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Wedding
ANNOUNCEMENTS
AND
INVITATIONS...

The
Manchester Enterprise

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THE MANCHESTER ENTERPRISE

108TH YEAR VOLUME NO. 48

15 CENTS PER COPY

THURSDAY, OCTOBER 2, 1975

Mini Meeting of The UN



Mrs. Scholz, Mrs. Ratty, Mrs. Weltner, and Mrs. Lannom

September 18, a mini meeting of the U.N. took place at Pleasant Lake, not to resolve international problems, but to reunite four sisters, each coming from a different country.

Walli and Roscoe Lannom of 5224 Happy

Hollow, Pleasant Lake, were hosts to Mrs. Irmgard Scholz from Goettingen, Germany, Mr. and Mrs. Brian (Gageburg) Ratty from Plymouth, England and Mr. and Mrs. Helms W. (Hildegard) Weltner from Toronto, Canada.

Bethel Church To Observe 135th Anniversary

Bethel United Church of Christ (Freedom Township), 10425 Bethel Church Road, Manchester will celebrate its 135th Anniversary during the month of October and the first Sunday in November. The theme of this 135th Anniversary is, "A Past to Honor—A Future to Mold."

Bethel United Church of Christ was organized in 1840 under the leadership of Rev. Friedrich Schmid, a pioneer missionary pastor, who organized many German congregations in Southwest Michigan.

The first event to celebrate this milestone will take place on October 5th at the 10:00 a.m. Worldwide Communion Service. Altar communion will be served, as it was in the early history of the church. A Pot-Luck dinner will be served at 12:30 p.m. and then a program entitled, "Do you Remember When?," will be presented.

On October 12th, the congregation invites all to join them in its Annual "Mission Festival", when the Rev. Dr. Alfred Bartholomew, General Secretary of Church World Service, will bring the message both at the 10:00 a.m. and the 7:30 p.m. Services.

The "Bethel Singers" will present the modern cantata, "Holy Moses", on the 19th of October. The Bethel Singers include both youth and adults blending their voices together for this cantata. The Rev. Kenneth Kuebler will bring the morning message.

On October 26th at the 10:00 a.m. Service all persons confirmed at Bethel Church will be honored. Throughout these 135 years 1,338 persons have been confirmed at Bethel United Church of Christ.

The last event in Bethel's 135th Anniversary celebration will take place on November 2nd at 10:00 a.m. when the Rev. Dr. Duane Vore, Conference Minister of the Michigan Conference of the United Church of Christ, will bring the message and assist in the serving of Holy Communion. Rev. Roman Reineck, Bethel's thirteenth pastor, on behalf of the Anniversary Committee said, "A warm invitation is extended to all to come and worship with us in this time of remembering our past and looking forward to our future."

Uniloy Group To Sponsor United Fund Kick-off Dinner



Wednesday, October 8, is the date set for the Kick-off Dinner for the Manchester Area Community Chest and Red Cross Drive. To be held at the Manchester United Methodist Church to be sponsored this year by the Uniloy Group Division of Hoover Ball and Bearing Company.

The Uniloy group, which tests, manufactures and ships blowmolding machinery

has been operating in this area for the past four years. With more than a hundred employees, in the Manchester plant, the company has shipped its machines, which are capable of blowing plastic containers from 1/2 gallon to 55 gallon drums, to such places as Japan, Europe, South Africa, and South America as well as United States and Canada.

Eastern Market Saturday October 4



Practicing the selections they will be performing for the pleasure of Eastern Market shoppers are Karl Sauter, Rob Rodrigues and Fred Townsend members of the Middle School Band.

The annual Band and Orchestra Boosters "Eastern Market" will be held on Saturday, October 4, from 9:00 a.m. to 3:00 p.m. at the American Legion Bingo Parlor.

On sale will be such items as candy, baked goods, jams and jellies, produce, needlework and handicraft. The proceeds will be used for uniforms.

An added attraction will be the performance of the various instrumental groups throughout the day, under the direction of Chri's Cantine, band director and Miss Alice Graminger orchestra director.

Snacking of coffee, cider and coffee cake, listening to students perform and getting a head start on your holiday shopping at the Eastern Market will not only prove to be a pleasant experience, but will also benefit the young people in the band and orchestra.

Booster members are reminded to bring their Eastern Market items to the American Legion Bingo Parlor between 7:00 and 8:00 p.m. Friday night or 8:00 to 9:00 a.m. on Saturday morning.

Meals On Wheels

Meal-on-Wheels started again this week, on October first, for Senior Citizens in Manchester. They are delivered by volunteer drivers on Monday, Wednesday and Friday between 11:30 and 12:00. Dinners cost \$2.00 each and they are paid for a week in advance on Friday so that food planning and transportation can be more satisfactory.

Anyone who is interested in Meals-on-Wheels may call the Emanuel Church office 428-8359 for further information.

Drivers are badly needed for the project which is sponsored by the Manchester Senior Citizens Council. Anyone who can schedule regular days or "be on call" should phone Mrs. Millard Uphaus 428-7451 or the church office.

Senior Citizens are reminded that they are welcome every Tuesday afternoon at the meeting place provided by the Emanuel Church in the church hall. If you are 60 years of age or older you are welcome to attend and those under sixty, who are of mind to help, may call the president of the group Mrs. Ray Kerr and find out how they may be of assistance. Card games, crafts, entertainment and refreshments are a regular thing. A plan is in the making for a Family Style Dinner on a Tuesday evening once a month. Come to the Senior Citizens gathering next Tuesday and help make this project meet the needs of the over 60 year olds who have time on their hands.

The Manchester Enterprise
 305 Beaufort Street
 Manchester, Michigan 48154
 Phone 428-8173

The Manchester Enterprise was established in 1967 and is published each Thursday at 305 Beaufort St., Manchester, Michigan with second class postage paid at Manchester.

THE STAFF
 Edward E. Snow, Publisher
 LeRoy Steele, Editor
 Darlene M. Orr, Assistant Editor
 Cecelia Chapin, Feature Editor
 Art Rayer, Sports Editor



LETTERS TO THE EDITOR

A few weeks ago there appeared in your paper an article describing great need for a new subject to be taught in our schools. This time they were talking in terms of "Sex and Development." It seems that these people believe the children are uneducated by the way we teach the information, papers, books, etc., so now these people want to further expose them to sex by teaching it in different ways in our public schools.

I wonder what these people are trying to do. Is their concern really for the welfare of the children? What is their motive and why are they trying to do this? Is someone expecting to fill a new high pay position which is sure to be created by the adoption of their program?

Who will be teaching this subject? Will these teachers be the products of our liberal, permissive, "anything goes," morally declining colleges? Homosexuals? Athletes? "New morality" people?

I think sex education taught without sound moral principles is wrong. The article indicated moral and ethical relations would be explored. However, we know this is not true. The truth is that our school systems have long since been compelled to cast God and morality aside. It is no longer permissible to pray, to pledge allegiance to the flag, or to discriminate against the atheist or homosexual. For these reasons we cannot expect our schools to teach morality as was indicated by the article.

We may be required to have our children taught the 3 R's under these conditions, but we should all have a voice in preventing the teaching of this most deplorable subject under the same circumstances. Let us let it be known loud and clear that we as parents are able and willing to teach our children what they should know, when they should know it, tempered with the moral beliefs we hold.

Charles Durling

P.S. By the way, let's talk straight and call this proposed instruction "Sex Education" and not "Human Growth and Development." Let's call "New Morality" by its old fashioned name "Immorality." And how about talking of the cost of this program in terms of "Money," not in "Outstanding Funding," which means the someone else is paying for it.

LETTER TO THE EDITOR

To Whom It May Concern:

I am a member of the high school band. Our band doesn't always sound good. This letter will tell you why and the reason. "Look at the band directors we've had, Mr. Senter, Mr. Voss, Mr. Ferguson. All of them were good in their own way, but..." So kids in our band say that the reason we aren't good are the directors we've had in the past. What about the one we have now, Mr. Cantine. He's always late, they say. Well, how many times has he been late this year for regular band practice? None, so far. Now what is their excuse? I can think of a lot of them. How many people come to band practice at least 15 minutes early? How many people were

PP&K Contest Saturday, Oct. 4

The annual Push, Pass and Kick competition put on by the Manchester Jaycees and sponsored by Tom Marshall Ford will be held Saturday, October 4, at 9:30 a.m. at the Athletic Field. All boys and girls ages 8 - 13 that are interested can pick up forms at the Kinger, Middle School or at Tom Marshall's.

TUESDAY NIGHT SINGLES

There will be a dance for single, widowed or divorced adults over 25 at the Briarwood Community Room, Briarwood Shopping Center from 9 to 12 midnight on Tuesday evening, October 7. The Merrimen Band will be playing that night.

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 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
 Carl 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 Schliker
 West Main Street
 Sunday Masses 8:30 a.m. and 10:30 a.m. Monday thru Friday 8:30 a.m., Saturday, 7:00 p.m.
NORTH SHARON COMMUNITY BIBLE
 William Enslin, Pastor
 Sylvania and Washburn Road
 Sunday School 10:00 a.m., Worship Service 11:00 a.m. (Nursery will be available) Junior Church Classes 11:00 a.m., Youth Meeting Senior High 6:00 p.m., Youth Choir 6:00 p.m., Evening Worship Services 7:00 p.m. (Nursery available), Wednesday Bible Study and Prayer Meeting (Nursery available) 7:00 p.m. to your door Bus Transportation available 428-7222.
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 Janofski, Pastor
 Worship Service 10:00 a.m., Sunday School 11:15 a.m., Youth Service 6:30 p.m. Evening Service 7:30 p.m. Wednesday Evening: Junior Choir 6:30 p.m., Bible Study and Prayer Meeting 7:30 p.m., Senior Choir 8:30 p.m.
ZION LUTHERAN CHURCH
 Rev. John R. Morris, Pastor
 3050 S. Fletcher Road
 Sunday School 9:00 a.m., Family Worship 10:15 a.m.
ST. JOHN'S EVANGELICAL LUTHERAN
 Dennis Falk, Pastor
 Sunday School 9:30 a.m., Church Service 10:30 a.m.
MANCHESTER BAPTIST CHURCH
 Alan W. Morris, Pastor
 122 W. Main St. Phone 428-7236
 Sunday School 10:00 a.m. Morning Worship 11:00 a.m., Adult Bible Study 6:00 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. Jorrolf F. Beaumont, "Vicar"
 Old U.S. 12-1/4 mile west of M52-Chelsea
 10:00 a.m. Holy Eucharist and Morning Prayer.

BETHEL UNITED CHURCH OF CHRIST
 Saturday, October 4, 9:00 and 10:30 a.m. Confirmation classes.
 Sunday, October 5, 10 a.m. World Wide Communion - Altar communion. 11:00 a.m. Church School. 12:30 p.m. All Congregation pot-luck dinner and program. 3:00 p.m. Ann Arbor-Jackson Association meeting at Emanuel U.C.C. Manchester.

FAITH COMMUNITY
 Sunday, October 5th, Worship hour at 10:00 a.m. Missionary time during 11 a.m. Sunday School hour.
 Tuesday, October 7, Faith Circle to meet at 7:30 p.m. Trustees will meet at the church at 7:30 p.m.
 Wednesday, October 8, Junior Choir Rehearsal at 6:00 p.m. Prayer Meeting and Bible Study at 7:00 p.m. Quarterly meeting at 8:00 p.m.

MANCHESTER UNITED METHODIST
 Saturday, October 4, Open house at Marble United Methodist Church in Milan celebrating the 60th anniversary of Rev. and Mrs. William Johnson. 8 p.m. Dust - n - Ashes will be appearing in the Herrick Memorial Chapel at Adrian College. Free Will offering.
 Sunday, October 5, 10:30 a.m. World Wide Communion Service.
 Monday, October 6, 8 p.m. Finance Committee Meeting.

SHARON UNITED METHODIST
 Thursday, October 2, 8:00 p.m. Pastor-Parish Relations Committee. 8:45 p.m. Finance Committee.
 Sunday, October 5, 11:00 a.m. World Communion Sunday.
 Monday, October 6, 7:30 p.m. The Belcomers will meet at the home of Ted Guenther.
 Wednesday, October 8, 8:00 p.m. Chancel Choir practice.
 Thursday, October 9, 8:00 p.m. Administrative Board.

ST. THOMAS LUTHERAN
 Thursday, October 2, Confirmation Class 4:15. Sunday School Teachers 7:00 p.m. Choirs 8:00 p.m.
 Wednesday, October 8, Bible Study 10 a.m.
 Thursday, October 9, Confirmation Class 4:15 p.m. Choir Rehearsal 8 p.m.

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THURSDAY, OCTOBER 2, 1975 THE MANCHESTER ENTERPRISE PAGE 3

EMANUEL UNITED CHURCH OF CHRIST
 The Annual Fall Bazaar of Chelsea Methodist Retirement Home will be held in the Recreation Room on Saturday, October 25th, from 1:30 to 4 p.m. Items of all kinds, the handwork of the residents, will be exhibited and placed on sale. A bake sale will be included and a special sale of ceramics. The Public is cordially invited.

DR. LEAH ADAMS TO SPEAK

The Manchester Cooperative Nursery School will be having Dr. Leah Adams to speak on the pre-school child. She has her B.S. in Home Economics, her Master's Degree in Early Childhood Development, and her Doctorate in Early Childhood Education. She also coordinated a coop day care center in Safford, near Dearborn. Dr. Adams is now a professor at EMU in the field of Early Childhood. She will speak at our Nursery School meeting at Emanuel Church at 8 p.m. on Monday, October 6. The public is invited.

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Ford's New Subcompact The Pinto Pony

A new subcompact car model, the Pinto Pony MPG, sticker-priced at \$2,895 and estimated by EPA at 38 miles per gallon on its highway cycle, will go on sale October 3 at Tom Marshall, Manchester along with other 1976-model Ford cars and trucks.

