

FROM THE
Editor's Corner

There are very few free spirits floating around these days... especially when they reach middle age.

There are exceptions. Stuart S. Mott is a free spirit. A free spirit with money. Those kind don't count.

And the younger generation, the "hippies" if you will, don't really qualify either. That's a fling for most. The last hurrah before kids, a home, mortgages and the PTA.

And a free spirit is not the neighborhood bum, either. If you've never had it how can you toss it away?

What's that leave? Guys like Dan Marlowe that's who. You've perhaps noticed that Marlowe isn't writing for us anymore.

He's not writing for any other newspaper either. We didn't cancel him, he cancelled us.

I don't know how many papers Dan's column was syndicated with. Maybe 25. Enough to make it profitable anyway. \$50 a week or so for writing 250 words a week is better pay than most writers get... even if they work for the New York Times.

But like I said, Marlowe is one of those rare free spirits.

He certainly didn't chuck it all because he's rich. In fact the suspicion here is that he could use the money as much or more than the next guy.

But money and security have never been Marlowe's thing.

He proved that when he chucked a business career when on the shady side of 40 to become a mystery story writer.

A mystery story writer. That's a more serious way of making a living than steeple-jacking on the Mackinac Bridge.

It might be better to be a steeplejack. A quick fall is better than slowly starving. But Marlowe did it... and even more surprising, became a success.

He's on the verge of making it big and maybe that's why he quit the column writing business. But with his history you have to feel that he just didn't get any satisfaction out of it anymore and when the fun went out of it he did too.

Right now he's in Mexico. Tomorrow, who knows? Like the rough, tough characters he creates in his blood, guts and sex novels, you can't place him in the conventional pattern. He's different all right and who knows what makes him tick?

Every guy caught in the capitalistic swirl can't help but have a tinge of envy for the man with Marlowe's life style.

When you get right down to the nitty-gritty I suspect that most of us wouldn't want Marlowe's life style even if we could afford it.

But it's the rare person who doesn't occasionally dream about giving it a whirl.

There's a touch of the free spirit in all of us.

No rain making
effects felt here

The claim of Tuscola county farmers in the western edge of Tuscola county that rain making in Gratiot county is adversely affecting the weather in the county doesn't hold water in the Cass City area.

However, Cass City has not experienced the violent storms of the last few weeks that farmers in the Caro-Reese area have when an extensive rain and hail storms virtually destroyed crops in selected areas.

One of the farms affected was Erwin Reinhold, 62, who said he may have lost as much as \$50,000 in the storms.

He is one of a group of farmers who are threatening to file suit to stop cloud seeding operations in Gratiot.

The plan suggested by Gratiot Agent John Baker is used in

Gratiot this summer to try and get more rain when it is needed.

An increase in rain in crucial periods can add millions of dollars to the bean crop. It's a gamble because Krick Industries which does the work gets \$80,000 per seeding, rain or no rain.

Tuscola Agent William B. Bortel commented that the hail storms were unusual because they were four to five miles wide and 10 to 15 miles long instead of the usual half-mile wide.

A check with Nelson Willy at the Cass City Disposal Plant shows that 1972 in the immediate area has been a drier year, on the average, than normal.

The reason, of course, was the exceedingly dry April and May this year when less than 3½ inches of rain fell.

A glance at the total rainfall for April, May, June and July indicates that the really abnormal year was 1971 when drought-like conditions prevailed.

The rainfall for the last five years in the four-month period was:

1972.....	10.50
1971.....	5.58
1970.....	16.27
1969.....	11.77
1968.....	13.42

Former resident
dies Sunday in
head-on crash

A former Cass City resident was killed early Sunday morning when the car she was in was hit head-on by another vehicle about 6 miles north of Lapeer.

Dead is Mrs. Roberta Horner Barnfather, 28, Highland. In critical condition in a Flint Hospital is her husband, Bill.

The Barnfathers were southbound on M-24 on their way home from the 1962 Cass City High School class reunion held Saturday evening in Caro.

Driver of the other car, Ray Ward, 25, Davison, died of injuries sustained in the accident Wednesday morning.

According to reports from Lapeer county deputies, the Ward vehicle was apparently northbound in the southbound lane when the head-on collision occurred at 1:20 a.m.

According to the report, Ward attempted to avoid the Barnfather car but was unable to avoid the crash. The accident is still under investigation.

Funeral services for Mrs. Barnfather were scheduled for 11 a.m. Wednesday at the Richardson-Bird Funeral Home, Milford. Burial will be at Novi.

She is survived by her husband; four children ranging in age from 4 months to 7 years; her parents, who live at Highland; a brother, Louis, Elkhart, Ind., and four sisters: Mrs. Marilyn Lester, Americus, Ga.; Anne, married and living in Detroit; Kathy, married and living in Flint; and Geraldine, who is married and living at Milford.

Wallace Store - service station
a family tradition for 37 years

By Kit McMillion

The same friendly and eager service has been handed out at Wallace's Store for 37 years by the same family.

Run by co-owners Raymond Wallace and his sister, Mrs. Sam (Bernice) Sangster, the little grocery store-gas station at the corner of M-53 and Dockerville Road hasn't changed a whole lot since their father bought the place March 12, 1935, when they moved in from Almer.

Oil cans are displayed near a cold meat counter. Tobacco products hang on the wall. An old spool drawer is filled with spoons in one drawer and various sundries in the rest. A certificate from the Gulf Oil Company hangs over the doorway into the living quarters and carries a 40-year recognition award.

The cramped store contains much more stock than it used to, said Wallace, leaning on the meat scale. Besides the variety



FORTY YEARS of service have been given by Gulf tanks at the Wallace Store. Raymond Wallace has carried on the tradition which his father began in 1935.

of canned goods, household products and sweets displayed on shelves extending from floor to ceiling, another whole room in the adjoining small house is used as a warehouse, he said.

Wallace, his sister and her husband live behind the store and work the store by themselves. They bought the place after their father's death in 1951, but worked in the store many years before.

Wallace worked at the family business on week ends and vacations when he was still teaching English and social studies in the Sarnia county schools. Now 68, he has been working at the store fulltime for several years.

His sister, Mrs. Bernice Sangster, is five years younger. A stocky businesswoman with enough pluck to handle the business and raise two sons, she does all the book work and can operate the gasoline pumps when the occasion calls.

"I have to be a jack of all

trades," she chuckled, fussing with her apron. "Housework is sandwiched in betwixt and between."

Until just recently, the store was open almost all day, seven days a week. But now it doesn't open until 1 p.m. on Sunday. Even so it's the only place in the area that is open on Sunday or later in the evenings. Regular hours are 7:30 a.m. to 7:30 p.m.

"A lot of the time we were open much earlier," said Wallace, recounting that the store once had hours of 6 a.m. to 10 p.m.

But age and illness are taking their toll and now they stick to regular hours.

The store and house were built in 1932. The same brands of ice cream and gasoline are still sold there, although other items have changed over the years as people's taste changed.

They make a distinction between regular customers and the summer and week-end residents. Mrs. Sangster explained that they used to know everybody but the transients.

Within the last 5 or 10 years, however, a lot of city folk have moved into the area, she said, and they're strangers at the store.

The change in times has also caused them to make some changes in store policy. They're phasing out giving credit because, Mrs. Sangster explained, people just aren't conscientious about paying their bills anymore.

"We're being forced to cut it out," she said almost sadly.

A customer came in with a vinegar jar and asked if she could get it refilled, which started a discussion about how the store methods have changed. Wallace's no longer handles bulk vinegar, although

LaPonsie said he thought the park system was good, too, but said his main interest is in streets because everybody uses them.

"I'm partial to streets," he admitted, but explained that he saw his role as superintendent in helping the community to run smoothly and making it a good place to live.

LaPonsie brings a lot of experience to Cass City and is well acquainted with engineering and public works. Besides streets, he has a background in sewer systems, parks and landfills.

"Right now I'm trying to get acquainted with the storm sewer and water system," he said.

Besides liking the progressive community, its cleanliness and good streets, LaPonsie said he liked the people.

"I think the people down here I've seen are very friendly. They remind me of home," he stated. "Here you walk down the street and they say 'Hello'. I enjoy that."

Jim Turner in Gagetown

Decide two county races

Local races spark
primary election

Heavy voter turn out is expected in Tuesday's primary election when voters in Elkland township vote for Republican candidates for township supervisor and trustee. Local contests are expected to bring out the vote everywhere in the county, said Clerk Elsie Hicks.

SUPERVISOR

Four men have filed for the position of township supervisor, which is being vacated by Maynard McConkey who is seeking the post of county commissioner in the November election. They are Edward Bergman Jr., Edward Doerr, Edwin Karr and Edward LaBelle.

Edward Bergman Jr., 27, is first captain on the Elkland township fire department, where he has served since coming to Cass City four years ago. He is currently enrolled in the assessor's school in Cass City. Bergman is president of the Cass City service clubs and is president of the Men's Club and on the parish council of St. Pancratius Church. He

owns and operates the S.T. & H. bulk oil delivery in Cass City, and said he has the time to devote to the job. He and his wife have one child and live at 6817 E. Cass City Road.

Edward LaBelle, 30, is general accounting supervisor at General Cable and said he has studied government accounting as a business school student. He is treasurer of the Lions Club and a member of St. Pancratius Church. He, his wife and two children reside at 4224 Maple St. and have lived in the village 10 years.



EDWARD BERGMAN JR.

EDWARD LABELLE
TRUSTEES

Ed Doerr, 47, a native of Cass City, returned here 18 years ago, after leaving Detroit. He is an insurance agent and taught speech and social studies at the intermediate school for 10 years, retiring just last year. Doerr is active in the Gavel Club, where he is vice-president, and in the First Presbyterian Church. He and his wife reside at 6440 Huron St. and have four children.

Edwin Karr, 45, another candidate for township supervisor, farms 200 acres 2 miles west of Cass City. A life-long resident, he and his wife have three children. Karr is a member of the Farm Bureau and Masonic Lodge, and said he was asked to run for the post to represent the agricultural sector.



EDWARD DOERR

Three men have filed for the post of township trustee being vacated by retiring Albert Gallagher. They are Thomas Herron, Allen Merchant and John Zinnecker.

Thomas Herron, 30, is a member of the zoning board and board of appeals, president of the Lions Club for two years and member of the Thumb Home-builder Association. He is a contractor and lives on Spence Road with his wife and six children.

Allen Merchant, 35, farms and lives on Milligan Road. He said he feels the whole township should be represented on the board. A lifelong resident, he said he has no previous government experience.

John Zinnecker, 68, a retired farmer and lifelong resident, said he was asked to run for the post by a group of citizens. He served on the board of review for 8 years and was a village marshal at one time years ago.

COUNTY RACES

Voters will also be asked to decide two county races.

Three men will be fighting for the post of sheriff: incumbent Hugh Marr, Cecil Pelton and write-in candidate William Thompson. All are seeking the Republican nomination.

Marr, 59, will be seeking his fourth term since being elected in 1963. He is a native of

Concluded on page 14.

Cass City impresses superintendent

Cass City's new village superintendent is no stranger to a small town. He left a job in L'Anse, a village of 2500 in the Upper Peninsula, to begin work here July 24.

