automobile service station do not include major mechanical and body work, straightening of body parts, painting, welding, stored automobiles not in operating condition, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in automobile service stations. An automobile service station is not a repair garage or body shop.

Basement: The portion of a building which is partly or wholly below grade but so located that the vertical distance from the average contact grade to the top surface of the basement floor is greater than or equal to the vertical distance above the average contact grade to the basement ceiling.

Billboard: See definition of Sign, Outdoor Advertising, herein.

Boarding House: Synonymous with definition of Rooming House for purposes of this Ordinance.

Building: An enclosed structure having a roof supported by columns, walls, arches, or other devices and used for the housing, shelter, or enclosure of persons, animals, or chattels.

Building Height: The vertical distance measured from the finished floor of the first story to the highest point of the roof for a flat roof, to the deck line of a mansard roof, or to the midpoint elevation between eaves and ridge for a gable, hip, or gambrel roof of a building. The first story shall be considered the lowest story of which the ceiling is four (4) feet or more above the average contact grade level at any exterior wall of the building.

Building Line: The minimum distance which any structure must be located from a property line, street line, or a flood plain line. Building line is also defined as the rear or interior line of any required yard.

Clinic: An establishment where human patients are examined and treated by a group of physicians, dentists, or similar professions. A clinic shall not include overnight lodging facilities.

Club: Buildings or facilities owned and operated by a corporation, association or persons for social or recreational purposes for members and guests, but not operated primarily for profit or to render a service customarily carried on as a business.

Conditional Use: A use that would be detrimental to other uses permitted in the same zoning district unless carefully controlled as to number, area, size, exterior design, location or relation to the adjacent properties and to the neighborhood. Such uses may

CONTINUED ON PAGE 2



be considered necessary or important to the public health, safety and welfare of the neighborhood or township as a whole and may be permitted if proper safeguards are taken. Such uses may be permitted in a zoning district as conditional uses if specific provision is made in this zoning ordinance.

**Convalescent (Nursing) Home:** A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and medical care, and which structure complies with the State of Michigan regulations.

**Day Care Center:** A structure designed specifically for daytime care of children or a similar structure designed for group education or use, such as an elementary school or church. An occupied dwelling unit or portion thereof shall not be considered a day care center. The term "day care center" shall include the commonly used term "nursery school".

**Day Care Home:** An occupied dwelling unit in which a person (s) provides day time care for children other than his/her own family and the children of close relatives. Such care shall be limited to eight (8) or fewer children, including children living in the home.

**Drive-in Establishment:** A business establishment which provides sales or services to customers while said customers are situated in a motor vehicle rather than in a structure.

**Dwelling Unit:** One room, or rooms connected together, constituting a separate, house-keeping unit independent of any other dwelling unit for owner occupancy, or rental or lease and physically separated from any other rooms or dwelling units which might be located within the same structure. A dwelling unit shall contain independent kitchen, bathroom, sleeping, and living facilities, and shall be designed for and occupied by one (1) family only.

**Dwelling Unit, Single-Family Detached:** A detached residential building, other than mobile home, designed for and occupied as one (1) dwelling unit only.

**Dwelling Unit, Single-Family Attached:** Not more than three (3) dwelling units, located on separate but adjoining lots, separated from each other by a party wall, along the dividing lot line, and separated from any other building or structure by open space on the remaining sides, provided that the length of the party wall shall constitute less than twenty (20) percent of the length of common wall joining two (2) dwelling units.

**Dwelling Unit, Two-Family:** A detached residential building containing two (2) dwelling units. The dwelling units may be arranged one above the other or side by side, provided that, if side by side, the length of the party wall shall constitute at least twenty (20) percent of the length of the common wall joining the two (2) dwelling units.

**Dwelling Unit, Townhouse:** A dwelling unit located within a townhouse building, with each dwelling unit having separate front and rear or front and side entrances from the outside, and with each unit having individual front and rear yards located and designed as an integral part of each dwelling unit. Each dwelling unit shall be separated from the adjoining dwelling units by a party wall, the length of which shall be at least twenty (20) percent of the length of the common wall joining the two (2) dwelling units.

**Dwelling Unit, Mobile Home:** A single-family detached dwelling unit prefabricated on its own chassis and designed to be transported on streets or highways on its own wheels or on flatbeds or other trailers, and arriving at the site where it is ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities and the like. A mobile home shall have a body width of ten (10) feet or larger. A travel trailer or other recreation vehicle shall not be considered a mobile home.

**Dwelling Unit, Multiple-Family:** A dwelling located in an apartment building.

**Dwelling Unit, Senior Citizen:** A dwelling unit designed for and limited to occupancy by persons aged 60 years or older.

**Essential Services:** The erection, construction, operation, or maintenance by municipalities, their departments, commissions, or boards, or by other governmental agencies of the underground portions of water distribution systems and sewage disposal systems, dams, weirs, culverts, bridges, canals, locks, main drains, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, and other similar equipment and accessories in connection therewith, but not including buildings.

**Family:** An individual or group of two (2) or more persons related by blood, marriage, or adoption, including domestic employees, together with not more than two (2) additional persons not related by blood, marriage, or adoption, living together as a single unit in a dwelling unit. A family shall also be defined as not more than two (2) persons living together as a single housekeeping unit, who are not related by blood, marriage, or adoption.

**Extraction Operations:** Extraction operations shall mean any pit, excavation, or mining operation for the purpose of searching for, or removing for commercial use, any earth, sand, gravel, clay, stone, or other non-metallic mineral in excess of fifty (50) cubic yards in any calendar year. The term shall not include an oil well or excavation preparatory to the construction of a building, structure, roadway, or pipeline.

**Farm:** A parcel or combination of parcels of land operated as a single unit on which bona fide raising of crops, livestock, and poultry is carried on directly by the owner-operator, manager or tenant-farmer, by his own labor or with assistance of members of his household or hired employees. Land to be considered as a farm shall include a contiguous unplatted parcel of not less than ten (10) acres in area.

**Flood Plain:** The area adjoining a river, stream, water course, or lake which is inundated by a flood discharge which results from a 100-year storm of a twenty-four (24) hour duration. The flood plain shall include the stream channel and overbank area (the floodway) and the fringe areas of the floodway.

**Floor Area:** The floor area of a building shall be the sum of the gross horizontal floor areas of the several stories of a building as measured to the exterior face of the exterior walls, plus that area similarly measured of all other floors except basements, that are accessible by a fixed stairway, storage areas, recreation rooms, boiler rooms, and other areas within or contiguous to the structure, and the measurement shall include the floor area of all accessory buildings measured similarly.

**Floor Area Ratio (FAR):** The ratio of the floor area of a building to the area of the lot on which the building is located. The ratio is calculated by dividing the total floor area by the total lot area, both areas being the same unit of measure, and expressing the quotient as a decimal number. The term is commonly referred to as FAR.

**Garage, Private:** An accessory structure for the principal permitted use for the storage of not more than three (3) motor vehicles and/or for the use of the occupants of the principal permitted use on the lot on which such use is located, and provides further that said garage will have a vehicle entrance door not exceeding eight (8) feet in height. (Gasoline Station: See definition of Automobile Service Station, herein.)

**General Development Plan:** A comprehensive land use plan for Freedom 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 utilities, and for the physical development of Freedom Township, adopted by the Freedom Township Planning Commission and duly approved by the Township Board and by the County Planning Commission, or any such or part thereof separately adopted provided, however, that all such plans or any part or parts thereof separately adopted shall have been published. Any reference in this ordinance to "adoptions" of plans refers to adoptions by the Freedom Township Planning Commission in accordance with Act 168, Public Acts of 1969, 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.

**Grade:** For the purpose of determining structure height, the following rules shall apply:

- For buildings adjoining the street line, it is the elevation of the sidewalk, or the crown of the street, if there is no sidewalk, directly opposite the corner of the wall which adjoins the street. If the average elevation of the corner grade is lower than the elevation of the street or sidewalk grade, whichever is applicable, the grade shall be the average elevation of the lowest corner grade.

- For buildings adjoining more than one street the grade is the elevation as above determined for the street or sidewalk having the lowest elevation.
- For buildings having no wall adjoining a street, the grade is the average contact grade along the exterior walls of the building.
- All walls which are approximately parallel to and not more than thirty-five (35) feet from the street line shall be considered as adjoining the street.
- Where street or sidewalk elevation has not been established, the Building Inspector shall determine such elevation for purposes of this Ordinance.

**Grade, Contact:** The elevation of the finished ground surface along and adjacent to an exterior wall of a building.

**Ground Floor Coverage (GFC):** The total ground floor area of the principal and all accessory buildings divided by the total lot area, both areas being in the same unit of measure, and expressed as a percentage. The term is commonly referred to as GFC.

**Home Occupation:** An occupation that is carried on within a dwelling unit by a resident member of the family only and which is clearly incidental and secondary to the principal residential use. The definition of the home occupation shall not include clinics, hospitals, barber shops, beauty parlors, tea rooms, tourist homes, animal hospitals, kennels, military shops, music studios, and similar uses.

**Hospital:** An institution providing health services primarily for in-patients and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient departments, training facilities, central service facilities, and staff offices.

**Hotel:** A building or part of a building, with a common entrance or entrances, in which the rooming units are used only for accommodation of transients, and in which no provision is made for cooking in any individual room, and in which one or more of the following services are offered: (a) maid service; (b) furnishing of linen; (c) telephone, secretary or desk service; and (d) bell-boy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms, and a dwelling unit(s) for management staff.

**Junkyard:** An open lot and any accessory buildings where waste, used, or secondhand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including, but not limited to, scrap iron, and other metals, paper, rags, rubber tires, wood, and bottles, but does not include automobile graveyards.

**Kennel, Commercial:** Any building or building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals for profit, but shall not include those animals raised for agricultural purposes.

**Kennel, Private:** Any building or building and/or land used, designed, or arranged for the boarding, breeding, or care of dogs, cats, pets, fowl, or other domestic animals belonging to the owner thereof and kept for purposes of show, hunting, or as pets, but not to include riding stables, provided that no more than three (3) such animals six month old or older are kept on the premises either permanently or temporarily. The keeping of such animals shall be strictly incidental to the principal use of the premises and shall not be for purposes of remuneration or sale.

**Livestock:** The word livestock shall mean horses, cattle, sheep and swine.

**Loading Space:** An off-street space on the same lot with the principal building or use designed and used for the temporary parking of commercial vehicles for purposes of loading and unloading merchandise or material.

**Lot:** A lot is a parcel of land, excluding any street or other right-of-way, with at least sufficient size to meet the minimum requirements for use, coverage, and lot area and to provide such yards and open spaces as herein required. Such lot shall have frontage on a public street or on a private street approved by the Township Board and may consist of:

- A single lot of record;
- A portion of a lot of record;
- any combination of complete and/or portions of lots of record if continuous;
- a parcel of land described by metes and bound; provided that in no case of division or combination shall the area of any lot or parcel created, including residuals, be less than that required by this ordinance.

In addition to the land required to meet the regulations herein, the lot shall include all other land shown in a request for a building permit or a certificate of occupancy, occupied by a principal building or use, and any accessory building or use.

**Lot Area:** The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided as indicated under Yards in this section.

**Lot Lines:** The lines bordering a lot, as defined herein, shall be as follows:

- Front lot line: In a case of an interior lot, the front lot line is that line separating the lot from the street. In the case of a corner lot or double frontage lot it is that line separating that line from either street.
- Rear lot line: That line opposite the front lot line. In a case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front line, not less than 10 feet long, farthest from the front lot line and located wholly within the lot.
- Side lot line: Any lot line other than the front lot line and rear lot line.

**Lot of Record:** A lot which is part of a platted subdivision shown on a map thereof which has been recorded in the office of the Register of Deeds of Washtenaw County, or a lot described by metes and bounds, the description of which has been recorded in said office.

**Lot Types:**

- Corner lot: A lot located at the intersection of two or more streets. A lot abutting a curved street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.
- Interior lot: A lot other than a corner lot, with only one frontage on a street.
- Through lot: A lot other than a corner lot with frontage on more than one street.

Through lots abutting two streets may be referred to as double frontage lots.

**Lot Width:** The horizontal distance between the side lot lines, measured along the front building line. The distance between the side lot lines at their foremost points, where they intersect the street line, shall not be less than eighty (80) percent of the required lot width except in the case of lots fronting onto the turning circle of cul-de-sac streets, in which case the minimum distance shall be twenty (20) feet.

**Michigan Trailer Coach:** Public Act 245, Public Acts of 1969, as amended.

**Mobile Home:** See definition of Dwelling Unit, Mobile Home, herein.

**Mobile Home Park:** A parcel of land under single ownership on which two or more mobile homes are occupied as dwelling units, and in which sites for the mobile homes are marked.

**Mobile Home Site:** A parcel of ground within a mobile home park designed for accommodating one mobile home dwelling unit and meeting the requirements of this ordinance for a mobile home site.

**Mobile Home Structure:** That part of a mobile home site designed and constructed for the placement of a mobile home, apartment structure, or addition including expandable rooms, enclosed porches, garages, or structural additions.

**Motel:** See definition of Hotel, herein.

**Motor Home:** A self-propelled, licensed vehicle prefabricated on its own chassis, intended only for recreation activities and temporary occupancy as part of such activities.

**Nonconformity, Structure:** A structure or part thereof lawfully constructed and existing at the effective date of this ordinance, or amendments thereto, that does not conform to the Area, Placement and Height Regulations, and all street parking and loading requirements of the district in which it is located.

**Nonconformity, Use:** A structure, lot, or other parcel of land lawfully occupied by a person at the effective date of this ordinance or amendments thereto and which does not conform to the Use Regulations of the district in which it is located.

**Nursery (Plant Materials):** A lot or structure or combination thereof for the storage, display, sale, or retail sale, of live trees, shrubs, and plants, and including as incidental sales, the sale of products used for gardening or landscaping. This definition of nursery does not include a roadside stand or temporary sales facility for Christmas trees.

**Off-Street Parking Area:** A land surface providing vehicular parking spaces, along with adequate drives and aisles for maneuvering and access, for the parking of three (3) or more automobiles or trucks or other vehicles.

**Parcel:** A parcel is a lot as defined in ARTICLE VI.

**Parking Space:** An area of definite length and width for the parking of one (1) vehicle only, said area to be exclusive of drives, aisles, or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

**Party Wall:** A fire wall, located between two (2) dwelling units, without openings, extending from a basement floor or foundation to the highest point of the roof. A party wall may be all or a portion of the wall common to two (2) dwelling units.

**Planning Commission:** The Planning Commission of Freedom Township as established under Act 168, Public Acts of 1969, as amended.

**Public Utility:** The person, firm or corporation, municipal department, board or commission duly authorized to furnish gas, steam, electricity, sewage disposal, communication, telegraph, transportation, or water to the public under federal, state, and municipal regulations.

**Quarry:** See definition of Extraction Operations, herein.

**Recreation Vehicle:** A vehicle designed and intended for temporary occupancy during leisure time/recreation activities, either self-propelled or designed to be carried on the chassis of another vehicle or pulled by another vehicle. Such unit shall not exceed eight (8) feet in width and shall not be designed or intended for full-time residential occupancy. The term recreation vehicle shall include, among others, such commonly named vehicles as travel trailer, travel camper, pickup camper, tent camper, and motor home.

**Residential Cluster Development:** Grouping of single-family residences on lots of area and width reduced below the minimums required in the district in which located, with the excess land area which results from the lot size reductions placed into common open space.

**Riding Stable, Private:** Any building or structure used or designed for the boarding, breeding, or care of not more than two (2) horses, other than horses used for farming or other agricultural purposes.

**Riding Stable, Public:** Any building or structure used for the boarding, breeding, or care of three (3) or more horses, other than horses for farming or agricultural purposes. A public riding stable may include areas and facilities for training, riding, or driving or horses and for the offering of lessons to teach the riding and driving of horses.

**Road:** See definition of Street, herein.

**Roadside Stand:** A structure operated only for the purpose of the retail sale of produce raised or produced on the farm where situated, its use shall not make a commercial district nor shall its use be deemed a commercial activity. Such use shall be seasonal in nature and shall not operate for more than nine (9) months out of any calendar year.

**Rooming House:** A building containing three (3) or more rooming units other than a hotel or motel, where lodging or lodging and meals are provided for compensation and by pre-arrangement for definite periods.

**Rooming Unit:** A room or group of rooms forming a single habitable unit, used for living and sleeping, but which does not contain cooking or eating facilities.

**Sand and Gravel Pits:** See definition of Extraction Operations, herein.

**Screen:** A structure providing enclosure and/or visual barrier between the area enclosed and the adjacent property. A screen may also be a non-structure, consisting of shrubs or other growing materials of sufficient height and density as to provide an enclosure and/or a visual barrier.

**Sign:** Any structure or part thereof, or device attached thereto or painted or represented thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, code mark or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation, of any person, firm, organization, place, commodity, service, business, profession, or industry which is located upon any land or in any building, in such manner as to attract attention from outside the premises.

**Sign, Direction or Information:** A sign designating the location of a community or institution of public or quasi-public nature or the opening of an event of public interest, but not including signs pertaining to real estate, and not including any advertising matter.

**Sign, Identification:** A sign which carries only the name of the firm, the major enterprise, or the principal product or service offered for sale on the premises or a combination of these things only to identify location of said premises and not to advertise, and located only on the premises on which the firm, major enterprise, or principal product or service offered for sale on the premises or a combination of these things intended only to identify location of said premises and not to advertise, and located only on the premises on which the firm, major enterprise, or principal product or service identified is situated.

**Sign, Free Standing:** An identification sign supported by a structure independent of any other structure.

**Sign, Outdoor Advertising:** A sign, including billboards, on which the written or pictorial information is intended to advertise a use located on other premises, and which is intended primarily for advertising purposes.

**Story:** That portion of a building between the top surface of any floor and the top surface of the floor next above it, or if there be no floor above it, the space between such floor and the ceiling next above it. A basement shall be counted as a story if it is used for business or dwelling purposes. A mezzanine floor shall be counted as a story if it covers more than one-third of the area of the floor next below it or if the vertical distance between the floor next below it and the floor next above it is twenty (20) feet or more.

**Story, One-Half:** An uppermost story lying under a sloping roof having a floor area less than fifty (50) percent of the floor area directly below it. For the purpose of this ordinance, the usable floor area of a half-story is only that area having at least four (4) feet clear height between the finished floor and ceiling of such story.

**Street:** A public or private traffic way which meets the requirements of this ordinance and which affords the principal means of vehicular access to the abutting property.

**Street Line:** A right-of-way line of a public street or the easement line of a private street approved by the Township Board.

**Structure:** Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures shall include buildings, mobile homes, walls, fences, billboards and towers.

**Structure Height:** See definition of Building Height, herein.

**Structural Alteration:** Any change in the supporting elements of a building or structure such as, but not limited to, bearing walls or partitions, columns, beams or girders, or any substantial change in the roof.

**Subdivision Ordinance:** The subdivision ordinance of Freedom Township, adopted pursuant to Act 288, Public Acts of 1967, as amended, and Act 168, Public Acts of 1959, as amended, where applicable.

**Swimming Pool, Commercial:** A swimming pool and/or wading pool, including buildings necessary or incidental thereto, owned and operated by an association of members

for the benefit of such association, incorporated or unincorporated, provided that said association is not organized for profit, and provided that the right to use such pools is restricted to these members and their guests.

**Swimming Pool, Private:** A swimming pool and/or wading pool, including structures necessary and incidental thereto, owned and operated by the landowner of the parcel on which situated, for use only by the residents of the parcel on which situated, and their guests.

**Tent Camper:** A vehicular, portable structure, built on a non-motorized chassis and designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet and whose sides and top are made of tent-type or hard surface material which fold down into a compact trailer unit during travel.

**Time Limits:** Time limits stated in this ordinance shall mean calendar days, weeks, months, or years, whichever are applicable, unless otherwise specified herein.

**Tourist Home:** See definition of Hotel, herein.

**Townhouse:** A residential building containing at least three (3) but not more than eight (8) dwelling units arranged side by side.

**Township:** The Township of Freedom.

**Township Board:** The Freedom Township Board.

**Trailer Coach:** See definition of Mobile Home, herein.

**Travel Camper:** A portable living unit designed for temporary recreational occupancy, intended to be carried on a motorized vehicle and commonly referred to as a pick-up camper.

**Travel Trailer:** A vehicular, portable structure, built on a non-motorized chassis and designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight (8) feet.

**Variance:** A variance is a relaxation of regulations of the zoning ordinance with respect to a specific lot, where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the ordinance would result in unnecessary hardship or practical difficulty.

**Yard:** A required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from the ground upward, except as provided otherwise in this ordinance.

**Yard, Front:** A yard extending the full width of a lot and situated between a street line and a front building line parallel to the street line. The depth of the front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. In the case of rounded property corners at street intersections, where the radius of the curve is thirty (30) feet or less, the foremost point of the side lot line shall be assumed to the point at which the side and front lot lines would have met without such rounding. If the radius of such curve exceeds thirty (30) feet, the yard shall be parallel to the street line. The front and rear yard lines shall be parallel.

**Yard, Rear:** An open yard extending the full width of the lot between the interior side yard lines and situated between the rear lot line and the rear building line and parallel to the rear lot line. In the case of corner and through lots, there shall be no rear yards, but only front and side yards.

**Yard, Side:** A yard situated between the side building line and the adjacent side lot line and extending from the rear line of the front yard to the rear lot line and parallel to the side lot line.

ARTICLE III  
GENERAL PROVISIONS

**SECTION 3.01 ESTABLISHMENT OF DISTRICTS** Freedom Township is hereby divided into the following zoning districts to be known as, and having the following names and symbols:

- Rural Districts-Recreation - Conservation District (R-C) General Agriculture District (A-1)
- Rural Residence District-Single - Family Suburban Residential District (R-2)
- Urban Residence District-Mobile Home Park Residential District (R-6)
- Business District-Convenience Commercial District (C-1)
- Industrial District-Limited Industrial District (I-1)

SECTION 3.02 - OFFICIAL ZONING MAP

**A. For the purpose of this ordinance, zoning districts as provided herein are bounded and defined as shown on a map entitled "Official Zoning Map of Freedom Township". The official zoning map, with all explanatory matter thereon, is hereby made a part of this ordinance.**

**B. Identification of Official Zoning Map -** The official zoning map shall be identified by the signature of the Township Supervisor, attested by the Township Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in the Freedom Township Zoning Ordinance" together with the effective date of this ordinance.