Tom Marshall said the new model is "the price and fuel-economy leader for 1976 and will hold its own against 1975 models which will hold their own against 1976 models." He said the Pinto Pony is "America's lowest-sticker-priced domestically produced automobile -- and the back seat comes at no extra charge." Your Ford dealer will be happy to discuss terms.

The Pinto Pony MPG is a four-passenger, two-door sedan with a four-cylinder, 2.3-liter overhead-cam engine of proven reliability, a four-speed manual transmission and a 3.00-to-1 rear-axle ration. It will be sold with a limited number of options.

"When official Environmental Protection Agency test results are announced," Tom Marshall said, "we expect that the 49-state version of the Pinto Pony MPG will be rated at 38 mpg on the highway cycle and 25 mpg on the city cycle."

"This is a real value-for-money car with strong unit-body construction that puts more steel around its passengers than its newest competitor. It also has a wider track, a 92-horsepower engine, precise rack-and-pinion steering and a wider interior."

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Area Obituaries

Elmer Dennis Sharpe
508 City Road
Manchester

Age 32 years died Monday at the U of M Medical Center as a result of injuries received in an auto accident on Sept. 19.

He was born June 14, 1943 in Middleboro Kentucky, the son of Elmer and Gladys Ditty Sharpe.

He is survived by five children Stephen Devy Ann, Rebecca, Sharon and Dennis all of Monroe; his father Elmer Sharpe of Monroe; his mother Mrs. Gladys Hensley of Manchester; two brothers Austin and John Petty of West Palm Beach, Florida; and his grandmother, Mrs. Maggie Ditty of Manchester.

Funeral services will be held Thursday at 1:30 p.m. from the Jenter Funeral Home, Rev. Fred Everly will officiate. Burial will follow in Oak Grove Cemetery.

Funeral services for Arleen Ruth Salcedo were held Monday at the Jenter Funeral Home. Rev. Joseph W. Wise officiated. Burial followed in Oak Grove Cemetery.

She was born September 10, 1950 in Fort Sill, Oklahoma the daughter of Joseph and Inez Green Salcedo.

She is survived by her mother and step-father, Mr. and Mrs. Harold Schill

of Manchester; three brothers, Joseph of Concord, North Carolina, Keith of Ypsilanti and Graham of Manchester; one sister Mrs. Roger (Sherry Ann) Bucklew of Manchester; a half sister Mrs. Oscar (Diane) Gonzales of Chicago; her grandmother Mrs. Bertha Salcedo of Laredo, Texas and one niece and two nephews.

Shakespeare Club

The Shakespeare Club will meet on Tuesday, October 7, at 8:30 a.m. at the Emanuel Church. A trip to Cranbrook Institute is planned with lunch following a tour of the school.

NOTICE

The American Legion Auxiliary will meet at the home of Mrs. Judy Hoast at 7501 Sylvan Road on Wednesday, October 8, at 7:30 p.m.

ECOLOGY CLUB NOTICE

Attention Community, The Ecology Club Glass Bin, which is located at the Manchester Landfill, is now serving the Manchester area by recycling glass. It is open from 12 to 4 on Thursday and 8 to 4 on Saturday. There are few requirements that we would appreciate you, the Community, to follow:

1. Separate glass into three colors,
 2. take rims off glass necks, and
 3. leave garbage out of bin.
- Please leave the area free of trash. Remember this service is for you. Thank you.

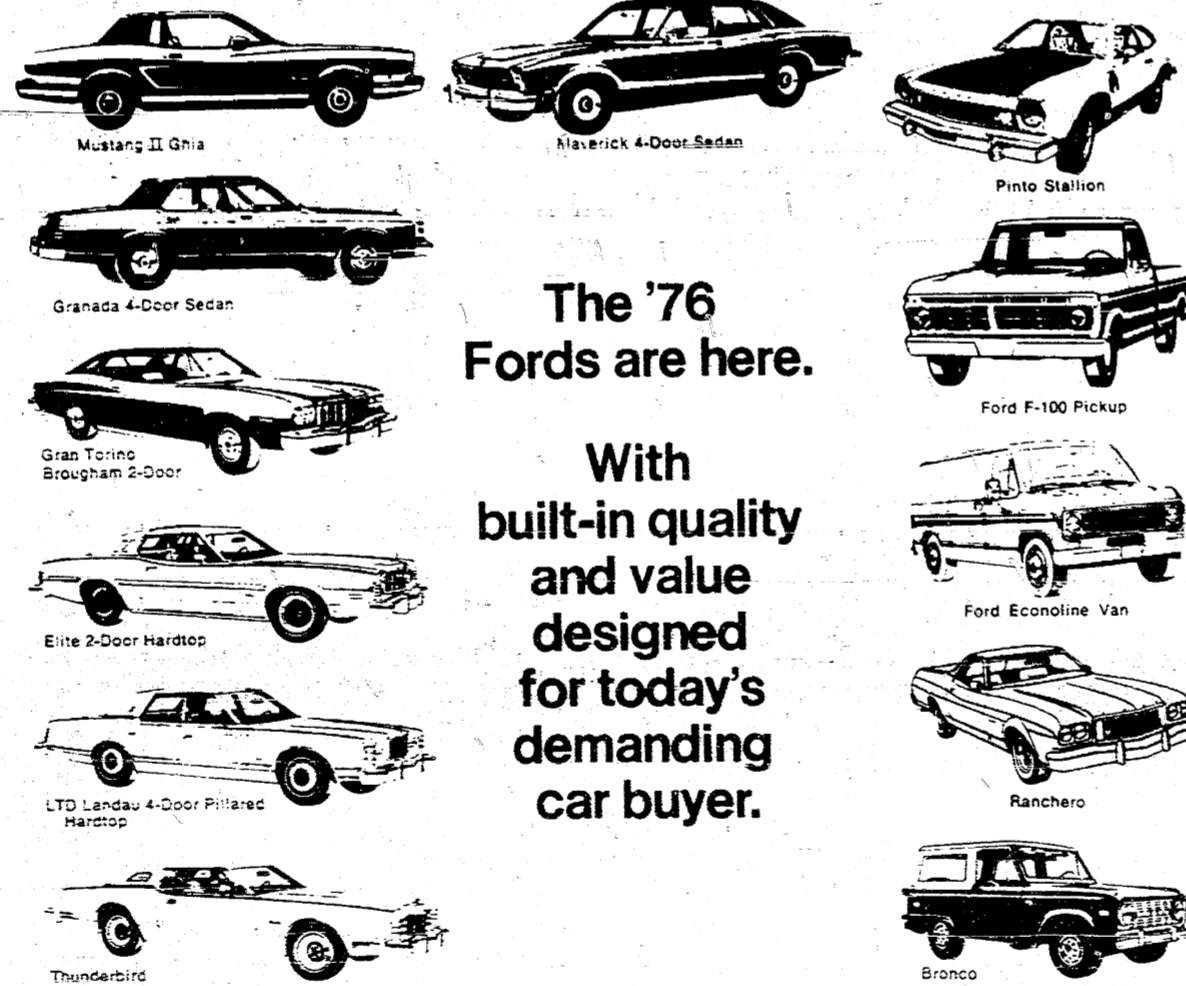
ADULT GIRL SCOUT OUTING!

The Western Washtenaw Area Association of Huron Valley Girl Scouts will hold its fall meeting on Saturday, October 4th, at Hudson Mills Park on North Territorial Road from 10 a.m. to 4 p.m. All leaders, assistant leaders, girls over 14 and over, committee members and others interested in scouting are urged to attend all or part of the day.

The morning program will be an outdoor cooking demonstration. Following lunch (bring your own) and a short business meeting there will be a discussion and demonstration in camping, outdoor arts, and crafts, Troop committees and cadettes program.

Please call Jan Howell 428-8392 or Anne Wright 428-8416 for more information. Bring a sack lunch or food to cook (charcoal) and come for a day of fun.

New At Tom Marshall Ford



The '76 Fords are here.

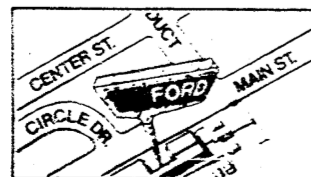
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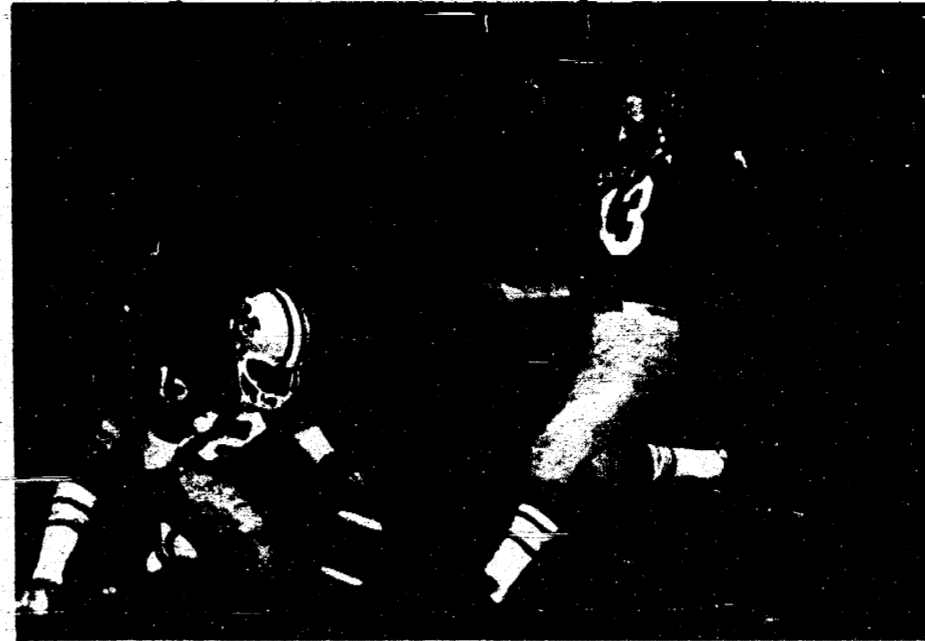
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DUTCHMEN'S NEW OFFENSIVE THREAT

By Jon Hardenbergh

This season the Dutch hold a needed weapon - a kicker - in Dag Omra. Dag is an Exchange student from Norway living with the Robert Little family of Ernst Dag will be an interesting factor in the Road. Dag's first attempt at kicking an extra point was successful as was his

first shot at a 3 pointer. His first field goal kick traveled some 24 yards while his next good FG flew 26 yards. Dag did miss 2 field goal tries, one being 35 yards while the second was 45 yards. I should add the last kick of 45 yards missed by maybe 4 or 5 feet. I'm sure with the Robert Little family of Ernst Dag will be an interesting factor in the Road. Dag's first attempt at kicking an extra point was successful as was his

Junior Varsity Co-Captains Louis Ross and Dave Salena with Coaches Bartel and Fielder.

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Agriculture in Action

Michigan Farm Bureau

A FORGOTTEN PROMISE?

When Gerald R. Ford became President of the United States, Michigan farmers pledged him their support. He had kept in close contact with them during his many years as a Congressman and his record indicated he shared many of their basic philosophies, such as an unflinching belief in the private enterprise system. They applauded his message last May when he said, "Farmers have my support for a vigorous export policy for their products. Our farm products must have unhindered access to world markets. This administration is determined to act in support of the American farmer and his best interests. It will not act to distort his market."

Michigan farmers believed the promise made by their native son, so it was with deep disappointment that they watched the President knuckle under to Labor leader George Meany's demands for a moratorium on grain sales to Russia. They understood the political pressures involved but they felt such action was building up to a sellout of the American farmer. They questioned the integrity of an administrator that would call for full farm production and then, despite a record crop prospect, deny needed export markets to farmers at harvest time.

Their confidence was further shaken by the recent announcement that the ban on grain sales would be extended to Poland

and other east European countries. They were also jolted by the fact that the ban was issued by the State Department, a step they see as an arbitrary and "economical-be-damned" power play. It is, after all, farmers' grain—not the unions' nor the government's — with which the State Department is playing games.

People in every walk of life should ask themselves: if the State Department can assume control of agriculture—what's to prevent it from taking over any other business?

Farmers remind President Ford that consumers, as well as farmers, will be hurt by banned exports. They'll end up paying a higher price for food because farmers cannot be efficient producers when their markets are curtailed. And sooner or later, consumers will wind up financing agriculture to assure a food supply.

NATIONAL GYMKHANA

Keith David Miller, six year old son of Peggy Lynn Miller, has made his little Gotland mare, Leeward Raketsna, "National Gymkhana, and high point all-around Gotland," as reported in the October issue of the Western Horseman. This is the 1974 Championship, as of January first.

This little boy has been riding since he was four years old, and his mare was only two. They started out by just getting to know each other, and then started to go to the horse shows that are close to home, which happens to be in Manchester. The Gotland horse is a pony size horse, imported from Sweden, and they are the best of all for kids.

With their first year of contesting behind them, they came in with the Reserve Champion, high point trophy, from the American Gotland Horse Association. The second year of showing, they won the above mentioned trophy, and the distinction of being "all-around" Gotland, which consists of getting a certain amount of points in more than one division. She

won the trophy in the gymkhana division, but placed high in the Pleasure division, and halter division, thus making the "All-around".

To put the icing on the cake, Keith also has, as of 1974, started to show two horses, and brought the second one, Leeward Inger, to the Reserve Championship in the gymkhana division, and fifth place in the United States, for All-around Gotland.

Right now, there are four of the five Gotlands being shown from our farm, and all of them are doing real good in competition. Time is not over for this year's showing, so we do not know yet how the end of year trophies and points will come out, but the fun and the work that goes into the making of a real good horse, will be with this little boy, for the rest of his life.