Lou S. LaPonsie, 39, was born and raised in the small farming community of Rudyard and has worked in many small communities in 11 years with the State Highway Commission, and most recently 4 years as street commissioner in L'Anse.

"We've been looking for a man we can come into and settle down," said the quiet but self-assured man. LaPonsie and his wife, a native of Saginaw, both liked Cass City when they first came for an interview.

"We were both very impressed with the cleanliness and all the town had to offer for its size," he said, emphasizing the schools, hospitals, medical offices and businesses.

Another reason they chose Cass City was because their church, the Gospel Hall, is near by. In the Upper Peninsula, the nearest church of their faith, was 80 miles away.

LaPonsie is currently looking for a house so his family can move to Cass City. A family man who loves children, his wife and he have seven: Grace, 14; Faith, 12; Hope, 10; Daniel, 8; Joy, 6; Phillip, 4, and Aaron, 2.

Although he has no particular hobbies, he and his family love to go on touring picnics.

"What we'll do when we get in an area is we'll cover every

back road, hill and dale," LaPonsie explained. Learning about the historical parts of the area is one thing they can do together anywhere.

The pastime was developed partly because they moved so much, every 6 months to a year, when LaPonsie was working with the highway department.

One of the things the couple really liked about Cass City was the streets.

"From what I hear, some people aren't too pleased, but for a community this size, you've done real well," said the former street commissioner. He applauded the system of curb and guttering and said that compared to many of the towns he's been in, Cass City seems to have a good street program.

LaPonsie said he thought the park system was good, too, but said his main interest is in streets because everybody uses them.

"I'm partial to streets," he admitted, but explained that he saw his role as superintendent in helping the community to run smoothly and making it a good place to live.

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VILLAGE SUPERINTENDENT Lou LaPonsie is no stranger to small towns. The new man began work last week.

Bulen dealership
sold to Ouvry

The long-rumored sale of Bulen Motors in Cass City was confirmed this week when Horace Bulen announced the sale of the Chevrolet-Oldsmobile dealership to Aime L. Ouvry, 44, of East Detroit.

The effective date of the transfer was Aug. 1.

The new owner said that the dealership will now be called Ouvry Chevrolet-Oldsmobile Inc.

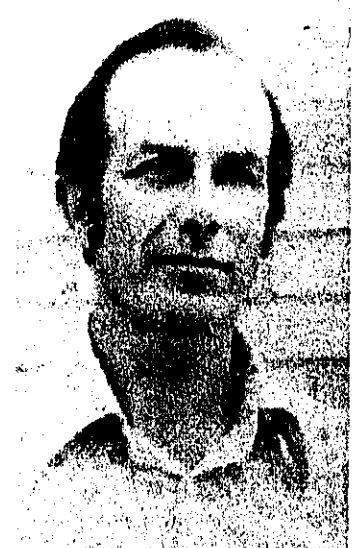
Ouvry is no stranger to the automobile business. Prior to the purchase he worked for 17 years for Shalla Chevrolet, now Ritter Chevrolet, as the used car manager.

Before entering the auto business he owned a party store for 3½ years and is a tool and die maker by trade.

Ouvry said that he looked at three other dealerships before deciding to come to Cass City. His decision to buy here, he said, was because of the community. I looked forward to coming to a smaller town away from the city and Cass City filled the bill, he added.

Joining Ouvry in the business will be a son, Ronald, 18. His twin brother, Donald, 18, is also expected to work at the dealership after he completes training at a mechanics' school.

The Ouvrys are a large family. Besides his wife, Gloria, there are eight children. They are: Nancy Ann, 21, Ronald, 18, Donald, 18, Seon, 16, Bill, 14, Kelly, 12, Debbie, 7, and Tracy, 2.



AIME L. OUVRY

When announcing the sale, Bulen said that he was giving up the dealership with regret because of illness and thanked the community for its support in the over 25 years he sold cars in Cass City.

Pair united in rites at Baptist Church

Kaye Louise Spencer, daughter of Mr. and Mrs. Jack Spencer, Cass City, and Paul D. Carmichael, son of the Rev. and Mrs. William Carmichael, Muskegon, were united in marriage July 22 at the First Baptist Church, Cass City.

The groom's father officiated at the 2 p.m. ceremony. Don Greenleaf was organist and Wallace Alcorn, soloist, sang "Only One Life to Offer" and "Of Love I Sing." The church was decorated with two baskets of white gladioli and blue daisies for the occasion.

The bride wore a long gown of white lace over white satin. Matron of honor was Mrs. Dean Hoag, sister of the bride. Bridesmaid was Mrs. Linda Mellendorf, Cass City. The attendants wore long flowered blue gowns.

Best man was John Tucker, North Adams. Groomsman was David Carmichael, Grand Rapids.

A reception for 120 guests was held in the church hall following the ceremony. Guests coming from a distance were Mr. and Mrs. Roger Spencer and family of Conifer, Colo., brother of the bride, and Mr. and Mrs. Wallace Alcorn and family of Wheaton, Ill., sister of the groom.

Following a wedding trip to Ontario, Canada, the couple are living in Grand Rapids, where both are students at Grand Rapids Baptist College and Seminary.

STEP AT A TIME

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- A Supervisor at Buick 21 Years
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Cass City Social and Personal Items

Mrs. Reva Little
Phone 872-3698

Mr. and Mrs. Fred Lemon and Mr. and Mrs. Roy Carpp spent Wednesday with Mr. and Mrs. William Patch.

Mrs. Fred Palmateer of Rochester spent the week end with Mr. and Mrs. Lyle Biddle.

Mr. and Mrs. Dan Hennessey and two children and Mr. and Mrs. William Patch spent the week end with relatives in Fayetteville, New York, and attended a reunion.

Mr. and Mrs. Roger Ball entertained Sunday in honor of the fifth birthday of their twin sons, Stacy and Tony. Guests attended from Bay City, Berkeley, Rochester, Traverse City, Forester, Sandusky, Essexville and Cass City.

ENGAGED



SALLY WHITTAKER

Mr. and Mrs. Ralph Whittaker of Cass City announce the engagement of their daughter Sally to Robert VanAllen, son of Mr. and Mrs. Paul VanAllen of Caro.

Wedding plans are indefinite.

Mr. and Mrs. Carl Wright visited her mother, Mrs. Laura Robinson, Sunday afternoon at Mariette Memorial Wing, Mariette.

Mr. and Mrs. Carl Wright had Sunday dinner with their daughter and family, Mr. and Mrs. James Karr.

Mrs. Carl Wright went to her home Friday after spending 12 days at Hills and Dales Hospital.

Mr. and Mrs. Ervle J. Hewitt and family and Mrs. Carmen Alcantara attended the Hewitt reunion Saturday, July 29, held at Lake City, Mich.

Mr. and Mrs. Allen Merchant will host a gathering of relatives Saturday, members of the late Alex Lindsay family.

Mr. and Mrs. Dick Hanby and two daughters of Three Rivers were guests in the home of Mrs. Ralph Ward and Miss Mary Hanby from Friday until Sunday. They came to attend the reunion of Mr. Hanby's graduating class Saturday evening.

Miss Karen Holm and a friend from Trenton were with her parents, Mr. and Mrs. Charles Holm, Saturday, returning to Trenton Sunday.

Callers Friday at the Lyle Zapfe home were Mr. and Mrs. Dick Zapfe and little daughter of Mayville.

The Elmwood Missionary Circle will meet at the home of Mrs. Lloyd Finkbeiner, Wednesday, Aug. 9.

Mr. and Mrs. Wilbur Morrison spent the week end in Saginaw, guests of Mr. and Mrs. Bill Morrison and family. Sunday, the first birthday of their great-grandson, Troy Parent, was celebrated. Besides Mr. and Mrs. Fred Parent and Troy, other guests were Fred Parent's parents, Mr. and Mrs. Bruce Parent of Saginaw.

Mr. and Mrs. Lyle Zapfe had as Sunday dinner guests, Mr. and Mrs. Clarence Zapfe and family of Ohio, Mr. and Mrs. Charles Holm and Mrs. Roger Root and children.

Larry McClorey and Tony Davis, serving in the Navy, are home from Great Lakes, Ill., on a three weeks' leave. At the end of his leave, Tony will be on ship duty and Larry will go to Connecticut to attend submarine school.

Mr. and Mrs. Glenn McClorey visited Mrs. Gertrude Schenk at Uby Sunday afternoon and also called on Mrs. Nina Shagena and Jim Shagena near Argyle.

Mrs. Jack Esau entertained the women of the graduating class of 1934 at a potluck luncheon Tuesday.

The Misses Katherine Crane and Laura Bigelow were guests July 25 of Mrs. Gladys Fort at her trailer home near Port Austin. Mrs. Fort and her sister, Mrs. Elta McLellan, spent from Monday until Wednesday at the trailer.

Mrs. William Rohlf entertained local women at the Rohlf cottage near Port Austin last Wednesday. Guests were Mrs. K. I. MacRae, Mrs. M. C. McLellan, Mrs. Fern Maier, Mrs. Gertrude Falkenhagen, Mrs. James McMahon, Mrs. Esther McCullough, Miss Laura Bigelow, Mrs. Jack Esau and daughter Anne and friend Sandy Guc.

Friday Mrs. Irma Hicks, with Mrs. Gladys Hicks of Deford, Mrs. Olive Kelley and son Grant of Caro, enjoyed a luncheon at the Bavarian Inn at Frankenth.

Mrs. Esther McCullough entertained ten friends at dinner Monday evening. The birthdays of Mrs. Alice McAleer and Mrs. Harold Perry, which were last week, were celebrated.

Theo Hendrick had as week-end guests, Mr. and Mrs. Fred Brown and daughters, Betty and Cindy, of Palatine, Ill., and Mr. Brown's daughter, Mrs. Lynn Wosk, and son from Denver, Colo. They attended the reunion of the Brown family at Juhl Sunday.

Mr. and Mrs. Don DeLong returned home Thursday from a 10,000-mile, six-week trip to Alaska. En route home they visited relatives in Montana.

Mrs. Howard Loomis is spending this week with the Irvin Kritzmanns at Kawkawin.

Mr. and Mrs. Donald Loomis and family left Sunday for Cedar Point, Ohio, and returned home Tuesday evening.

Mr. and Mrs. Grant Ball had as a guest from Saturday until Monday, Mrs. Judy Huff Madaox, whose home is in South Carolina. She came to attend the reunion of her class, the class of 1957, held Saturday evening at Gagetown.

Mr. and Mrs. Dick Hendrick and Mr. and Mrs. Harlan Dickinson and children spent Monday at Caseville.

Sunday dinner guests of Mrs. Roy Chisholm were the Misses Katherine Crane, Laura Bigelow and Laura Maier, Mrs. M. C. McLellan and Mrs. Fern Maier.

Mr. and Mrs. Grant Ball and their week-end guest, Mrs. Judy Huff Madaox, were Sunday dinner guests of Mr. and Mrs. Donald Ball.

Miss Diane Repshinska of Pontiac, her sister LouAnn and Mrs. William Repshinska were hostesses Sunday afternoon in the Repshinska home at a pink and blue shower for Mrs. Robert Readler of Pontiac, the former Mary Joyce Crane, niece of Mrs. Repshinska. Twenty-two attended.