**C. Changes to Official Zoning Map -** If, in accordance with the procedures of this ordinance and Act 184 of the Public Acts of 1943, as amended, a change is made in the zoning district boundary, such change shall be entered onto the official zoning map by the Township Supervisor promptly after the ordinance authorizing such change shall have been adopted and published, with an entry on the official zoning map as follows: "On (date) by official action by the Freedom Township Board, the following change(s) was made in the Official Zoning Map: (brief description of change)", which entry shall be signed by the Township Supervisor and attested by the Township Clerk. No change in the official zoning map of any other nature shall be made unless authorized by the Zoning Board of Appeals and then only by the Township Supervisor. No change of any nature shall be made in the official zoning map or matter shown thereon except in conformance with the procedures set forth herein. Any unauthorized change of whatever kind by any person or persons will be considered a violation of this ordinance and punishable as provided in ARTICLE II, herein. Any change in corporate boundaries within the Township shall be recorded on the official zoning map by the Township Supervisor with his signature and data and attestation by the Township Clerk attached thereto.

**D. Authority of Official Zoning Map -** Regardless of the existence of purported copies of the official zoning map which, from time to time, may be made or published, the official zoning map shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Township. The official zoning map shall be located in the office of the Township Clerk and shall be open to public inspection.

**E. Replacement of Official Zoning Map -** In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature and the number of changes made thereto, the Township Board may by ordinance adopt a new official zoning map which shall supersede the prior zoning map. The new official zoning map may correct drafting or other errors or omissions on the official zoning map but such corrections shall not have the effect of amending the zoning ordinance or the prior official zoning map. The new official zoning map shall be identified by signature of the Township Supervisor, attested by the Township Clerk, and bear the seal of Freedom Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Freedom Township, adopted on (date) which replaces and supersedes the Official Zoning Map was adopted on (date)". Unless the prior official zoning map has been lost or has been totally destroyed the prior map or any significant parts thereof remaining shall be preserved to



gether with all available records pertaining to its adoption or amendment.

F. Rules for Interpretation - Where uncertainty exists as to the boundaries of zoning districts as shown on the official zoning map the following rules for interpretation shall govern.

1. A boundary indicated as approximately following the center line of a highway, alley, or easement shall be construed as following such centerline.
2. A boundary indicated approximately following a recorded lot line or the line bounding a parcel shall be construed as following such line.
3. A boundary indicated as approximately following a municipal boundary of a city, village, or township shall be construed as following such line.
4. A boundary indicated as following a railroad line shall be construed as being located midway in the right-of-way.
5. A boundary indicated as following a shore line shall be construed as following such shore line, and in the event of change in the shore line shall be construed as following the shore line existing at the time the interpretation is made.
6. The boundary indicated as following the centerline of a stream or river, canal, lake, or other body of water shall be construed as following such centerline.
7. A boundary indicated as parallel to, or an extension of, features in paragraphs 1-6 preceding shall be so construed.
8. A distance not specifically indicated on the official zoning map shall be determined by the scale of the map.
9. Where a physical or cultural feature existing on the ground is at variance with that shown on the official zoning map or any other circumstances not covered by 1-8 preceding, the Board of Appeals shall interpret the location of the zoning district boundary.
10. Where a district boundary line divides a lot which is in single ownership at the time of adoption of this ordinance, the Board of Appeals may permit an extension of the regulations for either portion of the lot to the nearest lot line, but not to exceed 50 feet beyond the district line into the remaining portion of the lot.

SECTION 3.03 - NUMBER OF RESIDENCES ON A LOT Not more than one single-family dwelling unit shall be located on a lot, nor shall a single-family dwelling unit be located on the same lot with any other principal building or structure use, except as permitted on farms for seasonal agricultural workers.

SECTION 3.04 - TEMPORARY STRUCTURES

A. Temporary Dwellings - No cabin, garage, cellar, or basement, or any temporary structure whether of a fixed or movable nature may be erected, altered, or moved upon or used in whole or in part for any dwelling purpose whatsoever for any time whatsoever except as provided in this Section.

If a dwelling is destroyed or is damaged by a natural or man-made event, such as fire, flood, windstorm, or tornado, to an extent that it is uninhabitable for a period of time, a temporary dwelling, including a mobile home, approved by the Building Inspector, may be moved onto the lot, after obtaining a permit therefrom from the Building Inspector for use as a temporary dwelling during replacement or repair of the permanent dwelling. The temporary dwelling shall be placed so as to conform to all yard requirements of the zoning district in which it is located, and shall be connected to private water supply and sewage disposal systems approved by the County Health Department or to public water supply and sewage disposal systems.

The Building Inspector shall establish a reasonable date for removal of the temporary dwelling, said date not to exceed two years from the date of said destruction or damage. The temporary dwelling shall be removed from the lot within two (2) weeks of the date of occupancy of the replaced or repaired dwelling with the date of occupancy to be as listed on the certificate of occupancy. A performance bond in the amount of one thousand dollars (\$1,000) shall be provided to insure removal of the temporary dwelling.

The Building Inspector shall provide a written statement setting forth the conditions of permission granted under this Section to the residents so dislodged and shall retain a copy in his files.

The Building Inspector shall notify the Township Board and Planning Commission in writing of each such permission granted under this Section.

B. Temporary Construction Structures - Temporary buildings and/or structures may be used as construction facilities provided that a permit is obtained for such use from the Building Inspector.

The Building Inspector shall in each case establish a definite time limit on the use of such facilities, limits on the uses to which such facilities may be put, and a date by which such facilities are to be removed from the premises.

SECTION 3.05 - MOBILE HOMES Mobile homes shall not be allowed, except when located in and part of a licensed mobile home park, a mobile home subdivision, or a mobile home condominium, when used as a residence for security personnel, where permitted herein, or when used as a temporary dwelling as provided in Section 3.04, herein.

SECTION 3.06 - COMPLETION OF CONSTRUCTION Nothing in this ordinance shall require a change in plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance.

Actual construction is hereby defined to include the placing of construction materials in a permanent position and fastening them in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction provided that the work shall be carried on diligently, in the case of such excavation, demolition or removal, however, this provision shall expire and be of no effect 365 days following the effective date of adoption or amendment of this ordinance, unless a permit for the actual construction of a new building has been issued by the Building Inspector.

Where a building permit has been issued in accordance with the laws within 365 days of such effective date and diligently pursued to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit was issued, and further, may upon completion be occupied by the use for which it was originally designed, subject thereafter to the provisions of ARTICLE XXIII, herein, NONCONFORMITIES, if applicable.

Any basement, cellar, garage, or any incomplete structure without an occupancy permit in use as a dwelling on the effective date of adoption or amendment of this ordinance shall not be used as a dwelling for more than twelve (12) months following said date, unless said structure has been completed in conformance with the regulations of the district in which located.

SECTION 3.07 - CONDITIONAL USES Any use lawfully existing at the effective date of adoption or amendment of this ordinance and which is permitted as a conditional use in a district under the terms of this ordinance shall be deemed a conforming use and shall, without further action, application, or review be considered a conforming use but only to the extent that such use is actually occupying the lot, building and/or structures on the effective date of this ordinance or amendment. Expansion of such uses or change to another conditional use after the effective date of this Ordinance shall require a conditional use permit as provided in ARTICLE XXI, CONDITIONAL USES, herein.

SECTION 3.08 - ESSENTIAL SERVICES Essential services shall be permitted as authorized and regulated by law and by the ordinances of Freedom Township, it being the intention hereof to exempt such essential services from this ordinance.

SECTION 3.09 - VISIBILITY AT INTERSECTIONS On a corner lot in any zoning district no fence, wall, hedge, screen, structure, or planting shall be placed in such manner as to materially impede the vision between the height of two and one-half (2 and 1/2) and ten (10) feet above the centerline grades of the intersecting streets in the area

by the street right-of-way lines of such corner lots and the line joining points along said street lines fifty (50) feet from their point of intersection as measured along the street right-of-way lines.

SECTION 3.10 - HOME OCCUPATION A home occupation may be permitted within a single-family detached dwelling within a zoning district where such dwelling is permitted, subject to the following conditions:

- A. No person other than the members of the family residing on the premises shall be engaged in such occupation.
- B. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty (20) percent of the floor area of the dwelling unit may be used for the purposes of the home occupation.
- C. There shall be no change in the outside appearance of the structure or premises, or other visible evidence of conduct of such home occupation, and therefore shall be no external or internal alterations not customary in residential areas.
- D. A home occupation shall be conducted within the dwelling unit or within a building accessory thereto.
- E. No article shall be sold or offered for sale on the premises except such as is prepared within the dwelling or accessory building or is provided as incidental to the service or profession conducted herein.
- F. Traffic generated by a home occupation shall not be greater in volume than that normally generated by the residence. Parking for the home occupation shall not exceed two (2) spaces. Such spaces shall be provided on the premises, off-street, subject to all regulations in ARTICLE XII, OFF-STREET PARKING AND LOADING REQUIREMENTS, herein, and provided the parking spaces shall not be located in the required front yard.
- G. Exterior storage of material, equipment, or refuse associated with or resulting from a home occupation shall be prohibited.
- H. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interferences which are nuisances to persons off the lot. Any electrical equipment processes which create visual or audible interference with any radio or television receivers off the premises or which cause fluctuations in line voltages off the premises shall be prohibited.
- I. Signs not customarily found in residential areas shall be prohibited, provided however, that one non-illuminated name plate, not more than two (2) square feet in area, may be attached to the building, and which sign shall contain only the name, occupation, and address of the premises.

SECTION 3.11 - TRANSIENT AND AMUSEMENT ENTERPRISES Circuses, carnivals, other transient amusement enterprises, music festivals and similar temporary gatherings of people, may be permitted in any zoning district upon approval by the Township Zoning Board of Appeals. Such enterprises shall be permitted only on the finding by the Township Zoning Board of Appeals that the location of such activity will not adversely affect adjoining properties or adversely affect public health, safety, morals or general welfare. The Township Zoning Board of Appeals may require posting of a bond or other acceptable security payable to the Township in an amount sufficient to hold the Township free of all liabilities incidental to the operation of such activity and indemnify any adjoining land owners for any damage provable before the court having jurisdiction over the premises upon which the damages occurred and payable through such court.

SECTION 3.12 - ACCESS TO STREETS

- A. In any rural and urban residential, business, and industrial districts, every use, building, or structure established after the date of this ordinance shall be on a lot or parcel which adjoins a public street, such street right-of-way to be at least 66 feet in width unless a lesser width was established and recorded prior to the effective date of this ordinance, or shall adjoin a private street which has been approved as to design and construction by the Freedom Township Board and the County Road Commission.
- B. In any rural district, every use, building, or structure established after the effective date of adoption or amendment of this ordinance shall be on a lot or parcel which adjoins a public street, or an access easement of record to a public street, such public street right-of-way and private easement to be at least 66 feet wide, unless a lesser width was established and recorded prior to the effective date of this ordinance. Such access easement of record shall serve not more than two (2) dwelling units or not more than one (1) principal use or structure other than a dwelling unit.
- C. Every building and structure constructed or relocated after the effective date of adoption or amendment of this ordinance shall be so located on lots as to provide safe and convenient access for fire protection vehicles and required off-street parking and loading areas.

SECTION 3.13 - ZONING BOARD All powers, duties and responsibilities for a zoning board as provided by Act 184 of the Public Acts of 1943, as amended, are hereby transferred to the Township Planning Commission in accordance with Section 11 of Act 168 of the Public Acts of 1959, as amended.

ARTICLE X

SCHEDULE OF DISTRICT REGULATIONS

SECTION 10.01 - GENERAL PROVISIONS

- A. Minimum Requirements - The regulations herein established within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each class of land, buildings, structures, or uses throughout each district. Wherever the requirements of this ordinance are at variance with the requirements of any other adopted rules or regulations, ordinances, deed restrictions, or covenants, the most restrictive or those imposing the higher standards shall govern.
- B. Scope of Regulations
  1. Except as otherwise may be provided in ARTICLE XXIV, ZONING BOARD OF APPEALS, herein, every building or structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of an existing building or structure occurring, and every enlargement of or addition to an existing use, building or structure occurring after the effective date of this ordinance shall comply with all regulations which are applicable in the zoning district in which such use, building, or structure shall be located.
  2. No part of a yard or other open space, off-street parking or loading space required about or connected with any use, building, or structure for the purpose of complying with this ordinance shall be included in the yard, open space, off-street parking or loading space similarly required for any other use, building or structure.
  3. No yard or lot existing on the date of adoption of this ordinance shall be reduced in dimensions or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet the least minimum requirements established herein. No off-street parking or loading areas shall be reduced below the required size or number of spaces.
  4. Non-conforming lots of record may be utilized as set forth in Section 23.02, herein.
- C. Permitted Uses - Uses shall be permitted by right only if specifically listed as principal permitted uses in the various zoning districts or are similar to such listed uses. All other uses are prohibited.

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Accessory Uses and Buildings - Accessory uses are permitted as listed in the various zoning districts or as similar to such listed uses, and only if such uses are clearly incidental to the permitted principal uses. Other accessory uses, not listed, are permitted if customarily incidental to any principal permitted and conditional uses.

No accessory building shall be erected in any required yard and no accessory building shall be erected within five feet of any other building. A building attached to a principal building of a lot shall be considered a structural part thereof, shall comply with the provisions of the district in which it is located, and shall not be considered an accessory building. No accessory building shall be used prior to occupancy of the principal building or use, except as a construction facility for construction of the principal building.

E. Conditional Uses - Conditional uses are permitted as listed or if similar to the listed conditional uses and the required conditions are met. The required conditions are set forth in ARTICLE XXI, herein. Additional requirements for certain conditional uses are set forth in ARTICLE XI, herein.

F. Yard Measurements - Yards shall be measured from the exterior faces of a structure to lot lines. Roof overhangs and cornices which project one (1) foot or less from the exterior face shall not be included in the yard measurement. Yards shall be measured from the outer edge of a roof overhang or cornice, less one (1) foot, if the roof overhang or cornice extends more than one (1) foot from the exterior face of the structure. Front and corner side yards shall be measured from existing right-of-way lines. All required yards shall be located parallel and adjacent to property lines.

G. Exemptions from Area, Placement and Height Regulations

1. The following structures may be located anywhere on any lot: open and unroofed terraces, patios, porches and steps; awnings, flag poles; hydrants; laundry drying equipment; trellises; recreation equipment; outdoor cooking equipment; sidewalks and private driveways; trees, plants, shrubs and hedges; solid fences, screens or a wall less than four feet in height; fences or walls having at least 50% of their surface area open when viewed from the perpendicular; mailboxes; and light poles. Anything constructed, erected, placed, or planted or allowed to grow, shall conform to the provision of Section 3.09 VISIBILITY AT INTERSECTIONS, herein.
  2. The following structures and appurtenances shall be exempt from the height regulations of this ordinance: spires, belfries, penthouses and domes, chimneys, ventlators, skylights, water tanks, bulkheads, silos, parapets, and other appurtenances usually required to be placed above roof level and not intended for human occupancy. Public utility transmission and distribution lines and related structures, radio and television broadcasting and receiving antennae shall have a right-of-way equal to twice the height of the structure when in excess of one hundred (100) feet and shall be placed at an assured clear distance of other properties.
  3. An entrance structure, including but not limited to walls, columns or gates, may be placed in a subdivision, mobile home park, apartment or other residential development without regard to yard requirements provided that the location of such a structure shall be approved by the Planning Commission before a building permit is issued upon a finding that the location of such a structure conforms to the provisions of Section 3.09 VISIBILITY AT INTERSECTIONS, herein.
- Signs identifying the development by name and address may be mounted on an entry structure or made a structural part thereof, provided that such signs shall conform to all sign regulations, except yard regulations of the district in which located, and to the provisions of ARTICLE XIII SIGN REGULATIONS, herein.

SECTION 10.02 - STATEMENT OF INTENT FOR USE DISTRICTS

A. Rural Districts

1. Recreation-Conservation District (R-C) - The value to the public of certain areas of the Township is derived from the natural condition and features of these areas. This ordinance recognizes that the best use of such areas is the development, management and utilization of the natural resource base possessed by these areas. In order that value may be maintained and use encouraged, this zoning district is designed to preserve and enhance these natural amenities. It is the intent of this district to permit those uses, buildings and structures which can operate or be located in areas of natural amenities in a compatible manner and to prohibit those uses, buildings, or structures which might detract from or injure or destroy these amenities. It is further the intent of this district to permit compatible uses, buildings and structures only at a low density as an added guarantee of compatibility.

2. General Agriculture District (A-1) - This district is intended to preserve prime agricultural lands and to protect viable agricultural enterprises from encroachment by suburban and urban uses and developments. It is to be applied to areas which have soils well suited to agricultural activities. The district is designed to preserve these areas by prohibiting the intrusion of non-agricultural uses and facilities, urban and semi-urban uses and improvements, and other incompatible uses, buildings and structures. The district is intended to maintain and preserve large contiguous blocks of agricultural land, both by original designation and by future annexation of smaller holdings to existing areas. It is further the intention of this district not to include land which is not predominantly used for agricultural purposes or which cannot be profitably operated in agricultural endeavors. This district is also intended to help maintain land values and related property tax assessments at levels which farm activities can support and to avoid property value increases, through speculation for higher density use, which force prime farm land into non-agricultural uses. Residential subdivisions are considered to be incompatible with the intent of this district.

B. Rural Residence District  
Single-Family Suburban Residential District (R-2) - This district is established to provide areas for single family, rural non-farm residences on lots of sufficient size to permit the use of septic tanks and drain fields, and the use of on-site wells of safe water quality. The district is designed to provide a suburban residential character and is intended to be used in those parts of the Township where soils are suitable for septic tanks, drain fields, and wells, and where public sanitary sewer and water facilities are not planned to be extended. This district is to be used in those portions of the township where rural, non-farm residences are planned, but which do not contain the natural features to be protected in the R-1 district.

C. Urban Residence District  
Mobile Home Park Residential District (R-5) - The purpose of this district is to provide for the development of mobile home parks, and to promote mobile home parks with the character of residential neighborhoods. It is the intent of this ordinance that mobile home parks to be located in areas which are served adequately by essential public facilities and services such as access streets, police and fire protection, and public water, sanitary sewer, and storm drainage facilities. It is further the intent of this ordinance that mobile homes be considered and regulated as urban dwelling units, which deserve and require locations, services, and facilities similar to any other single-family and multiple-family dwelling units built at urban densities.

D. Business District  
Convenience Commercial District (C-1) - This district is established to provide suitable locations for retail, service, and office enterprises which serve a localized market area. Goods and services to be provided by establishments in this district are classified as "convenience" as distinguished from "comparison" goods and services, because they serve the day to day needs of a neighborhood

or group of neighborhoods. With the exception of supermarkets, establishments in this district will generally be small in floor and site area. This district is intended to encourage consolidation of business establishments, particularly as neighborhood shopping centers. Consolidations other than shopping centers are also encouraged with the intent of avoiding strip commercial development, lessening traffic congestion by reducing the number of commercial drive-ways opening onto major streets, and improving the safety and convenience of consumers. Establishments permitted in this district may be located on arterial or collector streets.

E. Industrial District (I-1) - This district is intended for "light" type manufacturing and non-manufacturing industrial operations and facilities. The district is designed to permit uses which are compatible with each other and to prevent encroachment by incompatible uses in order to preserve areas for such permitted uses.

The district is designed to create a low density development, with spacious yards to provide attractive settings as well as to help insure compatibility with non-industrial neighboring lots. This district is intended to permit only those uses which emit a minimum of noise, vibration, smoke, dust and dirt, gases or offensive odors, glare and radiation. The district is also intended for operations which store materials, supplies, products, equipment, and refuse within buildings; outdoor storage is not intended for this district.

SECTION 10.03 - SCHEDULE OF USE REGULATIONS

SECTION 10.03A - RURAL DISTRICTS

USES	R-C	A-1	USE	R-C	A-1
Airport landing strip	C	C	Poultry farm	P	P
Ambulance Station	C	C	Private garages, attached or detached	A	A
Animal hospital, veterinarian clinic	C	C	Private greenhouse	A	A
Antique shop	C	C	Public beaches	C	C
Apiary	P	P	Public park, playground	C	C
Boating sales and services, and related structures and uses, when a part of a marina	C	C	Radio, TV broadcasting station, receiving and broadcasting towers	C	C
Bulk feed and fertilizer outlets	C	C	Riding stable, private	P	P
Camping area, travel trailer park	C	C	Riding stable, public	C	C
Cemetery (human and animal)	C	C	Rifle skeet range	C	C
Church	C	C	Roadside stand	A	A
Conservation area for fauna, flora	P	P	Sanitary landfill	C	C
Country club	C	C	Schools, college, university	C	C
Dairy farm	P	P	Seasonal housing for agricultural workers (on farm 60 acres or larger)	C	C
Day care home, day care center	C	C	Single-family detached residence	C	P
Elementary, philanthropic institutions	C	C	Ski, toboggan facilities	C	C
Extraction operations	C	C	Snowmobile trails, motorcycle trails	C	C
Farm implement sales, repair	C	C	Soil removal	P	P
Farming, other agricultural uses	P	P	Storage buildings, barns, silos	A	A
Feed grain elevators	C	C	Swimming pool, community	C	C
Fertilizer, feed sales	C	C	Swimming pool, private	A	A
Forest preserve	P	P	Transient, temporary amusements (carnivals, etc.) (see Note #2)	C	C
Game refuge	P	P	Transmission and distribution lines and pipelines and related structures, but not including buildings, of public utility companies when located in an existing right-of-way or utility easement, telephone repeater structures	P	P
Game yard, hunting preserve	C	C	Transmission and distribution lines, pipelines, of public utility companies when new rights-of-way or easements are required; and structures of public utility companies (see Note #1)	C	C
Golf course	C	C	Tree, sod farms	C	C
Government buildings	C	C			
Guest house	A	A			
Home occupation (see Note #5, Section 10.03C)	A	A			
Hospital, nursing home, sanitarium	C	C			
Kennel (commercial and private)	C	C			
Library, museum (non commercial)	C	C			
Livestock, animal raising (except piggeries and feed-lots)	P	P			
Livestock auction yards	C	C			
Marina	P	P			
Nursery stock, greenhouse	P	P			
Piggeries and feedlots	C	C			
Police, fire station	C	C			

Note #1: Provided that there shall be no storage of materials, equipment, vehicles, or supplies on the premises, except as required for maintenance of a permitted or conditional use; provided further that no personnel shall be quartered on the premises; and provided that the structures shall be located, designed, constructed, and landscaped in such a manner as to conform to the character of the surrounding area and the zoning district in which located. Public utility companies constructing individual lateral service lines utilizing not more than three (3) poles are not required to obtain a conditional use permit.

Note #2: Additional regulations covering transient, temporary amusement enterprises are provided in Section 3.11, herein.