Right now Keith is a member of the Spur of the Moment Saddle Club, of Manchester, and the Saturday Saddler's of Adrian. Watch out for the Gotlands named, Leeward Svarta, and Kronos Brunetta... in following reports.

Label Drive At Middle School

Manchester Middle School is again in the midst of a special collection drive aimed at obtaining needed audio-visual and physical education equipment. The program, Labels for Education, is sponsored by Campbell Soup Company and offered to schools, both private and public.

"Between now and December 31, we hope to collect enough labels from Campbell's Soup cans and all Campbell Bean products to earn some needed school equipment," said Theodore H. Tapping, Jr., Middle School Principal.

"Our students are saving their labels, and they would appreciate it if friends of the school would do the same." Any Campbell's Soup can or any Campbell Bean product label counts in the drive. More than 70 audio-visual equipment and physical education items are being offered. A participating school sends in the assigned number of labels for the particular items selected.

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Dress-A-Doll makes you a part of warmer Christmases for little girls who desperately need cheer and love. You show you care when you enter our Dress-A-Doll Contest.

We provide the 16" doll, and you design and sew an outfit for it. There are seven costume categories with seven \$20 First Place Prizes, seven \$10 Second Place Prizes, seven \$5 Honorable Mention Prizes and a Grand Prize of \$50. Costumes will be judged and displayed in our lobbies in December. At Christmas time each doll becomes a gift to some needy child in the community. And you made it happen. Pick up your dark or white doll and rules at any AAFS office starting October 6. It must be returned by November 14.

Won't you warm a little girl's heart this Christmas? Yours will be warmer, too.



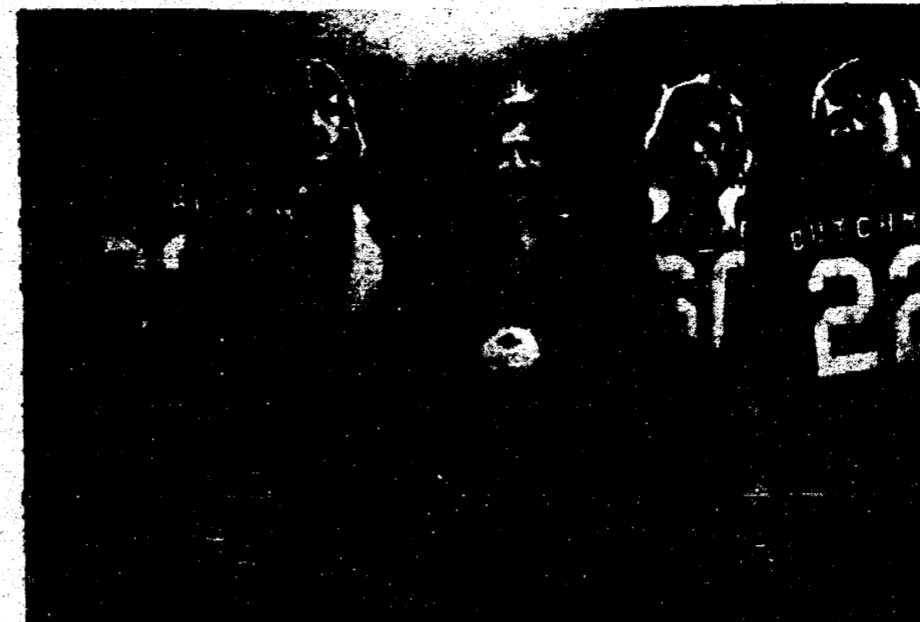
Shown above is the 1975 Grand Prize winner designed and sewn by Catherine Caughey, age 19.

ANN ARBOR AAFS FEDERAL SAVINGS

ANN ARBOR OFFICES: Downtown, Liberty at Division; Westside, Pauline at Stadium; Eastside, Huron Parkway at Platt; Northside, Plymouth at Nixon; CHELSEA—Main Street near Old U. S. 12; DEXTER-8081 Main Street; YPSILANTI-Hewitt at Packard; MANCHESTER-111 East Main Street; BRIGHTON-205 West Grand River; SALINE-101 West Michigan

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

Homecoming Queen



Dave Reineck, Chuck Smith, Homecoming Queen Karen Campbell, Mark Young, and Craig Fielder.

FLYING DUTCHMEN POST FIRST SEASON VICTORY

By Jon Hardenbergh

Manchester finally put it all together as offensively they totaled 272 yards and their defense blanked the opponent.

After several unsuccessful offense charges for both Manchester and Onsted, the Dutch moved the pignin close to the goal but were set back by a penalty. Our exchange student Dag Omre then kicked a 26 yard field goal putting Manchester up 3. Except for an 11 yard TD sweep by quarter back Jeff Clark the night belonged to senior full back Craig Fielder. He totaled 120 yards in 8 carries, 2 touchdowns and a fumble recovery. In the third quarter Craig ran thru a huge hole opened up by the left side and he rambled 66 yards for a TD. In the fourth quarter Craig scooped up a Wildcat fumble and motored

30 yards untouched for the TD. One other long gainer was nullified by a penalty. Running-back mate Tim Kocinski aided the Dutch ground game with 72 yards in 17 carries. At the sound of the horn ending the contest the score board read Manchester 21 and Onsted 0. Dutch now stand 1-1 in League competition and 1-2 overall. This was not the only victory of the night as Karen Campbell was crowned homecoming queen and the senior's float "Once is not Enough" beat the other 3 class floats.

L.C.A.A. DOINGS LAST FRIDAY

Manchester 21 and Onsted 0
Morenci 40 and Grass Lake 0
Hudson 28 and Addison 6
Ida 14 and Clinton 6

UP-COMING SPORTS

October 1 - Girls Basketball - Dutchess host Grass Lake. Golf - Manchester welcomes Grass Lake to Home course.
October 2 - JV Football squad meets Grass Lake in Manchester. Middle School Football travels to Sand Creek (1 game).
October 3 - Varsity Football team treks to Grass Lake.

FOOTBALL TRIVIA FROM LAST WEEK

Offensive honors go to Hopkins who crushed Covert 68-0. Low score game of last week, Chelsea 3 and Novi 0. Offensive battle honors go to the Inlay City-Mayville contest in which Inlay City outlasted, 42-40 last week, Chelsea 3 and Novi 0. Of-

L. C. C. A. STANDINGS

	League	Over-all
Hudson	2-0	3-0
Morenci	1-0	3-0
Manchester	1-1	1-2
Addison	1-1	2-1
Grass Lake	1-1	2-1
Clinton	0-1	0-3
Onsted	0-2	0-3

GONYER-MAYS VOWS SPOKEN

Michael David Gonyer and Cherryl Ann Mays were married September 20th in Downey, California. Cherryl is the daughter of Mr. Art Mays and Mrs. Ann Valle. Michael is the son of Mr. and Mrs. Ronald Gonyer, Manchester. The couple were married in a garden setting at the home of Mr. and Mrs. Richard Vineyard, with a reception immediately following. After a honeymoon in Big Bear Mountains, the couple will reside in North Long Beach.

RETIRED SCHOOL PERSONNEL

The fall meeting of the Washtenaw Association of Retired School Personnel will be held at the First Baptist Church, Ypsilanti, 1110 W. Cross Street, on Thursday, October 9, at 1:30 p.m. beginning with dessert.

At 2 p.m. there will be a business meeting followed by a talk given by Mr. Ford Caesar of the Project Bride in America.

"Dare To Share"

THE UNITED FUND WAY

Ecology Begins With You

We are hearing more and more about Ecology. The importance of saving ourselves from the problem of pollution cannot be overstressed. Ecology can only be successful when it starts with the little things and continues with the big things. Ecology is basically a state of mind "As a man thinks, so he is." Therefore, ecology begins with you.

The worst pollution of all is body pollutants—that is the pollutants we put into our bodies from bad foods, fluorinated water, caffeine, smoking, drugs, alcohol, and vaccines. All affect the body adversely and take their toll on health and life eventually.

Chiropractors have been leading in the Ecology movement for more than 75 years. Every drug and vaccine that pollutes the body takes its toll sooner or later. Chiropractors have been warning the public to stop polluting themselves. The way to normal natural health without pollution is to maintain everything functioning as well as possible inside the body. The control system which maintains normal function is the Nervous System which is housed in the Spinal Column. The Chiropractor is trained to maintain the Spinal Column in proper alignment so that there is no interference with the normal healthy function inside your body. Health is within you. The positive action of seeing your Chiropractor to maintain health begins with you. Therefore, Ecology begins with you.

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Two Juniors who have fine potential and have performed well this fall are Jerry Miller and Bob Padley.

CROSS-COUNTRYMEN CRUSH OPPONENTS

By putting together the best dual (double) meet performance in the school's history, our Manchester High harriers crushed league for Onsted 15-47 and non-crushed league for Onsted 15-47 and demolished non-league opponent Ann Arbor Greenhills 15-50 (a perfect score) last Wednesday at Carr Park.

Five Dutch runners crossed the finish line before either an Onsted or Greenhills runner was across. All five of the Dutch runners broke the 17:00 minute bar-

at 17:35 followed closely by rapidly improving sophomore Keith Moore at 17:52. The remaining Dutch place winners in the 30 runner field:

Steve Eversole 13th - 18:26
 Bob Padley 14th - 18:27
 Randy Bondy 16th - 18:53
 Darrell Clark 17th - 19:19
 Gary Bondy 18th - 19:33
 Dave Guenther 19th - 19:38
 Tom Smith 20th - 19:55
 Kurt Sauter 23rd - 20:25

The Dutchmen are now 5-1 in Dual meets.

HARRIERS STRONG 3RD AT PINCKNEY INVITATIONAL

Running against much larger class "A" and "B" schools our Dutchmen cross-country team took a strong 3rd place finish at the Pinckney Invitational Saturday.

Finishing ahead of our Dutchmen were class "A" power Howell while class "B" powerhouse Linden finished with 70 points, 13 lower than the Dutchmen.

The times were slow over the "Long" 3 mile course, but 3 Dutchmen won medals for their performances. Bob Smith finished 10th in the 63 runner field with a 18:05 clocking followed closely by Tom Opal (12th - 18:09) and Jerry Miller (14th - 18:13).

Terry Brown and Dan Schablie completed the Dutch scoring in 21st and 24th with 18:46 and 19:04 clockings. Kurt Norgaard was 30th at 19:10 and Keith Moore finished 35th at 19:22.

YOUNG TEAM DOES WELL AT ALBION

By splitting our large 18 man cross-country team in two Saturday the Dutchmen were able to run in both the Albion and Pinckney Invitational. While coach

Steeb took the more experienced team to Pinckney, Joe Tobias coached the younger-less experienced runners at the Albion meet.

Freshman Steve Eversole led the Dutchmen at Albion with a sharp 45 placing in the 90 man field. Steve's 19:40 clocking was a fairly strong one over the slow course.

Bob Padley finished 58th at 20:22 followed by Gary Bondy (65th - 20:50), Randy Bondy (69th - 21:02), and Darrell Clark (72nd - 21:14). This gave them a 309 point total for 12th place in a 14 team field.

Tom Smith (73rd - 21:16) and Eric Norgaard (77th - 22:28) completed the 7 man Dutch team.

CONGRATULATION DUTCH CROSS COUNTRY SQUAD

Special by Jon Hardenbergh

Well done to the Dutch runners as they placed third behind 2 other tough teams at the Pinckney Invitational last Saturday.

The Dutchmen compiled 83 points as Howell, a class A team captured first place with 38 points while Linden, the runner-up in last year class B state final took second with 76.

Standings of some of the other schools: Saline, fourth place, Tecumseh fifth, Hartland sixth, Danville seventh, Pinckney eighth and Dexter placed ninth.

Bob Smith led the Dutch attack coming in 10th place at 18:05 as teammates Tom Opal 12th 18:09, Jerry Miller 14th 18:13, Terry Brown 21st 18:46, and Dan Schablie 24th 19:04 finished in this order.

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NATIONAL OCT. 5-11 '75 24-H WEEK

AUCTION

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LOCATION: From Manchester go two miles east on M-52 to Bethel-Church Road then go west 3/4 miles From I-94 to M-52 then south Approximately ten miles to Bethel-Church Road then west 3/4 miles

Saturday, October 4, 1975 11 am

Have sold farm; will sell at public auction the following items:

HOUSEHOLD FURNITURE

Roll top desk
 Old commode needs repair
 Kitchen table with leaves & 5 chairs (oak)
 Old picture frames
 Milking machines
 Grain Bags & burlap
 Milk cans
 Stove pipes
 Kitchen table formica
 Record cabinet & records
 Victor victrols
 Double bed
 Baby crib
 Dining room table & leaves
 Misc.
 Kerocene evenhoe stove
 Crocks good shape 15 & 20 gal.
 5 gallon crock
 Gasoline lantern
 Lard press attachments (in working order very good shape)
 Radio Westinghouse
 Adding machine hand crank (Burroughs)

Wooden barrel planters
 5 rolls fence 6" stave
 1 roll 5" high 6" stave
 Old coffee grinder
 Fence posts
 Bike
 9 chicken crates
 chicken nester
 Chicken Feeders
 David-Bradley drag & cultivator (3/4 h.p. gas engine)
 Corn sheller
 Iron seat
 Water sheep tank
 Sheep racks
 Cement box
 Gas barrel (300 gallons)
 Motors (working condition)
 AMC mower
 Hudson motor sprayer on wheels
 Hog water tank (steel only)
 Fertilizer (59) 6 - 24 24
 Pipe 1 1/2"
 Oil barrel with hand pump with oil
 Snow fence

Machinery

All equipment have Maintenance book
 Manual book with tools
 3 bottoms J. D. with kolars - trip bottom - hyd lift
 Meyers hay conditioner
 J. D. 40' Elevator gas motor all attachments
 2 Killbros. gravity wagon with tops No. 250
 2' top outspacker
 Rotary hoe J. D.
 3 section 36 tooth drag J. D. like new
 6 sheep grain feeders
 J. D. Grain drill 13 hole
 New Holland hay rack No. 256 like new
 5 row 3 pt. hitch sprayer
 3 row J. D. cultivator (for 60 or 8)
 Slip scraper (gravel)
 Cement mixer with electric motor
 Iron vice
 New Idea corn picker No. 323 like new
 New Holland 7' mower No. 455
 2 cylinders
 J. D. No. 3020 1304 hr. like new
 A. C. No. 60 combine 5' head power take-off
 J. D. 4 row corn planter No. 494 A
 Horse Harness
 Manure spreader No. 12A
 J. D. cylinder wheel disk 11"
 New Holland hay baler power take-off No. 269
 3 flat rack wagons good shape
 Approximately 2,000 bales 1st cutting hay
 250 bales 2nd cutting hay
 Approximately 600 bales oat & wheat straw
 12 bales hay hook unloader
 16' aluminum elevator with motor
 24 acres good standing corn (idented)
 8 hole pig feeder
 wheel barrows

Clipper No. 28 Fanning Mill
 2 electric fence chargers (batteries)
 Buzz saw (stake down)
 Wooden pulleys
 Several sheep gates
 10 lb. atrazine
 8 lbs. Loro
 4 bales of twine

2 rams
 11 yearlings
 60 ewes
 65 feeder lambs

TERMS: CASH DAY OF SALE NOT RESPONSIBLE FOR ACCIDENTS

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Manchester Enterprise

STOP IN AND SEE OUR FINE SELECTION

Cub Scout Pack 433



Hey! Another patch for our uniform.