Those from here who attended the Bartle family reunion Sunday at the home of Mr. and Mrs. Leland Bartle Jr. at Brown City were Mr. and Mrs. Earl Harris, Mrs. Arlene Hillman, Mr. and Mrs. Lawrence Bartle and Herb Bartle. Also attending were Mr. and Mrs. Nick Decker Jr. and family of Caro.

One hundred relatives from Denver, Colo., Palatine, Ill., Cincinnati, Ohio, and many towns in Michigan attended a reunion Sunday of the family of the late Samuel Brown. It was held at the home of Mr. and Mrs. Bert Holboith at Juhl. Attending from Cass City were Theo Hendrick, Mr. and Mrs. Ivan Tracy, his daughter Beth and Mrs. Tracy's sons, Douglas and Duane O'Dell, Mr. and Mrs. George Fisher Sr. and Mr. and Mrs. Don Finkbeiner and family.

Twenty-five members of the Golden Rule class of Salem United Methodist church and four guests met with Mr. and Mrs. Leonard Damm at their summer home at Sand Pointe for a picnic supper and business meeting of the class. The August meeting will be with Mr. and Mrs. George Dillman at Forester.

Mrs. Kenneth Schott of Bay City, Mrs. Martin Hyzer and daughter Lori, Mr. and Mrs. Ronald Geiger, Scott and Sally and Mrs. Irma Hicks attended a reunion of the family of the late Arthur Perry held at the home of Dr. and Mrs. Douglas Harvey at Sterling Hts. Jeanne Harvey accompanied her grandmother, Mrs. Irma Hicks, home to Cass City to spend a few days.

Mr. and Mrs. Carl Esau of Roseville were dinner guests July 23 of Mr. and Mrs. Jack Esau and daughters when they came to attend a reunion of the class of 1942, of which Carl Esau was a member. The reunion was held Saturday evening at Gagetown.

In the special Artrain section published by the Chronicle, George Dillman was given credit for possession of early school board minutes. Mrs. Edward Golding called to say it was Robert Dillman, a cousin of George, who lives in Detroit.

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Hills and Dales General Hospital

BIRTHS:

July 25 to Mr. and Mrs. Donald Lyone of Kingston, a boy, Lance Lee;
July 28 to Mr. and Mrs. William Stover of Kingston, a boy, Jeremy William.

PATIENTS LISTED MONDAY, JULY 31, WERE:

Mrs. William Hillaker, Mrs. Frank Demaray, Clinton Hagar, Mrs. Ida Butler, Frank Demaray, Mrs. Joseph Harbec, Willis LaBlanc, Mrs. James Linderman, Mrs. John Palmer, J. D. Turner and Mrs. Eva Watson of Cass City;

Mrs. Michael Boyle, Mrs. Basil Simpson, Mrs. Alice Hampshire, Velda Simmons of Kingston;

Otto Rushio, Mrs. Franklin Fader, Volney Wright of Caro; Dean Cline-Smith of Silverwood;

Mrs. Muriel Swales of Mariette;

Orval Sweetman, Mrs. Theodore Osborn of Akron;

Mrs. C. Lydia Davis of Pigeon;

Mrs. Marguerite Gardner of Mayville;

Virginia Goslin, Arthur Binder, Kenneth Linzer, Elmer Bitzer and Gary Sy of Unionville;

Mrs. Jessie Wheeler of Snoover;

Mrs. Elmer Hallit of Elkton; Erwin Satow, Mrs. Mike Zagata, Albino Garcia Sr. and Ralph Maurer of Schwaiga;

Walter Moeller and Mrs. Glen Rogers of Bad Axe;

Mrs. Julia Baker of Sandusky;

Mrs. Lula Groombridge and Hugo Ross of Decker;

Mrs. Czeslawa Strucinski of Gagetown.

Miss Champion graduates from Nursing school

Rebecca Champion graduated with honors July 23 from the Mercy School of Nursing of Detroit. Commencement services were held at Our Lady of Mercy High School, Farmington.



REBECCA CHAMPION

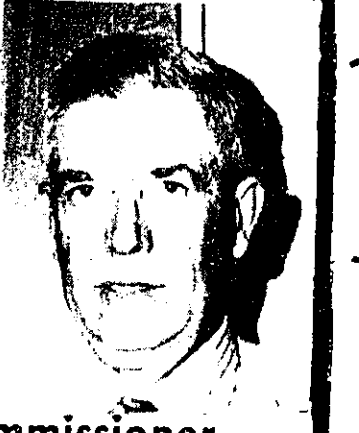
She is the daughter of James Champion and Mrs. Heron Champion.

Miss Champion is temporarily employed at Hills and Dales Hospital.

She was a 1967 graduate of Cass City High School and attended Michigan State University for 2½ years.

A good boost when needed is better than a pull that isn't

**VOTE Aug. 8
in the primary
election for
Lloyd
Severance**



— county commissioner
candidate for District 1
(Greenleaf, Evergreen,
Lamotte, Moore and
Argyle townships

Capable

Experienced

- 24 years in township government
- certified assessor
- chairman county 4-H Fair Board
- successful farmer; active in church
- Federal Land Bank Director

Lloyd Severance

REPUBLICAN

Pd. Pol. Adv.

**GOOD LUCK
MR. OUVRY**

After 35 years, circumstances beyond my control force my retirement with regret as your Chevrolet-Oldsmobile dealer. Thank you for our most pleasant relationship!

Mr. Aime Ouvry has had many years' experience in the automobile business. I am sure he will like Cass City and you will enjoy dealing with him.

Thanks again.

H. M. BULEN

"If It Fitz . . ."

Jacks is my game

BY JIM FITZGERALD



I'll tell you one thing, Buster. No one ever shot the star on fivesies by mail. You had to be there.

I mean, how about that Bobby Fischer? He won a chess game and he wasn't even there. He wasn't even there sitting in his special chair flown from New York to Reykjavik because there wasn't a chair in Iceland that fit Bobby's rump right.

Fischer wrote a chess move down on a sheet of paper flown from Sweden for the occasion. He put it in a sealed envelope and had it delivered to his opponent, Boris Spassky, at the chess arena where hundreds waited to watch the big match. Thousands more wanted to watch on TV.

Spassky read the note, con-

ceded defeat, and left. Fischer showed up an hour later to take a bow and drink some orange juice flown in from Florida. There was no one there except Gudmundur Arnlaugsson, deputy referee of the match. He was trying to get his name spelled right on the official score sheet.

Sort of reminds you of the time Ty Cobb mailed that stolen base to the New York Yankees, doesn't it? Or that time Arnold Palmer sent a birdie to the National Open via Western Union (of course it was never delivered because it was a week end but that wasn't Arnie's fault).

Jacks is my game. (The Birds is coming).

My children always took a little ashamed when I tell them

I was jacks champ of my block 35 years ago, edging Mary Margaret Moriarty in a show-down match that lasted 3 weeks and delayed the opening of the yo-yo season.

My kids share the popular opinion that jacks is a girls' game. Which is nonsense. They should just ask Mary Margaret, if she has come out of seclusion yet. Championship jacks takes a lot of stamina and gut-level coolness. I'll never forget that battle with Mary Margaret.

First there was a terrible argument about the playing field — wood, concrete or Reynolds Linoleum? We finally compromised and played on our kitchen floor which had all 3 surfaces. The roll of the jacks determined how the ball would bounce and whether your knuckles were scraped, splintered or waxed.

Then there was posture. I favored the kneeling position because it allows greater reach. But Mary Margaret insisted that we sit on 1 buttock each, and play side saddle. We finally compromised by alternating the 2 positions during the first 2 weeks and sitting Indian style the 3rd week. It is terribly difficult to play jacks sitting Indian style, unless you don't have any knees.

Mary Margaret wanted to use red jacks and a blue ball. This was spite. She knew I detested red and blue. I wanted green jacks and a white ball. Again, we settled the dispute by alternating. But it wasn't easy. The arguing went on 15 weeks and finally went to binding arbitration by Johnny Miller who was deputy referee until 8 o'clock each night when his mother made him go to bed.

Once the match began, Mary Margaret's dad started taking pictures with his Brownie while I was doing eggs-in-the-basket. I walked out and didn't return until he agreed to crouch in the kitchen cupboard and shoot his pictures through an opening in the breadbox.

That'll give you an idea of the strain I was under. But I won, mostly because Mary Margaret was no match for me in the impromptu, or free figure competition. She conceded defeat when I tossed the ball high, put all 5 jacks in my mouth, spit them into my shirt pocket one at a time, and then caught the ball before it hit the floor.

I'd like to see Bobby Fischer mail that in.

Mrs. Haire buried in Boyne City

Final rites were conducted at 11 a.m. Wednesday for Mrs. Margaret Katherine Haire, 79, who died at Hills and Dales Hospital Sunday, after a brief illness. She had been in ill health for the past six months.

Services were conducted from Little's Funeral Home, Cass City, with the Rev. Elizabeth Isaacs of the Trinity United Methodist Church officiating. Interment was in Maple Lawn Cemetery, Boyne City.

Mrs. Haire was born Nov. 11, 1892, in Marquette, daughter of the late John and Barbara Wellman Dumond.

She was united in marriage to Clarke U. Haire Aug. 15, 1917, in Marquette. For many years he was the publisher of the Pinconning Journal. After the death of her husband in 1933, Mrs. Haire became the publisher of the Pinconning Journal until 1940.

She was also a school teacher for many years and retired from teaching in Gaylord in 1954. Following her retirement, she moved to Cass City where she lived until her death.

Mrs. Haire was a member of the Trinity United Methodist Church and a member of the Methodist WSCS. She was also a member of the Woman's Study Club of Cass City, the American Association of University Women, the Tuscola County Retired Teachers Association and the Order of the Eastern Star.

She is survived by one son, John, Cass City; two daughters: Mrs. David (Margaret) St. John, Solon, Ohio, and Mrs. Charles (Jean) Rollman, Green Bay, Wis.; one sister, Mrs. Arthur (Lauretta) Speltz, Boyne City; 10 grandchildren and three great-grandchildren. One sister preceded her in death.

Marriage Licenses

Bruce Robert Burns, 23, and Geraldine Anne Yorke, 22, both of Millington.

Richard Lee Lorenzen, 22, of Cass City and Karen Leslie Flowitz, 22, of Detroit.

Philip J. Nichols, 22, of Decker and Kathy Lynn Mark, 22, of Cass City.

Anthony Westendorf, 28, of Saginaw and Cecelia Louise Frick, 25, of Caro.

Gary Lyle Fillhard, 21, of Vassar and Delphine Anne Kreis, 21, of Mayville.

Donald J. Wehrman, 23, of Reese and Elizabeth Ann George, 22, of Vassar.

Harold Wayne Littleton, 19, of Reese and Patricia Ann McLaren, 18, of Unionville.

Thomas Charles Bardwell, 21, and Jill Elizabeth Auten, 19, both of Cass City.

Kenneth Roy Ball Jr., 25, and Beverly Jean Blackmer, 19, both of Caro.

James Edward Hichie, 22, and Carla Marie Wilson, 18, both of Caro.