SECTION 10.03B - RURAL RESIDENCE DISTRICTS

USES	R-2	USES	R-2
Ambulance station	C	Private greenhouse	A
Church	C	Public office building	C
Cluster development (see Note #2)	P	Public park, playground	C
Country club	C	Riding stable, private	C
Day care center	C	Signs	A
Day care home	C	Single-family dwelling, detached	P
Golf course	C	Storage buildings	A
Home occupation	A	Swimming pool, community	C
Library, museum (non-commercial)	C	Swimming pool, private	A
Library, museum (non-commercial)	C	Transmission and distribution lines and pipelines, and related structures, but not including buildings of public utility companies when located in an existing right-of-way or utility easement, telephone repeater structures.	P
Police, fire station	C		
Primary and secondary schools	C		
Private garages, attached or detached	A		

CONTINUED ON PAGE 5



Transmission and distribution lines, pipelines, of public utility companies when new rights-of-way or easements are required; and structures of public utility companies (see Note #1)

Note #1: Provided that there shall be no storage of materials, equipment, vehicles, or supplies on the premises except as required for maintenance of a permitted or conditional use; provided further that no personnel shall be quartered on the premises; and provided that the structures shall be located, designed, constructed, and landscaped in such manner as to conform to the character of the surrounding area and the zoning district in which located. Public utility companies constructing individual lateral service lines utilizing not more than three (3) poles are not required to obtain a conditional use permit.

Note #2: Regulations for cluster development are set forth in Section 11.12, herein. SECTION 10.06C - URBAN RESIDENCE DISTRICTS

Table with columns: USES, C-1, and descriptions of various facilities like Ambulance stations, Church, Cluster development, etc.

Note #1: Additional regulations for cluster developments are set forth in Section 11.11, herein. Note #2: Provided, that there shall be no storage of materials, equipment, vehicles or other supplies on the premises, except as required for maintenance of a permitted or conditional use; provided further that no personnel shall be quartered on the premises; and provided that the structures shall be located, designed, constructed, and landscaped in such manner as to conform to the character of the surrounding area and the zoning district in which located.

Note #3: Additional regulations for mobile home courts as provided in Section 11.12, herein. Note #4: Single-family attached dwellings are permitted only in cluster development. Note #5: Home occupations shall be permitted only in single-family detached dwelling units.

SECTION 10.08D - BUSINESS DISTRICT

Table with columns: USES (see Note #1), C-1, and descriptions of various business uses like Drive-in restaurant, Dry-cleaning establishment, etc.

Table with columns: USES, C-1, and descriptions of various uses like Office park, Shoe repair shop, Signs, etc.

Note #1: Whenever uses permitted in the above districts involve the preparation or manufacture of goods for sale, such goods shall be sold only on the premises and only at retail. Note #2: A laundry or dry cleaning establishment may be either a pick-up station or a laundry or dry cleaning operation, provided that such operation is for local service only and that no work is received from pick-up stations or other laundry or dry cleaning plants.

SECTION 10.03E - INDUSTRIAL DISTRICTS

Table with columns: USES, I-1, and descriptions of various industrial uses like Monument, cut stone, and stone products, Office, computing and accounting machines, etc.

Warehousing, material distribution centers, Wholesale sales of goods materials

Note #1: Regulations covering industrial parks are provided in Section 10.04E, herein. Note #2: Regulations covering junkyards, etc., are provided in Section 11.07, herein. Note #3: Regulations covering sand and gravel pits are provided in Section 11.10, herein.

SECTION 10.04 - SECTION OF AREA, PLACEMENT AND HEIGHT REGULATIONS

Table with columns: REGULATION (see Note #1), R-C, A-1, and descriptions of various regulations like Minimum Lot Area, Maximum Ground Floor Coverage, etc.

Note #1: Lines and structures (not including buildings) of public utility companies shall be exempt from the area, placement, and height regulations of this Section. Note #2: Where livestock is raised or kept, any structure for housing of livestock, and any storage of hay, feed, or manure, shall be located not less than fifty (50) feet from any property line.

Note #3: The maximum height of farm structures shall be seventy-five (75) feet. See Section 10.01G, herein, for waiver of height regulations for certain structures. SECTION 10.04B - RURAL RESIDENCE DISTRICTS

Table with columns: REGULATION (see Note #1), R-2, and descriptions of various regulations like Minimum Lot Area-Residence, Minimum Lot Area, etc.

Note #1: Lines and structures (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this Section.

SECTION 10.04C - URBAN RESIDENCE DISTRICT

Table with columns: REGULATION (see Note #1), R-6 (see Note #2), and descriptions of various regulations like Minimum lot area, Minimum lot area per dwelling unit, etc.

Note #1: Lines and structures (not including buildings) of public utility companies shall be exempt from the area placement and height regulations of this Section. Note #2: Regulations for Mobile Home Parks are set forth in Section 11.12, herein. The regulations in Section 10.01D, except minimum lot area per dwelling unit, apply only to the entire lot in the park, not to individual mobile home sites.

SECTION 10.04D - BUSINESS DISTRICT

Table with columns: REGULATION (see Note #1), C-1, and descriptions of various regulations like Minimum lot area with public water, sanitary sewer, etc.

Note #1: Lines and structures (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this Section. Note #2: A transition strip shall be required whenever any lot in a business district abuts a lot in any rural or residence district.

Note #3: A transition strip shall be required whenever any lot in an industrial district abuts a lot in any rural or residence district. Such a strip shall be provided along every lot line, except front lot lines, which abuts a lot in such district, shall not be included as part of the required yard, and shall be improved with a screen, wall, hedge or shrubbery which will reach a height of four (4) feet one year after planting.

Note #3: The landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

Note #4: Minimum interior side yards may not be required when two or more buildings are part of a local shopping center or other combined development of local retail and/or service facilities. Side yard requirements shall apply to the perimeter of such developments.

SECTION 10.04E - INDUSTRIAL DISTRICT

Table with columns: REGULATION (see Note #1), I-1, and descriptions of various regulations like Minimum lot area, Minimum lot width, etc.

Note #1: Lines and structures (not including buildings) of public utility companies shall be exempt from the area, placement, and height regulations of this Section. Note #2: A transition strip shall be required whenever any lot in an industrial district abuts a lot in any rural or residence district.

Note #3: The landscape strip shall be provided along and adjacent to the front property line and shall extend across the entire width of the lot. Driveways may cross the strip but shall not occupy the strip.

ARTICLE XI SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 11.01 - SEWAGE TREATMENT AND DISPOSAL In addition to the requirements established by the Michigan Department of Health, the following site development and use requirements shall apply to all public sewage treatment and disposal plants and all privately owned community plants.

A. All operations shall be completely enclosed by a fence not less than six (6) feet high. B. All operations and structures shall be surrounded on all sides by a transition strip of at least two hundred (200) feet wide within which grass, trees and shrubs, and structural screens shall be placed to minimize the appearance of the installation and to help confine odors therein.

SECTION 11.02 - STORAGE OF MATERIALS The following provisions shall apply:

A. Garbage, trash and similar refuse to be stored outside a building in the R-6 and all Business and Industrial Districts shall be stored within approved containers and said containers shall be stored within a screened enclosure. The enclosure may be constructed of an opaque material, such as wood, concrete blocks, or bricks and shall be enclosed on at least three (3) sides.

B. The location or storage of abandoned, discarded, unused, unusable, or inoperative appliances, furniture, equipment, or materials, (but not including inoperative vehicles) shall be regulated as follows, except for junk yards, in which case the regulations set forth in Section 11.07, apply herein. 1. On any lot or parcel in any recreation-conservation, agricultural, residential, or commercial district, the owner or tenant shall locate and store such materials within a completely enclosed building. Such storage shall be for future transfer to other premises and shall not be for the purpose of hire or sale.

SECTION 11.03 - PARKING AND STORAGE OF VEHICLES All automotive vehicles or trailers without current license plates, except recreation vehicles which shall be regulated as set forth in Section 11.09, herein, shall not be parked or stored in any district in Freedom Township other than in completely enclosed structures, unless otherwise permitted herein.

SECTION 11.04 - PRESERVATION OF ENVIRONMENTAL QUALITY The following provisions shall apply:

A. In any zoning district no river, stream, water course or drainage way, whether filled or partly filled with water or dry in certain seasons, shall be obstructed or altered in any way at any time by any person, except when done in conformance with State and Federal law and standards. B. No person shall alter, change, transform, or otherwise vary the edge, bank, or shore of any lake, river or stream except as provided in the Inland Lakes and Streams Act, Act 231 of the Public Acts of 1965, as amended.

SECTION 11.05 - TRANSITION STRIP

A. A transition strip, when required by this Ordinance, shall be provided in accordance with this Section. Where permitted, a decorative wood screen or masonry wall, 4 to 6 feet high, may be substituted for the transition strip if the Planning Commission determines that such screen or wall will equal the performance of the transition strip and where such lot is too limited in dimension or area to reasonably permit the installation of such strip. A hedge may also be substituted for a transition strip, provided that it will obtain



a height of at least 3 feet at the end of the first growing season, and if the Planning Commission determines that such hedge will equal the performance of the transition strip. A screen, wall, hedge or strip shall be adequately maintained at all times.

B. The transition strip shall be landscaped with living plant materials; such materials shall be planted within 6 months of the date of issuance of the certificate of occupancy.

C. A security deposit, where not provided as part of performance quaranties required elsewhere herein, shall be deposited with the Township Clerk until such time as the transition strip is planted. The transition strip shall be installed within the time required or the Township Board shall be authorized to use funds to install the transition strip.

In all cases, however, the Township Board shall be authorized to withhold ten (10) percent of the security deposit for a period of two (2) years from the date of issuance of the certificate of occupancy, to insure that dead or dying nursery stock shall be replaced. Excess funds, if any, shall be returned to the depositor upon completion of the two (2) year period. It shall be the responsibility of the property owner to maintain the transition strip for its original purpose.

**SECTION 11.06 - AUTOMOBILE SERVICE AND REPAIR STATIONS** In addition to other regulations set forth in this Ordinance, all automobile gasoline service and repair stations and other automotive service and repair facilities shall conform to the following requirements:

A. Sidewalks shall be separated from vehicular parking or circulation areas by curbs, except where driveways cross, wheel stops, or traffic islands. The portion of the property used for vehicular traffic shall be separated from landscaped areas by a curb except where driveways cross.

B. The entire area used by vehicle service shall be paved.

C. Hydraulic hoist, service pits, lubricating, greasing, washing and repair equipment and operations shall be located within a completely enclosed structure.

D. The maximum widths of all driveways at the right-of-way line shall be no more than thirty (30) feet.

E. The angle of a driveway intersection with the street from the curb line to lot line shall be not less than sixty (60) degrees.

F. The distance of any driveway from any property line shall be at least twenty (20) feet, measured at the tangent points of the drive edge and the street curb return.

G. The distance between curb cuts shall be no less than forty (40) feet, measured between the tangent points of the drive edges and the street curb returns.

H. Outdoor storage of trash, including new or discarded vehicle parts, shall be contained within a solid, unpierced enclosure.

I. Storage of vehicles rendered inoperative, either through damage or disrepair or any other cause, and vehicles without current license plates, shall be limited to a period of not more than thirty (30) days and then only for the purpose of temporary storage pending transfer to a junk yard. Such storage shall not occur in front of the front building line. Such inoperative vehicles shall not be sold or advertised for sale on the premises.

J. Sales of used cars and other motorized vehicles shall be prohibited.

**SECTION 11.07 - JUNK YARDS** In addition to other regulations set forth in this ordinance, all junk yards shall conform to the following requirements:

A. The junk yard shall be located on a public arterial street, or equivalent major public street as defined in the adopted General Development Plan.

B. Travel routes for trucks entering and leaving the junk yard shall be shown on a map of the Township at the time of application for the conditional use permit. Such routes except arterial streets or their equivalent shall not pass through residential areas.

C. A site plan shall be provided at the time of the conditional use permit application and shall meet all requirements of ARTICLE XXII, SITE PLAN REVIEW, herein. The site plan shall also contain a description of the location and nature of any materials processing operations to be conducted within the junk yard, and the location and nature of equipment for such operations.

D. Junk materials shall be stored in organized rows with open intervals at least twenty (20) feet wide between rows for purposes of fire protection access and visitor safety.

E. Junk materials shall not be stored in piles higher than the top of the fence surrounding the junk yard. Automobiles, trucks, and other vehicles shall not be stacked so as to prohibit fire protection and to protect the safety of visitors.

F. The junk yard shall be maintained in such a manner as to prevent the breeding or harboring of rats, insects, or other vermin.

G. The junk yard, when established and located within one-thousand (1,000) feet of any existing residential district, as measured on a straight line distance, shall not be open for business and shall not operate in any time other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays; between 7:00 a.m. and 12:00 noon on Saturdays; and shall not be open for business or otherwise operate on Sundays or legal holidays.

H. Burning shall be prohibited except within an enclosed incinerator, and only if the burning operation and incinerator are approved by the Township Fire Chief, or other designated fire official, the Township Building Inspector, and the County Health Department.

I. All flammable liquids contained in automobiles and other vehicles shall be drained from same immediately after such vehicles are brought to the junk yard. Such liquids are to be stored in containers approved by the Township Fire Chief or other designated fire official.

J. All drives, parking areas, and loading-unloading areas shall be paved, oiled, watered, or chemically treated so as to limit nuisances caused by windborne dust on neighboring properties and on public roads.

K. There shall be not more than one (1) entrance way from each public street which adjoins the junk yard.

L. Fencing shall be required as follows:

1. A solid, screen-type fence or wall, seven (7) feet high as measured from grade at each post in the case of a fence, or at ten (10) foot intervals in the case of a wall, shall be provided along each public street frontage. The fence or wall shall be located on the rear line of the required front yard. Gates shall also be made of solid, opaque material. The front yard shall be landscaped and continuously maintained as a lawn.
2. Where the junk yard is adjacent to a rural, rural and urban residence, business, or R-D district, a solid, screen type fence or wall, seven (7) feet high as measured in Section 5.07L (1) preceding, shall be provided on any side or rear property line or portion thereof joining such lots.
3. Where the junk yard is adjacent to any lot within a W, L-1, or L-2 district a chain-link fence six (6) feet high as measured from grade level at each fence post shall be provided on any side or rear property line or portion thereof adjoining such lots.
4. Strips of metal, plastic or other materials inserted into wire fences shall not be permitted in any fence enclosing a junk yard.

M. Wrecking and processing operations are permitted in a junk yard but shall be described in the application for the conditional use permit.

**SECTION 11.08 - COMMERCIAL KENNELS** A commercial kennel, licensed by the County, shall be subject to the following requirements:

A. The minimum lot size shall be ten (10) acres.

B. Structure or pens shall not be located less than three hundred (300) feet from a

public right-of-way or less than one hundred (100) feet from a side or rear lot line.

C. The kennel shall be established and maintained in accordance with all applicable County and Township sanitation regulations.

D. A site plan shall be approved in accordance with ARTICLE XXII, SITE PLAN REVIEW, herein.

**SECTION 11.09 - STORAGE OF RECREATIONAL EQUIPMENT** Recreation vehicles, boats and boat trailers, snowmobiles, trail-cycles, all terrain vehicles and similar equipment, and trailers, cases, and boxes used for transporting recreational equipment whether occupied by such equipment or not, shall not be parked or stored in front of the front building line of any lot in a residential district, provided, however, that such equipment may be parked anywhere in a driveway or parking area on residential premises for a period not to exceed seventy-two (72) hours during loading or unloading. Such equipment shall not be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Storage of such equipment, when permitted in a commercial district as a principal use of lot, shall be located behind all required lot lines with all required yards to be landscaped and property regularly maintained. The storage area shall have a gravel surface; treated regularly to prevent erosion and blowing of dust. The storage area shall be fenced for security purposes.

**SECTION 11.10 - EXTRACTION OPERATIONS** The removal of soil, including top soil, sand, gravel, stone and other earth materials shall be subject to the following conditions:

A. There shall be not more than one (1) entrance way from a public road to said lot for each six hundred sixty (660) feet of front lot line. Said entrance shall be located not less than five hundred (500) feet from an intersection of two or more public roads.

B. Such operations shall be permitted only between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 7:00 a.m. and 12:00 noon on Saturday. Operations shall not be permitted on Sunday or legal holidays except by special permit from the Zoning Board of Appeals.

C. On said site no digging, stockpiling, excavating or equipment storage and repair shall take place closer than one hundred (100) feet from any lot line, and three hundred (300) feet from an existing residence zoning district. Stockpiles of stripped topsoil shall be seeded with grass or other plant materials and shall be prevented from eroding onto other properties.

D. On said lot all roads, parking lots and loading and unloading areas within one hundred (100) feet of any lot line shall be paved, oiled, watered or chemically treated so as to limit nuisances caused by wind-borne dust on adjoining lots and public roads.

E. Each operator shall be held responsible for all public roads upon which trucks haul materials from the quarry; to keep these roads in a drivable condition at least equal to that which existed prior to the beginning of quarrying operations; and to keep the roads dust free and to clean any and all spillage of material and dirt, rock, mud and any other debris carried onto the roads by these trucks or other equipment.

F. Any noise, odors, smoke, fumes, or dust generated on said lot by any digging, excavating, loading or processing operation and borne or able to be borne by the wind shall be confined within the lines of said lot as much as it is possible so as not to cause a nuisance or hazard on an adjoining lot or public road.

G. Such removal shall not be conducted as to cause the pollution by any material of any surface or sub-surface watercourse or body outside of the lines of the lot on which such use shall be located, or of any existing body of water located within the premises.

H. Such removal shall not be conducted as to cause or threaten to cause the erosion by water of any land outside of said lot or of any land on said lot so that earth materials are carried outside of the lines of said lot, that such removal shall not be conducted as to alter the drainage pattern of surface or sub-surface waters on adjacent property. In the event that such removal shall cease to be conducted, it shall be the continuing responsibility of the owner(s) and the operator(s) thereof to assure that no erosion or alteration of drainage patterns shall take place after the date of the cessation of operation as specified in this paragraph.

I. All fixed equipment and machinery shall be located at least one hundred (100) feet from any lot line and five hundred (500) feet from any existing residence zoning district. In the event the zoning classification of any land within five hundred (500) feet of such equipment or machinery shall be changed to a residential classification subsequent to the operation of such equipment or machinery, the operation of such equipment or machinery may continue henceforth but in no case less than one hundred (100) feet from any lot line adjacent to said residential district. A fence of not less than six (6) feet in height shall be erected around the periphery of the area being excavated. Fences shall be adequate to prevent trespassing.

K. All areas within a quarry shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear natural. The applicant shall submit a plan for the use of the property during mining operations at the time of application for the permit. The Planning Commission shall review the plan and make recommendations thereon in its report to the Zoning Board of Appeals. The plan shall provide the following information:

1. boundary lines of the property; dimensions and bearings of the property lines, correlated with the legal description;
2. aerial photo, showing property and adjacent areas, location and outline of wooded areas, streams, marshes, and other natural features;
3. existing site improvements such as buildings, drives, well, and drain fields;
4. existing topography at contour intervals of two (2) feet;
5. extent of future mining areas and depth thereof;
6. location and nature of structures and stationary equipment to be located on the site during mining operations;
7. location and description of soil types;
8. an estimate of the kind and amount of material to be withdrawn from the site and the expected termination date of mining operations;
9. description of all operations to be conducted on the premises, such as but not limited to digging, sorting and washing operation, and the type, size and nature of equipment to be used with each operation;
10. location and width of drives, sight distances; land widenings on public roads at intersections of same with drives;
11. tree areas and other natural features to be retained;
12. description of pollution and erosion control measures;
13. certified statement by a qualified engineer, with supporting data and analyses, concerning expected impact on the water table and water supply wells in the vicinity of the site; and
14. a map showing truck routes to and from the site.

M. The applicant shall file a plan for restoring the site to a safe, attractive and useable condition. The plan shall be filed at the time of application for the conditional use permit. The Planning Commission shall review the plan and make recommendations thereon in its report to the Zoning Board of Appeals. The restoration plan shall provide the following information:

1. boundary lines of the property, dimensions and bearings of the property lines, correlated with the legal description.
2. location and extent of all natural features to be retained during mining operations.

3. contour lines at intervals of two (2) feet of the proposed, restored surface, clearly showing connection to existing undisturbed contour lines.

4. schedule and areas of progressive rehabilitation.

5. proposed ground cover and other plantings to stabilize the soil surface and to beautify the restored area.

6. sketch plan of the proposed use of the site when restored.

7. description of methods and materials to be used in restoring the site.

The applicant shall provide a security deposit, in the form and amount acceptable to the Township Board of Appeals, to guarantee restoration of the site and certification of conformance by the Township Engineer.

The applicant shall provide a security deposit when required by the Township Board of Appeals, to maintain and replace public roads traversed by trucks associated with the mining operation. The security shall be deposited with the Township Clerk in a form and amount required by the Board of Appeals.

The Township Board of Appeals shall not approve a conditional use permit for any quarry operation until the Board has received the Planning Commission's report on the conditional use permit application, and on the plans required in this Section, and until the required security deposit has been provided.

The applicant shall provide a date for completing the quarry operation, such date to be based upon the estimated volume of material to be extracted and an average annual extraction rate. The conditional use permit shall expire on that date. Any extension of operations beyond that date shall require a new conditional use permit which shall be applied for and processed as provided in this Zoning Ordinance.

Travel routes for trucks entering and leaving the pit shall be shown on a map of the Township at the time of application for the conditional use permit. Such routes, except arterial streets or their equivalents, shall not pass through residential areas.

Only equipment owned or leased by the operator of the quarry and used in the operations of the quarry shall be stored overnight or for longer periods anywhere on the premises of the quarry. Storage of any other equipment on the premises shall be prohibited.

Portable water supply and sanitary sewage disposal systems shall be approved by the County Health Department before a conditional use permit shall be issued.

**SECTION 11.11 - RESIDENTIAL CLUSTER DEVELOPMENT**

A. Purpose - The cluster development provision has the following purposes:

1. to permit flexibility in the layout of subdivisions;
2. to permit variety in the size and shape of residential lots;
3. to permit flexibility in the location of residential buildings and grouping of same;
4. to encourage creative approaches to the design and development of residential areas;
5. to permit economy of the required improvements;
6. to preserve significant natural features such as wooded areas, streams, marshes, ponds, and similar amenities by permitting concentration of building lots and improvements in more readily developable portions of the parcel of land; and
7. to permit provision of open space for the use of residents of the subdivision or to the township at large, and to concentrate such open spaces in locations and of such size and shape as to be accessible, useable and maintainable.

This purpose is designed to be applied to a parcel of land within an R-2 district; it is not designed as a separate zoning district. The cluster development designation is offered as an alternative to conventional subdivision design under standard zoning district regulations.

B. General Regulations - Cluster development is permitted in the R-2 district, subject to all of the regulations of each district in which located, except as specifically modified in this Section.

C. Minimum Area - The minimum parcel area for a cluster development shall be 50 acres in the R-2 district.

D. Permitted Uses - All permitted, accessory, and conditional uses as listed here in the R-2 district are permitted in a cluster subdivision in each zoning district.