Ray Schmidt, modified push-ups.



Dan Detling, set-ups.



Gary Paul - What goes up, must come down!

PLEASANT LAKE CUBS PLACE 2ND

Twelve boys from Pack 433 participated in the Munhake District Physical Fitness Run-offs. Each of these boys received a patch for attending.

Placing second in district competition and winning a red ribbon for our pack flag, the boys were: Gary Paul, Dan Detling, and Ray Schmidt. These boys made up the pack team.

The boys competed in the softball throw, standing broad-jump, 50 yard dash, sit-ups and modified push-ups.

Dan Detling won 3rd place in the 5 year olds, with Ray Schmidt placing 2nd

in the 10 year olds. They received gold cups for individual excellence in all activities.

The Munhake District is comprised of some 1,200 Cubs from Chelsea, Howell, Dexter, Hamburg, Saline, Pinckney, Milan and Manchester.

We would like to give a big "THANK YOU" to our team for the wonderful job they did and above all for outstanding "SPORTSMANSHIP".

Homecoming Floats



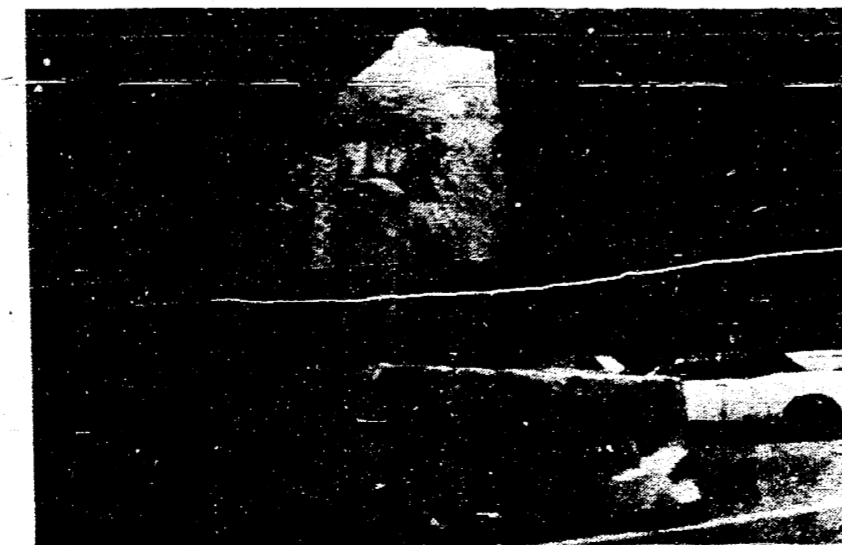
1st. place - Once is Not Enough



2nd place - Towering Inferno

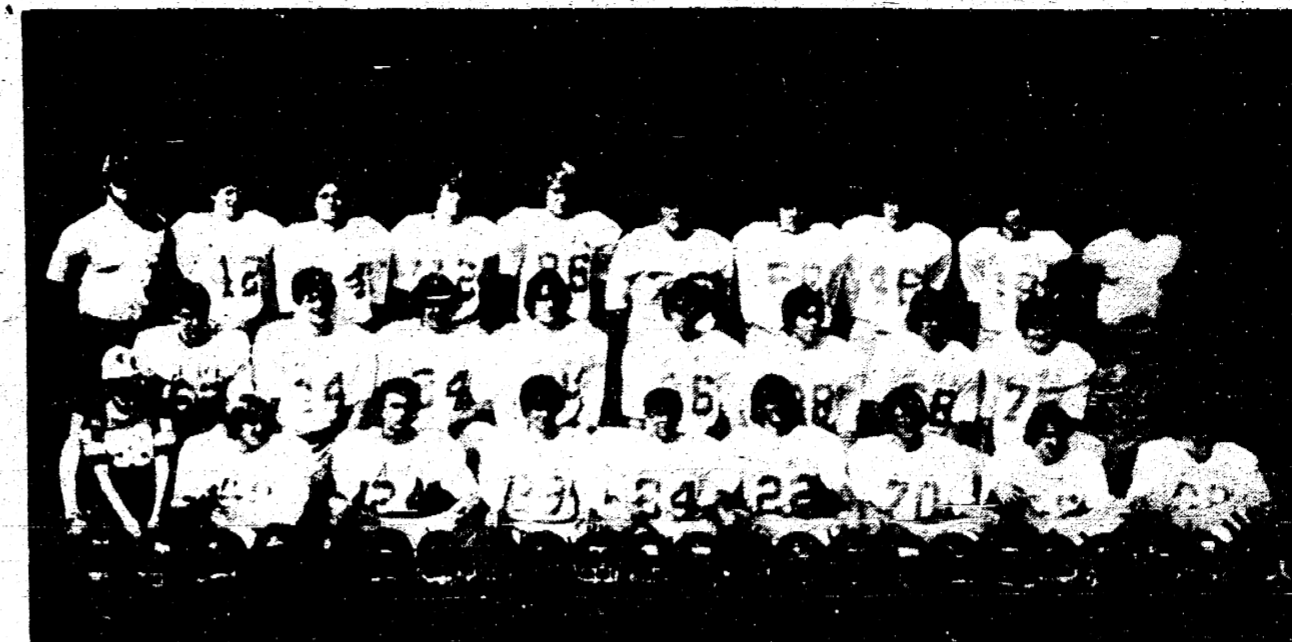


3rd place - The Sting



4th place - Jaws

Dutch JV Football Team



Back Row: Coach Dick Fielder, Mark Daniels, Randy Sildam, Craig Rogers, Bob Werich, Dan Jordan, Tab Withrow, Jim Duncan, Ken Keasal, Head Coach Bart Bartels.

2nd Row: Craig Kulenkamp, Rick Krzyzaniak, Russell Weir, Co-Captain Dave Slane, Co-Captain Louie Ross, Jim Lenhart, Mike Young, Mike Lenz, Paul Scoufe mgr.

1st Row: Bob Ross mgr., Doug Strong, Dave Meta, Brian Schliet, Tom Pratt, Bob King, Jeff Kresh, Tom Tassie, Mike Wurster. Absent: Steve Melcher, Kastanis, Mark Dresch.

JV'S REMAIN UNDEFEATED

The J.V. Football team kept its record unblemished as they posted their 3rd win Thursday night downing Onsted 14-0. Once again the defense played brilliantly and now

have not allowed a single point in the three victories.

On Manchester's first offensive play from scrimmage, Rick Krzyzaniak pulled a muscle and was unable to play the rest of the game. Craig Rogers stepped in

to direct Manchester's offense. Plagued by wet field conditions, penalties and fumbles, Manchester was unable to do much of anything on offense. Fortunately for the little Dutch, Onsted didn't take advantage of the plight. Neither team

displayed good football technique in the first half and thus it ended in a scoreless tie.

The second half was much different than first. Manchester came out fired up and proceeded to play the type of football that has made them 3-0. Sticking to its "power" football game, the J.V.'s marched down the field under the capable direction of Craig Rogers. Dave Slane, Bob Werich, and Jim Lenhart ate up yardage on the inside, make possible by the fine blocking of the offensive line. Dave Slane plunged over from the 1 for the 1st score. Jim Lenhart added two more as he danced into the end zone for the extra points. Manchester led 8-0.

The defense holding Manchester powered its way down the field for its second score as Jim Lenhart skirted in for the touchdown. The point after failed. Leading 14-0 the coaches began to substitute. It should be pointed out that the second offensive unit did a very good job of blocking and running as they moved the ball well against Onsted.

The coaches were pleased with everyone's performance. The coaches' picks for players of the game are Louie Ross, Dave Slane and Craig Rogers.

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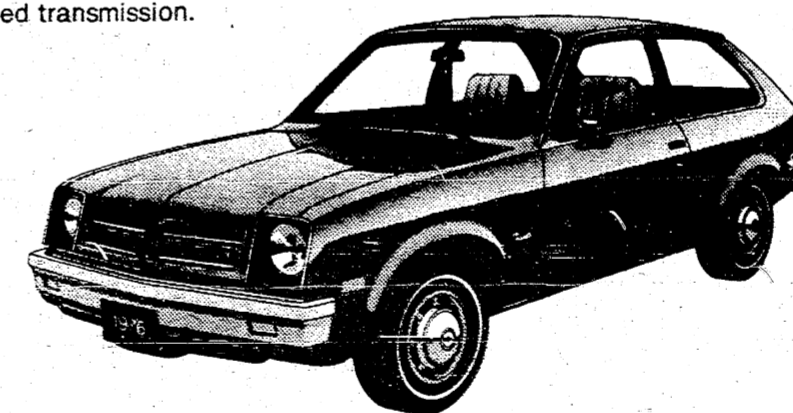
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1976 Chevy economy has arrived at TIRB CHEVROLET CO.

Chevette. A new kind of American car. 40/28 mpg.

40 mpg highway, 28 mpg city for Chevette, as rated by the U. S. Government in EPA tests. Remember, these mileage figures are estimates. The actual mileage you get will vary depending on the type of driving you do, your driving habits, your car's condition, and available equipment. Ratings are based on 1.4-litre engine with 4-speed transmission.



Vega. 38/22 mpg.

38 mpg highway, 22 mpg city for the Vega Sport Coupe as rated by the U. S. Government in EPA tests. Remember, these mileage figures are estimates. The actual mileage you get will vary depending on the type of driving you do, your driving habits, your car's condition, and available equipment. Ratings are based on available 4-cylinder Dura-Built 140-2 engine with available 5-speed transmission (air-conditioning not in operation).

Monza. 35/23 mpg.

35 mpg highway, 23 mpg city for the Monza, as rated by the U. S. Government in EPA tests. Remember, these mileage figures are estimates. The actual mileage you get will vary depending on the type of driving you do, your driving habits, your car's condition, and available equipment. Ratings are based on available 4-cylinder Dura-Built 2.3-litre engine with available 4-speed transmission (air-conditioning not in operation).

Nova. 26/18 mpg.

26 mpg highway, 18 mpg city for the Nova, as rated by the U. S. Government in EPA tests. Remember, these mileage figures are estimates. The actual mileage you get will vary depending on the type of driving you do, your driving habits, your car's condition, and available equipment. Ratings are based on 6-cylinder 250-1 engine and 3-speed manual transmission (air-conditioning not in operation).

Camaro. 26/18 mpg.

26 mpg highway, 18 mpg city for the Camaro Sport Coupe, as rated by the U. S. Government in EPA tests. Remember, these mileage figures are estimates. The actual mileage you get will vary depending on the type of driving you do, your driving habits, your car's condition, and available equipment. Ratings are based on 6-cylinder 250-1 engine and 3-speed manual transmission (air-conditioning not in operation).



Test-drive 1976 Chevy economy at TIRB CHEVROLET CO.

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MANCHESTER, MICHIGAN



Jaycees Put Litter In It's Place



The Manchester Jaycees held a litter drive last Saturday. Three teams went to work cleaning up various roads in Manchester. The teams consisted of ten Jaycees and four children. Duane Kuebler and Bob Bunney (with a little

help from John Schable) won first place by picking up the most litter (two pick-up loads full). The teams started at 10 a.m. and worked until 3 p.m. Congratulations to the winners!

NATIONAL OCT. 4-H WEEK 5-11 '75

Monday thru Friday 9:30 - 5:00
Saturday 9:30 - 3:00



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G78x15	\$35	H78x15	\$37

L78x15 \$40

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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.

As an owner of a small business in the Detroit area, I am considering offering a pension plan to my employees. Where can I find out about the new standards that were set by the Congress last year?

—H. L. Walled Lake

Anyone interested in the new pension-reform law should write the U.S. Department of Labor for a 28-page booklet entitled "Often Asked Questions About the Employee Retirement Income Security Act of 1974." In non-technical terms, the booklet covers such topics as: plans that are covered, investment standards, minimum funding standards, plan termination insurance. Free copies are available from the U.S. Department of Labor, Labor-Management Services Administration, Office of Employee Benefits Security, Washington, D.C. 20216.

Along with hundreds of other Americans, we are planning to bring our kids to Washington, D.C. during the Bicentennial. I'm sure you probably get a million requests about the White House tours, but if you could just send me a list of the times the public tours are offered, I'd really appreciate it.