Gary Kelley

resigns as

Deford principal

Gary Kelley, 26, principal of the Deford School, has resigned to accept a similar position in the Pine River Elementary School.

Kelley became principal at Deford two years ago.

Letters to Editor

Supports teacher tenure abolishment

Dear Editor,

Here is one vote for the Michigan Chamber of Commerce suggestion to abolish the teacher tenure act.

I'm sure that in almost every school district in the state, you will be able to find at least one teacher who is incompetent, unproductive, and unable to communicate with the students he is supposedly teaching.

At the same time, I know of one instance in this area in which a qualified young teacher was denied tenure because the community at large disapproved of his clothing and hairstyle.

With so many recent graduates of teaching colleges unable to find jobs, it seems a shame to have unproductive teachers

locked securely into their positions because of the tenure laws.

Deborah Wissner
Owendale

Artrain head

praises

Cass City

July 26, 1972

Mr. John Haire
Editor, Cass City Chronicle
Cass City, Michigan 48726

Dear Mr. Haire:

Artrain has left its mark on Cass City, and most definitely Cass City has left a lasting influence with the train. We are able to look at your community as being the ideal Artrain experience.

There were so many factors contributing to this atmosphere. The Chronicle of course was very able and generous in its coverage, highlighted by the supplement prepared by Kit McMillan. As we plan the Artrain tour to the Rocky Mountain states, the Chronicle supplement is being included as an important promotional device.

In the community, the Artrain staff was fortunate to work with a truly outstanding chairwoman, Mrs. Lambert Althaver. Holly's chairmanship was marked by a deep conviction to the goals of Artrain and a sharp sense of organization which was contagious to her fine committee.

If Artrain's future stop-overs measure up to Cass City, then the train will be on a very smooth track.

Sincerely,

John J. Hohmann
Artrain Community Coordinator

Slate organizational parents group meet

An organizational meeting for parents of school children and others who are interested in school affairs is scheduled for 7:30 p.m. Wednesday, Aug. 9, in the high school speech room.

The purpose of the session is to determine the interest of area residents in forming an organization. Persons in charge are concerned with promoting better communications between the home and school, more involvement and awareness of parents in school and classroom activities.

"We would like to see more parents attend school board meetings and express an interest in affairs concerning their children," said Mrs. David Burnette, who is in charge of the meeting.

Since the Home and School Council died several years ago, Cass City has had no organization to act as a liaison between

the home and the school, Mrs. Burnette explained.

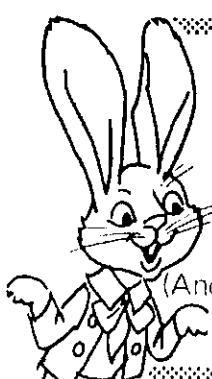
"And many of us feel there is an urgent need for one," Mrs. Burnette said. "We urge everyone interested to attend this meeting and express their feelings."

Those unable to attend the meeting but who would like information should call Mrs. Burnette or Mrs. Newell Harris.

OVER-CONFIDENT

The mistaken are to be pitied, but not so much as those who mistake ambition for ability.

The Want Ads are newsy too.



Rabbit tracks

By John Haire

(And anyone else he can get to help)

There is no question that accommodations are better, restaurants are better, bargains are greater and motels larger and more plush than ever in Northern Michigan.

The north has gained . . . and lost. For along with Holiday Inns and McDonald's has come more of the big city atmosphere and less of what the north country used to be all about: a chance to get away from it all.

Driving off the freeway at Gaylord these days is little different from leaving it and driving down Euclid Avenue in Bay City.

Horace Bulen has officially chucked it in as a car dealer in Cass City. It was typical of Horace to take the time to wish his successor luck in Cass City and to pay for an ad to thank the community for its aid while he sold cars before his injury.

It doesn't feel like fall but it acts like it. At least it does for football buffs. Not only is the boob tube full of it, the pigskin is also making itself felt right around home.

It's in the sparkle of Quarterback Curt Strickland as he informally works out and in the eyes of local grid fans who talk about the team as potential champions rather than question whether or not the squad will be able to win a single game.

When talk swings this way can autumn be far behind?

The truth is that Vic Guernsey may be right this year. Every year you can take the most optimistic forecast around about how the team will do and then add another game to the win column and you'll probably have guessed just the way that Vic expects the team to finish.

More impartial observers than Vic look for Cass City to be a leading contender (perhaps the favorite) to cop the B grid crown this season.

Cass City is growing. Just last month it took a big leap. Responsible for the people boom are two new residents of the community.

The first is Lou LaPonsie, new village superintendent, who brings his wife and a family of seven and the second is Aime Oury, new Chevy dealer, who will bring his wife and eight children as soon as housing is available.

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The Chronicle

Cow produces high milk record

A senior 2-year-old registered Guernsey cow, Claw Acres Roselle, owned by Walter and Lyle Jackson, Caro, has completed an official DHIR actual production record of 10,620 pounds of milk and 561 pounds

of butterfat in 305 days, two times a day milking, according to the American Guernsey Cattle Club.

The testing was supervised by Michigan State University.

Uncle Tim From Tyre Says:

Dear Mister Editor:

The whittling was slow at the country store Saturday night.

Now, I better explain that to the younger generation. Back when I was a boy, all horse traders whittled while they were trying

to strike a deal. If the deal looked pretty good they'd whittle faster, and if the proposition didn't interest em to much whittling would slow down.

I reckon the summer heat is gitting to the fellers, Mister Editor, or it could be they is so drained dry from excitement about them chess games in Iceland till they can't git worked up like usual on other worldly matters of less importance. Clem Webster ain't said much since the Democratic convention except to agree with what Will Rogers said about being a Democrat and not belonging to a organized political party. Clem allowed he has stuck with the Democrats thru the New Deal, the New Frontier and the Great Society, and all he can do now is wait and see what he's going to git stuck with next.

Ed Doolittle said that after watching the Democrats on television, he is dreading the Republican whoop-it-up in the same place and on all the channels. Since they ain't no question about the nominee, allowed Ed, looks like the GOP will have trouble filling up their equal time on the air. Ed said he jest hopes the Republicans don't try to out-give the Democrats on their pore plank. If the Democrats want to give everybody \$6,500 a year jest fer being alive, and McGovern wants to add another \$1,000, Ed said he can't bear to think what the Republicans will come up with when they git to bat.

Bug Hookum, that don't usual pay much attention to such matters, said he will feel better when both parties git done with their unity sermons and git on with running their campaigns on the one-two-three-period plan. The way that goes, explained Bug, is No. 1, they ain't no truth to what my opponent, the distinguished gentleman says. No. 2, he ain't distinguished and he ain't no gentleman. No. 3, he didn't say nothing in the first place. Period.

What worried him more than politics right now, went on Bug, was these airplane hijackings. He had saw where lately the law has been shooting it out with these nuts that think they can run the world with a homemade bomb. What's bad, Bug said, is that innocent passengers is gitting killed. Bug said he has thought this thing up one side and down the other, and he has decided if he ever had to ride on one of them planes, he'd take a bomb with him. He had read where the chances of gitting on a plane with a bomb on it was somupun like 10,000 to one. Gitting on one with two bombs on it, Bug figured, must be better than 20,000 to one.

Like I said, Mister Editor, the whittling was slow.

Yours truly,
Uncle Tim

Mosacks hold

4th reunion in Gagetown

Forty-two family members attended the fourth annual Mosack reunion at the Mildred Mosack home in Gagetown Saturday and Sunday, July 29-30.

Relatives coming from out of town included Harry W. Everts of Detroit, Elizabeth MacDonald of Grosse Pointe, Mr. and Mrs. G. O. Kerbyson and family of Cass City, Mr. and Mrs. A. J. Mosack of Mentor, Ohio, Mr. and Mrs. Jim Mosack and family of Flint, Mrs. Gail Mosack and family of Owendale, Robert Mosack of Cleveland, Ohio, and Lee Osborne of Bay City.

Also attending were Mrs. Nancy Delaney and family of Grosse Pointe, Mr. and Mrs. George Stuckey and family of Detroit, Mr. and Mrs. Ralph Garlick and family of Grand Rapids, Mr. and Mrs. John Whitton and family of Grand Haven and Mr. and Mrs. William Beyerlein and Bob of West Branch.

One birth was reported in the family during the past year. Robert Beyerlein, son of William and Karen Beyerlein, was born March 14, 1972. He was the youngest member present and joined Mildred Mosack, Mary Kerbyson and his mother Karen in marking four generations in the family.

A theme is used each year. This year, to coincide with the political activity, a political theme was used and the cake depicted the map of Michigan with locations pinpointed of the various home towns of visiting relatives. Two additional cakes, in the form of an elephant and donkey, symbols of the two major political parties, added to the festivities.

The 1973 reunion will be held the last Saturday and Sunday in July.

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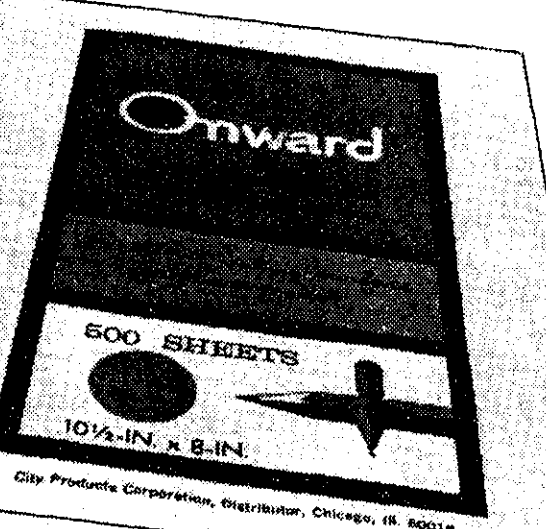
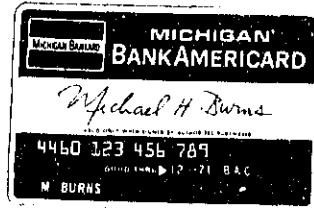
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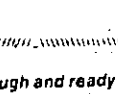
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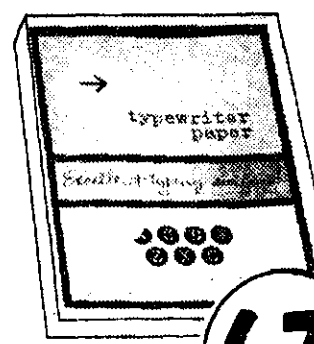
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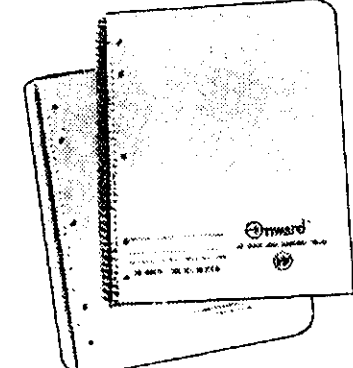
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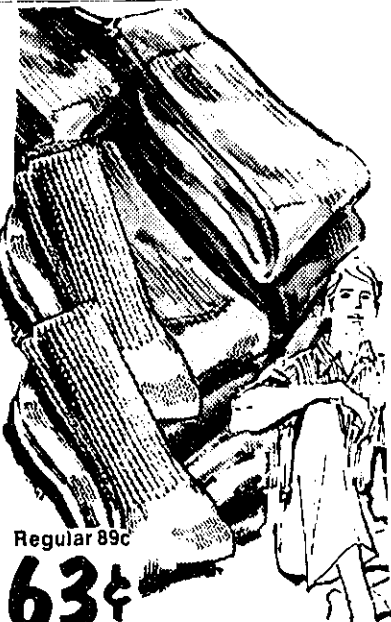
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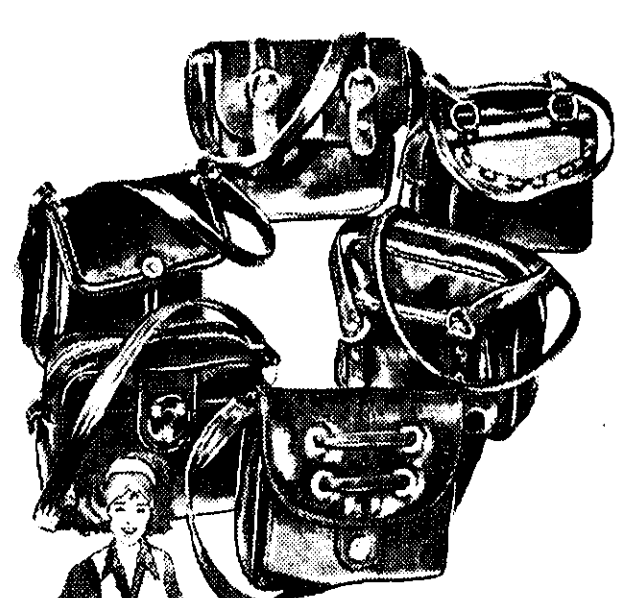
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GAGETOWN