E. Density of Development - The minimum lot area in each of the residential districts may be reduced as permitted in this Section. However, the number of dwelling units in the cluster subdivision shall be no greater than the number permitted if the parcel were to be subdivided in the minimum lot areas as set forth in the zoning district involved. The permitted number of dwelling units shall be calculated on the basis of the following dwelling unit densities:

R-2 - 0.89 dwelling units per acre of total lot area.

The land area used in the calculation shall include public and private road rights-of-way, existing and proposed, that are located within the proposed subdivision but shall not include any existing right-of-way of any boundary roads of the subdivision.

F. Area, Placement and Height Regulations - The regulations for the R-2 district as provided in Section 10.04B may be modified as follows for single-family dwellings and their accessory structures only:

1. Minimum lot area - 21,780 square feet in the R-2 district.
2. Minimum lot width - 25 feet at the existing or proposed street line.
3. Maximum ground floor coverage - none.
4. Maximum floor area ratio - none.
5. Minimum yards - Front yard, or frontage on any street; 25 feet. Side yards, none, except however, that adjacent dwelling structures shall be a minimum of ten (10) feet apart unless structurally attached. Rear yard, 15 feet.

G. Common Open Spaces and Facilities - For each square foot of excess land area resulting from the lot reductions provided in item F preceding, the subdivision shall provide an equal amount of land dedicated to the common use of the owners in the subdivision or to the public. The manner of dedication shall be approved by the Township Board of Appeals. The lands so dedicated shall be permanently retained as open space for parks, recreation and/or related uses.

The area shall be dedicated only for parks and/or recreation purposes and shall have a minimum area of four (4) acres and a minimum dimension of 100 feet. The location, size, suitability for the intended uses, and shape of the dedicated areas shall be subject to approval by the Township Board of Appeals. Such land areas shall not include as a part of the minimum acreage, bodies of water, swamps, or areas of excessive grades which make the land unusable for recreation; however, the area may be in a flood plain. The land areas shall be graded and developed so as to have natural drainage. If such drainage does not exist in the unimproved condition, if the open space area is to consist of two or more parcels, at least one parcel shall have the minimum area of four acres. The minimum dimension shall in all cases be 100 feet, and the location, size and shape of any parcel shall be subject to approval by the Township Board of Appeals. A parcel divided by a drainage course, stream, or river shall be considered as one parcel. Access shall be provided to areas dedicated for the common use of lot owners of the subdivision for those lots not bordering on such dedicated areas by means of streets or pedestrian walkways. Areas dedicated to the public shall have at least one access point by a public street for each separate open space parcel. The Township Board of Appeals shall have the discretion to require additional vehicular and/or pedestrian access points.

The developer or subdivider shall dedicate all land areas to be used as common spaces in the subdivision as provided herein at the time of filing for final plat

approval for the first phase of the subdivision. Each common open space shall have a legal description therefore, which shall include an accurate statement of land area, all of which shall be certified by a registered land surveyor.

H. Sewer and Water Services - Lots in cluster subdivision in the R-2 district may each have an on-site well, septic tank, and drainfield, subject to issuance of permits therefore by the County Health Department. The Township Board of Appeals may require that at least one side of each lot in the R-2 district be adjacent to common open space, or may require such other lot layout pattern so as to permit inclusion of the common open space area as part of the land area needed for the drain field of each lot.

I. Procedures Without Zoning Amendment - The applicant for approval of a preliminary plat shall at the same time, apply for a Cluster Development designation (hereafter referred to as CD designation) if such designation is desired. The application shall consist of a completed form, fees, and all information required for review of a preliminary plat submitted for tentative approval. The Planning Commission shall review the preliminary plat as set forth in the Subdivision Ordinance and shall include its analysis and recommendations concerning the CD designation in its report to the Township Board of Appeals on the preliminary plat. If the Township Board of Appeals approves the CD designation, it shall indicate same in its tentative approval of the preliminary plat. The Township Clerk shall record, and the Township Supervisor shall attest, the CD designation on the Official Zoning Map within three (3) days of the date of final approval of the final plat by the Township Board. The recording on the official zoning map shall consist of the CD notation, date of action, and an accurate outlining of the property included in the designation.

J. Procedures With Zoning Amendment - If the property included in the CD designation request must also be rezoned to one of the applicable residential districts, the petition to change the zoning district classification shall accompany the application for tentative approval of the preliminary plat. The applicant shall in this case include a waiver, signed by the applicant, that the 90-day limit on review of a preliminary plat for tentative approval may be extended to accommodate the time required to process the zoning amendment. The Township Board shall not give tentative approval to the preliminary plat until after it has approved the zoning amendment. With this exception the procedures set forth in item I, preceding, shall apply.

K. Calculations - All calculations and other information needed to review conformance of the plat with the zoning ordinance regulations shall be provided on the preliminary plat.

L. Authority - The Township Board of Appeals shall have the authority to approve or deny a request for a CD designation. The Board of Appeals shall also have the authority to require changes in the size and shape of lots; in lot and street layout; location, size and shape of open areas and in other features of the design and character of a CD subdivision as proposed in a preliminary plat. This authority may be exercised by the Board of Appeals when it determines that the proposed CD subdivision does not meet the intent of this Section or does not otherwise result in good site and subdivision planning.

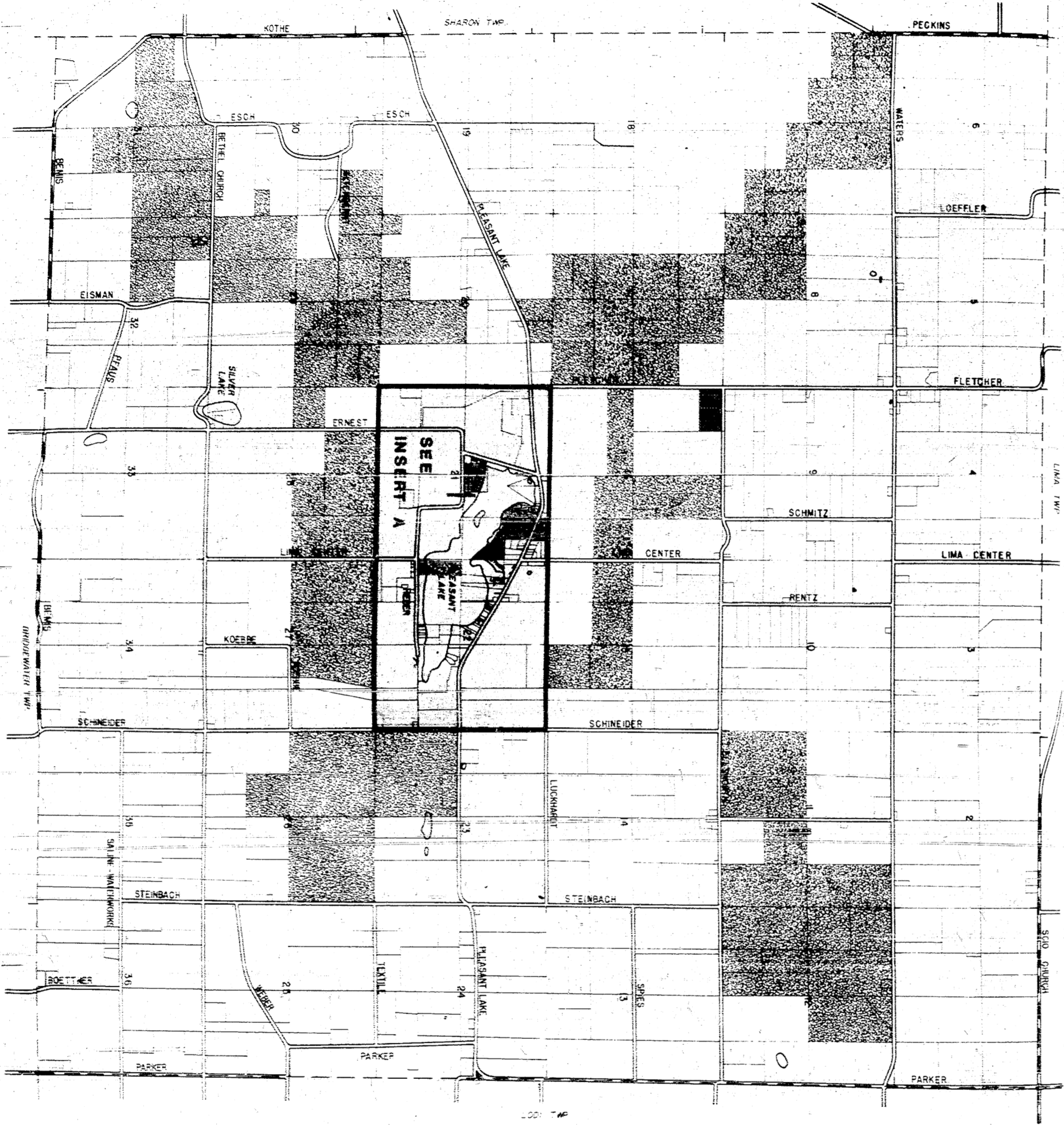
M. Improvements - Improvements or security in lieu thereof shall be provided as required in the Subdivision Ordinance. Improvements of open space areas to be dedicated to the Township, or security in lieu thereof, shall be provided by the developer prior to approval of the final plat by the Township Board for the first stage of the subdivision. Agreement as to the required improvements for such open space areas shall be made by the developer and Township Board prior to the Board's tentative approval of the preliminary plat. Requirements for improvements may be modified as set forth in the Subdivision Ordinance.

**SECTION 11.12 - MOBILE HOME PARKS**

A. General Regulations

1. Each mobile home within a mobile home park shall contain a complete bathroom, including flush toilet; kitchen facilities; sleeping accommodations; and plumbing and electrical connections. Travel trailers and other recreation vehicles shall not be occupied in a mobile home park.
2. Uniform skirting of each mobile home shall be required. Such skirting shall be of twenty-six (26) gauge solid sheet metal, aluminum or other non-corrosive metal or of a material of equal strength and so constructed and attached to the mobile home so as to deter and prevent entry of rodents and insects. Such skirting must be in place within thirty (30) days after the mobile home is set on the mobile home site. Skirting may be waived if the stand is recessed below the grade level of the adjacent ground, provided that the area between the recessed stand and the faces of the mobile home is tightly sealed against water, rodents and insects.
3. Storage of goods and articles underneath any mobile home or out-of-doors at any mobile home site shall be prohibited.
4. Canopies and awnings may be attached to any mobile home and may be enclosed, subject to mobile home site regulations, herein. When enclosed, such shall be considered a structure and part of the mobile home and building and occupancy permits issued by the Township Building Inspector shall be required.
5. On-site outdoor laundry space of adequate area and suitable location, shall be provided if the park is not furnished with indoor dryers. Where required individual clothes drying facilities shall be provided on each site by the park management.
6. All garbage and trash shall be stored in containers and said containers shall be placed in a conveniently located and aesthetically designed enclosed structure(s). Incinerators shall be prohibited. Garbage and trash removal shall be made at least once per week.
7. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park to satisfy regulations of the State Fire Marshall and the Freedom Township Fire Chief.
8. The management shall furnish a paved space suitable for washing cars, with adequate drains and running water, of 10 X 20 feet in area for each fifty (50) mobile home sites in the park. The wash area shall be screened from view from mobile home sites and properties adjacent to the mobile home park.
9. Dealer sales of mobile homes and mobile home equipment, repair business for mobile homes, and similar commercial sales and services shall be prohibited in a mobile home park. The park management or a park tenant may sell a mobile home unit that is located on a mobile home site and which was previously occupied by a resident of the park.
10. A mobile home park shall not limit occupancy to certain makes of mobile homes and shall not restrict occupancy to those mobile homes which might be sold by the management company. A mobile home shall be permitted occupancy of a site in a mobile home park if it meets the standards and regulations of this ordinance, and the Michigan State Building Code, as amended. A mobile home park may have minimum size requirements for a mobile home.
11. Entry fees shall be prohibited.
12. All structures and utilities to be constructed, altered, or repaired in a mobile home park shall comply with all applicable codes of Freedom Township and the State of Michigan, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require permits issued therefore by the appropriate offices. All structures and improvements to be constructed or made under the Freedom Township Building Code shall have a building permit issued therefore by the Freedom Township Building Inspector. Such structures or improvements shall not be occupied until a certificate of occupancy is issued therefore by the Freedom Township Building Inspector.





**ZONING MAP  
FREEDOM TOWNSHIP**

- R-C RECREATION CONSERVATION
- A-1 GENERAL AGRICULTURE
- R-2 SINGLE-FAMILY SUBURBAN RESIDENTIAL
- R-6 MOBILE HOME PARK
- C-1 CONVENIENCE COMMERCIAL
- I-1 LIMITED INDUSTRIAL

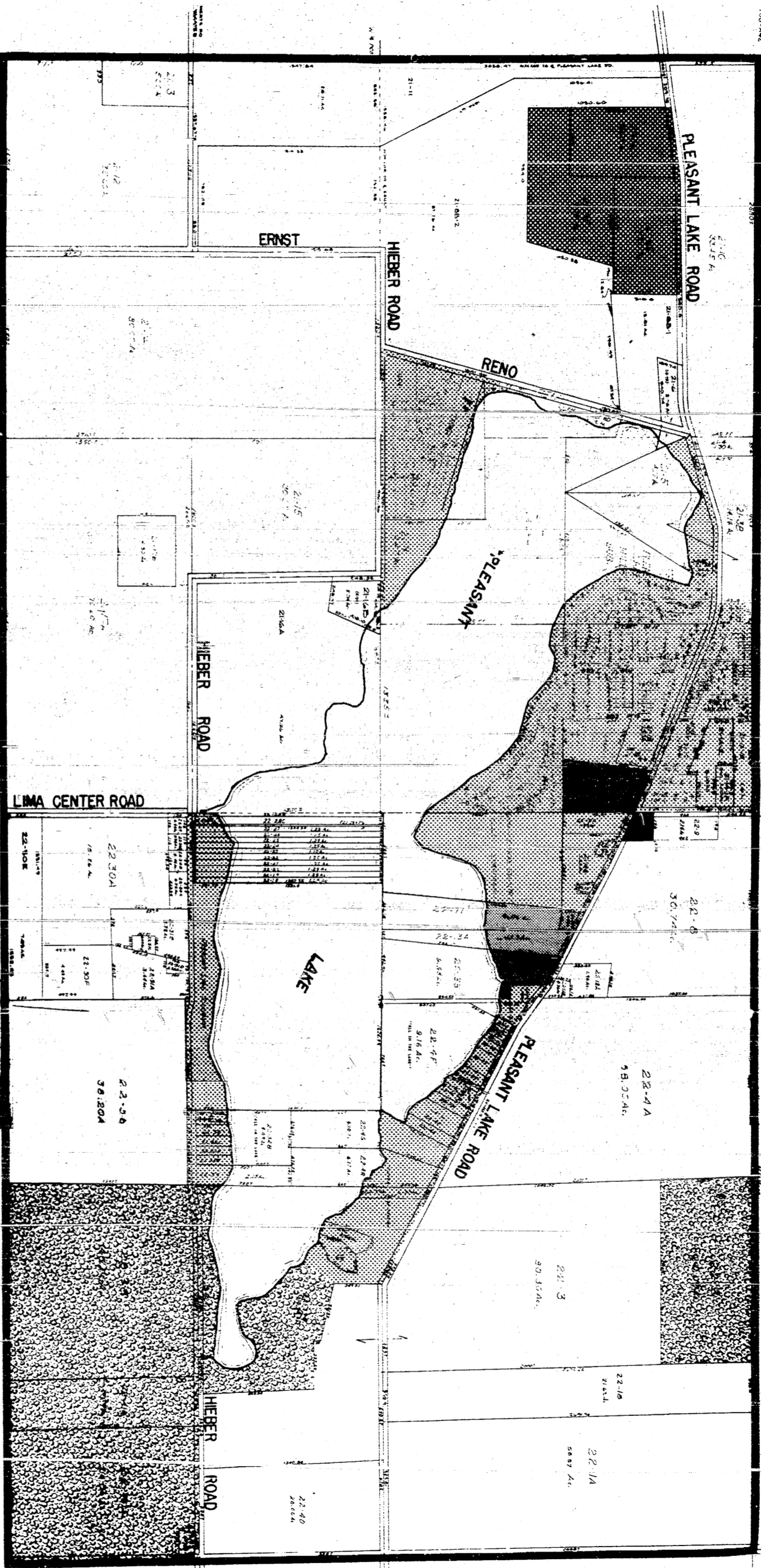
**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN THE ZONING ORDINANCE OF FREEDOM TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN, PASSED AND ADOPTED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FREEDOM, THIS 17 DAY OF January, 1972.

*David J. G. G. G.*  
TOWNSHIP SUPERVISOR

**ZONING MAP  
FREEDOM TOWNSHIP  
INSERT A**

- R-C RECREATION CONSERVATION
- A-1 GENERAL AGRICULTURE
- R-2 SINGLE FAMILY SUBURBAN RESIDENTIAL
- R-6 MOBILE HOME PARK
- C-1 CONVENIENCE COMMERCIAL
- I-1 LIMITED INDUSTRIAL



**CERTIFICATION**

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN THE ZONING ORDINANCE OF FREEDOM TOWNSHIP, WASHTENAW COUNTY, STATE OF MICHIGAN, PASSED AND ADOPTED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF FREEDOM, THIS 17 DAY OF January, 1972.

*David J. G. G. G.*  
TOWNSHIP CLERK

*David J. G. G. G.*  
TOWNSHIP SUPERVISOR



13. Essential community facilities and services for the proposed mobile home parks, such as shopping centers, schools, recreation areas and police and fire protection shall be reasonably accessible to the park. A mobile home park shall have public sanitary sewer and water supply systems.

14. The site and surrounding area shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectional smoke, noxious odors, unusual noise, subsidence, or the probability of flooding or erosion. The soil, groundwater level, drainage, rock formations, and topography shall not create hazards to the property or to the health and safety of occupants.

15. All land in a mobile home park shall comprise a single parcel. Public streets, except extensions of local and collector streets proposed as part of the mobile home park site plan, shall not bisect or divide a mobile home park.

16. A mobile home park shall not be occupied unless at least sixty (60) mobile home sites are available for occupancy at the time of opening of the park.

17. The minimum lot size of a mobile home park shall be twenty (20) acres.

**B. Mobile Home Site Regulations -** The following regulations shall apply to each mobile home site in a mobile home park.

1. Each site for a single-wide or expandable mobile home unit shall have a minimum area of five thousand (5,000) square feet and shall have a minimum width of fifty (50) feet. Each site for double-wide mobile home units shall have a minimum area of seven thousand two hundred (7,200) square feet and a minimum width of sixty (60) feet. Corner sites shall be ten (10) feet wider than as required in this Section. The site area shall be computed on the basis of the site lines as shown on the site plan, exclusive of rights-of-way, drives, and common areas and facilities. Not more than two parking spaces shall be included in the site area. Site width shall be measured along the rear line of the required front yard. Provided that the width of the site at the front site line shall not be less than twenty five (25) feet.

2. For a single-wide and expandable mobile home unit the minimum front yard shall be ten (10) feet, the minimum rear yard shall be five (5) feet, and the sum of the front and rear yards shall not be less than thirty (30) feet. The minimum side yard shall be three (3) feet, except that the minimum side yard shall be ten (10) feet for a mobile home face with a door. For a double-wide mobile home and the minimum front and rear yards shall each be twenty-five (25) feet and the minimum side yards shall each be five (5) feet. Corner side yards shall be twenty five (25) feet. The front yard shall be that yard which runs along and parallel to the access street line. The rear yard is at the end of the mobile home site opposite the front yard. Side yards run along and parallel to the side lines of the site, between the front and rear yards.

3. The ground floor coverage (GFC) of a mobile home site shall not exceed sixteen (16) percent and the floor area ratio (FAR) of a mobile home site shall not exceed 0.16. The calculation of GFC and FAR shall be based upon the area of the site, as described in Section 11.18B (1), herein, and the total ground floor area of the mobile home unit, including any expandable unit and any other enclosed structure except a storage unit with a floor area of eighty (80) square feet or less.

4. The following minimum distances shall be required between single-wide and expandable mobile home units, and between single-wide or expandable mobile home units and double-wide mobile home units:

a. when units are parallel to each other or when one unit is placed at an angle which is less than thirty (30) degrees between the two adjacent faces, and when any part of a mobile home face overlaps any part of any adjacent mobile home face, the following minimum distances shall be provided and maintained:

front face to front face	forty (40) feet
front face to back face	thirty five (35) feet
back face to back face	twenty (20) feet
front of back face to end face	thirty five (35) feet
end face to end face	fifteen (15) feet

provided that no parts of any mobile home unit shall be less than ten (10) feet from any part of any other mobile home unit.

b. When mobile home units are placed at an angle to each other and overlap and the angle between the adjacent faces is thirty (30) degrees or more, the minimum distances between adjacent faces shall be set forth in Section 11.18B (5-a), herein, as measured along a straight line connecting the mid-points of the adjacent faces, provided that no part of a front, back, or end face shall be less than twenty five (25) feet from any front or back face of another mobile home unit and no part of an end shall be less than ten (10) feet from another end face.

c. The minimum distances between double-wide mobile home units shall be provided by the yard requirements in Section 11.12B, herein.

5. The following minimum distances shall be provided and maintained, as measured from the nearest part of any mobile home unit:

a. ten (10) feet to a transition or landscape strip.

b. thirty (30) feet to a boundary of the mobile home park, which is not a public street right-of-way.

c. fifty (50) feet to any service building or central storage area or building in the mobile home park.

d. eight (8) feet to any mobile home park walkway or sidewalk.

e. fifty (50) feet to any parking lot in the mobile home park intended to provide parking for other than residents of the park.

6. All measurements set forth in this Section shall be made from the mobile home face. The mobile home face shall include the face of any expandable unit, the face of any enclosed structure which is attached to or otherwise made a functional part of the original mobile home unit, or the face of any other enclosed structure located on a mobile home site. An enclosed storage building with a floor area of eighty (80) square feet or less shall not be included in such measurements, provided that such storage shall not be located in any required yard.

7. The yards and other distances, ground floor coverage, and floor area ratio shall not be violated at any time on any mobile home site.

8. Each mobile home site shall be provided with a poured concrete sand at least four (4) inches thick, and not less than eight (8) feet wide by forty-five (45) feet long, or two (2) ribbons of poured concrete at least four (4) inches thick, each not less than thirty-six (36) inches wide and forty five (45) feet long. Where concrete ribbons are used, the area between the ribbons shall be filled with a six (6) inch layer of crushed rock or equivalent materials.

9. Each mobile home shall be supported on uniform masonry blocks or metallic devices supplied by the mobile home park.

10. An outdoor patio area of not less than one hundred eighty (180) square feet shall be provided at each mobile home site conveniently located at the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable living space. The patio may be constructed of movable elements to permit adjustments to accommodate various locations, floor plans, and widths of mobile home units.