—W. S. Marquette

I am pleased to report that the President and Mrs. Ford are expanding the White House visiting hours for public tours during 1976 to accommodate the increased number of tourists who will be visiting our Nation's Capital. During the height of the 1976 Bicentennial season, expanded visiting hours will be as follows:

Saturday—From Saturday, March 27, through Saturday, October 2, visiting hours will run 10:00 a.m.—2:00 p.m.
Tuesday through Friday—From March 20, through October 1, visiting hours will begin at 10:00 a.m. and will run until approximately 1:00 p.m.—1:30 p.m. whenever the official schedule permits.

Neither reserved tickets nor reservations are necessary for these public tours. Just meet at the Visitors Entrance (East Gate of the White House) on East Executive Avenue.



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New Arrival

Paid advertisement

A new arrival to the creative Manchester business world is Sandra Faye Alexander. She will be an able assistant at Alma's Beauty Salon, bringing with her 8 years of experience and a highly recognizable ability. Sandra was raised in Michigan and spent the last 2 years of her 8 year career in San Francisco, California. She and her husband, Michael and son, Jason (5 years) decided to settle in Manchester after tasting the chicken from the annual Chicken Broil. Stop at Alma's and give her a warm welcome to the community.

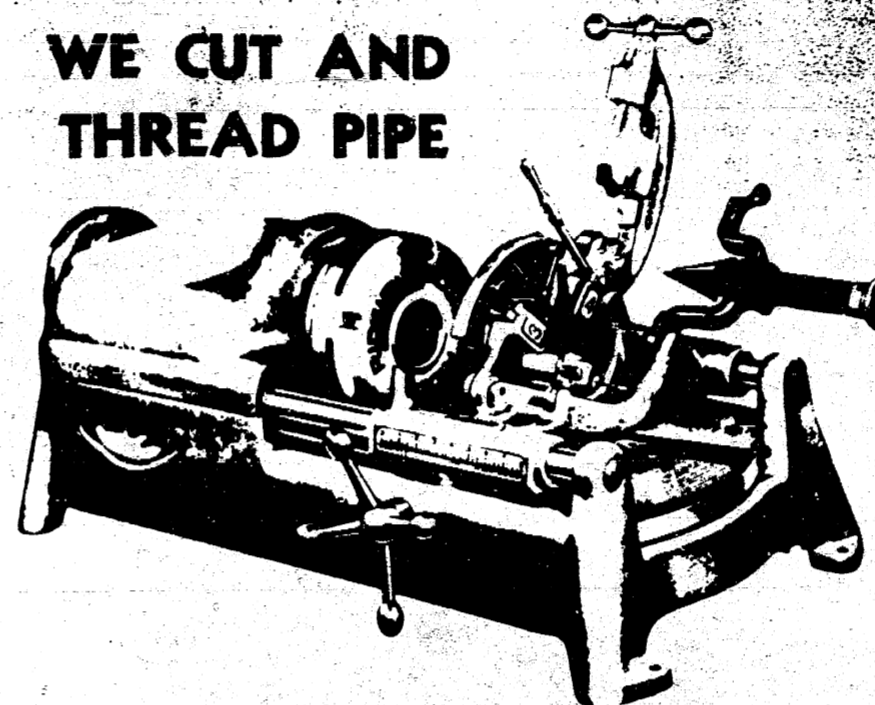
ACHTUNG

The German Club would like to offer their services for odd jobs in and around Manchester. We would like to earn money for our trip to Gormany. If interested please call the High School office - 428-7333. Dankel

ANNOUNCEMENT

Anyone interested in forming a flag football league in town should call John Korican at the school 428-8274 or at home 428-8670.

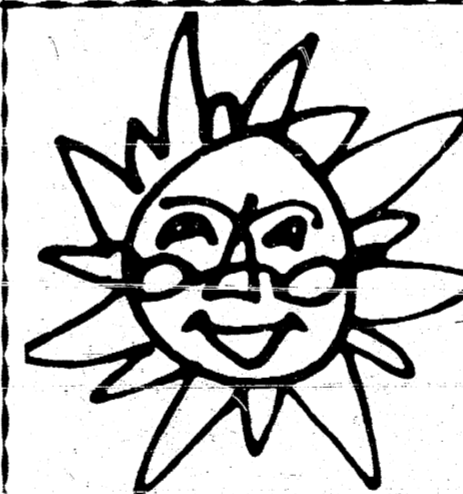
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COUNTRY

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SUNDAY 8 AM TO 4 PM

233 EAST MAIN STREET PHONE 428-7022 MANCHESTER, MICH

SPAGHETTI DINNER

MONDAY OCTOBER 6th AND MONDAY, OCTOBER 13th

all you can eat **\$2.25**
CHILDREN UNDER 12 \$1.50

INCLUDES TOSSED SALAD, FRENCH BREAD AND CHOICE OF BEVERAGE
SERVING FROM 5:30 TO 7:30

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WEDNESDAY, OCTOBER 8th and WEDNESDAY, OCTOBER 15th

all you can eat **\$1.85**

CHILDREN UNDER 12 \$1.40
INCLUDES BEVERAGE AND ONE SERVING OF BACON OR SAUSAGE
SERVING FROM 5:30 TO 7:30 pm

Serving Dinners Saturday until 8:30 pm - Sunday until 4 pm

Senior Citizens Dinner 10% Off

EVERY TUESDAY FROM 5 PM TO 7:30 PM

Manchester Students Welcome

10% DISCOUNT ON \$1.15 PURCHASE
MONDAY THRU FRIDAY 3 PM TO 5:30 PM

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PARTY OF 4 OR MORE
ORDER 1 WEEK IN ADVANCE

CARRY-OUT BARGAIN

6 1/4 lb. HAMBURGERS (SAVE 90¢) \$4.50
3 SERVINGS OF FRENCH FRIES (SAVE 30¢) \$1.25

Available For Private Parties--Friday or Saturday 8:30 pm to ?



DUTCHETTES LOSE LEAGUE GAME
WIN NON-LEAGUE GAME

By Jon Hardenbergh

Despite Malinda Hudkins, Jeri Walz and Bev Eggleston pumping in 24 points Manchester suffered their first league defeat 34-33 to the Onsted girls. It was a close, hard fought contest throughout as Onsted took a 1 point advantage after 1 period, 9-8. The Dutchettes came alive offensively in the 2nd period, out scoring Onsted 11 to 5 to go to the locker room up 5, 19-14. But something happened to Manchester in the third period to enable Onsted to narrow the gap to 1 point 25-24. In the final period Onsted came out ahead by a single point, 34-33. Malinda was High Scorer as she hit for 10 points as team mates Jeri and Bev totaled 14 points, 7 points each. Bev was the leading rebounder.

On Thursday past the girls got back

on the winning track as they downed Chelsea, 41-24. For 3 periods of play both squads' offense seemed far from impressive. First period tally was Manchester 4 and Chelsea 3. Dutchettes' offense appeared a bit stronger in the second period as they added 7 points while Chelsea continued to sleep, scoring a mere 2 points. The third period proved disastrous as Manchester followed Chelsea's sleeping sickness to score 3 points to their opponents' 1 point. Both teams realized this was a basketball contest not a slumber party as both sides totaled 46 points in this the last period. Manchester burned the nets for 28 points making 41 over all as Chelsea hit for 18 points to total 24. Leading score was Jeri with 9 points while Jan Savage contributed 7 points. Bev was again leading board sweeper. (Editor's Note: I didn't see this game so instead of such poor offense it may have been excellent defense.)

STRIKES 'N SPARES

B & M BOWLERS

	WON	LOST
Whittington-Jose	12	4
Huber-Walter	10.5	5.5
Merriman-Budnik	10	6
Schalbe-Weir	9	7
Wurster-Young	9	7
Vitale-Finkbeiner	9	7
Roehm-Roehm	8.5	7.5
L. Steele-Miller	8	8
D. Kuebler-Guenther	7.5	8.5
Leutz-Wurster	7	9
C. Steele-Yuhasz	5.5	9.5
Beal-D.Steele	6	10
Bailey-Popkey	6	10
W. Kuebler-Walz	4	12

HIGH SERIES MEN

F. Wurster	531
R. Finkbeiner	514
N. Jose	497

HIGH SERIES WOMEN

E. Weir	475
D. Schalbe	467
J. Finkbeiner	460

HIGH GAME MEN

R. Merriman	204
D. ROEHM	
D. Roehm	195
F. Wurster	194

HIGH GAME WOMEN

J. Jose	188
D. Schalbe	185
E. Weir	181

JOLLY KEGLERS

	Won	Lost
Krauss Pharmacy	19	9
Ron's Tree Service	18	10
Grossman-Huber	14	14
Carol's Cut & Curl	14	14
J.F. Seitz & Sons	10	18
Manchester Ene		
Manchester Enterprise	9	19

HIGH TEAM SERIES

Krauss Pharmacy	2491
Ron's Tree Service	2463
Carol's Cut & Curl	2419

HIGH INDIVIDUAL SERIES

L. McGee	549
F. Schmidt	514

HIGH INDIVIDUAL GAME

L. McGee	203
C. Britten	199
J. Crepe	198

500 SERIES

C. Britten	507
------------	-----

MANCHESTER TOWN CLUB

Manchester Plastics	18
Manchester Tool & Die	17
Jenter Funeral Home	17
C & J Driveaway	17
Union Savings Bank	15
Sid Cook Plumbing	14
Tom Marshall Ford	13
Donut Time U.S.A.	12
Norm Walz Construc.	11
Town Laundry	6

HIGH TEAM SERIES ACT.

Tool & Die	2366
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HIGH TEAM SERIES W/H

Donut Time	2307
------------	------

HIGH TEAM GAME ACT.

Tool & Die	860
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HIGH TEAM GAME W/H

Donut Time	798
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HIGH INDIVIDUAL SERIES

Linda Corwin	541
Marilyn Preston	539
Lucille Trent	530
Jean Day	530

HIGH INDIVIDUAL GAME

Dona Meinhart	218
Mary Koebbe	211
Alvena Brown	209

200 GAMES OF THE WEEK
Marilyn Preston 200
500 SERIES OF THE WEEK
Marilyn Preston 539
Ruth Hammond 511

MANCHESTER BUSINESS MENS

	Won	Lost
Brown's TV	7	2
Albers Excavating	7	2
Tom Marshall Ford	6	3
American Legion	6	3
Double A Products	6	3
Manchester Tool & Die	6	3
Superior Land Devel.	6	3
Krauss Pharmacy	5	4
DuRussel Brothers	5	4
Albers Orchard	4	5
Wolverine Bar,	4.5	4.5
Alistar Const.	4	5
K & W Farm Supply	4	5
Union Savings	4	5
Spikes Mobil	3	6
Gambles Store	3	6
G.E. Wacker, Inc.	2	7
Grossman-Huber	1	8
Smith Pallet	1.5	7.5

HIGH TEAM SERIES

Brown's T.V.	3141
DuRussel Brothers	3069
Brown's T.V.	3059

HIGH TEAM GAME

Brown's T.V.	1123
Spikes Mobil	1099
Superior Land Dev.	1054

HIGH INDIVIDUAL SERIES

Bob Clark	615
Bob Bunney	611

Rap

Ralph Wurster	610
---------------	-----

HIGH INDIVIDUAL GAME
Finn Olson 232
Fritz Wurster 227
Dennis Helfrich 225

Creamed Celery Is Interesting Change

Celery need not always be served from the relish tray. It's delicious brined or creamed, too. The flavor complements that of many meats in true gourmet style.

Now, when celery is especially abundant in markets, make good use of this flavorful vegetable. Cook it in salted water just until tender crisp.

To make the cream sauce for this and other vegetables, use corn starch as the thickening agent. It makes consistently smooth sauces and thickens quickly.

Creamed Celery

- 1 cup water
- 1 large bunch celery, cut into 1/2-inch pieces (about 6 1/2 cups)
- 2 1/2 cup milk
- 2 tablespoons Argo corn starch
- 1/2 teaspoon salt
- Dash pepper
- Dash ground nutmeg
- 3 tablespoons margarine

Bring water to boil in 3-quart saucepan over medium heat. Add celery; cover and cook 10 to 12 minutes or until tender. Stir together milk, corn starch, salt, pepper and nutmeg until smooth. Stir into celery. Cook over low heat, stirring constantly, until mixture comes to a boil and boils 1 minute. Remove from heat. Stir in margarine until melted. Makes 8 servings.

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Look out your living room window at your own private lake, swim, fish and enjoy the wildlife.