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Mr. and Mrs. Elmore Hurd of Bay City and Albert Hurd of Alma were Sunday afternoon and evening visitors of Mr. and Mrs. Earl Hurd.

Mrs. Elmer Krauss left Monday for her home in St. Petersburg, Florida, after spending three weeks with her father, Arthur Freeman, and other relatives. Her sister and husband, Mr. and Mrs. Harry Comment, took her to Detroit to get her plane Monday.

Mr. and Mrs. William Burrows and family spent the week end at Roscommon.

Mr. and Mrs. Elery Sontag spent Tuesday, Wednesday, and Thursday last week with her sister and husband, Mr. and Mrs. Maurice Thompson at Plymouth.

Patrick and Michael Withey of Cass City spent the week end with their grandparents, Mr. and Mrs. George Hendershot.

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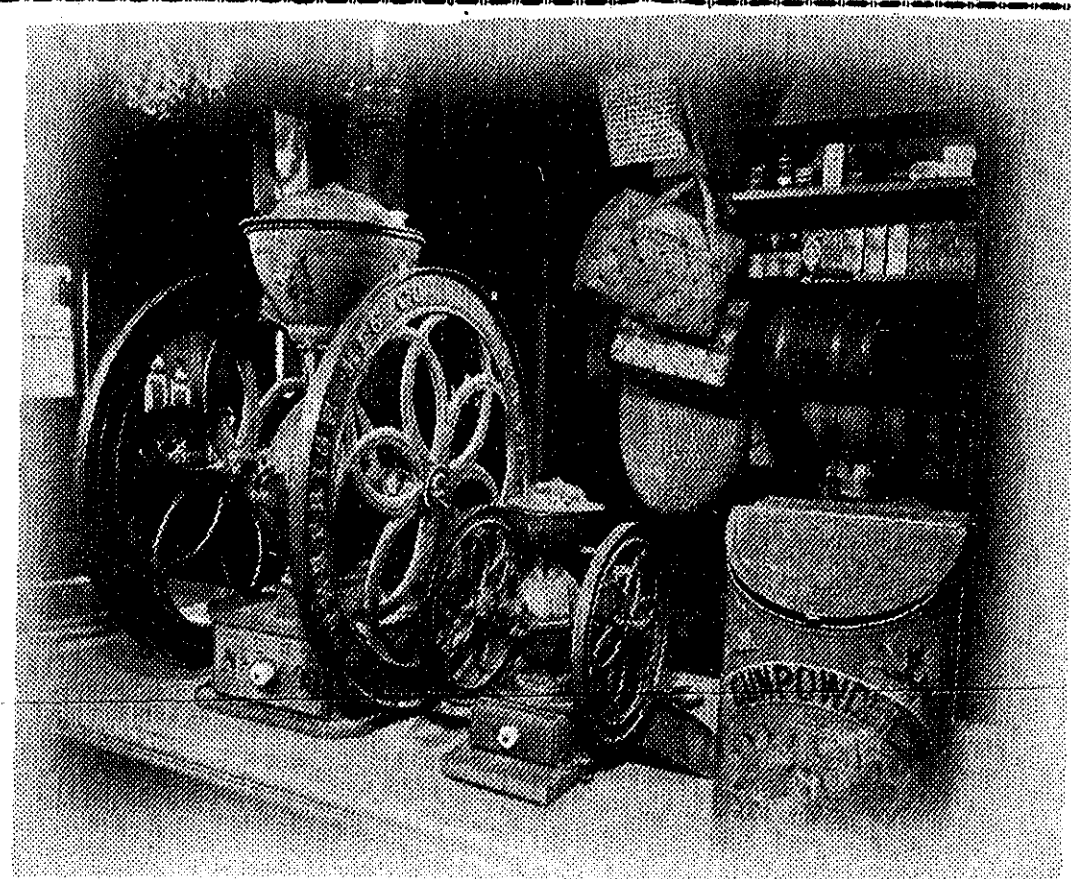
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You would come in from the hot dusty street, and the shaded store was cool. Immediately you encountered a tantalizing blend of scents — apples, licorice, spices and smoked ham. Grown-up conversation enhanced your feeling of excitement as they viewed and reviewed town happenings. You always took a long time to decide between a chocolate or a lemon drop, so that this exciting visit could be prolonged.

Our town has changed since then. For those of us whose memories linger in Sixbey's Store, it hardly seems the same place.

Yet one thing's the same. At the corner of Elm and Main, St. Mark's steeple still points skyward. Man's need for God never changes. And the Church remains constant as it teaches the truths of God's love and presence.

Scriptures selected by the American Bible Society

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Hebrews 10:23-39	Ephesians 6:10-18	1 Thessalonians 1:14-22	Joel 14:1-9	Amos 3:9-17	Micah 9:11-13	4:1-5

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FROM THE LITTER BOX

Exotic food

By Kit McMillion



Everybody likes to talk about good places to eat, and if you've seen me at the table you know I'm a lover of food.

I know one place that is really exotic and where you're always given more than you can possibly put away. But, I haven't had the nerve to ask for a doggie bag yet.

Tucked away in the middle of Detroit somewhere is a little place called the New Maharajah Restaurant, also known as the "Indian Restaurant," even though it's operated by Pakistanis.

A meal there is like a feast, walking into the room is like taking a step into a foreign country. You can hear people babbling in the background in some weird dialect, probably the cook yelling at one of the waiters. Red velvet and brocade styled napkins lend a rich atmosphere. Lanterns hang from the ceiling, seeming to sway in time to the music, a combination of high pitched nasal wailings and twangings on some stringed instrument.

The first time I went in, I wasn't sure if I should remove my shoes, bow low or raise my hands to the heavens.

Instead, I sat down and examined the menu. You think ordering from a French restaurant is hard! Not wanting to appear ignorant, I casually said I'd have the beef curry dinner, etc., etc., echoing my companion's choice.

The first course arrived shortly afterwards — A green murky solution called Dahl, something similar to green pea

soup. Not bad, but kind of strange. Accompanying this was something that looked like a large puffy pancake. They called it paratha and it was supposed to be torn apart by hand and eaten as bread.

There's another kind of bread called porrie. It looks like a large potato chip.

The main dish arrived next, plus a dish of rice and some little bowls. I was told to mix the stuff in the little bowls with the curry and pour it over the rice. It adds flavor, they say.

Boy, does it ever add the flavor. That stuff was so hot, I felt like my taste buds were being burned off. Signaling the waiter for more water brought a chuckle on his part.

Chutney, I found out later, is onion with lemon bits marinated in pepper juice.

There was still another interesting looking bowl on the table. "What are those?" I asked curiously.

"Those are veg-ta-bles," came the sardonic reply. They still didn't look like ordinary carrots or potatoes to me.

Recently I acquired a cook book that tells how to make some of those goodies. Some of the spices, like coriander and cuminos, aren't even available in the supermarket, and saffron, the most expensive spice around, is in just about everything.

The best part of the meal was dessert. Darjeeling tea was served in little pots that dribble when poured. Then an intriguing sweet was served. Called halvah, it has an interesting flavor I couldn't quite put my finger on.

I later discovered it's made of farina and white raisins. Loses some of the charm, but it tastes good anyway.

Even if you don't like the food, it's an experience just going there. I recommend it. Meow.

Thomas Kolb

finishes ROTC

summer camp

Cadet Thomas C. Kolb, 21, received practical work in military leadership at the Army Reserve Officers Training Corps advanced summer camp at Ft. Riley, Kan., from June 17 to July 28.



THOMAS C. KOLB

He is the son of Mr. and Mrs. Carl R. Kolb, 2891 N. Dodge Road, Cass City.

A 1969 graduate of Cass City High School, Kolb is scheduled to receive a Bachelor of Science degree in 1973 from Lake Superior State College at Sault Ste. Marie, where he is studying biology.

The 6-week ROTC advanced camp provides an opportunity for cadets to develop and demonstrate leadership capabilities in a field training environment.

100 attend

Walsh reunion

About 100 relatives attended a reunion of the family of Mr. and Mrs. Walter Walsh of rural Ubyly.

It was held at the Louis Walsh home, Ubyly, Sunday, July 23.

The W. Walshes have 10 children and all attended, including grandchildren and great-grandchildren. A son, Maurice, has died.

The event also included the celebration of family birthdays.

BETTER HEALTH

Shingles akin to chicken pox

BY DR. WALTER C. ALVAREZ



One of the most distressing diseases that can come to an older person, is a case of the shingles—an acute inflammation with a virus that produces chicken pox in children. Sometimes the sufferer can remember having come in contact with a child with chicken pox; in other cases, the shingles may have been due to a flare-up of an infection which had been dormant for years.

The disease usually comes in the form of little blisters on the front or side of the person's chest, following along the course of a nerve that has been injured by the virus. Sometimes before the blisters appear, the person suffers a puzzling pain, perhaps with a fever and feelings of slight illness. Sometimes the person has only the pain, without the blisters. Or sometimes after the blisters have dried up and gone away, the pain remains.

The Latin name for shingles is HERPES ZOSTER; herpes comes from a word meaning "creeping," and zoster means "girdle." The disease is so named because of the fact that the blisters often follow along a rib.