11. It shall be unlawful to park a mobile home so that any part of such mobile home will obstruct any roadway or walkway in a mobile home park.

12. It shall be unlawful to allow any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home site.

13. All mobile home sites shall be marked on the ground by permanent flush stakes, markers, or other suitable means.

**C. Utilities -** Each mobile home shall be suitably connected to sanitary sewer, water and other utility lines and such connections shall meet the following regulations.

1. A public water supply shall be provided to and within a mobile home park. The water lines and all appurtenances shall comply with all Freedom Township regulations and standards. The water supply shall be adequate for fire fighting purposes.

2. Public sanitary sewer lines shall be provided to and within a mobile home park. The lines and all appurtenances shall comply with all Freedom Township regulations and standards.

3. Each mobile home space shall be provided with at least a four (4) inch sanitary sewer connection. The sewer shall be closed when not connected to a mobile home and shall be capped so as to prevent any escape of odors. The sewer connection shall be water-tight and self-draining and shall not exceed ten (10) feet in length above ground.

4. The plumbing connections to each mobile home site shall be constructed so that all lines are protected from freezing, from accidental bumping, or from creating any types of nuisance or health hazard.

5. All electrical lines to each mobile home site shall be underground. Separate meters shall be installed for each site. All cable television and telephone lines shall be underground. Overhead distribution lines for the mobile home park for electricity, telephone, and cable television may be permitted upon approval of the Planning Commission.

6. If an exterior television antenna installation is necessary, a master antenna shall be provided and service therefrom shall be extended to individual mobile home sites by underground lines. The master antenna shall be placed so as to not be a nuisance to park residents and surrounding areas.

7. An electrical service supplying 110 volts or 110/220 volts shall be provided for each mobile home space. The installation shall comply with all State and Township electrical regulations.

8. All fuel oil and liquefied gas supplies shall be stored in underground tanks at central locations at safe distances from any mobile home site. All fuel oil and gas shall be furnished to each mobile home site underground. All such tanks and lines shall meet all applicable codes. Individual fuel tanks to supply each mobile home site are prohibited.

**D. Access and Parking**

1. Direct vehicular access by a paved public street shall be provided for a mobile home park. Such street shall function as a collector or arterial street and/or shall be classified as a collector or arterial street on the General Development Plan.

2. All streets, driveways, motor vehicle parking spaces and walkways within the park shall be paved unless otherwise provided herein. All streets and walkways shall be adequately lighted for safety and ease of movement. All streets shall have curbs and gutters and adequate drainage facilities.

3. All public streets in a mobile home park shall meet the requirements of the Washtenaw County Road Commission. All other streets shall meet the standards of Freedom Township.

4. Each mobile home park shall have at least one private or public collector street location within the park and connecting it with a public street. Mobile home sites shall not front onto or have access to a collector street or to any public street serving the park; access shall be obtained from site access streets. A collector street shall be a street which carries traffic from the site access streets in the park to the principal common areas and facilities of the park and to the public roads which provide access to the park.

5. All entrance streets for a park shall be designed as collector streets and shall have a minimum width of 37 feet, back of curb, for a minimum distance of two hundred (200) feet from the edge of pavement of the public street which provides access to the park. Tapering of pavement to a narrower width shall meet County Road Commission standards.

6. Private collector streets within a mobile home park shall provide for two-way traffic flow, shall have a minimum width of 27 feet measured from backs of curb, shall have no parking on the street, and shall have standard curb and gutter constructed according to County Road Commission standards.

7. Site access streets shall have standard curb and gutter and pavement constructed according to County Road Commission standards and shall meet the following minimum width and requirements:

Parking	Direction of Traffic Flow	Minimum Pavement Width (Back of Curb)
No parking	2-way	24 ft.
No parking	1-way	22 ft.
Parallel parking one side	2-way	33 ft.
Parallel parking one side	1-way	22 ft.
Parallel parking two sides	2-way	36 ft.
Parallel parking two sides	1-way	Not permitted

A one-way street shall not serve more than thirty (30) mobile home dwelling units. A site access street not more than two hundred fifty (250) feet long and serving not more than fifteen (15) dwelling units may be reduced to a minimum pavement width of twenty two (22) feet and the curb and gutter requirements may be waived, if on-street parking is prohibited, if adequate turn-around area for fire trucks and other emergency vehicles is provided, and if adequate drainage is provided.

8. Cul-de-sac streets shall have a turn-around with a minimum outside radius of fifty (50) feet, and shall have a maximum length of three hundred (300) feet.

9. Entrances and exits for a mobile home park from county or state highways shall have written approval of the highway authority having jurisdiction before a final site plan for all or any phase of the mobile home park shall be approved by the Planning Commission.

10. Two (2) automobile parking spaces shall be provided for each mobile home site. Visitor parking spaces may be included within a total number of spaces so determined. At least one (1) required space shall be located on, or within fifty (50) feet of each mobile home site. The second space shall be located within one hundred fifty (150) feet of each mobile home site. On-street parking may be permitted in place of required off-street parking provided that such parking shall not exceed one (1) space per mobile home site, and provided further, that such parking shall not be provided on any collector street in the park. Two (2) spaces may be located on a site and may be arranged in tandem.

11. Public sidewalks shall be provided on the street side of each mobile home site, except that such sidewalks may be waived by the Planning Commission if an adequate internal walk system is provided. All public sidewalks such as those along streets, those leading from street sidewalks to park service buildings and common areas, and major interior walkway systems not adjacent to streets shall be paved and shall be at least four (4) feet wide. Sidewalks used in common by one (1) to three (3) mobile home sites shall be at least three (3) feet wide.

12. Public sidewalks along private collector streets within the mobile home park shall be separated from the street by a landscaped margin at least ten (10) feet wide, measured from back to curb.

13. All public sidewalks shall be designed for use by bicycles, wheelchairs, and similar vehicles.

Landscaping

1. A landscape strip at least twenty (20) feet wide shall be located and continually maintained along all park borders not adjacent to public streets, and along the edge of any private collector street within the mobile home park. This strip shall consist of such plant materials as trees and shrubs to provide privacy for the mobile home residents and to provide a transition area between mobile home park and the surrounding property. A fence may be required by the Planning Commission as part of the site plan approval to protect the mobile home park or adjacent residences from trespassing.

2. Common laundry-drying yards, trash collection stations, surface mounted transformers, and similar equipment and facilities shall be screened from view by plant materials or by man-made screens. Required landscape strips shall not be included in the calculation of required recreation area.

3. A landscape strip at least fifty (50) feet wide shall be provided along any frontage which abuts a public street right-of-way existing or proposed on the Township's adopted General Development Plan. The strip shall be landscaped with trees, shrubs, and ground cover.

4. Parking shall not be permitted in any required buffer strip.

5. Not less than ten (10) percent of the total land area of any mobile home park shall be devoted to common recreational areas and facilities, such as playgrounds, swimming pools and community buildings. Required landscaped strips, streets, parking areas, laundry areas, and storage areas shall not be included in calculating the required recreation area. Where only one recreation area is provided, it shall be in a central location conveniently accessible for all dwellings. No central recreation area shall be credited toward meeting these requirements unless it contains at least thirty thousand (30,000) square feet of land area. Recreation areas and facilities shall be so located, designed, and improved as to minimize traffic hazards to users and adverse effects on surrounding residential uses.

F. Storage Areas

1. An outdoor storage area for boats, boat trailers, camping units, horse trailers, and similar equipment shall be provided within the mobile home park in an amount equal to at least fifty (50) square feet per mobile home space. The storage area shall be surfaced with gravel, asphalt, or similar substances and shall be screened from view with plant materials or man-made screening devices.

2. An outdoor storage area, either individual or common, for the personal use of mobile home occupants shall be provided in an amount equal to at least one hundred fifty (150) cubic feet per mobile home space. Each storage facility shall have a concrete floor at least four (4) inches thick.

G. Procedures and Permits

1. To construct a mobile home park or any facilities therein, a person shall:

a. present a site plan to be approved by the Planning Commission in accordance with ARTICLE XXII, SITE PLAN REVIEW, herein, and no variation from this plan may be made without approval of the Planning Commission through a site plan amendment;

b. obtain a Construction Permit from the State Health Department as required by the Michigan Trailer Coach Park Act. A copy of such permit shall be given to the Township Building Inspector; and

c. obtain a building permit from the Township Building Inspector as required by Township codes.

2. To inhabit, conduct, or operate a mobile home park, a person shall:

a. obtain written approval from the Michigan Department of Public Health of the completed construction as required in the Michigan Trailer Coach Park Act; a copy of such approval shall be given to the Township Clerk;

b. obtain an annual license from the Michigan Department of Public Health, as provided in the Michigan Trailer Coach Act; a copy of such license shall be given to the Township Building Inspector; and

c. obtain a certificate of occupancy from the Township Building Inspector as required in this Ordinance and by the Township Building Code.

H. Registration of Mobile Home Units - The mobile home park management shall establish and maintain an up-to-date register containing a record of all mobile home dwelling units located within the park. The register shall contain the following information:

- The name and address of the owner of each mobile home;
- The make, model, year, and current license number of each model home, and the number of the site on which located;
- The length, width, and total floor area of the mobile home dwelling unit;
- The length, width, and area of the mobile home site;
- The state, territory, or country issuing such licenses; and
- The date of arrival and departure of each mobile home dwelling unit.

The register shall be available for inspection by public officials. The record for each mobile home dwelling unit shall not be destroyed for a period of one (1) year following the date of departure of the unit from the mobile home park.

ARTICLE XII

OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 12.01 - GENERAL PROVISIONS FOR OFF-STREET PARKING

A. The regulations of this Article shall be met in all districts whenever any uses are established or any building or structures is erected, enlarged, or increased in capacity.

B. Plans and specifications showing a required off-street parking spaces, including the means of ingress, egress and circulation shall be submitted to the Building Inspector for review at the time of application for a building permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under ARTICLE XXII, herein, in which case this requirement shall not apply.

C. No parking area or parking space which exists at the time this Ordinance becomes effective, or which subsequent thereto is provided for the purpose of complying with the provision of this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.

D. Parking of motor vehicles in residence districts shall be limited to passenger vehicles, and not more than one commercial vehicle of light delivery type, not to exceed three fourth (3/4) ton, shall be permitted for each dwelling unit. The parking of any other type of commercial vehicle, except those belonging to a church or school and parked on church or school property, is prohibited in any residential district. Parking of recreation vehicles shall be regulated as provided in Section 12.09, herein. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the premises of the principal building (s).

E. The storage of merchandise or vehicle parts in any parking lot in any district is prohibited.

SECTION 12.02 - SPECIFICATIONS FOR PARKING AREAS

A. Required off-street parking facilities shall be located on the same lot as the principal building for which the parking is intended.

B. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following regulations:

1. Off-street parking spaces and all driveways shall not be closer than ten (10) feet to any property line, unless a wall, screen or compact planting strip is

provided as a parking barrier along the property line, except in A-1 and R-2 districts in which case a minimum distance is not required for residences only.

2. Off-street parking spaces shall not be located in the required front yard or within the required yard along any street.

3. All off-street parking areas shall be drained so as to prevent direct drainage onto abutting properties and surface drainage onto public streets. Parking areas shall be paved except in the I-1 district, in which gravel surfaces may be permitted. All parking spaces in paved lots shall be marked with striping.

4. Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to reflect the light away from any adjoining streets or residential lots.

5. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened, on any side which adjoins a lot in any residential district, by a wall, screen, or compact planting strip not less than four (4) feet in height.

6. All off-street parking areas that make it necessary or possible for vehicles to back directly into a public street are prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two family dwellings.

7. All spaces shall have adequate access by means of aisles or lanes.

8. Ingress and egress to parking lots shall be provided for all vehicles by means of clearly limited and defined drives.

9. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way movement. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.

10. Not more than fifteen (15) parking spaces shall be permitted in a continuous row in rural and urban residential districts without being interrupted by landscaping. Not more than twenty (20) parking spaces shall be permitted in a continuous row in business and industrial districts without being interrupted by landscaping.

11. All required landscape areas and screens shall be maintained in a healthy and growing condition for plant materials and all landscape areas and screens shall be maintained in a neat and orderly appearance.

12. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, exclusive of access drives or aisles, shall have a minimum width of ten (10) feet, and shall be of usable shape and condition. An access drive shall be provided and, where a turning radius is necessary, it shall have a radius sufficient to permit an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. The minimum width of such aisles shall be:

- for ninety (90) degree parking, the aisle shall not be less than twenty-four (24) feet in width.
- for sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet in width.
- for forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
- for parallel parking, the aisle shall not be less than twelve (12) feet in width, for one-way traffic, or twenty-four (24) feet for two-way traffic.

C. Off-street parking facilities for trucks at restaurants, service stations, and similar establishments shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities.

SECTION 12.03 - RULES FOR CALCULATING REQUIRED NUMBER OF PARKING SPACES

A. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that floor area used for parking within the principal building, incidental service, storage, installations of mechanical equipment, heating systems, and similar uses not need be included.

B. In stadiums, sport arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such seating shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

C. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

D. For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local county or state building, fire or health codes.

E. Any fractional space shall be counted as one additional required space.

F. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in Section 12.03G and 12.03H, herein.

G. If a parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half (1/2) of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half (1/2) of the required spaces for each additional use. The Building Inspector shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this subsection.

H. Off-street parking spaces required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of existing usable public or private off-street spaces. The Building Inspector shall determine if such public or private spaces qualify under this Section. The required number of off-street parking spaces may also be reduced in accordance with Section 12.03G, herein, if applicable.

I. Where a use is not specifically listed in the Schedule of Requirements, the parking requirements of a similar use shall apply. The Building Inspector shall make the interpretation.

SECTION 12.04 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

A. Uses permitted in recreation-conservation, agriculture, and residence districts:

1. Dwellings - single-family	One (1) space for each dwelling unit
2. Dwellings - Mobile Home Park	Two (2) spaces per unit plus one (1) space for each two (2) employees of the park.
3. Hospitals	One (1) space for each bed, excluding bassinets, plus one (1) space for each two (2) employees.
4. Sanitariums, nursing homes, children's homes	One (1) space for each four (4) plus one (1) space for each two (2) employees.
5. Elementary and Junior High Schools	One (1) space for each classroom, including portables.
6. Senior High Schools, Colleges Universities	One (1) space for each employee plus one (1) space for each four (4) students of the rated capacity, plus one-half (1/2) the requirements for auditoriums.



- 7. Churches, Auditoriums, Sport Arenas, Theaters, Assembly Halls other than schools.
- 8. Libraries, Museums
- 9. Swimming pool clubs, tennis clubs, and similar uses.
- 10. Golf courses, except miniature and "par 3" courses
- 11. Nursery school, day nurseries, child care centers
- B. Uses permitted in business districts:
  - 1. General retail sales establishments, not elsewhere
  - 2. Barber and beauty shops
  - 3. Restaurants, Cocktail Lounges, Taverns, Night Clubs
  - 4. Professional and Business Offices
  - 5. Medical and dental offices, clinics, banks
  - 6. Self-serve Laundry or Dry Cleaning Stores
  - 7. Automobile Service Stations
  - 8. Funeral Homes
  - 9. Shopping Centers
  - 10. Private Clubs, Lodge Halls
- C. Uses permitted in industrial districts:
  - 1. Manufacturing, Fabricating, Processing, Research and Testing Establishments
  - 2. Utility Substations
  - 3. Contractors Establishments
  - 4. Junk yards

One (1) space for each four (4) seats of maximum capacity.

One (1) space for each five hundred (500) square feet of floor space.

One (1) space for each two (2) member families, plus spaces as required for each accessory use, such as a restaurant.

Six (6) spaces for each golf hole and one (1) space for each employee plus spaces required for each accessory use, such as a restaurant.

One (1) space for each three hundred fifty (350) feet of floor area.

One (1) space for each two hundred (200) square feet of gross floor area.

Two (2) spaces for each chair, plus one (1) space for each employee.

One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.

One (1) space for each two hundred (200) square feet of gross floor area.

One (1) space for each one hundred (100) square feet of floor area plus one (1) space for each employee.

One (1) space for each two (2) washing, drying, or dry cleaning machines.

One (1) space for each gasoline pump, plus two (2) spaces for each lubrication stall.

Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area in parlors, whichever is greater, plus one (1) space for each fleet vehicle.

Five and one-half (5 1/2) spaces for each one thousand (1,000) square feet of gross leasable floor area.

One (1) space for each three (3) persons of maximum capacity.

One (1) space for each one and one-half (1 1/2) employees.

One (1) space for each employee.

One (1) space for each employee plus one (1) space for each vehicle stored on the premises.

One (1) space for each employee plus one (1) space for each operating vehicle stored on premises, plus spaces for each acre of land in yard.

SECTION 12.03 - GENERAL PROVISIONS FOR OFF-STREET LOADING FACILITIES

- A. In connection with every building or part thereof hereafter erected, except single-family dwellings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle shall be provided on the same lot with such buildings. Off-street loading spaces are hereby required in order to avoid interference with public use of streets and parking areas.
- B. Plans and specifications showing required loading and unloading spaces and the means of ingress and egress and internal circulation shall be submitted to the Building Inspector for review at the time of application for a building permit for the erection or enlargement of a use of a building or structure or at the time such spaces are added or altered, unless a site plan is required under ARTICLE X, herein, in which case this requirement shall not apply.

SECTION 12.04 - SPECIFICATIONS FOR LOADING FACILITIES

- A. Each off-street loading-unloading space shall not be less than the following:
  - 1. In any rural, rural or urban residential district, a loading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length, and, if a roofed space, not less than fifteen (15) feet in height.
  - 2. In any business or industrial district, a loading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length, and, if a roofed space, not less than fifteen (15) feet in height.
- B. Subject to the limitations of paragraph D following, a loading space may occupy part of any required side or rear yard, except the side yard along a street in the case of a corner lot shall not be occupied by such space. No part of a required front yard shall be occupied by such loading space.
- C. Any loading space shall not be closer than fifty (50) feet to any lot located in residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting strip not less than six (6) feet in height, in which case such space shall not be located closer to the lot line than the required yard.
- D. Off-street loading facilities that make it necessary or possible to back-truck directly into a public street shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.

SECTION 12.07 - SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

- A. Off-street loading-unloading spaces where required shall be provided in the case of one (1) space for the first five thousand (5,000) square feet of gross floor area, and one (1) space for each additional twenty-thousand (20,000) square feet of gross floor area, or fraction thereof.
- B. Required off-street parking spaces shall not be included in the count of required loading spaces.
- C. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading facilities shall be the sum of the various uses computed separately.

ARTICLE XII

SIGN REGULATIONS

SECTION 13.01 - PURPOSE The purpose of this Article is to regulate all exterior signs placed for exterior observation so as to protect property values, to preserve the character of the various neighborhoods in Freedom Township, to protect health, safety and morals and to promote the public welfare.

The principle features are the restriction of advertising to the use of the premises on which the sign is located and the restriction of the total sign area permissible per site. Any sign placed on land or on a building for the purposes of identification in the advertising of use conducted thereon in excess shall be deemed to be unnecessary and incidental to such land, building or use. It is intended that the display of signs will be appropriate to the land, building or use to which they are appurtenant and be unobtrusive, but not excessive, for the intended purpose of identification or advertisement. With respect to signs advertising business uses, it is specifically intended, among other things,

to avoid excessive competition and clutter among sign displays in their demand for public attention, it is further intended that all signs within one complex or center be coordinated with the architecture in such a manner that the overall appearance is harmonious in color, form and proportion.

It is also intended by this Article that all temporary signs erected for directional purposes, for public information or to call attention to special events shall be confined to those that are of general public interest and that such signs shall be limited to the giving of information.

All other signs, commonly referred to as outdoor advertising, billboards, or poster panels which advertise products or businesses not connected with the site or building on which they are located, are deemed by this Article to constitute a principal use of a lot. Any widespread display of outdoor advertising is deemed to be inappropriate to the character and sound development of the Freedom Township and it is intended that such advertising be confined to undeveloped commercial or industrial property.

SECTION 13.02 - GENERAL SIGN REGULATIONS No sign shall be erected or replaced at any location where, by reason of the position, size, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device so as to interfere with, mislead, or confuse traffic. All signs shall be designed, constructed, and maintained so as to be appropriate in appearance with the existing or intended character of their vicinity so as not to change the essential character of such area. Signs shall conform to all yard and height requirements of the district in which located unless otherwise provided in this Article. A permit for any sign whether freestanding or mounted on or applied to a building or other structure or for any change in copy, shall be obtained from the Township Building Inspector before such sign may be erected, replaced, or relocated. Strings of pennants or flags attached to or part of a sign, or independently displayed for purposes of advertising, shall be prohibited.

SECTION 13.03 - SIGNS PERMITTED IN ALL ZONING DISTRICTS Subject to the other conditions of this Ordinance, the following signs shall be permitted anywhere within Freedom Township.

- A. One sign shall be permitted for all building contractors, one for all professional firms and one for all lending institutions on sites under construction, each sign not to exceed six (6) square feet overall, with not more than a total of three (3) such signs permitted on one site. The sign shall be confined to the site of the construction, construction shed or construction trailer and shall be removed within fourteen (14) days of the beginning of the issuance of a certificate of occupancy.
- B. One temporary real estate "For Sale" sign located on the property and not exceeding six (6) square feet in area shall be permitted for each lot. If the lot or parcel has multiple frontage, one additional sign not exceeding six (6) square feet in area shall be permitted on the property on each street frontage. Under no circumstances shall more than two (2) such signs be permitted on a lot. Such sign(s) shall be removed within seven (7) days following the sale.
- C. Street banners advertising a public entertainment or event, shall be displayed not more than fourteen (14) days prior to or seven (7) days after the public entertainment or event.
- D. Name, directional and informational signs and emblems of service clubs, places of worship, civic organizations, and quasi-public uses shall be permitted on private property if set back in accordance with the requirements of the zoning restrictions relating to the classification of the property on which the sign is placed. Each sign shall be not more than three (3) square feet in area. The top of such sign shall not exceed eight (8) feet above grade. In the event that there is a need for more than one sign at one location, all such signs must be consolidated and confined within a single frame.

SECTION 13.04 - SIGNS PERMITTED IN RECREATION-CONSERVATION AND AGRICULTURAL DISTRICTS

- The following signs are permitted:
- A. One incidental sign advertising the type of farm products grown on the farmstead premises is permitted. Such sign shall not exceed thirty-two (32) square feet in area.
  - B. One sign for each public street frontage identifying a park, or school building, other authorized use, or a lawful nonconforming use, each sign not to exceed eighteen (18) square feet in area.