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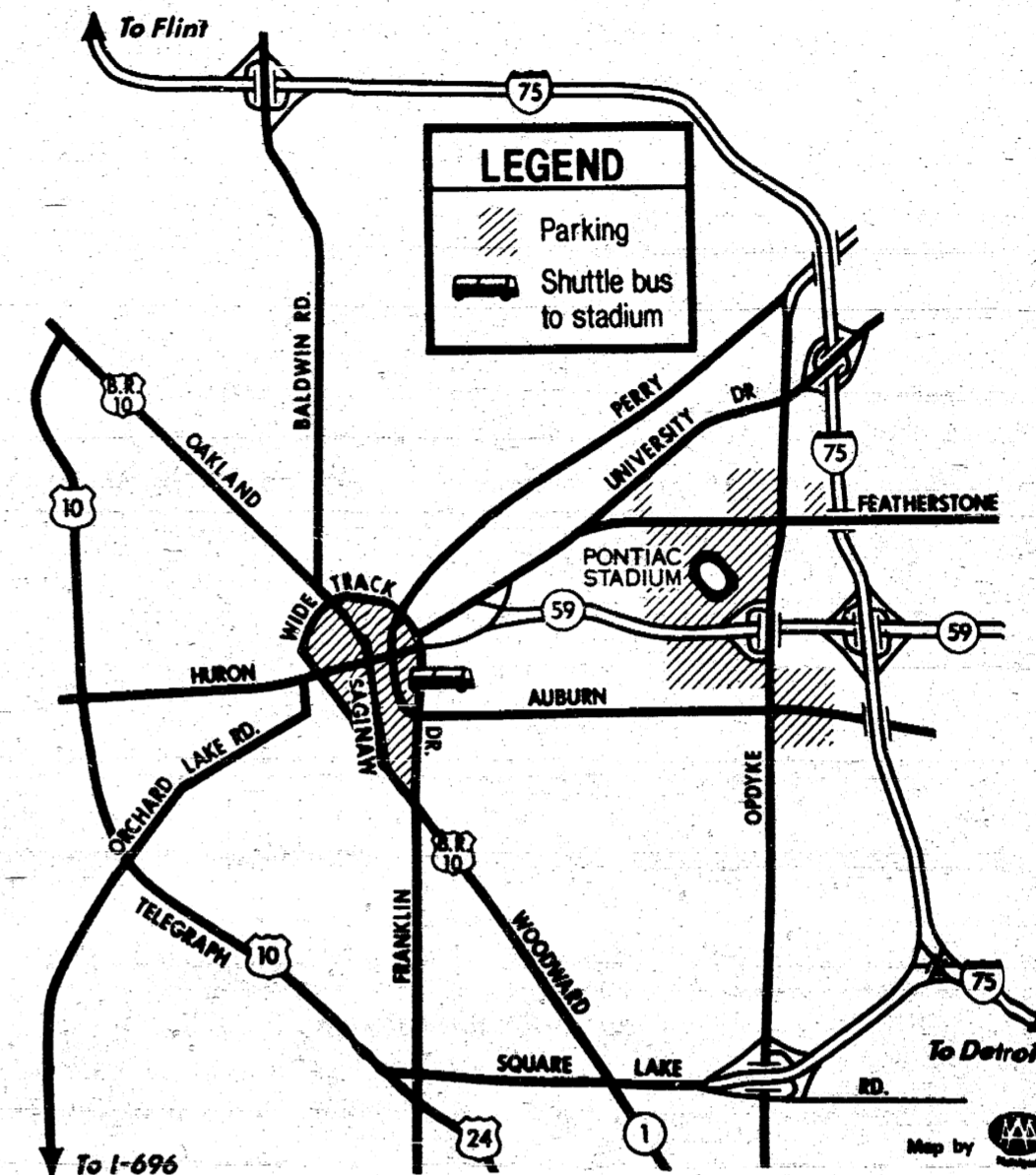
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Ellis Pratt 428-8562
Anette Lawson 456-4014

PREFERRED ROUTES

Football fans attending the October 6 Detroit Lions football game at Pontiac Metropolitan Stadium should avoid northbound I - 75 and M-59 and take alternate routes into the Pontiac area. Such alternate routes as Orchard Lake, Telegraph and Woodward will provide quickest access into downtown Pontiac, where parking is free and \$1 roundtrip shuttle bus service is available to the stadium. There are 4,000 parking spaces in the Wide Track Drive area with shuttle bus pickup points plainly visible. Persons parking near the stadium should connect with Featherstone via Wide Track Drive and University Drive for easiest access. There are nearly 11,000 spaces in private parking lots within walking distance of the stadium with rates ranging from \$2 to \$5. Season ticket holders with prepaid advance parking can use the 9,800 parking spaces surrounding the stadium. Motorists who use I - 75 should take the University Drive exit and connect with southbound Opdyke to the stadium.

Pontiac Stadium Routes, Parking



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U.S. POSTAL SERVICE STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION

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- Date of Filing: October 1, 1975
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Total:	1450
- I certify that the statements made by me above are correct and complete. Edward E. Steele.

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GERMAN BRATWURST
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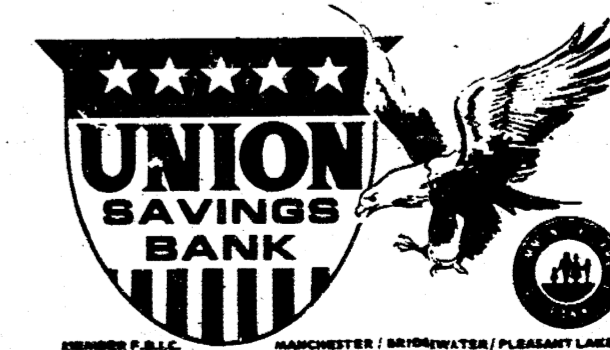
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SCHNITZEL

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BECAUSE OF THE INCREASING RATE OF SEVERE BURNS AND DEATHS, WHILE YOU SLEEP, THE STATE OF MICHIGAN HAS REQUIRED AUTOMATIC SMOKE AND FIRE ALARMS IN ALL NEW HOMES. WE HAVE THEM AVAILABLE TO BE INSTALLED IN NEW OR OLD HOMES* \$49.95 PLUS INSTALLATION.

ELECTRICAL CONTRACTOR APPLIANCES AND SEGLER HEATERS

LIKE HORSES! This solid 4 bedroom home is situated on paved M-52, 1 mile North of Manchester. Total property is 7.5 acres with a 5 stall horse barn w/running water and electricity. Over 50 White Oaks w/ circle drive. Please call Fletcher & Klein, Builders at 788-8882 and ask for Larry Bane, evenings 428-7886. *th*

HELP WANTED - Michigan Gas Storage Company has full time job opening for qualified applicant to perform duties as an operator at a natural gas compressor station. Excellent employee benefits. Apply at Freedom Compressor Station, 12201 Pleasant Lake Road, Manchester, Michigan An Equal Opportunity Employer.

FOR SALE - Gas dryer Whirlpool, 2 1/2 years old \$50, 428-7464.

SEAMLESS aluminum eavestroughs, roofing, siding, and carpentry work of all kinds. Experienced installers, all work guaranteed. Call R.D. Kleinschmidt Co. 428-8836. *th*

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

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

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MARIE'S POODLE GROOMING - Phone 475-2133. 10-16

FOR RENT - Large 2 bedroom carpeted apartment with stove and refrigerator. \$200 a month rent includes all utilities. Security deposit. 517-536-4457. 10-9p

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FOR SALE - Like new 1970 Yorkshire Mobil Home 12 X 60 with 7 X 22 expando, two bedroom, \$8900. 517-456-7362. 10-9p

FOR SALE - Hubbard and pepper squash. 428-8753. Elmer Miller, Saturday's. p

EFFECTIVE OCTOBER 1st, the State Farm Insurance office will be at 146 E. Main Street (Mike Wolfe's building).

WANTED HAY OF ALL KINDS

Especially needed, large quantity of clover and timothy mixed or alfalfa mixed

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Charles Trinkle 475-7798

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WANTED TO RENT: Responsible couple wishes to rent a country farm home with-out buildings. Leave a message at 994-4309, Ext. 101, Mr. Thomas. 10-9p

SAVE MONEY - Learn to sew in Manchester. 5 years teaching experience. Sewing classes for women and girls. For further information call Eunice Scully 428-8104. 10-2p

WALNUTS ARE CASH! Starting October 1 we are buying Black Walnuts at market price. Bring your Black Walnuts to: E.C. Mann & Son, Inc. 8400 Bester Road Bridgewater, Michigan 10-2

WANTED TO RENT: Responsible couple desire house or large downstairs apartment in Clinton or Manchester area. Phone 313-475-7165 anytime. 10-2

Card of Thanks

Many thanks to my relatives, friends, and neighbors for their kindness shown me while I was in the hospital and since returning home. Special thanks to Father Schlinkert.
Frank L. Brown

For Sale 95 ACRES

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SHARON TOWNSHIP ZONING ORDINANCE NO. 2

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

WHEREAS, by virtue of the laws of the State of Michigan, the Township Board of Sharon 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 Sharon 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 Sharon 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 Sharon 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 Sharon Township Planning Commission did adopt and file with the Sharon Township Board recommendations as to (1) a plan for the unincorporated portions of Sharon 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 SHARON ORDAINS:

ARTICLE I

TITLE, PURPOSES AND LEGAL CLAUSES

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

SECTION 1.02 - REPEAL OF ORDINANCE The Sharon 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 Sharon 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;
- Fixing reasonable standards to which buildings 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 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 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 than 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 Sharon, Washtenaw County, Michigan at a meeting held on September 4, 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 30 days after publication.

Date: September 8, 1975
Date: September 8, 1975
Allen A. Alber, Township Supervisor
Duane R. Haselschwerdt, Township Clerk

SECTION 1.07 - CERTIFICATES

A. We, the undersigned members of the Township Board of Sharon Township, Washtenaw County, Michigan, duly assembled in a regular meeting of said Board Township on September 4, 1975 at Sharon Township Hall do hereby unanimously approve to adopt this Zoning Ordinance of Sharon Township and amended Official Zoning Map.

Supervisor, Allen A. Alber
Clerk, Duane R. Haselschwerdt
Trustee, Willard Bunnemesser
Trustee, Donald Irwin

B. I, Duane Haselschwerdt, Clerk of Sharon Township, Washtenaw County, Michigan, hereby certify that the within Zoning Ordinance of Sharon Township was duly adopted by the Township Board of the Township of Sharon, at a regular meeting held on September 4, 1975 and that public notice of said meeting was given pursuant to Act 261, Public Acts of Michigan, 1963, 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 thereafter 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, 1945, as amended.

I further certify that Donald Irwin moved adoption of said ordinance and that Willard Bunnemesser supported the motion.

I further certify that the following Members moved for adoption of said Ordinance: Allen Alber, Duane R. Haselschwerdt, Herbert Jacob 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: September 16, 1975
Duane R. Haselschwerdt
Sharon Township Clerk

ARTICLE II

DEFINITIONS

SECTION 2.01 - INTERPRETATION For the purpose of this ordinance, certain terms or words uses 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 included, 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 motorist 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 old 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 four (4) 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 provided 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 Sharon Township which, through any combination of text, charts, and maps, sets forth proposals for general locations for the various land uses, streets, parks, schools, public buildings, and utilities, and for the physical development of Sharon Township, adopted by the Sharon Township Planning Commission and duly transmitted to the Township Board and to the County Planning Commission, or any unit or part thereof separately adopted, provided, however, that any such plan or any unit or part thereof separately adopted shall have been published. Any reference in this ordinance to "adoption" of plans refers to adoption by the Sharon Township Planning Commission in accordance with Act 168, Public Acts of 1963, 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 purposes of determining structure height, the following rules shall apply:
A. For building adjoining one street only, it is the elevation of the sidewalk, or the crown of the street, if there is no sidewalk, directly opposite the center of the wall which adjoins the street. If the average elevation of the contact 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 contact grade.

B. For buildings adjoining more than one street the grade is the elevation as above determined for the street or sidewalk having the lowest elevation.
C. For buildings having no wall adjoining a street, the grade is the average contact grade along the exterior walls of the building.
D. 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.
E. 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.

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, beauty 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, secretarial 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, goats, rabbits and fowl.

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 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. a single lot of record;
- B. a portion of a lot of record;
- C. any combination of complete and/or portions of lots of record if continuous;
- D. a parcel of land described by metes and bounds; 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:

- A. 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 lot from either street.
- B. 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.
- C. 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:**
- A. 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.
 - B. Interior lot: A lot other than a corner lot, with only one frontage on a street.
 - C. 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 Park Act: Act 243, Public Acts of 1959, 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 rented.

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 Stand: That part of a mobile home site designed and constructed for the placement of a mobile home, apartment structures, or additions including expandable rooms, enclosed patios, garages, or structural additions.

Motor: 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 off-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 use 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 Material): A lot or structure or combination thereof for the storage, wholesale, 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 Sharon Township as established under Act 168, Public Acts of 1959, 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, for compensation or incidental to the operation of any club, association, ranch, or similar establishment, other than horses for farming or agricultural purposes. A public riding stable may include areas and facilities for training, riding, or driving of 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 Sharon 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 Sharon

Township Board: The Sharon 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. Sharon 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)

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 Sharon 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 Sharon 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 Sharon Township Board, the following change(s) was (were) made in the Official Zoning Map: (Brief explanation of change)", which entry shall be signed by the Township Supervisor and attested by the Township Clerk. No change in the official zoning map or 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 therein 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 Sharon Township under the following words: "This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Sharon 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

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...

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.

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.

Exemptions from Area, Placement and Height Regulations - 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; views, screens or walls having at least 50% of their surface area open when viewed from the perpendicular;

Regulations and appurtenances shall be exempt from the height regulations of this ordinance: spires, belfries, penthouses and domes, chimneys, ventilators, 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.

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.

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.

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.

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

SECTION 10.03 - SCHEDULE OF USE REGULATIONS

Table with 4 columns: USES, R-C, A-1 USE, R-C, A-1. Rows include Airport landing strip, Ambulance Station, Animal hospital, veterinarian-

Table with 4 columns: USES, R-C, A-1, R-2. Rows include Private greenhouse, Public beaches, Public park, playground, Radio, TV broadcasting station, riding and broadcasting towers, Riding stable, private, Riding stable, public, Title sheet range, Camping area, travel trailer park, Cemetery (human and animal), Church, Conservation area for fauna, flora, Country club, Dairy farm, Day care home, day care center, Eleemosynary, philanthropic institutions, Farm implement sales, repair, Farming, other agricultural uses, Feed grain elevators, Fertilizer, feed sales, Forest preserve, Game refuge, Game yard, hunting preserve, Golf course, Government buildings, Guest house, Home occupation (see Note #5, Section 10.03C), Hospital, nursing home, sanitarium, Kennel (commercial and private), Library, museum (non commercial), Livestock, animal raising (except piggeries and feed-lots), Livestock, auction yards, Marina, Nursery stock, greenhouse, Piggeries and feedlots, Police, fire station, 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

Table with 4 columns: USES, R-2 USES, R-2, R-2. Rows include Private greenhouse, Public office building, Public park, playground, Riding stable, private, Signs, Single-family dwelling, detached, Storage buildings, Swimming pool, community, Swimming pool, private, 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.