There is a different disease, called herpes simplex, which can cause a fever blister on the person's lip, or a cold sore. Occasionally a herpes infection of the skin on the face will run over the cornea (the front of the eye). When that happens, the person should go to an eye specialist. When shingles go into an ear, an ear specialist should be consulted. Shingles that attack a mother in the first few weeks of pregnancy can injure her fetus. After receiving hundreds of letters from people who were suffering from pain left over after the blisters went away, my impression is strong that although young people can soon recover from herpes, old people will continue to suffer for months with pain in the affected area of skin. I have read that this pain cannot be cured in any way, even though a

number of methods of treatment have been tried. A skin specialist trying to help a patient who is frantic with pain may give ointments, salves and pain-killers, and some have even tried to bring relief by cutting the nerve that is taking sensation to the scarred area. But no treatment has yet been found that will completely relieve the pain.

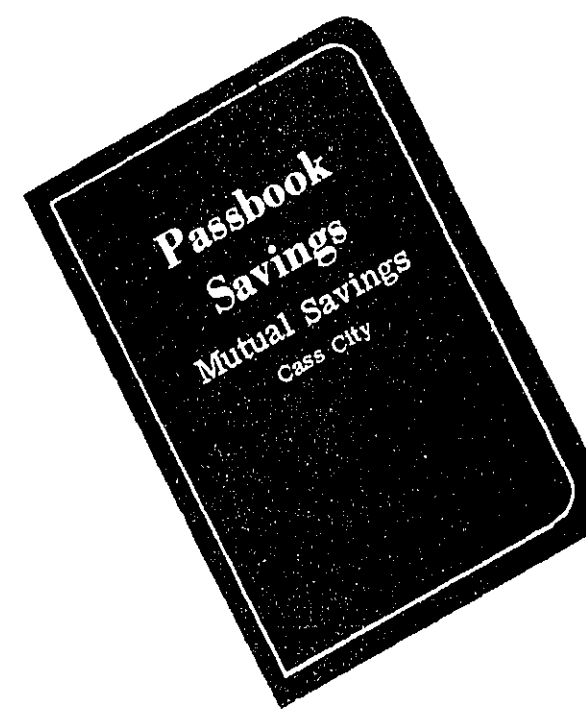
I think that the best thing to do is to give a good strong pain-killer like Percodan (oxycodone), which works well and is not addictive. Also, sleeping medicine will enable the person to get rest at night. Many patients with chronic pains have said to me, "During the day I can stand the pain; but during the nights, I desperately need relief. When I lie awake, suffering from the pain, the

nights seem endless, and that is when I am in the most agony." It is cruel of a doctor not to give a patient like this the necessary drugs.

Hope that someday a vaccine will be made that can wipe out chicken pox and can put an end to the tortures of shingles in older persons.

The skin specialist does not hope to cure psoriasis—he can only hope to keep it under control. If you would like to know about the various treatments of this disease send 25 cents and a self-addressed, stamped envelope with your request for Dr. Alvarez' booklet "Psoriasis." Address: Dr. Walter C. Alvarez, Dept. CC, Box 957, Des Moines, Iowa 50304.

RETIRE WITH A GOOD BOOK



PASSBOOK SAVINGS

REVISED APRIL 1, 1972

5% Per Annum

COMPOUNDED DAILY — Annual Yield 5.13%

TERM: Withdraw anytime, add anytime.

No Minimum Balance. Earnings paid Quarterly.

All funds in by the 10th of any month earn from the 1st of that month.

10 Free Days.



MUTUAL SAVINGS

6459 Main St., Cass City

Phone 872-2105

CHRONICLE

WANT ADS

THEY DO THE TRICK — QUICK

RE-ELECT SHERIFF

HUGH MARR

at the
REPUBLICAN PRIMARY
AUGUST 8



A VOTE FOR SHERIFF HUGH MARR IS
A VOTE FOR HONESTY, INTEGRITY, EXPERIENCE

VOTE ☒ MARR AT THE PRIMARIES

BONUS PHOTO
Extra TWO PRINTS OF EACH OF YOUR SNAPSHOTS
made from your Instamatic 126, 127, or 20x square, 120, 127, and 620 films

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That holds a whole roll of Kodachrome snapshots
WITH EVERY KODACHROME ROLL PROCESSED AND PRINTED
AUTHORIZED DEALER FOR HITE OVERNITE

COACH LIGHT PHARMACY

(Formerly Mac & Scott's Drug)
MIKE WEAVER, Owner
Emergency Ph. 872-3233

TO THE RESIDENTS OF GREENLEAF TOWNSHIP

PLEASE BE NOTIFIED that there will be a public hearing at the Greenleaf Township Hall, 7:30 p.m. August 24, 1972, of the Township Zoning Board. Tentative text and zoning map may be examined at the Township Hall at this time.

CLARE BROWN

TOWNSHIP CLERK

Want Help Finding What You Want?
Try The Want-Ads Today!

BABY WEEK AT FEDERATED

Bundles of Bargains



BABY
BLANKETS

BY BEACON

\$1.77

100% POLYESTER
SIZE 36 x 50



INFANTS'
SHAWLS

\$2.98

90% ACRYLIC
5 INCH LACE TRIM EDGE

RECEIVING
BLANKETS

2 FOR **\$119**

SIZE 26 x 34
60% POLYESTER

FITTED
CRIB
SHEET

98¢

FITS STANDARD
CRIB MATTRESS

INFANTS'
SWEATER
SET

\$2.98

Sweater, Bonnet & Booties
100% Acrylic, Hand Crochet

FLANNEL
DIAPERS

\$2.47

Size 27 x 27

INFANTS'
SLEEP &
PLAYSET

\$2.79 ea.

2 FOR **\$5**

Regular \$3.29
Set in Gift Box

Insulated Carrying
Bag. Specially Con-
structed Bottle Holder

Federated has a complete line of infants'
shirts, anklets, baby shoes and notions

FEDERATED
Cass City

Gerstenberger completes Marine course

Marine Gary M. Gerstenberger, 19, son of Mr. and Mrs. Marvin R. Gerstenberger of 1235 Wheeler Road, Snover, has completed basic electronics training at the Marine Corps Base, Twentynine Palms, Calif.



GARY M. GERSTENBERGER

He will now be assigned to specialized training in communications electronics. Gerstenberger entered the service August 1971. He is a June 1971 graduate of Sandusky High School.

Down Memory Lane

FROM THE FILES OF THE CHRONICLE

FIVE YEARS AGO

Dr. H. L. Nigg was elected president of the medical staff at Hills and Dales Hospital at the regular meeting of staff doctors.

Forty-six years under the same ownership ended at Fort's Store with the announcement this week of the impending sale of the store to Mr. and Mrs. Phillip Retherford.

James Bauer of Cass City won the 1800-lb. steer at the Tuscola county fair.

Rebecca Champion, daughter of Mr. and Mrs. James Champion of Cass City, left last week on a tour of Europe with a youth group.

Ruth Anna Miller, former Cass City band director, received a Master of Music degree from the University of Michigan.

Fred Periso, 42, Cass City, and Ray Periso, 31, Deford, escaped injury when their small boat caught fire while the two were fishing in Saginaw Bay.

TEN YEARS AGO

When Cass City switches to dial phones Dec. 1, the operator will be gone... and missed.

Bill Dobbs, who is Port Huron district president of the Methodist Youth Fellowship, left to spend a week at Jacksonville, Ill., to attend the North Central Jurisdictional MYF workshop.

Mrs. Joseph Dressel, the former Marilyn McConkey, received her Bachelor of Science degree in education from Central Michigan University.

Weston F. Raven, former customer from Central Michigan business representative for Detroit Edison's Tuscola sales district, has been named regional representative for civic and community affairs in the company's northern service area.

An estimated 300 children, parents and friends paid tribute to 13 years of Girl Scouting when they honored Mrs. Earl Mattlin Sr., Caro, who resigned as director of Whispering Pines Day Camp.

An attempt to bring a foreign exchange student to Cass City for the coming year will be culminated when 17-year-old Amelie Christina Claus arrived from Lidköping, Sweden.



Democrat Ernest C. Heine offers strength, dedication and concern for the citizens of new 84th District

As the old saying goes, "When the need is greatest, a strong leader will come forward!" History has proven the aptness of that proverb, and the creation of the new 84th District makes it truer today than ever before. Just when our need for good, practical government is the greatest, a man who has the desire, experience and intelligence to represent us in Lansing has been provided. His name is Ernest C. Heine, a man who was born, raised and is now living in Frankenmuth. He is married and has 3 children.

Mr. Heine's background, education and experience gained as a lifelong resident of the 84th District, gives him a unique grasp and understanding of the needs and problems shared by all the citizens of this area.

Mr. Heine, whose father served as Frankenmuth's village clerk for 30 years, and was a member of the school board for nearly another 30 years, provided him with deep and unusual political insight at an early age. He is a man of labor and of industry, both as an employee of this area's most respected manufacturing organizations, and as secretary and president of his local union. Small wonder that Mr. Heine is a man who firmly believes that good government does not have to mean expensive government! To attain this goal, his concern and effort will work toward eliminating tax loopholes and plugging the drain of needless government spending.

Tax reform for the benefit of the elderly, the farmer, the homeowner, and the worker is yet another area where Mr. Heine's strong leadership is vitally needed. And, while he is a strong advocate of equal education for all, he is equally strong in his opposition of forced busing, and the heavy economic burden busing imposes on our already over-burdened school system.

If you believe, as most of us do, in practical, economical, no-nonsense local representation at the state capital, you will support and vote for the one man, Ernest C. Heine, whose strength, dedication and concern is needed as our State Representative.

Ed. Political Ad

TWENTY-FIVE YEARS AGO

John Kirm is at Camp Rotary, a Boy Scout Camp, near Clare, to earn merit badges for Eagle Scout rating.

Frank Rennells found a cucumber in his garden with a leaf growing from its side. "I'm 74 years old and this is the first time I've seen a freak of this nature," he remarked.

Miss Caroline Ward is one of several hundred who have been laid off at A. C. Factory in Flint who had less than four years' seniority. Miss Ward is now employed at the H. J. Smith Store in Cass City.

The housewife who was shopping in Saginaw one day last week was surprised to find that some merchandise she had ordered sent to her address at Cass City was waiting for her at the post office here when she arrived home later that day. Here's evidence that mail service has improved considerably by the installation of the Detroit-Saginaw motor mail route which now includes Cass City.

Eldon Bruce was chosen to represent this district on a state committee of discussion leaders at a meeting of representatives of Farm Bureau officials of Tuscola, Huron, Sanilac, St. Clair and Lapeer counties.

THIRTY-FIVE YEARS AGO

Wanner & Matthews, in business here since 1926, have dissolved partnership. Mr. Matthews retiring from business circles to take up farming and Mr. Wanner to continue conducting affairs in the store and shop on the north side of Main Street.

Otto Prieskorn has purchased the Crosby business block from the owner, Charles Ballard of Flint, a pioneer businessman of Cass City.

A. B. Cummings, Caro Rotarian, recently attended a meeting of Rotary in Rome, Italy. Mr. Cummings and daughter, Miss Grace, who are on a tour in Europe, were in Italy at the time of the funeral of Marconi, inventor of the wireless tele-

graph, witnessed the procession in which his body was carried to its burial place.

Harry Hirschberg, an early merchant of Cass City, visited here. He came in 1881 and started in business on the corner of Main and Oak Streets in a building he rented from Jim Bader.