SECTION 13.05 - SIGNS PERMITTED IN RESIDENTIAL DISTRICTS

- The following signs are permitted:
- A. One sign for each public street frontage advertising a recorded subdivision or development, each sign not to exceed eighteen (18) square feet in area. Such sign shall be removed within one year after the sale of ninety (90) percent of all lots or units within said subdivision or development.
  - B. One sign for each public street frontage identifying a multiple-family building, subdivision, or development, not having commercial connotations, each sign not to exceed eighteen (18) square feet in area.
  - C. One sign advertising "For Rent" or "Vacancy" may be placed on each frontage of a rental residential development provided that such sign shall not exceed three (3) square feet in area and is incorporated into the identification sign permitted in Section 13.05C, preceding.
  - D. One sign for each public street frontage identifying a school, church, public building, other authorized use or lawful nonconforming use, each sign not to exceed eighteen (18) square feet in area.

SECTION 13.06 - SIGNS PERMITTED IN COMMERCIAL AND INDUSTRIAL DISTRICTS

- A. A sign, except outdoor advertising signs which shall be regulated as set forth in Section 13.07, herein, in the C-1 district, is permitted only where it identifies an enterprise occupying the same lot upon which the sign is located and shall conform to the following regulations:
  - 1. An identification sign, limited to one sign per building, may be affixed to a wall of the building, if the building contains more than one enterprise, as in a shopping center, each enterprise located therein may have one such sign. Total sign area for wall signs shall not exceed two (2) square feet for each foot of length or height of the wall to which it is affixed, whichever is the greater. Wall signs shall not project more than one (1) foot from the wall face, as measured to the furthest face of the sign.
  - 2. Where more than one sign is permitted on a wall face, the minimum horizontal distance between such signs shall be two (2) feet.
  - 3. One free-standing identification sign may be erected for an individual lot, or group of lots development as one lot, when not provided for by Sections 13.06 A-4 and A-5, following, and shall not exceed thirty-six (36) square feet in area for offices and signs (30) square feet in area for other uses. If the lot fronts on more than one street, the total permitted sign area may be divided among two or more such signs, provided, however, that the maximum permitted sign area shall not be exceeded.
  - 4. One free-standing identification sign may be erected for a research park or office center, or combined park/office center. Such sign shall not exceed thirty-six (36) square feet in area. If the lot fronts on two or more collector or arterial streets, one such sign may be permitted for each such frontage.
  - 5. One free-standing identification sign stating the name of a shopping center or commercial development, and major tenants therein may be erected for a shopping center or other integrated group of stores or commercial buildings. The sign area shall not exceed one (1) square foot per front foot of building, or building for which it is erected; however, such sign shall not exceed two hundred (200)

SECTION 13.07 - OUTDOOR ADVERTISING SIGNS

Outdoor advertising signs are permitted only in accordance with the following regulations.

- A. Outdoor advertising signs are permitted only on unimproved lots in the I-1 district, and shall be considered the principal use of such lots. Such signs shall not be placed on a lot with any other structure thereon, and no structure shall be placed on a lot on which such sign is located.
  - B. Where two (2) or more outdoor advertising signs are located along the frontage of a street or highway, they shall not be less than one thousand (1,000) feet apart. A double face (back-to-back) or a V-type structure shall be considered a single sign.
  - C. The total surface area, facing in the same direction, of any outdoor advertising sign shall not exceed three hundred (300) square feet. Such signs may be single-face or double face, but no such sign shall contain more than two faces, signs, or panels.
  - D. No outdoor advertising sign shall be more than twenty (20) feet in height from ground level, provided however, that the permitted height may be increased to forty (40) feet by the Building Inspector, if it can be shown that excessive grades, building interference, bridge obstruction, and the like exist.
  - E. No outdoor advertising signs shall be erected on the roof of any building, nor have one sign above another sign.
  - F. Outdoor advertising signs shall:
    - 1. be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area; and
    - 2. not be hazardous or disturbing to existing or projected future uses.
- NOTE: General law townships with populations of less than 50,000 people do not have authority to regulate outdoor advertising signs along inter-state freeways, other freeways, and federal aid primary roads. In such cases the Michigan Department of State Highways has regulatory authority, including location and size of such signs, under the "Highway Advertising Act of 1972" (Act 106, P.A.-1972).

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square feet in area. If the lot fronts on two or more collector or arterial streets, one such sign may be permitted for each such frontage.

6. Identification signs for rear or side entrances shall be permitted, at the rate of one such sign for each entrance, provided that the area of each such sign shall not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this Section.

7. Signs in the interior of a building or shopping center shall not be regulated by this ordinance.

8. Roof signs may be substituted for wall signs, and wall signs may extend above the top edge of walls, provided that the top edge of such signs shall not be higher than four (4) feet above the roof surface.

9. Signs may be placed on the vertical faces of a marquee or may project below the lower edge of a marquee not more than twenty-four (24) inches, but the bottom of a sign placed on a marquee shall be no less than eight (8) feet above the sidewalk or grade at any point. No part of the sign shall project above the top of the vertical faces of a marquee.

B. In the I-1 district, a sign, except outdoor advertising signs which shall be regulated as set forth in Section 13.07, herein, is permitted only where it identifies a business occupying the lot upon which the sign is located. Such signs shall conform to the following regulations.

- 1. An identification sign, limited to one sign per building, may be affixed to a wall of the building. If the building contains more than one enterprise, each enterprise may have one such sign, similarly affixed. Total sign area shall not exceed one (1) square foot for each foot in length or height of the wall, whichever is greater, to which it is affixed. A wall sign shall not project more than one (1) foot from the face of the wall, measured to the furthest face of the sign.
- 2. One free-standing identification sign may be erected for an industrial park, district, or subdivision, or for an individual lot or group of lots. The area of such sign shall not exceed eighty (80) square feet. If the lot fronts on two or more collector or arterial streets one sign may be permitted on each such frontage.
- 3. Identification signs for rear of side entrances shall be permitted, at the rate of one for each entrance provided that an area of each such sign shall not exceed four (4) square feet. The area shall not be included in the area limitations set forth elsewhere in this Section.
- 4. Roof signs may be substituted for wall signs, and wall signs may extend above the top edge of walls, provided that the top edge of such signs shall not be higher than four (4) feet above the roof surface.

SECTION 13.07 - OUTDOOR ADVERTISING SIGNS

Outdoor advertising signs are permitted only in accordance with the following regulations.

- A. Outdoor advertising signs are permitted only on unimproved lots in the I-1 district, and shall be considered the principal use of such lots. Such signs shall not be placed on a lot with any other structure thereon, and no structure shall be placed on a lot on which such sign is located.
- B. Where two (2) or more outdoor advertising signs are located along the frontage of a street or highway, they shall not be less than one thousand (1,000) feet apart. A double face (back-to-back) or a V-type structure shall be considered a single sign.
- C. The total surface area, facing in the same direction, of any outdoor advertising sign shall not exceed three hundred (300) square feet. Such signs may be single-face or double face, but no such sign shall contain more than two faces, signs, or panels.
- D. No outdoor advertising sign shall be more than twenty (20) feet in height from ground level, provided however, that the permitted height may be increased to forty (40) feet by the Building Inspector, if it can be shown that excessive grades, building interference, bridge obstruction, and the like exist.
- E. No outdoor advertising signs shall be erected on the roof of any building, nor have one sign above another sign.
- F. Outdoor advertising signs shall:
  - 1. be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area; and
  - 2. not be hazardous or disturbing to existing or projected future uses.

SECTION 13.08 - SIGNS FOR AUTOMOBILE SERVICE STATIONS

Signs for automobile service stations shall be regulated as set forth in Section 13.06A, herein. In addition, the following regulations shall apply.

- A. The permitted wall sign or legend may be attached either to a wall of the building or the canopy of a fuel pump island.
- B. One permanent sign for the purpose of advertising gasoline prices and similar announcements, when mounted on a free-standing structure or on the structure of another permitted sign, may be installed along each street frontage, provided that clear views of street traffic by motorists or pedestrians are not obstructed in any way. Such signs shall not exceed six (6) square feet in area. All temporary signs for such purposes and all banners, streamers, flags (other than state or national flags) and similar advertising objects shall be prohibited.

SECTION 13.09 - EXEMPTIONS

The following types of signs are exempted from all the provisions of this ordinance, except for construction and safety regulations and the following standards:

- A. Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as directional signs, regulatory signs, warning signs, and information signs.
- B. Temporary signs announcing any public, charitable, educational, or religious event or function, located entirely within the premises of that institution and set back not less than ten (10) feet from the property line. Maximum sign area shall be twenty-four (24) square feet. Such signs shall be allowed no more than twenty-one (21) days prior to the event or function and must be removed within seven (7) days after the event or function. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six (6) feet above ground level.
- C. Names of buildings, dates of erection, monumental citations, commemorative tablets, and the like, when carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.
- D. Signs directing traffic movement onto a premise or within a premise, not exceeding eight (8) square feet in area for each sign. Horizontal directional signs, on and flush with paved areas, are exempt from these standards.
- E. Temporary real estate directional signs not exceeding three (3) square feet in area and four (4) in number showing a directional arrow and placed back of the property line shall be permitted on approach routes to an open house. The top of such signs shall not exceed three (3) feet in height.
- F. Political campaign signs announcing candidates seeking public political office and other data pertinent thereto.
- G. Time and temperature signs.

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SECTION 13.10 - PROHIBITED SIGNS

The following signs are prohibited anywhere within Freedom Township:

- A. Signs which imitate an official traffic sign or signal which contain the words "stop", "go slow", "caution", "danger", "warning", or similar words except as provided in Section 13.09B, herein.
- B. Signs which are of a size, location, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.
- C. Signs which contain or consist of pennants, ribbons, streamers, spinners, strings of light bulbs, or other similar devices.
- D. Signs which are placed on a street or other public right-of-way.
- E. Signs which are pasted or attached to utility poles, trees, or other signs.
- F. Signs which move in any manner or have a major moving part or give an illusion of motion.
- G. Signs which swing or otherwise noticeably move as a result of wind pressure because of the manner of suspension or attachment.
- H. Signs which are painted directly onto the wall, exterior surface of a window, or any other structural part of a building.

SECTION 13.11 - PERMITS AND FEES

- A. Application for a permit to erect or replace a sign, or to change copy thereon, shall be made by the owner of the property on which the sign is to be located, or his authorized agent, and the sign company in the case of outdoor advertising signs, to the Township Building Inspector by submitting the required forms, fees, exhibits, and information. Fees for sign permits shall be determined by resolution of the Township Board and no part of such fees shall be returnable to the applicant. No fee shall be required of any governmental body or agency.
- B. The application shall contain the following information:
  - 1. the applicant's name and address in full, and a complete description of his relationship to the property owner.
  - 2. the address of the property.
  - 3. an accurate survey drawing of the property showing location of all buildings and structures and their uses, and location of the proposed sign;
  - 4. a complete description and scale drawings of the sign, including all dimensions and the area in square feet.
- C. All signs shall be inspected by the Township Building Inspector for conformance to this ordinance prior to placement on the site. Foundations shall be inspected by the Building Inspector on the site prior to pouring of the concrete for the sign support structure.
- D. Any sign involving electrical components shall be wired by a licensed electrician in accordance with the Freedom Township Electrical Code and the electrical components used shall bear an Underwriters Laboratories, Inc., seal of inspection.
- E. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit. A permit may be renewed and no additional fee shall be collected for the renewal.
- F. Painting, repainting, cleaning and other normal maintenance and repair of a sign or a sign structure, unless a structural or copy change is made, shall not require a sign permit.
- G. All signs shall comply with the requirements of the building code of Freedom Township.
- H. Signs for which a permit is required shall be inspected periodically by the Building Inspector for compliance with this ordinance and other laws of Freedom Township.

SECTION 13.12 - ILLUMINATION

- A. The light from any illuminated sign or from any light source, including the interior of a building, shall be so shaded, shielded, or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect safe vision of operators of vehicles moving on public or private roads, highways, or parking areas. Light shall not shine or reflect onto or into residential structures.
- B. No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness or color, or which are so constructed and operated as to create an appearance of illusion of writing or printing, except that movement showing the date, the time and the temperature exclusively may be permitted. Nothing contained in this ordinance shall, however, be construed as preventing the use of lights or decorations related to religious festivities, Beacon lights or search lights shall not be permitted as a sign or for advertising purposes.
- C. No exposed reflective type bulbs and no strobe lights or incandescent lamps shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.

SECTION 13.13 - COMPUTATION OF SURFACE AREA

- A. The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of such forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing copy or display material shall not be included in computation of surface area.
- B. Only one face of a free-standing sign shall be used in computing surface area if the two sign faces are eighteen (18) inches or less apart and if the surfaces between the two faces bear no copy or other display material; however, in such cases the total sign area may be two (2) times the permitted area and shall be divided among the several faces of the sign.

SECTION 13.14 - REMOVAL

- A. The Building Inspector shall order the removal of any sign erected or maintained in violation of this ordinance. Thirty (30) days notice in writing shall be given to the owner of such sign or of the building, structure, or premises on which such sign is located, to remove the sign or to bring it into compliance with the ordinance. Upon failure to remove the sign or to comply with this notice the Township shall remove the sign; the Township shall remove the sign immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the Township shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
- B. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner or lessee fail to remove the sign, the Township shall remove it in accordance with Section 13.14A, herein. These removal provisions shall not apply where a subsequent owner or lessee conducts the same type of business and agrees to maintain the signs as provided in this ordinance or changes the copy on the signs to advertise the type of business being conducted on the premises and provided the signs comply with the other provisions of this ordinance.

SECTION 13.15 - NONCONFORMING SIGNS

Copy may be changed on nonconforming signs, provided that the sign area is not increased, and provided that no structural changes are made in the sign.

SECTION 13.16 - RESPONSIBILITIES FOR SIGNS

The following regulations apply to all signs, except those signs permitted in Sections 13.03, 13.03A, 13.05A and 13.05C.

- A. The advertiser is hereby made responsible for copy, structure, lighting, and all other parts of a sign.

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B. Signs shall be constructed and erected by only individuals or companies licensed in the State of Michigan for such purpose.

C. All signs requiring permits shall display, in a conspicuous place, evidence of the permit and containing such data as might be required by the Building Inspector, including the name of the individual or company erecting a sign.

D. Each individual or company erecting signs within Freedom Township shall annually provide the Building Inspector with a certificate of public liability insurance. A permit for erecting a sign shall not be issued unless such certificate is on file with the Building Inspector.

E. All signs and components thereof shall be kept in good repair and in a safe, clean, neat and attractive appearance.

SECTION 20.17 - REGISTRY The Building Inspector shall maintain an up-to-date registry of each sign erected in Freedom Township after the effective date of this ordinance. The registry shall contain the following information: location of the sign, name and address of the property owner, advertiser, and individual or company erecting a sign and height, dimensions and face area, and date of placement on the site.

ARTICLE XX

ADMINISTRATION AND ENFORCEMENT

SECTION 20.01 - BUILDING INSPECTOR: APPOINTMENT The provisions of this Ordinance shall be administered and enforced by the Township Building Inspector or by deputies of his department as the Township Board may designate.

SECTION 20.02 - BUILDING INSPECTOR: DUTIES The Building Inspector shall have the power to grant building permits, and certificates of occupancy; to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance; and to interpret the provisions of this Ordinance. It shall be unlawful for the Building Inspector to approve plans or to issue building permits or certificates of occupancy for any excavation, construction, or use until he has inspected such plans or premises and found them to conform with this Ordinance.

If the Building Inspector shall find that any of the provisions of this Ordinance are being violated, he shall notify the owner or occupant in writing for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with, or to prevent violation of, its provisions. The Building Inspector shall be responsible for making periodic inspection of the Township or parts thereof for the purpose of finding violations of this Ordinance.

The Building Inspector shall issue a certificate and/or a permit when all applicable regulations of this Ordinance are complied with by the applicant, even though violations of contracts, such as covenants or private agreements, may occur upon the issuance of such certificate or permit, but such certificate or permit shall have no effect upon such covenants or agreements.

SECTION 20.03 - SITE PLANS An application for a building permit shall be accompanied by a site plan as required in this Section, unless a site plan is required under ARTICLE XXII, SITE PLAN REVIEW, herein, in which case the provisions of this Section shall not apply. Such site plan shall be drawn to scale, submitted in two (2) copies, and shall provide the following information:

- Scale, date, and north point.
- Location, shape and dimensions of the lot.
- Dimensioned location, outline, and dimensions of all existing and proposed structures.
- A clear description of existing and intended uses of all structures.
- Additional information as required by the Building Inspector for purposes of determining compliance with the provisions of this ordinance.

SECTION 20.04 - BUILDING PERMITS No building permit shall be issued for the erection, alteration, moving or repair of any building or structure or part thereof which does not comply with all provisions of this Ordinance. No building or other structure shall be erected, moved, added to, or structurally altered unless a building permit shall have been therefore issued by the Building Inspector.

Plans submitted in application for a building permit shall contain information necessary for determining conformity with this Ordinance. Issuance of a building permit shall indicate that the plans comply with all provisions of the zoning ordinance.

SECTION 20.05 - CERTIFICATES OF OCCUPANCY

- Certificate Required** - It shall be unlawful to use or occupy or permit the use of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued therefore by the Building Inspector. A certificate of occupancy shall not be issued for any building or structure or a part thereof, or for the use of land, which does not comply with all provisions of this Ordinance. The certificate shall state that the building, structure, and lot and use thereof, conform to the requirements of this ordinance. Failure to obtain a certificate of occupancy when required shall be a violation of this Ordinance and punishable under Section 20.10, herein.
- Use of Lot Without Structure** - Any lot vacant at the effective date of this ordinance shall not be used, nor may any use of a lot without a structure existing at the effective date of this Ordinance be changed to any other use unless a certificate of occupancy shall have first been issued for the new or different use.
- Change in Building Use** - A structure or part thereof shall not be changed to or occupied by a use different from that existing at the effective date of this Ordinance unless a certificate of occupancy is first issued for the different use.
- New or Altered Building** - Any structure, or part thereof, which is erected or altered after the effective date of this Ordinance, shall not be occupied or used or occupancy or use caused to be done until a certificate of occupancy is issued for such structure.
- Existing Structures and Use** - A certificate of occupancy shall be issued, upon request of the owner, for an existing structure or part thereof, or for an existing use of land, including legal non-conforming uses and structures if after inspection of the premises, it is found that such structure or use comply with all provisions of this Ordinance. All legal non-conformities shall be clearly described on the certificate of occupancy.
- Necessary Structures for Residences** - An accessory structure for a residence shall require a separate certificate of occupancy, unless included in the certificate of occupancy issued for the residential structure, when such accessory structure is completed at the same time as the residence structure.
- Application for Certificates of Occupancy** - Application for certificates of occupancy shall be made in writing to the Building Inspector on forms therefore furnished.
- Certificates to Include Zoning** - Certificates of occupancy as required by the Township Building Code for new buildings or structures, or parts thereof, or for alterations to existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.

SECTION 20.06 - INSPECTION The applicant for a certificate of occupancy or building permit shall notify the Building Inspector when inspection is desired. Certificates and permits shall be issued within ten (10) days after receipt of such application if the building or structure, or part thereof, or the use of land, complies with the provisions of this Ordinance.

If issuance of such certificate is refused, the applicant therefore shall be notified of such refusal and cause thereof, within the aforesaid ten (10) day period.

SECTION 20.07 - RECORDS The Building Inspector shall maintain a record of all certificates and permits and said record shall be open for public inspection.

SECTION 20.08 - FEES The Township Board shall establish a schedule of fees for administering this Article. The schedule of fees shall be posted on public display in the office of the Building Inspector and may be changed only by the Township Board. No certificate or permit shall be issued unless required fees have been paid in full.

SECTION 20.09 - COMPLIANCE WITH PLANS Building permits and certificates of occupancy issued on the basis of plans and applications approved by the Building Inspector authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance and punishable as provided by Section 20.10, herein.

SECTION 20.10 - VIOLATIONS AND PENALTIES

- Violations - Violations of the provisions of this Ordinance, or failure to comply with any of its requirements and provisions of permits and certificates granted in accordance with 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 \$500 or imprisoned for not more than 90 days, or both, and in addition, shall pay all costs and expenses involved. Each day such violation continues shall be considered a separate offense. The owner of record or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent or 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 provided by law.
- Compliance Required - The imposition of any fine, or jail sentence, or both shall not exempt the violator from compliance with the provisions of this Ordinance.
- Public Nuisance Per Se - Any structure which is erected, altered, or converted, or any use of any structure or lot which is commenced or changed after the effective date of this Ordinance, in violation of any of the provisions herein is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

ARTICLE XXI

CONDITIONAL USES

SECTION 21.01 - GENERAL PROVISIONS The formulation and enactment of this Ordinance is based upon the division of the unincorporated portions of Freedom Township into districts in each of which certain specified, mutually compatible uses are permitted by right. In addition to such uses, however, there are certain other uses which are essential or desirable for the welfare of the community and its citizenry or substantial parts of it. Such uses are entirely appropriate and not essentially incompatible with the uses permitted by right in a zoning district, but not at every or any location therein, or without restrictions or conditions being imposed by reason of special problems presented by the use or its particular location in relation to neighboring properties from a zoning standpoint.

This Ordinance, therefore, requires approval as to location of all uses listed in the several zoning districts as conditional uses and specifies in this Article the procedures and standards to be followed in granting permits to allow such uses. If compliance with the procedures and standards set forth in ARTICLE I and in ARTICLE XI, if applicable, and this Article are found, then the right to a conditional use permit shall exist, subject to such specific safeguarding conditions as may be imposed by reason of the nature, location and external effects of such use. No conditional use shall commence until a conditional use permit is issued therefore in accordance with this Ordinance.

SECTION 21.02 - AUTHORITY TO GRANT PERMITS The Zoning Board of Appeals shall have the authority to grant conditional use permits.

SECTION 21.03 - APPLICATION AND FEE Application for a conditional use permit shall be made by filing the application form, required information, and the required fee with the Township Clerk. The fee shall be set by resolution of the Freedom Township Board, except that no fee shall be required for a conditional use application for a single-family residence or of any governmental body or agency. No part of such fee shall be returnable to the applicant. The Clerk shall transmit a copy of the application form and the required information to the Chairman of the Zoning Board of Appeals within three (3) days of the filing date.

SECTION 21.04 - DATA, EXHIBITS, AND INFORMATION REQUIRED IN APPLICATION An application for a conditional use permit shall contain the applicant's name and address in full, a statement that the applicant is the owner or is acting on the owner's behalf, the name and address of the owner(s) of record if the applicant is not the owner of record, the address and/or parcel number of the property, an accurate survey drawing and plan of said property, showing the existing and proposed location of all buildings and structures thereon, the types thereof, and their uses, and a statement and supporting data, exhibits, information and evidence regarding the required findings set forth in this Ordinance.