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: Regulations for cluster development are set forth in Section 11.11 herein.

SECTION 10.03C - BUSINESS DISTRICT

Table with 4 columns: USES (see Note #1), C-1 USES, C-1, C-1. Rows include Drive-in restaurant, Dry-cleaning establishment (see Note #2), Eleemosynary, Philanthropic institutions, Equipment, Executive, administrative offices

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 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 Zoning Inspector, may be moved onto the lot, after obtaining a permit therefrom from the Zoning 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 Zoning Inspector shall establish a reasonable date for removal of the temporary dwelling, said date not to exceed one year 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 Zoning Inspector shall provide a written statement setting forth the conditions of permission granted under this Section to the residents so dislocated and shall retain a copy in his files. The Zoning 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 Zoning Inspector. The Zoning 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 - 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 Zoning 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 3.06 - 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 3.07 - ESSENTIAL SERVICES Essential Services shall be permitted as authorized and regulated by law and by the ordinances of Sharon Township, it being the intention hereof to exempt such essential services from this Ordinance.

SECTION 3.08 - 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 bounded 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 3.09 - 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 to the use of the dwelling unit for residential purposes, and not more than twenty 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, and there shall be no evidence of conduct of such home occupation, and therefore no other visible evidence of conduct of such home occupation in residential areas 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 therein.
- 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 3.10 - TRANSIENT AND AMUSEMENT ENTERPRISES Circuses, carnivals, other transient amusement enterprises, music festivals, rodeos, and similar temporary gatherings of people, may be permitted in any zoning district upon approval by the 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 3.11 - 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 Sharon 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 3.12 - 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 185 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.
- D. 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.

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- 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, screens 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, ventilators, 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, 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.

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
 1. 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.
 2. Business District
 1. 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 driveways 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.

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	P	P
Ambulance station	C	C	A	A
Animal hospital, veterinarian-				

C	Private greenhouse	A	A
C	Public beaches	C	C
P	Public park, playground	C	C
C	Radio, TV broadcasting station, receiving and broadcasting towers	C	C
C	Riding stable, private	P	P
C	Riding stable, public	C	C
C	Title sheet range	C	C
A	roadside stand	A	A
C	Sanitary landfill	C	C
C	Schools, college, university	C	C
C	Seasonal housing for agricultural workers (on farm 60 acres or larger)	C	C
P	Single-family detached residence	C	P
P	Ski, toboggan facilities	C	C
C	Snowmobile trails, motorcycle trails	C	C
C	Soil removal	P	P
C	Storage buildings, barns, silos	A	A
C	Swimming pool, community	C	C
P	Swimming pool, private	A	A
C	Transient, temporary amusement (carnivals, etc.) (see Note #2)	C	C
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 structure	P	P
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
C	Tree, sod farms	C	C

P - permitted by right
 C - permitted as conditional use
 A - permitted as accessory use or structure
 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

R-2 USES	R-2	A
Private greenhouse	C	A
Public office building	C	C
Church	C	C
Cluster development (see Note #2)	P	C
Riding stable, private	C	C
Signs	C	A
Single-family dwelling, detached	C	P
Storage buildings	C	A
Swimming pool, community	A	C
Swimming pool, private	C	A
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.	A	P

P - permitted by right
 C - permitted as conditional use
 A - permitted as accessory use or structure
 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: Regulations for cluster development are set forth in Section 11.11 herein.

SECTION 10.03C - BUSINESS DISTRICT

C-1 USES	C-1	C-1
Drive-in restaurant	P	
Dry-cleaning establishment (see Note #2)	C	P
Eleemosynary, Philanthropic institutions	P	P
Equipment		
Executive, administrative offices		

CONTINUED ON PAGE 6

Table with multiple columns listing various items and their corresponding values or descriptions. Includes categories like 'Storage, fuel oil tank', 'Automobile repair station', 'Business offices', etc.

Table with multiple columns listing various items and their corresponding values or descriptions. Includes categories like 'Maximum height', 'Minimum lot area', 'Maximum floor coverage', etc.

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...

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 previous to extraction operations; 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.

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 sub-area 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 thereof, 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 therefor 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, 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 application 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, SPACES 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.

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 12.06, 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). 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 street. Parking areas shall be paved and 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 rural 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:
a. for ninety (90) degree parking, the aisle shall not be less than twenty-four (24) feet in width.
b. for sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet in width.
c. for forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
d. 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

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 Zoning 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 Zoning 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

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2. Hospitals One (1) space for each bed, excluding bassinets, plus one (1) space for each two (2) space for each employee plus one (1) space for each classroom, including portables.
3. Elementary and Junior High Schools 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.
4. Senior High Schools, Colleges Universities One (1) space for each four (4) seats of maximum capacity.
5. Churches, Auditoriums, Sport Arenas, Theaters, Assembly Halls other than schools. One (1) space for each five hundred (500) square feet of floor space.
6. Libraries, Museums One (1) space for each two (2) member families, plus spaces as required for each accessory use, such as a restaurant.
7. Swimming pool clubs, tennis clubs, and similar uses. 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.
8. Golf courses, except miniature and "par 3" courses One (1) space for each three hundred fifty (350) feet of floor area.
9. Nursery school, day nurseries, child care centers One (1) space for each two hundred (200) square feet of gross floor area.
10. Barber and beauty shops Two (2) spaces for each chair, plus one (1) space for each employee.
11. Shopping Centers Five and one-half (5 1/2) spaces for each one thousand (1,000) square feet of gross leasable floor area.
12. Private Clubs, Lodge Halls One (1) space for each three (3) persons of maximum capacity.
C. Uses permitted in industrial districts:
1. Utility Substations One (1) space for each employee.

SECTION 12.05 - 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 vehicles 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 Zoning 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 12.06 - SPECIFICATIONS FOR LOADING FACILITIES

A. Each off-street loading-unloading space shall not be less than the following:
1. In any rural or rural 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 rooted space, not less than fifteen (15) feet in height.
2. In any business district, a loading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length, and, if a rooted 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 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 at the rate 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 XIII

SIGN REGULATIONS

SECTION 13.01 - PURPOSE The purpose of this Article is to regulate all exterior signs placed for exterior observance so as to protect property values, to protect the character of the various neighborhoods in Sharon 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 or for advertising a use conducted therein or thereon shall be deemed to be accessory and incidental to the land, building or use to which they are appurtenant and advertisement. With 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 in such a manner that the overall appearance is harmonious in with the architecture 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 Sharon 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 Sharon 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 or 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 13.05B 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 farthest face of the sign.
b. Where more than one sign is permitted on a wall face, the minimum horizontal distance between such signs shall be two (2) feet.
c. One free-standing identification sign may be erected for an individual lot, or group of lots development as one lot, and shall not exceed thirty-six (36) square feet in area. 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.
d. One free-standing identification sign stating the name of a local shopping center. The sign area shall not exceed one (1) square foot per front foot of building, or buildings for which it is erected; however, such sign shall not exceed one hundred (100) 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.
e. 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.
f. Signs in the interior of a building or shopping center shall not be regulated by this ordinance.
g. 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.
h. 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.
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

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- 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 Zoning 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).

SECTION 13.08 - 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, however, such signs shall be removed within seven (7) days subsequent to the election.
- G. Time and temperature signs.

SECTION 13.09 - 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 13.08B 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 posted 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 13.10 - 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 Zoning 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 Zoning Inspector for conformance to this ordinance prior to placement on the site. Foundations shall be inspected by the Zoning 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 Washtenaw County 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 the Washtenaw County Building Inspection Department.
- H. Signs for which a permit is required shall be inspected periodically by the Zoning Inspector for compliance with this ordinance and other laws of Sharon Township.

SECTION 13.11 - 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 13.12 - 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 13.13 - REMOVAL

- A. The Zoning 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 13.14 - 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 13.15 - 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.
- 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 Zoning Inspector, including the name of the individual or company erecting a sign.
- D. Each individual or company erecting signs within Sharon Township shall annually provide the Zoning 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 Zoning Inspector.
- E. All signs and components thereof shall be kept in good repair and in a safe, clean, neat and attractive appearance.

SECTION 13.16 - REGISTRY The Zoning Inspector shall maintain an up-to-date registry of each sign erected in Sharon 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 - ZONING INSPECTOR The office of Zoning Inspector is hereby created. The Zoning Inspector shall be appointed by the Sharon Township Board.

SECTION 20.02 - DUTIES AND POWERS OF ZONING INSPECTOR The Zoning Inspector shall have the following duties and powers:

- A. The Zoning Inspector shall interpret all provisions of this Zoning Ordinance.
- B. The Zoning Inspector shall enforce all provisions of this Zoning Ordinance and shall issue all necessary notices or orders to insure compliance with said provisions.
- C. The Zoning Inspector shall receive applications for and issue certificates of zoning compliance in accordance with this ordinance and shall issue certificates of occupancy as required herein.
- D. The Zoning Inspector shall make all inspections required by this Ordinance, and all inspections necessary to enforce the provisions of this Ordinance, and may engage the assistance of the Township Fire Chief, County Zoning Inspector, and Engineer as deemed necessary in making such inspections. The Zoning Inspector may engage other expert opinions to assist in making such inspections subject to approval of the Sharon Township Board.
- E. The Zoning Inspector shall identify and process all violations to the Zoning Ordinance. The Zoning Inspector shall be responsible for making periodic inspection of the Township or parts hereof for the purpose of finding violations of this Ordinance.
- F. The Zoning Inspector shall keep official records of applications received, certificates issued, fees collected, reports of inspections, and notices and orders issued.
- G. The Zoning Inspector shall submit to the Township Board an annual report in which a summary of the activities of the office is presented.

SECTION 20.03 - CERTIFICATES OF ZONING COMPLIANCE

- A. Applications for certificates of zoning compliance shall be made to the Zoning Inspector. Each application shall include a site plan as required in Section 20.03K, herein, and all information necessary to determine zoning compliance.
- B. All plans shall first be submitted for review and approval by the Zoning Inspector with respect to the requirements of the Zoning Ordinance. No building permit shall be issued unless a certificate of zoning compliance has been issued by the Zoning Inspector for the same development and is in effect.

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- C. In all cases in which an occupancy permit is required, but a building permit is not required, the occupancy permit shall not be issued unless a certificate of zoning compliance has been issued by the Zoning Inspector and is in effect.
- D. A certificate of zoning compliance shall not be issued for any use or structure unless said use or structure and the lot on which situated meet all requirements of this Ordinance; provided, however, that a certificate of zoning compliance shall be issued for a use or structure and the lot on which situated on which one or more legal, nonconformities exist. In such case, the certificate of zoning compliance shall clearly list each and every legal nonconformity. A certificate of zoning compliance shall not be issued for any use or structure and the lot on which situated if any illegal nonconformity exists thereon.
- E. Application for a certificate of zoning compliance may be made by the owner or lessee of the structure or lot, or agent of either, or by the licensed engineer or architect employed in connection with the proposed work or operation. If the application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or the qualified persons making the application. The full names and addresses of the owner, lessee, applicant, and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application.

- F. Subject to the limitations of Section 20.03H herein, amendments to a plan, application or other records accompanying the same may be filed at any time before completion of the work for which the certificate was approved and before a certificate of occupancy is issued; and such amendments shall be deemed part of the original application and shall be filed therewith.
- G. The Zoning Inspector shall examine or cause to be examined all applications for a certificate of zoning compliance and amendments thereto within a reasonable time after filing. If the application or the plans do not conform to all requirements of this Ordinance, the Zoning Inspector shall reject such application in writing, stating the reasons therefor. If the application or plans do so conform, the Zoning Inspector shall issue a certificate of zoning compliance therefor as soon as practicable. The Zoning Inspector shall attach his signature to every certificate, or he may authorize a subordinate to affix such signature thereto. The Zoning Inspector shall stamp or endorse all sets of corrected and approved plans submitted with such application as "Approved."

- H. An application for a certificate of zoning compliance shall be deemed to have been abandoned six (6) months after the date of filing unless such application has been diligently prosecuted or a building permit shall have been issued, or a certificate of occupancy shall have been issued for a use not requiring a building permit. The Zoning Inspector may, for reasonable cause, grant one or more extensions of time for additional periods not exceeding ninety (90) days each. Any certificate issued shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after time of commencing the work.
- I. The Zoning Inspector may revoke a certificate of zoning compliance in case of any false statement or misrepresentation of fact in the application or on the plans on which the certificate was based.
- J. Issuance of a certificate of zoning compliance shall be subject to the following conditions:
 - 1. No certificate shall be issued until the required fees have been paid.
 - 2. All work or use shall conform to the approved application and plans for which the certificate has been issued and any approved amendments thereto.
 - 3. All work or use shall conform to the approved final site plan, if required.

- K. An application for a certificate of zoning compliance shall be accompanied by a site plan as required in this Section, unless a site plan is required under ARTICLE XXII herein, SITE PLAN REVIEW, 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:
 - 1. Scale, date, and north point.
 - 2. Location, shape and dimensions of the lot.
 - 3. Dimensioned location, outline, and dimensions of all existing and proposed structures and the location and extent of all uses not involving structures.
 - 4. A clear description of existing and intended uses of all structures.
 - 5. Additional information as required by the Zoning 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 structure or part thereof which does not comply with all provisions of this Ordinance and unless a certificate of zoning compliance has been issued therefore by the Zoning Inspector and is in effect. No structure shall be erected, moved, added to, or structurally altered unless a building permit shall have been issued therefore by the Zoning Inspector.