Glenn Tuckey is well satisfied with the wheat crop on his Elkland township farm. From 16 acres, he harvested 640 bushels of grain, an average of 40 bushels to the acre.

Clare Root has purchased from Duncan McColl the barn on the lot at the rear of the residence occupied by John A. Cole on Pine Street East. He is tearing down the building and will use part of the lumber to build a hen house 20x40 feet on his farm in Novesta township.

AGENT'S CORNER Children watch your safety habits

MRS. ANN ROSS - EXTENSION AGENT

Like Mother -- like daughter. Or like Father -- like son. Remember that the next time you jay-walk.

Your child is watching you -- and is a great one to copy most anything you do. And if you value your child's safety, you'll watch your own P's and Q's when it comes to crossing the street.

With the excitement of vacation time and many children on foot, safety rules regarding street crossing should be a habit for a child. If a child's never learned to wait for the traffic to stop -- to cross streets only at crossing lanes -- to always look both ways before crossing -- he's got a lot of traffic schooling to catch up on.

But if parents have observed good traffic rules when walking -- and have pointed them out to their child, he's probably al-

ready stored up a lot of safety knowledge. So start the "walking safely" routine when he's just a toddler.

It takes time for a child to develop caution and recognize danger. So you need to start long before he's ready to strike out on his own.

But don't overdo it. Too many cautions or warnings will make him afraid. Then he won't be able to collect his thoughts in a dangerous situation.

Be sure he knows the major safety rules -- like the meaning of stop lights -- looking both ways when crossing the street -- and to follow the rules of traffic guides. And why not follow them carefully for the sake of you, yourself, and those watching you.

Dreaming of past possibilities leaves none for the future

Used School Buses For Sale

The Cass City Board of Education is offering for sale the following vehicles:

Bus # 3 - - - 54 passenger 1962 Chevrolet
Bus # 6 - - - 54 passenger 1964 Chevrolet
Bus # 11 - - - 54 passenger 1963 Ford

The buses will be sold in their present condition and may be seen at the Cass City Intermediate School between 8:00 and 4:00, Monday through Friday.

Sealed bids will be received at the Superintendent's office until August 10, 1972.

The Board of Education reserves the right to reject any or all bids.

104th HURON COUNTY FAIR

Soldiers Field
Bad Axe



Aug. 6
thru 12

— SUNDAY —

MOTORCYCLE RACES at 12:30 p.m. Sunday, August 6. Grandstand -- Adults--\$2.00 Children--\$1.00.
CHOIR FESTIVAL (All Faiths) Free -- at 7:30 p.m.

— MONDAY —

HORSE PULLING CONTESTS -- Monday, August 7, at 7:30. ENTRY DAY**. Admission after 6:00 p.m. -- 50 cents -- Parking - 50 cents. Grandstand - Adults--\$1.00 Children--50 cents

— TUESDAY —

YOUTH LIVESTOCK SHOW Tuesday, August 8 - 9:00 a.m.
CHILDREN'S DAY -- Reduced prices on the Midway until 6:00 p.m. A Motor Bike and a Bicycle will be given away. The Bad Axe High School Band -- Harness Racing Colt Stakes at 2:00 p.m.
TRACTOR PULLING 8:00 p.m. -- Crowning of the '72 Bean queen 9:00 p.m. Free Bean Soup

— WEDNESDAY —

YOUTH HORSE SHOW AND OPEN CLASS JUDGING Wednesday, August 9 at 9:00 a.m. Harbor Beach High School Band.
Harness Racing overnite Entries -- 2:00 p.m. Professional Acts Talent Show 8:00 p.m. --- Crowning of the Youth King and Queen Professional Acts

— THURSDAY —

MERCHANT'S DAY AND SENIOR CITIZENS DAY -- Thursday, August 10
OPEN CLASS JUDGING continued 9:00 a.m. Midway -- 5 rides for \$1.00. Senior Citizens free at gate -- Selection of Queen of Queens 10:00 a.m. PARADE -- FLOAT CONTESTS -- SARNIA LIONNETS -- LEADER DOG SHOW -- LAKERS HIGH SCHOOL BAND -- PROFESSIONAL ACTS

Harness Racing 4:45 p.m. Contest winners to be announced at 8:00. Crowning of the Queen of Queens -- Luvo's Family and Lipko's Chimps. Professional Acts

— FRIDAY —

FARMER'S DAY -- Friday, August 11
Harness Racing -- 2:00 p.m. Ubyly High School Band
Tractor Pulling 8:00 p.m.

— SATURDAY —

THRILL DAY -- Saturday, August 12
DEMOLITION DERBY -- 8:00 p.m. RODEO 2:00 p.m.
Grandstand - Adults--\$2.00 Children--\$1.00



50 HOLDEN RED STAMPS
EXTRA With Purchase
Purchase Home Made:
Danish rolls pkg. of 6,
Banana or Date Nut Bread 1b. loaf,
Oatmeal Raisin Cookies doz.
White Bread 2-184oz. loaves
Void after SAT. AUG. 5, 1972

50 HOLDEN RED STAMPS
EXTRA With Purchase
KRAFT POTATO SALAD
or BEAN SALAD NEW ITEM
3# 6oz. can
Void after SAT. AUG. 5, 1972

50 HOLDEN RED STAMPS
EXTRA With Purchase
EACH CUT UP
or WHOLE FRYER
Void after SAT. AUG. 5, 1972

50 HOLDEN RED STAMPS
EXTRA With Purchase
any 2# PKGS. CARROTS
or 1 doz. ORANGES 138 size
Void after SAT. AUG. 5, 1972

25 HOLDEN RED STAMPS
EXTRA With Purchase
FAME WHITE PAPER PLATES
100 ct. pkg.
Void after SAT. AUG. 5, 1972

25 HOLDEN RED STAMPS
EXTRA With Purchase each pkg.
FRESH FAME FIG BARS
24 oz. pkg.
Void after SAT. AUG. 5, 1972

WATCH FOR OUR BONUS
MAILER
2800 FREE STAMPS

Everyday Low Prices



PRICES GOOD NOW through SAT., AUGUST 5, 1972

TABLERITE 'BLADE CUT'

Chuck Steak lb. **77¢**

TABLERITE 'ARM CUT'

Swiss Steak lb. **98¢**

TABLERITE BEEF

Rib Steak lb. **\$1.29**

FAME-TABLERITE

T-Bone Steak lb. **\$1.59**

FAME-TABLERITE 'BEEF'

Round Steak lb. **\$1.09**

FAME-TABLERITE

Sirloin Steak lb. **\$1.39**

FAME-TABLERITE BONELESS CHUCK

Fillet Steak lb. **99¢**

FAME-TABLERITE BONELESS

Round Steak lb. **\$1.29**

PETERS

RING BOLOGNA

lb. **69¢**

CUBED

PORK CUTLETS

lb. **99¢**

HERRUD - ALL MEAT

FRANKS

2-lb. Pkg. **\$1.28**

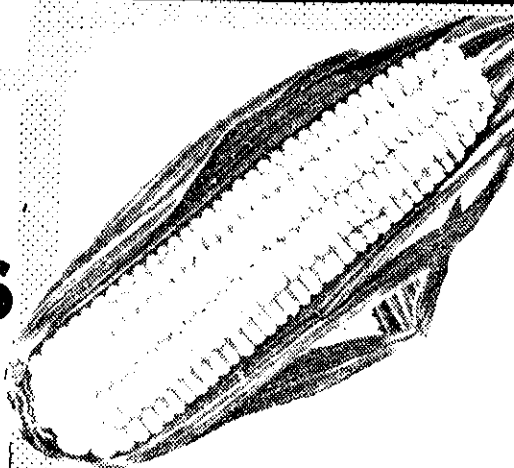
QUANTITY RIGHTS RESERVED

HYGRADE 'ALL MEAT'

BALL PARK FRANKS 1-lb. Pkg. **88¢**

HYGRADE WEST VIRGINIA

SLICED BACON 1½-lb. Pkg. **\$1.59**



SWEET - HOME GROWN

CORN

39¢ doz.

MICHIGAN FRESH CRISP

Celery Stalk **29¢**

CALIFORNIA SWEET

Plums lb. **39¢**

80-count lb.

Nectarines **39¢**

JUICY SWEET

Peaches lb. **29¢**

RED RIPE

WATERMELON **\$1.39**

TABLE KING Creamed or Whole Kernel

CORN 16-oz. Can

TABLE KING 'Light Red'

KIDNEY BEANS net 15-oz.

FRISKIES Meat-Chicken-Liver

DOG FOOD net 15½-oz. Can

COMET 2¢ OFF

CLEANSER net 14-oz.

FAME 'Stems & Pieces'

MUSHROOMS net 2-oz.

LIFEBUOY 'White'

BATH SOAP net 5-oz.

GOLDEN GRAIN Macaroni & Cheese

DINNER net 7½-oz.

FAME '7 VARIETIES'

VEGETABLES 16-oz. Can

YOUR CHOICE!

6/\$1

PANTRY PRIDE

PEANUT BUTTER

2½-lb.

79¢

BEET

SUGAR

5-lb. **69¢**

10-lb. **\$1.37**

AUNT JANE'S

POLISH DILLS 32-oz. **49¢**

FAME 'WHITE'

PAPER PLATES 100-ct. Pkg. **59¢**

8 VARIETIES

FAME POP net 12-oz. **8/79¢**

VIVA 2-roll Pkg. **49¢**

PAPER TOWELS

PURINA HIGH PROTEIN

DOG MEAL

25-lb. Bag **\$2.29**

FAME

TOMATO JUICE

1-qt. 14-oz. Can **31¢**

FAME SPAGHETTI

1-lb. Pkg. **25¢**

LIPTON '4 VARIETIES'

CUP-A-SOUP MIXES 4-ct. **35¢**

SUNSHINE

HI-HO CRACKERS 16-oz. **47¢**

DEL MONTE

CATSUP 20-oz. Btl. **36¢**

MOTT'S

APPLESAUCE 1-pt. 4-oz. **41¢**

HUNT'S

TOMATO SAUCE net 8-oz. **15¢**

BANQUET
Beef-Chicken-Turkey

MEAT PIES

net 8-oz.

FROZEN FOODS

FAME 'VANILLA'

ICE MILK

Gal. Ctn. **99¢**

BANQUET 'BREADED'

CHICKEN BREASTS

net 8-oz. **88¢**

TABLE KING

FRENCH FRIES

2-lb. Pkg. **35¢**

FAME 'BREADED'

FISH STICKS

net 8-oz. **37¢**

DEAN'S French Onion & Garlic

CHIP DIPS net 8-oz.

19¢

FAME-SOFT

MARGARINE

1-lb.

3/\$1.

DAIRY VALUES

CHOCOLATE FLAVORED MIX OR MATCH!

LOW FAT MILK ½-Gal.

SOUR CREAM 1-pt.

HALF & HALF 1-qt.

44¢

SCHULER'S

BAR SCHEEZE

IMPERIAL 'QUARTERS'

MARGARINE

net 8-oz.

69¢

1-lb. Pkg.