SECTION 21.05 - PUBLIC HEARINGS The Zoning Board of Appeals shall hold a public hearing on an application for a conditional use permit, notice of which shall be given as set forth in Section 21.06, HEARINGS, herein.

SECTION 21.06 - REFERRAL TO PLANNING COMMISSION The Board of Appeals shall refer the application to the Planning Commission for review and comment immediately upon receiving said application.

SECTION 21.07 - PLANNING COMMISSION ACTION The Planning Commission shall review the application for a conditional use permit in relation to the standards and findings required, herein, in relation to the existing conditions in the area. The Planning Commission shall recommend approval or denial of the application for a conditional use permit and shall transmit its recommendations, together with a report thereon, to the Zoning Board of Appeals prior to the public hearing or may present its report as the public hearing.

SECTION 21.08 - BOARD OF APPEALS ACTION The Board of Appeals shall review the facts resulting from the public hearing and the recommendation and report of the Planning Commission and shall approve or deny an application for a conditional use permit.

SECTION 21.09 - REQUIRED STANDARDS AND FINDINGS The Board of Appeals shall review the particular circumstances and facts of each proposed use in terms of the regulations and standards in ARTICLE XI, if applicable, and the following standards and required findings, and shall find and record adequate data, information, and evidence showing that such a use on the proposed lot meets the following standards:

- will be harmonious, and in accordance, with the objectives and regulations of this ordinance;
- will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and with the General Development Plan.
- will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
- will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare; and
- will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

If the facts do not establish that the findings and standards set forth in this Ordinance will apply to the proposed use, the board of appeals shall not grant a conditional use permit.

granting of any conditional use permit the Board of Appeals shall impose such conditions as it deems necessary to protect the public interest of the Township and the surrounding property, and to achieve the objectives of this Ordinance. The breach of any such condition of safeguard shall be considered a violation of this Ordinance.

Application for a conditional use permit which has been denied wholly or in part by the Board of Appeals shall be deemed for a period of three hundred and sixty (365) days from the date of such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

ARTICLE XXII

SITE PLAN REVIEW

SECTION 22.01 - AUTHORITY FOR SITE PLAN REVIEW The Township Planning Commission shall have the authority to review and to approve or reject a preliminary site plan. The Planning Commission shall also have the authority to review and approve or reject a final site plan submitted in conformance to an approved preliminary site plan.

SECTION 22.02 - DEVELOPMENT AND USES REQUIRING SITE PLAN REVIEW The following buildings, structures, and uses require site plan review:

- a building containing three (3) or more dwelling units;
- two (2) or more multiple-family buildings on a lot or parcel of land, or on a combination of lots under one ownership;
- a mobile home park;
- any principal non-residential building or structure permitted in residential districts and any principal building or structure, except farm buildings and structures, permitted in recreation-conservation and agriculture districts;
- any building with a floor area greater than 500 square feet, or additions thereto, in any business and industrial districts;
- more than one (1) building or structure, except a sign, on a lot or parcel, or combination of lots under one ownership, in any business and industrial districts;
- any principal used lot in any business and industrial district which does not involve a building, such as, but not limited to outdoor sales, outdoor displays, and storage and wrecked vehicles;
- public utility buildings and structures, but not including poles, towers and telephone buildings; or
- any parking lot or addition thereto containing five (5) or more parking spaces.

The Building Inspector shall not issue a building permit for construction of, or addition to, any one of the above listed buildings or structures until a final site plan therefore has been approved and is in effect. A use, not involving a building or structure, as above listed, shall not be commenced or expanded, nor shall the Building Inspector issue an occupancy permit for such use until a final site plan has been approved and is in effect. No grading, removal of trees or other vegetation, landfilling or construction of improvements shall commence for any development which requires site plan approval until a final site is approved and is in effect, except as otherwise provided in this Article.

SECTION 22.03 - PRELIMINARY SITE PLAN

- Application** - Any person with legal interest in a lot may file an application for preliminary site plan approval therefore by filing completed forms, payment of the review fee, and eight (8) copies of the preliminary site drawing (s) with the Township Clerk. The Clerk, upon receipt of the application, shall transmit the preliminary site plan drawings to the Planning Commission prior to its next regular meeting.
- Information Required** - Each preliminary site plan submitted for review shall provide the following information:
  - location and description of site; dimensions and area;
  - general topography; soil information;
  - property owner's name and address; applicant's name, address and interest in property; owner's signed consent for preliminary site plan approval application if applicant is not the owner;
  - scale, north arrow, date of plan;
  - proposed buildings/structures: location, outline, general dimensions, distances between, floor area, number of floors, height, number and type of dwelling units (where applicable);
  - location and size of open areas; recreation areas;
  - proposed streets/drives: general alignment, right-of-way, (where applicable), surface type, and width;
  - proposed parking: location and dimensions of lots, dimensions of spaces and aisles, angle of spaces, surface type, number of spaces;
  - existing zoning classification of property; required yards; dwelling unit schedule, density of development, and lot area per dwelling unit for residential projects; lot coverage (percent) and floor area ratio; location and size of required transition and landscape strips, if applicable;
  - areas of intended filling, cutting; outline of existing buildings/structures and drives; existing natural and man-made features to be retained or removed;
  - adjacent land uses; location of adjacent buildings, drives/streets;
  - location, area of development phases; building program for each phase; projected schedule of development, by phase;
  - location and width of easements on site; and
  - general description of proposed water, sanitary sewer, and storm drainage systems.
- Standards for Review** - In reviewing a preliminary site plan the Planning Commission shall consider the following standards:
  - that all required information has been provided;
  - that the proposed development as shown in the preliminary site plan conform to all regulations of the zoning ordinance for the district(s) in which it is located;
  - that the applicant is legally authorized to require site plan review;
  - that the movement of the vehicular and pedestrian traffic within the site and in relation to access streets and sidewalks will be safe and convenient;
  - that the proposed development will be harmonious with, and not harmful, injurious, or objectional to, existing and future uses in the immediate area;
  - that natural resources will be preserved to a maximum feasible extent, and that the development as proposed will not cause soil erosion or sedimentation; and
  - that the proposed development is adequately coordinated with improvements serving the subject property and with other developments.
- Planning Commission Action** - The Planning Commission shall study the plan and shall, within sixty (60) days of the filing date, recommend approval or denial of the preliminary site plan. The Planning Commission shall file a report with its recommendation, setting forth the conclusions of its study and the reasons for its recommendation. The time limit may be extended upon a written request by the applicant and approval by the Planning Commission.
- Effect of Approval** - Approval of a preliminary site plan by the Township Planning Commission shall indicate its acceptance of the proposed layout of buildings, streets, drives, parking areas, and other facilities and areas, and of the general character of the proposed development. The Township Planning Commission may, at its discretion, and with appropriate conditions attached, authorize issuance of permits by the Building Inspector for grading and foundation work on the basis of an approved preliminary site plan. The conditions to be attached to such permit issued for grading and foundation work shall include, but are not limited to, provisions for control of possible erosion, for exempting the Township from any liability if a final site plan is not approved, and for furnishing a bond for restoration of the site if work does not proceed to completion.



26. Location, type, direction, and intensity of outside lighting.

27. Right-of-way expansion where applicable, reservation or dedication of right-of-way to be clearly noted, dedication of right-of-way where applicable shall be indicated, or provisions made for same prior to approval of the final site plan by the Planning Commission.

28. As built plans of all site improvements shall be submitted to the Township Engineer prior to issuance of occupancy permits or release of performance guarantees, whichever is applicable.

**Standards for Review** - In reviewing the final site plan, the Planning Commission shall determine whether the plan meets the following specifications and standards:

1. that the final site plan conforms to the preliminary site plan as approved by the Township Board;
2. that all required information is provided;
3. that the plan complies with all zoning ordinance regulations;
4. that the plan, including all engineering drawings, meet specifications of the Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services;
5. that the plan meets all specifications of this Article;
6. that any grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect adjacent or neighboring property; and
7. that erosion will be controlled during and after construction and will not adversely affect adjacent or neighboring property or public facilities or services.

**Planning Commission Action** - The Planning Commission shall study the final site plan and shall within sixty (60) days of the filing date approve or reject the final site plan. This time limit may be extended upon written request by the applicant and approval by the Planning Commission. The Commission may suggest and/or require changes or modifications in the proposed site plan as are needed to plan approval. The Planning Commission shall include in its study of the site plan consultation with other government officials and departments and public utility companies that might have an interest in or be affected by the proposed development. All engineering drawings and plans shall be approved by the Township Engineer before a final site plan shall be approved.

Upon Planning Commission approval of a final site plan, the applicant and owner(s) of record, and the Planning Commission Secretary shall sign five (5) copies of the approved site plan. The Planning Commission Secretary shall transmit two such signed copies of the approved final site plan and any conditions attached to such approval to the Building Inspector and one copy shall be retained in the Planning Commission's files. If the final site plan is rejected, the Planning Commission shall notify the applicant in writing of such action and reasons therefor within ten (10) days following such action.

**Effect of Approval** - Approval of a final site plan authorizes issuance of a building permit if, in the case of uses without buildings or structures, issuance of a certificate of occupancy.

**Expiration of Approval** - Approval shall expire unless a building permit shall have been taken out within one hundred eighty (180) days of the date of approval of the final site plan. Approval of a final site plan shall expire and be of no effect five hundred forty-five (545) days following the date of approval unless construction has begun on the property in conformance with the approved final site plan.

**SECTION 23.05 - COMBINING PRELIMINARY AND FINAL SITE PLANS** An Applicant may, at his discretion and risk, with approval of the Township Planning Commission, combine a preliminary and final site plan in application for approval. The Township Planning Commission shall have the authority to require submission of a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or size of the proposed development so warrant. A preliminary and final site plan shall not be combined for any development consisting of two (2) or more phases.

**SECTION 23.06 - AMENDMENT OF APPROVED SITE PLAN** A site plan may be amended upon application and in accordance with procedure and requirements provided in Section 23.05, herein, for a preliminary site plan and in Section 23.04, herein, for a final site plan. Minor changes in a preliminary site plan may be incorporated into a final site plan without an amendment to the approved preliminary site plan, at the discretion of the Planning Commission. The Planning Commission may require, in case of minor changes in an approved preliminary or final site plan, that a revised preliminary or final site plan drawings be submitted showing such minor changes, for purposes of record. The Planning Commission shall have the authority to determine if a proposed change is a minor or major change and if such change requires an amendment to an approved preliminary or final site plan.

**SECTION 23.07 - MODIFICATION OF PLAN DURING CONSTRUCTION** All site improvements shall conform to the approved final site plan. If the applicant makes any changes during construction in the development in relation to the approved final site plan, he shall do so at his own risk, without any assurance that the Planning Commission will approve the changes.

It shall be the responsibility of the applicant to notify the Building Inspector and the Planning Commission of any such changes. The Building Inspector or the Planning Commission may require the applicant to correct the changes so as to conform to the approved final site plan.

**SECTION 23.08 - PHASING OF DEVELOPMENT** The applicant may divide the proposed development into two or more phases. In such case, the preliminary site plan shall cover the entire property involved and shall clearly indicate the location, size, and character of each phase. A final site plan shall be submitted for review and approval for each phase.

**SECTION 23.09 - INSPECTION** The Building Inspector shall be responsible for inspecting all improvements for conformance with the approved final site plan. All sub-grade improvements such as utilities, sub-grade foundations for drives and parking lots, and similar improvements shall be inspected and approved prior to covering. The applicant shall be responsible for requesting the necessary inspection.

The Building Inspector shall notify the Planning Commission, in writing, when a development for which a final site plan is approved has passed inspection with respect to the approved final site plan. The Building Inspector shall notify the Planning Commission, in writing, of any development for which a final site plan was approved, when does not pass inspection with respect to the approved final site plan, and shall advise the Commission of steps necessary to achieve compliance. In such cases, the Building Inspector shall periodically notify the Township Planning Commission of progress towards compliance with the approved final site plan until such compliance is achieved.

**SECTION 23.10 - PERFORMANCE GUARANTEES** Bonds or other acceptable forms of security shall be provided by the applicant after a final site plan is approved and prior to issuance of a building permit, for site improvements such as, but not limited to, streets or drives, parking lots, grading, landscaping and sewers. The schedule for obtaining such security shall be established by resolution of the Township Board and shall be administered by the Township Treasurer. Such security may be released in proportion to work completed after passing inspection as complying with the approved final site plan. In the event that the applicant shall fail to provide improvements according to the approved final site plan, the Township Board shall have the authority to have such work completed. The Township Board may reimburse itself for costs of such work by appropriating funds from the deposit of security, or may require performance by the building company.

If in addition to the above security, or in place thereof, the Building Inspector may require the applicant to issue a certificate of occupancy in order to achieve compliance with the approved final site plan. In such cases, the certificate may be issued upon compliance with the

approved final site plan or when adequate security is provided to guarantee compliance following occupancy.

**SECTION 22.11 - FEES** Fees for the review of site plans and inspections as required by this Article shall be established and may be amended by resolution of the Township Board.

**SECTION 22.12 - VIOLATIONS** The approved final site plan shall regulate development of the property and any violation of this Article, including any improvement not in conformance of the approved final site plan, shall be deemed a violation of this Ordinance as provided in Section 20.10, herein, and shall be subject to all penalties therein.

ARTICLE XXIII  
NONCONFORMITIES

**SECTION 23.01 - INTENT** Certain lots, structures, and uses of lots and structures may exist within districts established by this Ordinance or amendments thereto which were lawful before this Ordinance was adopted or amended, but which would be prohibited, regulated, or restricted under the terms of this Ordinance and its amendments. It is the intent of this Ordinance to permit such nonconformities to remain until they are discontinued or removed, but not to encourage their survival. It is further the intent of this Ordinance that such nonconformities be steadily upgraded to conforming status. It is further the intent of this Ordinance that nonconformities shall not be enlarged, expanded, or extended, except as provided herein, and that nonconformities shall not be used as grounds for adding conformities which are declared by this Ordinance to be incompatible with the structures and uses permitted in the various districts.

**SECTION 23.02 - NONCONFORMING LOTS OF RECORD** A principal structure and customary accessory structures for a permitted use may be erected on a nonconforming lot which is of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of contiguous frontage with other lots in the same ownership as of the date even though such lot fails to meet the regulations for minimum lot area or width, or both, that are applicable in the district, provided that other area, placement, and height regulations of the district are met. If two or more lots or combinations of lots and portions of lots with contiguous frontage in single ownership are of record at the time of passage or amendment of this Ordinance and if all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an individual parcel for the purpose of this Ordinance, and no portion of said parcel or lot shall be used or sold which does not meet the minimum lot width and area regulations established by this Ordinance, nor shall any division of the parcel or lot be made which leaves remaining any parcel or lot with width or area below the minimum regulations established in this ordinance.

**SECTION 23.03 - NONCONFORMING USES OF PARCELS AND LOTS** Where, on the effective date of adoption or amendment of this Ordinance, a lawful use of a parcel or lot exists that is no longer permissible under the provisions of this Ordinance, and where such use involves no individual structure with a replacement cost exceeding \$1,000., such use may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. No such nonconforming use of a parcel or lot shall be enlarged, expanded, or extended, to occupy a greater area of land than was occupied on the effective date of adoption or amendment of this Ordinance and no accessory use, building or structure shall be established therewith.
- B. No such nonconforming use of a parcel or lot shall be moved in whole or in part to any other portion of such parcel or lot not occupied on the effective date of adoption or amendment of this Ordinance.
- C. If such nonconforming use of a parcel or lot ceases for any reason for a period of more than one hundred eighty (180) consecutive days, the subsequent use of such parcel or lot shall conform to the regulations of the district in which such parcel or lot is located.

**SECTION 23.04 - NONCONFORMING STRUCTURES** Where, on the effective date of adoption or amendment of this Ordinance, a lawful structure exists that could not be building under the regulations of this Ordinance by reason of restrictions upon lot area, lot area per dwelling unit, lot width, lot coverage, floor area ratio, height, transition and landscape strips, off-street parking, loading spaces, and yard requirements, or other characteristics of such building or structure, or its location upon a lot, such structure may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. Such building or structure may be enlarged, expanded, extended or altered only if such enlargement, expansion, extension, or alteration is approved by the Board of Appeals, in conformance with Section 23.08 EXPANSION AND SUBSTITUTION, herein.
- B. Should any such building or structure be damaged by any means to an extent of more than fifty (50) percent of its replacement cost at the time of such damage, more than fifty (50) percent of its replacement cost at the time of such damage, it shall not be reconstructed except in conformity with the provisions of the district in which it is located. Should any such building be damaged to an extent of fifty (50) percent or less of its replacement cost, it may be replaced in its location and term existing prior to such damage, provided such replacement is commenced within three (3) years of the date of damage, and if replacement is diligently pursued to completion. Failure to complete replacement shall result in loss of legal, nonconforming status.
- C. Should any such building or structure be moved for any reason for any distance, it shall thereafter conform to the regulations of the district in which it is located after it is moved.

**SECTION 23.05 - NONCONFORMING USES OF STRUCTURES** Where, on the effective date of adoption or amendment of this Ordinance, a lawful use of a structure exists that is no longer permissible under the regulations of this Ordinance, such use may be continued so long as it remains otherwise lawful subject to the following provisions:

- A. A nonconforming use shall not be extended into any portion of a structure not occupied by such use at the effective date of adoption or amendment to this Ordinance.
- B. A nonconforming use shall not be expanded or increased in area or intensity.
- C. An existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall not be enlarged, constructed, reconstructed, moved, or structurally extended or altered except in changing the use of such building or structure to a use permitted in the district in which such building or structure is located.
- D. Where a nonconforming use of a structure, or structure and premises in combination, is discontinued for more than one (1) year except where government action impedes access to the premises, the building or structure shall not thereafter be used except in conformance with the regulations of the district in which it is located.
- E. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations of the district in which situated, and the nonconforming use may not thereafter be resumed.
- F. Where a nonconforming status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconformance status of the land. Destruction for the purpose of this subsection is defined as

damage to an extent of more than fifty (50) percent of the replacement cost at the time of damage.

**SECTION 23.06 - REPAIRS AND MAINTENANCE** On any nonconforming structure or structure housing a nonconforming use work may be done in any period of twelve (12) consecutive months on ordinary repairs or on repair or replacement of non-bearing fixtures, wiring or plumbing to an extent not to exceed ten (10) percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be, provided that the floor area or volume of such building or the number of families housed therein, or the size of such structures as it existed on the date of adoption or amendment of this Ordinance shall not be increased. A nonconforming structure, or a portion of a structure, containing a nonconforming use, becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition, of any building or structure or part thereof declared to be unsafe by a duly authorized official charged with protecting the public safety upon order of such official.

**SECTION 23.07 - CHANGE OF TENANCY OR OWNERSHIP** There may be a change of ownership, or management of an existing nonconforming use, building or structure.

**SECTION 23.08 - EXPANSION AND SUBSTITUTION** The Board of Appeals shall determine if a nonconforming building or structure may be enlarged, expanded, extended, or altered, and the conditions under which such improvements shall be made. The following provision shall apply:

1. LIMITATIONS: The reasons for a nonconformity shall be limited to a minimum lot area, lot width, required yards, off-street loading and parking requirements, and transition strip and landscape strip requirements. In no case shall a building or structure that is nonconforming because of lot coverage, floor area ratio, lot area per dwelling unit, or height requirements be permitted to expand without removing the nonconformity, except as permitted under a variance.

2. PERMITTED USES: The existing and proposed uses of such buildings and structures shall be among those permitted in the district in which situated.
3. CONFORMANCE REQUIRED: The proposed improvement shall conform to all requirements of the district in which situated.
4. DETERMINATIONS: The Board of Appeals shall determine the following in approving a request:
  - a. that the retention of the nonconforming building or structure is reasonably necessary for the proposed improvement or that requiring removal of such building or structure would cause unnecessary hardship.
  - b. that the proposed improvement is reasonably necessary for the continuation of activities on the property.
  - c. that the enlarged or otherwise improved nonconforming building or structure will not adversely affect the public health, safety and welfare.

5. AUTHORITY OF BOARD: The Board of Appeals shall have the authority to require modification of the nonconformity where such is reasonable, as a condition for approval. The Board of Appeals may attach other conditions for its approval which it deems necessary to protect the public health, safety and welfare.

6. SITE PLAN APPROVAL REQUIRED: All expansions permitted under this Section shall meet all requirements of ARTICLE XXII SITE PLAN REVIEW, herein.

A nonconforming structure shall not be substituted for, or replace, any conforming or nonconforming structure.

A nonconforming use of a structure may be substituted for another nonconforming use upon permission by the Board of Appeals, as set forth in Section 24.08, herein, provided that no structural alterations are made, and provided, further, that such other nonconforming use is more appropriate than the existing nonconforming use in the district in which it is located. In permitting such change, the Board of Appeals may require appropriate conditions and safeguards in accordance with the provisions and intent of this ordinance. A nonconforming use, when superseded by a more appropriate use as provided in this sub-section, shall not thereafter be resumed.

**SECTION 23.09 - NONCONFORMING EXTRACTION OPERATIONS** An extraction operation legally existing at the effective date of adoption or amendment of this ordinance shall be a nonconforming use of a parcel of land and may continue, subject to the following provisions:

1. Extraction may be extended within the property based upon the property lines of record at the time this zoning ordinance was adopted or amended, provided however, that such extension shall not cross a public road.
2. All extensions to be commenced following the effective date of adoption or amendment of this zoning ordinance shall first comply with all provisions of this Section, and Section 11.10 Extraction Operations, herein.
3. Any extension of operations shall not exceed the depth of extraction of the portion existing at the effective date of adoption or amendment of this Ordinance unless extraction to a greater depth is specifically approved by the Township Board of Appeals.
4. Plans for the future extension of operations and restoration of the site shall be filed with the Township Planning Commission within one (1) year of the date of adoption or amendment of this zoning ordinance. Failure to file said plans within the one (1) year period shall limit the extraction operation to its present area and depth.

If a nonconforming extraction operation ceases for any reason for a period of 270 consecutive days or more within any one calendar year, or for a period of two (2) consecutive calendar years, the extraction operation shall not be resumed and the subsequent use of such parcel shall thereafter conform to the regulations of the district in which located.

The equipment and processes of a legal, nonconforming extraction operation may be upgraded periodically in order to maintain the operation in a modern condition and in order to meet contemporary pollution control standards. Such changes shall be permitted, even if they will result in an increase of production, provided the following conditions are met:

1. The changes in equipment and processes shall not have the effect of changing the nature or character of the operation into a use prohibited in the district in which located.
2. The noise, dust, odors, and other objectionable attributes of the operation shall not be increased beyond the levels existing at the effective date of adoption or amendment of this Ordinance.
3. The owner of the extraction operation shall notify the Township Board in writing of each change prior to the installation of such change.
4. Building permits for any structure shall be obtained prior to installation or construction.