SECTION 20.05 - CERTIFICATE OF OCCUPANCY

- A. Certificate Required-It shall be unlawful to use or occupy or to permit the use or occupancy of any structure 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 in accordance with the Zoning Inspector signifying compliance with all provisions of the Zoning Ordinance. A certificate of occupancy shall not be issued for any building or structure or 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, and shall list each legal nonconformity existing on the premises. Failure to obtain a certificate of occupancy when required shall be a violation of this Ordinance and punishable under Section 20.10, herein.
- B. 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. A certificate of occupancy shall not be required for agriculturally used lands, such as cropland, pasture land, and woodland.
- C. Change in Structure-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.
- D. New or Altered Structure-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.
- E. Existing Structure and Use-A certificate of occupancy shall be issued, upon request of the owner, for an existing structure or part thereof, or for any existing use of land, including legal nonconforming uses and structures, if after inspection of the premises, it is found that such structures or uses comply with all provisions of this Ordinance, or otherwise have legal, nonconforming status. All legal nonconformities shall be clearly described on the certificate of occupancy. Accessory Structures-An accessory structure shall require a separate certificate of occupancy, unless included in the certificate of occupancy issued for the principal structure, when such accessory structure is completed under the same building permit as the principal structure.
- F. Application-Application for certificates of occupancy shall be made in writing to the Zoning Inspector on forms therefor furnished.

- H. Certificates to include Zoning-Certificates of occupancy as required by the Washtenaw County Building Code for new buildings or structures, or parts thereof, or for alterations or repairs to existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.
- L. Temporary Certificates-Where permitted under the Washtenaw County Building Code, a temporary certificate of occupancy may be issued provided that the temporary certificate is signed by the Zoning Inspector.

SECTION 20.06 - INSPECTION The applicant for a certificate of occupancy shall notify the Zoning Inspector when inspection is desired. The Zoning Inspector shall sign the certificate of occupancy within ten (10) days after inspection of such application if the Zoning Inspector finds, after inspection, that the building or structure, or part thereof, or the use of land, complies with the provisions of this Ordinance and with any approved site plans. If the Zoning Inspector refuses to issue such certificate, he shall notify the applicant in writing of such refusal and the reasons therefor, within the aforesaid ten (10) day period.

SECTION 20.07 - RECORDS The Zoning Inspector shall maintain records of all certificates and permits issued under this Ordinance and said records 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 Zoning 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 20.09 - COMPLIANCE WITH PLANS AND APPLICATIONS Building permits and certificates of occupancy issued on the basis of plans and applications approved by the Zoning 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

- A. Notice of Violation-The Zoning Inspector shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, use or occupancy of a structure or lot in violation of the provisions of this Ordinance, or in violation of a plan or application approved hereunder, or in violation of a certificate issued hereunder, and such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.
- B. Prosecution of Violation-If the notice of violation is not complied with promptly, the Zoning Inspector shall request the Township Attorney to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation or to require the removal or termination of the unlawful use of the lot or structure in violation of the provisions of this Ordinance or of the order or direction made pursuant thereto.
- C. Violation Penalties-Any person who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a structure in violation of an approved plan or directive of the Zoning Inspector, or of a certificate issued under the provisions of this Ordinance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be punishable by a fine of not more than five hundred (\$500) dollars or by imprisonment in the County Jail not to exceed ninety (90) days, or both such fine and imprisonment. Each day a violation occurs shall be deemed a separate offense.
- D. Abatement of Violation-The imposition of the penalties herein prescribed shall not preclude the Township Attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct, or abate a violation, or to prevent illegal occupancy of a structure or premises, or to stop illegal act, conduct, business, or use of a structure or premises.
- E. Stop-Work Order-Upon notice from the Zoning Inspector that work on any structure or premises is being prosecuted contrary to the provisions of this Ordinance, such work shall be immediately stopped. The stop-work order shall be in writing and shall be given to the owner of the property involved, or to the person doing the work; and shall state the conditions under which the work may be resumed. Any person who shall continue any work in or about the structure or premises after having been served with a stop-work order, except such work as he is directed by the Zoning Inspector to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than \$100 dollars or more than \$500 dollars.
- F. 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 Sharon 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 Sharon 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

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 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 at 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:

- A. will be harmonious, and in accordance, with the objectives and regulations of this ordinance;
- B. 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.
- C. 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;
- D. will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare; and
- E. 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.

In 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.

No application for a conditional use permit which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred and 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.

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. 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;
- B. any building with a floor area greater than 500 square feet, or additions thereto, in any business district;
- C. 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 district;
- D. any principal used lot in a business district which does not involve a building, such as, but not limited to outdoor sales, outdoor displays, and storage;
- E. public utility buildings and structures, but not including poles, towers and telephone buildings; or
- F. any parking lot or addition thereto containing five (5) or more parking spaces.

The Zoning 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 Zoning 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

A. 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.

B. Information Required - Each preliminary site plan submitted for review shall provide the following information:

- 1. location and description of site; dimensions and area;
- 2. general topography; soil information;
- 3. 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;
- 4. scale, north arrow, date of plan;
- 5. proposed buildings/structures: location, outline, general dimensions, distances between, floor area, number of floors, height, number and type of dwelling units (where applicable);
- 6. location and size of open areas, recreation areas;
- 7. proposed streets/drives: general alignment, right-of-way, (where applicable), surface type, and width;
- 8. proposed parking: location and dimensions of lots, dimensions of spaces and aisles, angle of spaces, surface type, number of spaces;
- 9. 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;
- 10. areas of intended filling, cutting; outline of existing buildings/structures and drives; existing natural and man-made features to be retained or removed;
- 11. adjacent land uses; location of adjacent buildings, drives/streets;
- 12. location, area of development phases; building program for each phase; projected schedule of development, by phase;
- 13. location and width of easements on site; and
- 14. 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:

- 1. that all required information has been provided;
- 2. that the proposed development as shown in the preliminary site plan conform to all regulations of the zoning ordinance for the districts in which it is located;
- 3. that the applicant is legally authorized to require site plan review.
- 4. 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;
- 5. that the proposed development will be harmonious with, and not harmful, injurious, or objectional to, existing and future uses in the immediate area;
- 6. 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
- 7. 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 the Planning Commission 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.

Expiration of Approval - Approval of a preliminary site plan shall be valid for a period of one hundred eighty (180) days from the date of approval and shall expire and be of no effect unless an application for a final site plan is filed with the Township Clerk within that time period. The Planning Commission Secretary, within ten (10) days of the date of approval of the preliminary site plan, shall transmit a written certification of such approval to the applicant. If a final site plan is submitted for only a part of the area included in the approved preliminary site plan, successive final site plans shall be filed at intervals no longer than two (2) years from the date of approval of the previously approved final site plan. If such period is exceeded, the Township Planning Commission may declare the approved preliminary site plan invalid with respect to the remaining parts of the site. In such case the Township Planning Commission may require a new preliminary site plan be submitted, unless good cause can be shown for the delay.

SECTION 22.04 - FINAL SITE PLAN

A. Application - Following approval of a preliminary site plan, the applicant shall submit eight (8) copies of a final site plan and other data and exhibits hereinafter required, the review fee, and a completed application form to the Township Clerk. The Clerk, upon receipt of the application, shall transmit the final site plan drawing (s) to the Planning Commission prior to its regular meeting.

B. Information Required - Each final site plan submitted for review shall provide the following information and shall meet the following specifications:

- 1. The site plan shall be of a scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the plan. More than one (1) drawing shall be included as part of a final site plan where required by the Planning Commission for clarity.
- 2. Scale, north arrow, name and date of plan; date of any revisions thereto.
- 3. Name and address of property owner and applicant owner and applicant; interest of applicant in property; name and address of developer.
- 4. Name and address of designer. A detailed site plan shall be prepared by a registered community planner, architect, landscape architect, engineer, or land surveyor.
- 5. A vicinity map; legal description of site; dimensions and lot area. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan and the lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor.
- 6. Existing topography (minimum contour interval of two feet); existing natural features such as trees, wooded areas, streams, marshes, ponds and other wetlands; clear indication of all natural features to remain and to be removed. Groups of trees shall be shown by an approximate outline of the total canopy; individual deciduous trees of six (6) inch diameter or larger and individual evergreen trees six (6) feet in height or higher, not a part of a group of trees, are to be accurately located on the plan.
- 7. Existing buildings, structures, and other improvements, including drives, utility poles and towers, easements, pipelines, excavations, ditches (elevations and drainage directions), bridges, culverts; clear indication of all improvements to remain and to be removed; deed restrictions, if any.
- 8. Owner, use, and zoning classification of adjacent properties; location and outline of buildings, drives, parking lots, other improvements on adjacent properties.
- 9. Existing utilities on or serving the property; location and size of wells, septic tanks and drain fields.
- 10. Name and right-of-way of existing streets on or adjacent to the property, surface type and width; spot elevations of street surface, including elevations at intersections with streets and drives of proposed development.
- 11. Zoning classification of the subject property; location of required yards; total site area and floor area; total ground floor area and lot coverage (percent); floor area ratio. In the case of residential units, the plan shall note dwelling unit density, lot area per dwelling unit, and a complete schedule of the number, size, and type of dwelling units.
- 12. Grading plan, showing finished contours at a minimum interval of two (2) feet, and correlated with existing contours so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at the property lines.
- 13. Location and exterior dimensions of all proposed buildings and structures, location to be referenced to property lines or a common base point; distances between buildings; height and feet in stories; finished floor elevations and contact grade elevations.
- 14. Location and alignment of all proposed streets and drives; right-of-way where applicable; surface type and width, and typical cross section of same showing

base and sub-base materials, dimensions and slopes; location and typical details of curbing; turning lanes (where applicable) with details; location, width, surface elevations and grades of all entries and exits; curve-radii.

15. Location and dimensions of proposed parking lots; number of spaces in each lot; dimensions of spaces and aisles; drainage pattern of lots; typical cross-section showing surface, base, and sub-base materials; angle of spaces.

16. Location, size and surface of proposed improvements of open spaces and recreation areas maintenance provisions for such areas.

17. Location, width, and surface of proposed sidewalks and pedestrian ways.

18. Location, use, size, and proposed improvements of open spaces and recreation areas; maintenance provisions for such areas.

19. Location and type of proposed screens and fences; height; typical elevation and vertical section of screens, showing materials and dimensions.

20. Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosure, showing materials and dimensions.

21. Location, type, size, area, and height of proposed signs.

22. Layout, drainage flow patterns, and catch basins for proposed utilities; location and size of retention ponds and degree slope of sides of ponds; calculations for sizing of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks, and drain fields. Final engineering drawings for all site improvements such as, but not limited to water, sanitary sewer and storm sewer systems; streets, drives, and parking lots; retention ponds and other ponds or lakes; retaining walls; are to be submitted to and approved by the Township Engineer prior to Planning Commission approval for the final site plan. If on-site water and sewer facilities are to be used, a letter of approval shall be obtained from the Washtenaw County Health Department prior to Planning Commission approval.

23. Landscape plan showing location and size of plant materials.

24. Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the County Soil Conservation Service.

25. Location of proposed retaining walls, and dimensions and materials of same; fill materials; typical vertical sections; restoration of adjacent properties, where applicable.

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 executed, 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.

C. 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, 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 the 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.

D. 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 gain 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 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 therefore within ten (10) days following such action.

E. Effect of Approval - Approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a building permit, provided all other requirements for a building permit have been met. In the case of uses without buildings or structures, approval of a final site plan authorizes issuance of a certificate of zoning compliance and issuance of a certificate of occupancy, provided all other requirements for such certificate have been met.

F. Expiration of Approval - Approval shall expire and be of no effect 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 22.05 - 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 22.06 - AMENDMENT OF APPROVED SITE PLAN A site plan may be amended upon application and in accordance with procedure and requirements provided in Section 22.03, herein, for a preliminary site plan and in Section 22.04, 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 drawing(s) 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 22.07 - 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 Zoning Inspector and the Planning Commission of any such changes. The Zoning Inspector or the Planning Commission may require the applicant to correct the changes so as to conform to the approved final site plan.

SECTION 22.08 - 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 22.09 - INSPECTION The Zoning Inspector shall be responsible for inspecting all improvements for conformance with the approved final site plan. All sub-grade improvements such as utilities, sub-base installations 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 Zoning 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 plan. The Zoning Inspector shall notify the Planning Commission, in writing, of any development for which a final site plan was approved, which does not pass inspection with respect to the approved final site plan, and shall advise the Commission of steps taken to achieve compliance. In such cases, the Zoning Inspector shall periodically notify the Township Planning Commission of progress towards compliance with the approved final site plan and when compliance is achieved.

SECTION 22.10 - 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 screens. The schedule for determining 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 or security, or may require performance by the bonding company.

In addition to the above security, or in place thereof, the Zoning Inspector may refuse 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 shall 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 continuous frontage with other lots in the same ownership as of the date even though such lot fails to meet the regulations that other area, placement, and height regulations of lots with continuous frontage in single lots or combinations of lots and portions of the district are met. If two or more 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, 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 walls, fixtures, wiring or plumbing to an extent not to exceed ten (10) percent of the then 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. If 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 any 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 tenancy, ownership, or management of an existing nonconforming use, building or structure.

SECTION 23.08 - EXPANSION AND SUBSTITUTION

- A. 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.

- B. A nonconforming structure shall not be substituted for, or replace, any conforming or nonconforming structure.
C. 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 24.06, 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

- A. 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 11.07 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 upon recommendation from the Township Planning Commission.
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.

B. 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.

C. 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; 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 fourth 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 member 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 concurring 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 Sharon 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 23.06, 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 Zoning Inspector. Such questions shall be presented to the Board of Appeals only on appeal from the decisions from the Zoning 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 Zoning Inspector and the Board of Appeals a notice of appeal specifying the ground thereof. The Zoning 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.

D. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning 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 Zoning 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 literal 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

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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 Sharon Township, or by one or more persons acting on behalf of a property owner(s) of Sharon 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 fees 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 shall 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 Sharon Township, the first to be printed not more than thirty (30) days nor less than twenty (20) days and the second nor 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 telephone public utility company that registers its name and mailing with the Planning Commission for the purpose of receiving such notice, 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 departures 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.