ARTICLE XXIV  
ZONING BOARD OF APPEALS

**SECTION 24.01 - BOARD ESTABLISHED** A Zoning Board of Appeals, hereinafter referred to as Board of Appeals, is hereby established, in accordance with Act 184 of the Public Acts of 1943, as amended.

**SECTION 24.02 - MEMBERSHIP AND TERMS** The Board of Appeals shall consist of five (5) members: the Chair of the Planning Commission; a member of the Township Board appointed by the Township Board; and the third, fourth, and fifth members selected and appointed by the Township Board from among the electors residing in the unincorporated area of the Township. The term of the member from the Township Board shall not exceed his term of office on the Township Board, and he shall be appointed on the even-numbered years. The term of office of the Chairman of the Planning Commission shall be the same as his term of office as Chairman of the Planning Commission. The term of office for the third, fourth, and fifth members shall be two (2) years. The third and fifth members of the first Board of Appeals established by this ordinance shall be appointed immediately after the effective date of the ordinance. Members may be re-appointed. No elected official of the Township nor any employee of the Township may serve simultaneously as a third, fourth, or fifth members of, or as an employee of, the Board of Appeals.

**SECTION 24.03 - GENERAL PROCEDURES OF THE BOARD OF APPEALS**

- A. Rules - The Board of Appeals shall adopt rules and regulations to govern its procedures and shall appoint one of its members as Chair.
- B. Votes - A majority vote of a majority of members of the Board of Appeals shall be necessary to reverse any order, requirements, decision or interpretation of the Building Inspector, or to decide in favor of an applicant any matter upon which they are required to pass under this Ordinance.
- C. Representation - Any person(s) may appear on his own behalf at a hearing or may be represented by an agent or attorney.
- D. Time Limit - The Board of Appeals shall decide upon all matters within a reasonable time, not to exceed ninety (90) days from the filing date. The decision of the Board of Appeals shall be in the form of a resolution containing a full record of its findings and determinations in each case. The time limit may be extended by written agreement between the applicant or appellant and the Board of Appeals.
- E. Meetings - Meetings of the Board of Appeals shall be held at the call of the Chair and at such times as the Board in its rules of procedure may specify. Minutes shall be kept of each meeting and the Board shall record into the minutes all findings, conditions, facts, and other relevant factors, including the vote of each member upon question, of if absent or failing to vote, indicating such fact, and all of its official actions. All meetings and records shall be open to the public. All minutes shall be filed in the office of the Township Clerk.
- F. Oaths - The Chair of the Board of Appeals, or in his absence the acting Chair, may administer oaths and compel the attendance of witnesses.

**SECTION 24.04 - POWERS AND DUTIES OF BOARD OF APPEALS** The Board of Appeals shall perform its duties and exercise its powers as provided in Act 184 of the Public Acts of 1943, as amended, so that the objectives of this ordinance shall be attained, the public health, safety, and welfare secured, and substantial justice done. The Board of Appeals shall hear and decide and rule on the following as provided herein: any administrative decision of any official or Board on any requirement of the Ordinance, variance, expansion of nonconforming buildings and structures, substitution of nonconforming uses, and conditional use permits. The Board of Appeals shall not alter or change the zoning district classification of any property, or make any change in the terms of this Ordinance, and shall not take any action which would have a result in making legislative changes.

**SECTION 24.05 - FEES** A schedule of fees in the Zoning Board of Appeals shall be established by resolution of the Township Board.

**SECTION 24.06 - HEARINGS** The Board of Appeals shall hold a public hearing on each appeal for administrative review, and on each application for expansion of a nonconforming structure, substitution of a nonconforming use, conditional use permit and variance. The Chair of the Board of Appeals shall fix a reasonable time and date for the hearing, said date not to exceed 45 days from the filing date. The Board of Appeals shall also give a notice thereof to the owner of the property in question, to all persons to whom any real property within 300 feet of the premises in question is assessed and to the occupants of all single-family dwellings within 300 feet. The notice shall be delivered personally or by mail to the respective owners and tenants at the address given in the last assessment role. If the tenant's name is not known, the term occupant may be used. If the notice is delivered by mail, an affidavit of mailing shall be filed with the Board of Appeals prior to the public hearing. Notice of the hearing shall also be given by one (1) publication in a newspaper of general circulation in Freedom Township, within fifteen (15) days but not less than three (3) days preceding the date of the hearing. Where the hearing, as determined by the Board of Appeals, concerns matters of general applicability in the Township and does not concern only individual lots or parcels, such notice shall be given in a newspaper of general circulation in the Township.

**SECTION 24.07 - CONDITIONAL USE PERMITS** The Board of Appeals shall hear and decide upon applications for conditional use permits in accordance with the provisions of ARTICLE XXI, herein. An application for a conditional use permit shall be filed with the Township Clerk. The application shall consist of a completed application form fee, and the information required in Section 21.04, herein. The Clerk shall transmit the application form and information to each member of the Board of Appeals within three (3) days of the filing date.

**SECTION 24.08 - EXPANSION AND SUBSTITUTION OF NONCONFORMITIES** The Board of Appeals shall hear and decide upon applications for expansion of nonconforming structures and substitution of one nonconforming use for another such use in accordance with the provisions of Section 23.08, herein. An application for such expansion or substitution shall be filed with the Township Clerk. The application shall consist of a completed application form, fee, and the information required in Section 24.05, herein. The Clerk shall transmit the application and information to each member of the Board of Appeals within three (3) days of the filing date.

**SECTION 24.09 - ADMINISTRATIVE REVIEW** The Board of Appeals shall hear and decide appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.10 - DUTIES ON MATTERS OF APPEAL** All questions concerning interpretation and application of the provisions of this ordinance shall first be presented to the Building Inspector. Such questions shall be presented to the Board of Appeals only on appeal from the decisions from the Building Inspector. Recourse from decisions of the Board of Appeals shall be to the courts as provided by law. Duties of the Township Board in connection with this Ordinance shall not include hearing and deciding questions on appeals that might arise. The procedure for deciding such questions shall be as provided in this Article.

**SECTION 24.11 - PROCEDURES**

- A. Appeals concerning administrative review may be made within such time as prescribed by the Board of Appeals by general rule, by filing with the Building Inspector and the Board of Appeals a notice of appeal specifying the ground thereof. The Building Inspector shall transmit to the Board of Appeals copies of all papers constituting the record upon which the action appealed from was taken, within seven (7) days of the filing date. The appellant shall submit a clear description of the order, requirement, or determination for which appeal is made and may be required by the Board of Appeals to submit additional information to clarify the appeal.
- B. Appeals may be taken by any person aggrieved or by any officer, department, board, agency, or bureau of the Township, County, State or Federal government.
- C. A fee shall be paid to the Township Clerk at the time of filing the notice of appeal and shall be deposited in the Township's General Fund.

**SECTION 24.12 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.13 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.14 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.15 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.16 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.17 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.18 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.19 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.20 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.21 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.22 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.23 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.24 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.

**SECTION 24.25 - APPEALS** The Board of Appeals shall hear and decide upon all appeals from any order, requirement, decision, or determination made by the Building Inspector in the interpretation and enforcement of this Ordinance. The Board of Appeals shall interpret zoning district boundaries according to the provisions of Section 3.02F, herein.



D. An appeal stays all proceedings in furtherance of the action appealed from, unless the Building Inspector from whom the appeal is taken certifies to the Board of Appeals after the notice is filed with him that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by restraining order which may be granted by the Board of Appeals or by a court of record on application, on notice to the Building Inspector from whom the appeal is taken, and on due cause shown.

E. The Board of Appeals may, so long as such action is conformity with the terms of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the public official from whom the appeal is taken.

SECTION 24.12 - VARIANCE

A. Intent - The Board of Appeals shall have the power and duty to authorize in specific cases a relaxation of the provisions of this Ordinance through a variance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship or practical difficulty.

B. Filing - An application for a variance shall be filed by the owner of the lot in question with the Township Clerk. The application shall consist of a completed application form, fee, and the information required of this Section. The Clerk shall transmit the application and information to each member of the Board of Appeals within three (3) days of the filing date.

C. Information Required - Each application for a variance shall contain the following information:

1. legal description, address, and tax parcel number of subject lot.
2. boundary survey, showing all property lines, dimensions, and bearings or angles, correlated with the legal description, all existing and proposed structures and uses on the premises, and dimensions of such structures and their dimensioned locations; lot area and all calculations necessary to show compliance with regulations of the zoning ordinance.
3. name and address of applicant, property owner(s), interest of applicant in the property.

D. Required Conditions - A variance shall not be granted by the Board of Appeals unless and until all of the following conditions are met:

1. A written application for a variance is submitted, demonstrating:
  - a. that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district;
  - b. that liberal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
  - c. that the special conditions and circumstances do not result from the actions of the applicant; or
  - d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.
2. Any nonconforming use of neighboring lands, structures or buildings in the same district, any permitted nonconforming uses of lands, structures or buildings in other districts, any nonconforming structures shall not be considered grounds for the issuance of a variance.
3. The Board of Appeals shall find that the requirements of Section 24, 12 D-1, herein, have been satisfactorily met by the applicant.
4. The Board of Appeals shall further find that the reasons set forth in application justify the granting of the variance, and that it is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The Board of Appeals shall further find that the granting of the variance will be in harmony with the intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public interest.
6. In granting any variance, the Board of Appeals may establish appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance, and punishable under Section 20.10, herein.
7. Under no circumstances shall the Board of Appeals grant a variance to allow a use not permitted under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

SECTION 24.13 - VOIDING OF VARIANCE Each variance granted under the provisions of this Ordinance shall become null and void unless the construction authorized by such variance has been commenced within one hundred eighty (180) days after the granting of such variance and pursued diligently to completion, or the occupancy of land or buildings authorized by such variance has taken place within one hundred eighty (180) days after the granting of such variance.

SECTION 24.14 - REAPPLICATION FOR VARIANCE No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred sixty-five (365) days from the date of such denial, except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

SECTION 24.15 - SITE PLAN REQUIREMENTS If an application or appeal to the Board of Appeals requires site plan approval by the Planning Commission, the applicant or appellant shall first apply for preliminary site plan approval as set forth in ARTICLE XXII, herein. The Planning Commission shall review said plan and shall determine the layout and other features required to obtain approval of said plan. The Planning Commission shall then transmit the plan and the Commission's findings therein to the Board of Appeals. The Board of Appeals shall, upon deciding on the application or appeal, return the plan and its decision therein to the Planning Commission for Commission action on the preliminary site plan.

SECTION 24.16 - APPEALS TO COURT Any decision of the Board of Appeals may be appealed by any person having an interest affected by the decision. He shall have the right to appeal to the Circuit Court on questions of law and fact.

ARTICLE XXV AMENDMENTS

SECTION 25.01 - INITIATING AMENDMENTS The Township Board may, from time to time, amend, modify, supplement, or revise the district boundaries or the provisions and regulations of this Ordinance. Amendments may be initiated by the Township Board, the Township Planning Commission, or by petition of one or more property owners of Freedom Township, or by one or more persons acting on behalf of a property owner(s) of Freedom Township. All proposed amendments shall be referred to the Township Planning Commission for review and recommendation before action may be taken thereon by the Township Board.

SECTION 25.02 - FEES The Township Board shall establish, by resolution, fees for zoning amendment petitions. Such fee shall be paid in full at the time of application and no part of such fee shall be returnable to the petitioner. Fees shall not be required for amendments proposed or requested by any government agency or body.

SECTION 25.03 - AMENDMENT PROCEDURE

A. The procedure for amending this Ordinance shall be in accordance with Act 184 of the Public Acts of 1943, as amended.

B. A petition shall be filed with the Township Clerk. The Clerk shall transmit the petition to the Township Planning Commission for review and report to the Township Board. The Planning Commission shall establish a date for a public hearing on the petition and shall give a notice thereof to the owner of the property in question, to all persons to whom any real property within three hundred (300) feet of the premises in question is assessed and to the occupants of all single family dwellings within 300 feet. The notice shall be delivered personally or by mail to the respective owners and tenants at the address given in the last assessment roll. If the tenant's name is not known, the term occupant may be used. If the notice is delivered by mail, an affidavit of mailing should be filed with the Planning Commission prior to the hearing. The notice shall be made at least eight (8) days prior to the hearing stating the time, place, date and purpose of the hearing. The Planning Commission shall also give notice of the public hearing by two (2) publications in a newspaper of general circulation in Freedom Township, the first to be printed not more than thirty (30) days nor less than twenty (20) days and the second not more than eight (8) days before the date of such hearing. Not less than twenty (20) days notice of the time and place of such hearing shall also be given by certified mail to each electric, gas, pipeline and telegraph public utility company that registers its name and mailing with the Planning Commission for the purpose of receiving such notices, and to each railroad operating within the district or zone affected. The notices shall include the places and times at which the tentative text and any maps of the proposed amendment may be examined. The Planning Commission shall also, for any proposed amendment to the zoning map within three hundred (300) feet of the boundary of any adjacent municipality, send by regular US mail a written notice of the public hearing to the zoning agencies of said municipalities and to the School Board of the school district in which the subject property is located, in order that coordination with adjacent zoning ordinances may be promoted. Public hearing requirements shall also apply to amendments initiated by the Township Board, the Township Planning Commission and by any other governmental agency or body.

C. Requirements of written notice to property owners shall not apply to comprehensive revisions to the zoning ordinance.

D. The Planning Commission shall, following the public hearing, transmit the petition to the County Planning Commission for review and recommendation to the Township Board.

E. The Planning Commission shall report its findings and its recommendations for disposition of the petition to the Township Board following the public hearing, but within one hundred twenty-five (125) days of the filing date. This time limit may be extended by agreement between the petitioner and the Planning Commission. If the Township Board shall deem advisable any changes, additions, or deletions as to the proposed amendment, it shall refer same to the Planning Commission for a report thereon within a time specified by the Board. Thereafter the Board may act upon the petition.

SECTION 25.04 - INFORMATION REQUIRED

A. When the petition involves an amendment to the official zoning map, the petitioner shall submit the following information:

1. a legal description of the property, including a street address and the tax code number (s).
2. a scaled map of the property, correlated with the legal description, and clearly showing the property's location.
3. the name and address of the petitioner.
4. the petitioner's interest in the property; if the petitioner is not the owner, the name and address of the owner(s), and the owner(s) signed consent to the petition.
5. signature(s) of petitioner(s) and owner(s), certifying the accuracy of the information.
6. identification of zoning district requested; existing zoning classification of subject property.
7. vicinity map showing location of property, and adjacent land uses and zoning classifications.

B. When a petition involves a change in the text of the zoning ordinance, the petitioner shall submit the following information:

1. a detailed statement of the petition, clearly and completely setting forth all proposed provisions and regulations, including all changes in the zoning ordinance necessary to accommodate the proposed amendment.
2. name and address of the petitioner.
3. reasons for the proposed amendment.

SECTION 25.05 - FINDINGS OF FACT REQUIRED In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition, and shall report its findings in full, along with its recommendation for disposition of the petition, to the Township Board, within a period of ninety five (95) days of the filing date. The facts to be considered by the Planning Commission shall include, but shall not be limited to, the following:

- A. whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted, or by an error in the original ordinance, the precedents, and the possible effects of such precedents, which might result from approval or denial of the petition.
- B. the capability of the Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.
- C. effect of approval of the petition on the condition and/or value of property in the Township or in adjacent civil divisions.
- D. relation of the petition to the adopted development policies of Freedom Township, and of other government units where applicable.

All findings of fact shall be made a part of the public records of the meetings of the Planning Commission and the Township Board.

SECTION 25.06 - PUBLICATION Following Township Board approval of a petition to amend the zoning ordinance, the amendment shall be published within thirty (30) days of such approval in a newspaper of general circulation in Freedom Township.

SECTION 25.07 - REFERENDUM Within thirty (30) days following the adoption of an amendment to the zoning ordinance, a petition signed by a number of qualified and registered voters residing in the unincorporated portion of Freedom Township equal to not less than eight (8) percent of the total vote cast for all candidates for governor, at the last preceding general election at which a governor was elected, in the Township, may be filed with the Township Clerk requesting therein for the submission of the amendment to the electors residing in the unincorporated portion of Freedom Township for their approval.

SECTION 25.08 - CONFORMANCE TO COURT DECREE Any amendment for the purpose of conforming to a provision of a decree of a court of competent jurisdiction shall be adopted by the Township Board and the amendment published without referring same to any other board or agency.

# THE MANCHESTER ENTERPRISE

188TH YEAR VOL. NO. 16 10 CENTS PER COPY THURSDAY, FEBRUARY 28, 1975

## Dutchmen Whip Clinton 74-53

By Jon Hardenbergh  
Manchester captured the opening jump and zoomed to a 6-0 lead. It appeared the Dutch were going to blow Clinton right out of their own gym, but the Redskins came back scoring the next 6 to tie 6-6. For the rest of the period, both teams traded buckets and in the closing seconds Clinton hit a 2 pointer to go ahead after 1 period, 13-14.

The Dutch settled down and played super tough defense which stymied the Redskins, so behind the hot hand of Dean Decker, who popped in 13 points, the Dutch assumed a comfortable 12 point lead, 36-24.

The name of the game in the second half was Paul Tassie. He canned 10 points in the third period, as Manchester took a 14 point lead, 56-40. Then Paul banged home 10 more points to put Clinton to rest, 74-53.

Paul was the unstoppable one as he smoked the nets for 27 points, while Dean followed posting 15 points. Dean edged Paul in rebounding as he snatched 14 as Paul grabbed 13. All Dutchmen played and 9 of 10 contributed to the tally. For scoring, consult boxscore.

Statistically speaking, Manchester controlled all 4 jumps and posted their lowest turnover count of the season, 15.

L.C.A.A. DOINGS

Manchester-74	Clinton-53
Addison-94	Grass Lake-74
Hudson-89	Sand Creek-64
Onsted-81	Morenci-78

VARSIITY-BOXSCORE

	PT	RE	S	B	F
Paul Tassie	27	13	3	2	3
Dean Decker	15	14	0	2	1
Kensler	6	8	0	0	1
Evilizer	6	3	1	0	2
Doug Decker	6	2	1	0	0
Guenther	6	0	1	0	0
Voegeding	5	3	1	0	5
Gregerson	2	3	2	0	1
Smith	1	1	1	0	0
Feldkamp	0	0	1	0	0
Totals	74	48	11	4	13

L.C.A.A. STANDINGS

Addison	13	0
Manchester	12	1
Hudson	8	5
Morenci	6	7
Onsted	6	7
Sand Creek	4	9
Grass Lake	3	10
Clinton	0	13

By Jon Hardenbergh  
This is the fourth time in 2 years that St. Thomas has got by Manchester. But this contest was the most exciting one I've seen this season. Manchester treaked to Ann Arbor fired up for this meeting having gone undefeated on visiting courts.

Again, it appeared that the Dutch would blow the Irish away as they jumped to

Continued on page 5

## Numismatic Club To Be Formed

On Saturday, February 22, 4:00 p.m., a meeting will be held at the Emanuel Church for the possible formation of a coin club in Manchester. The plan calls for a junior and adult division in the club.

This meeting will not be the club's first official meeting but instead will be a meeting of organization. Tom Jones, a former Michigan State Numismatic Society president and owner of a coin supply house in Detroit will be the guest speaker. An invitation has also been extended to a representative of the Washtenaw County Youth Program. Mr. Jones will help draw up a club charter and will direct in the appointment of club officers.

Should enough people respond, the club would hold periodic meetings at which members could discuss their coins with other members. Coin auctions would be held for those who would like to add to their collections. Trade sessions will be held and the club will invite speakers periodically. Some public coin shows may also be planned. Special activities such as treasure hunts with coins as prizes will be held for junior members.

If you attend this meeting you will not be obligated to join the club. However, if you hold any interest in coins at all, you are sure to find this meeting most interesting.

Drawings for door prizes will be held at this special meeting and refreshments will be served.

For further information, feel free to contact Gilbert Sullaway at 428-8844 or

Jim Vida at 428-2591.  
It would be appreciated that if you plan to attend the meeting, you call one of these numbers so there will be an estimate of the number that will be present.  
Gil and Jim would like to extend their gratitude to Reverend Joseph Wise for the use of the Emanuel Church for the meeting.

## ANNUAL JAYCEE BOSSES NIGHT SCHEDULED FEB. 28

The Manchester Jaycees will host their annual Bosses Night on Friday, February 28th at the Polish Falcons Hall on Joy Street in Jackson, cocktail will be at 6 P.M. with dinner at 7 P.M. This year's program will feature the D.S.A. Award and Manchester's Outstanding Young Farmer.

This year's guest speaker will be Bob Ludwig of Chrysler Proving Grounds in Chelsea. Mr. Ludwig will review the Chelsea Installation via slides and discuss the automotive industry today.

Dinner at a cost of \$5.50 per plate and a cash bar will be available for all in attendance. This, a great opportunity for all the Manchester Jaycees and their friends to honor their bosses or father at this year's program.

Jim Curley will be this year's Master of Ceremonies and a great time is in store for all. Please call 428-7882 or 428-7174 for reservations.

## 50th Anniversaries Celebrated By Manchester Area Couples



MR. AND MRS. GEORGE PITTMAN

The 50th Wedding Anniversary of Mr. and Mrs. George Pittman will be celebrated with an open house from 2:00-5:00 P.M. at the Norvell Township Hall on Sunday, February 23.

They were married February 20, 1925 by the groom's grandfather, Rev. Andrew Pittman, home in Norvell Township. They have lived in Sharon Hollow and Norvell most of their married lives.

They are the parents of Evelyn Feldkamp of Norvell along with a foster son, Dale Blakeman of Norvell Township; the grandparents of five and the great grandparents of five.

Mrs. Pittman, the former Beattie Nortley, is retired from Double A. Products and Mr. Pittman from the Ford Motor Company.

Mr. and Mrs. Lorenz Ahrens of 10710 M-52 will be honored at an Open House on their 50th Wedding Anniversary Sunday, February 23, 1975.



MR. AND MRS. LORENZ AHRENS

Emanuel Church Hall for the Open House from 2:00 p.m. to 5:00 p.m.

The Open House is being hosted by their children, Mr. and Mrs. Max Walter, Mr. and Mrs. Glen DeClaire, Mr. David Ahrens of Manchester and Mr. and Mrs. Russell Heber of Saline.

They have eight grand children and one, great-grand daughter.

Leroy and Goldie Lamb observed their 50th Wedding Anniversary on February 18, 1975.

The couple was married in Kenton, Ohio and moved to Manchester in 1935. Both are now retired, Lee from farming and Goldie from the Ford Motor Company.

They are members of the Manchester United Methodist Church.

Their interest have always been in the outdoors; fishing, camping and traveling. They have two children, Irene (Wurster) and Eldon, both of Manchester, and seven grandchildren. Two deceased children, Inez Lee and Melvin "Red".

MR. AND MRS. LEROY LAMB