39¢

LISTERINE SAVE 25¢
MOUTHWASH net 14-oz. **89¢**

SYLVANIA HI-POWER

FLASH CUBES

2's **89¢**

Special of the Week
Home Made Peach Pie 9 in. **79¢**

IGA TABLE TREAT

BREAD

1¼-lb. Loaves **4/88¢**

OVEN FRESH

JELLY

net 12-oz. **39¢**

ROLL

OVEN FRESH

CINNAMON ROLLS

net 14-oz. **39¢**

NABISCO

CHIPS AHoy

net 14-oz.

PECAN SHORTBREAD

49¢

COCONUT CHOCOLATE CHIPS

YOU SAVE **36¢**

WIZARD

AIR FRESHENER

AMERICAN ROSE - BATH LILAC

LEMON - LILY OF THE VALLEY

net 9-oz. **19¢**

LIMIT ONE PER FAMILY

COUPON EXPIRES Aug. 5, 1972

WITH THIS COUPON & \$7.00 PURCHASE

IGA

YOU SAVE **13¢**

CORONET'S ULTRA IV

BATHROOM TISSUE

2 PLY 4-roll Pkg.

29¢

LIMIT ONE PER FAMILY

COUPON EXPIRES Aug. 5, 1972

WITH THIS COUPON & \$7.00 PURCHASE

IGA

YOU SAVE **40¢**

RIGHT GUARD

ANTI-PERSPIRANT

net 5-oz. **49¢**

LIMIT ONE PER FAMILY

COUPON EXPIRES Aug. 5, 1972

IGA



CASS CITY IGA FOODLINER

STORE HOURS: OPEN THURSDAY &
FRIDAY NIGHTS TILL 9:00.
DAILY TILL 6:00.

YOU SAVE **50¢**

PUNCH

DETERGENT

84-oz. **69¢**

LIMIT ONE PER FAMILY

COUPON EXPIRES Aug. 5, 1972

WITH THIS COUPON & \$7.00 PURCHASE

IGA

For Fast Results

Try

Chronicle

WANT ADS

Ellen Holmberg buried at Iron Mountain

Final rites for Ellen M. Holmberg, 81, were conducted July 24 from the Huston Funeral Home, Caro. Burial followed at Cemetery Park, Iron Mountain, with the Rev. Alex Holmes officiating.

Mrs. Holmberg died Saturday, July 22, at the Tuscola County Medical Care Facility.

Mrs. Holmberg was born Dec. 22, 1890, at Iron Mountain and moved to Tuscola county five years ago from Ann Arbor.

She was united in marriage to John Holmberg July 5, 1911, in Escanaba. He died in 1967.

She is survived by two daughters: Mrs. Harold (Ione)

Perry, Cass City, and Mrs. Dwight (Laverne) Danyew, Shoreshean, Vt.; three sisters: Mrs. Algot Benson, St. Petersburg, Fla., Mrs. Tillie Johns, Iron Mountain, and Mrs. Signe Anderson, Iron Mountain; a brother, Fred Anderson, Iron Mountain; seven grandchildren and eight great-grandchildren.

Shabbona Area News

Marie Meredith

Phone 672-9498

BLUEWATER REUNION

The Blue Water Reunion, composed of the Eastern Mich-

igan and Port Huron Districts, was held from July 22-29 near Lexington.

Those who camped from the

Shabbona RLDS Church were: Mr. and Mrs. James Doerr and family, Mrs. Gerald Miller and girls, Mr. and Mrs. Howard Gregg and grandsons, Don and David Matthews, the Misses Marie Meredith and Lillian Dunlap, Mrs. Maude Holcomb, Mr. and Mrs. Dean Smith and girls, Mr. and Mrs. Robert Sawdon and family, Mr. and Mrs. Voyle Dorman and Mr. and Mrs. Wilbur Dorman and family.

Others attending were: Mr. and Mrs. Floyd McIntosh and family, Mrs. Don Smith, Randy, Debbie and Sally, Mrs. Bruce Kritzman and Sherri Smith. The theme was Witness Unto All Men.

Miss Dunlap had charge of the women's work; Miss Meredith, nursery department, and the Wilbur Dorman family, refreshment stand. The ladies of the church presented the program at the Women's tea Tuesday.

+++++

Mrs. Dale Leslie and sons, Bob and Al, accompanied Mrs. Harold Deering and son Rod to Northern Michigan. They spent from Sunday till Wednesday at the Deering cabin.

George Krause came home Sunday afternoon after being hospitalized in Hills and Dales Hospital for some time.

Mr. and Mrs. Gene Czaplak and boys of Plymouth were Sunday dinner guests of her parents, Mr. and Mrs. John Dunlap Sr. Afternoon callers and supper guests, of the Dunlaps were Mr. and Mrs. Don Smith and family.

Mrs. Ernest Parrott spent a week visiting relatives in Lapeer and Clarkston.

Mr. and Mrs. Rufus Walker of Marlette were Sunday afternoon callers of Mr. and Mrs. Andy Hoagg. They all visited Charlie Hoagg.

Mrs. Violet Lefler of Pontiac was a Saturday caller of Mr. and Mrs. Don Smith and family.

Mr. and Mrs. Jay Smith and Mr. and Mrs. Dan Smith and son were Wednesday night callers of Mr. and Mrs. Joe Moriarty.

Sunday, Mr. and Mrs. Merrill Kreger entertained at a cook-out to celebrate the birthday of their son-in-law, Arnold Kreuger of Saginaw. Guests were: Mrs. Kreuger, Mr. and Mrs. Robert Elsholz and son and Mr. and Mrs. Thomas Hagen, Jeanie, Mike and Sherri Kreger.

Andy Hoagg of Northville is spending his vacation with his grandparents, Mr. and Mrs. Andy Hoagg.

Mr. and Mrs. Ralph Smith were Sunday dinner guests of Mr. and Mrs. Vern Geister and family.

Mr. and Mrs. Larry Smith were Friday afternoon callers of Mr. and Mrs. Joe Moriarty. Mr. and Mrs. Alex Wheeler had their son Jerry in Ann Arbor Tuesday and Wednesday. Jerry was fitted with new shoes.

Mr. and Mrs. Wilfred Turner visited her sister, Mrs. Hazel DeCuypere, in Flint Tuesday. She is in the hospital there.

Mrs. Ted Marshall of Deford and daughter Judy of Cass City were Wednesday afternoon callers of Mrs. Don Smith.

Mrs. James Groombridge is still a patient in Hills and Dales Hospital, Cass City.

Mrs. Richard Kerhyson of Flint is visiting Mr. and Mrs. Voyle Dorman for a few days. Sunday afternoon, she called on her aunt, Mrs. Ernest Parrott.

Mr. and Mrs. Laurence Hyatt and family spent the week end touring Northern Michigan. They called on Rev. and Mrs. Dale Turner and girls at East Jordan.

Miss Denise Moriarty spent Friday and Saturday visiting

her grandparents, Mr. and Mrs. Joe Moriarty.

Miss Marilee Turner of Battle Creek spent the week end visiting her parents, Mr. and Mrs. Wilfred Turner.

Mrs. Jim Marshall and daughter Sandy of Deford visited Mrs. Eva Ashcroft Sunday afternoon. Mrs. Ashcroft is spending some time here in her home.

Mr. and Mrs. Joe Moriarty were Sunday supper guests of Mr. and Mrs. Jay Smith

Larry McClorey

on Naval leave

Navy Petty Officer Third Class Larry R. McClorey is on leave until August 11, after completing the basic Machinist Mate Segment of nuclear power training at the Great Lakes Naval Training Center, Great Lakes, Ill.



LARRY R. MCCLOREY

He was promoted to his present rank at that time. McClorey is the son of Larry D. McClorey, 5946 Kelly Road, Cass City.

A 1970 graduate of Cass City High School, he entered the service Jan. 4, 1972. He will next be assigned to the naval base at New London, Conn., where he will attend submarine school.

A Gift

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It's right when you buy it and if it needs service like most sets do sooner or later you know that Schneeberger's has the people to get your set working again without annoying delay. Come to Schneeberger's for satisfaction, for service with every sale.

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20" COLOR TV..... 249.95

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BLACK and WHITE... 69.55

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and white 23" console. 49.95

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Zenith 20"
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Magnavox 21"
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Black and white
RCA 20"..... 39.95

17" Black and white
RCA PORTABLE... 39.95

21" RCA
COLOR CONSOLE.... 199.95

Zenith
COLOR CONSOLE.... 199.95

Truetone 23"
BLACK and WHITE... 79.95

20" RCA
COLOR Portable ... 199.95

Magnavox 21"
COLOR CONSOLE.... 199.95

RCA 20"
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Black and white
ZENITH PORTABLE. 69.95

21" color
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Used
Refrigerators
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ELECT WILLIAM THOMPSON SHERIFF

A Write-in Republican Candidate

- Age 45 - Highly Qualified
- Chief of Police in Reese
- 15 1/2 Years on Saginaw Police Dept.
- 10 yrs. Working with Youthful Offenders
- Veteran of WW II - U.S. Marine Corps

Thompson is running under the Republican banner but we urge all who are interested in good law enforcement to band together and support his campaign with votes.

A VOTE FOR THOMPSON IS A VOTE FOR FAIR & IMPARTIAL LAW ENFORCEMENT

Michigan Mirror

Politics rate legislators on issues concerning women

One way special interest groups which must deal with the Legislature can let their own members know how they view each person in either House or Senate is to rank the member.

The practice is a long used one, especially in Washington where so many different groups lobby for so many different causes.

A member of Congress will usually rank at the top of one list or another. For example, if he receives a high rating from the Americans for Constitutional Action, a conservative group, he will probably receive a low rating from the Americans for Democratic Action, a liberal group.

Such ranking doesn't always involve all 435 members of the U. S. House or all 100 members of the Senate.

In Lansing, members of the House, who are up for re-election this year, found themselves ranked by a new measuring stick: how they voted on issues relating to women.

The ratings were issued by the Michigan Women's Political Caucus. This involved eight separate legislative proposals voted on this year and 14 different roll call votes on the proposal itself or on procedural movements connected with the proposal.

The Women's Political Caucus measured reaction it thought appropriate and then recorded how each member voted.

Among the items checked were the Equal Rights Amendment to the U. S. Constitution, a bill requiring equal pay for equal work, a bill prohibiting sex discrimination in public

accommodations and the abortion bill.

The legislator with the best voting record, in the eyes of the women's caucus, is State Rep. Richard Allen of Ithaca. The Republican lawmaker voted "right" on 12 of the 14 votes, according to the women.

The "second best" lawmaker also was a man—James Deffenbaugh—who was "right" 11 of the 14 times.

Tied for last place were four men—all Republicans. They all voted "right" on only one of the 14 issues as far as the women were concerned. The four are Richard Friske, Quincy Hoffman, Joe Smeekens and Joe Swallow.

Ironically, only one woman lawmaker ranked in the top 10, or in the group voting right more than half the time. She was Rep. Alma Stallworth, a Detroit Democrat.

Democrat Joyce Symons of Allen Park was the only other woman who managed at least a 50 per cent mark as she voted according to the way the women's caucus thought she should have 7 of the 14 times.

Women with the worst record are both Detroit Democrats: Rosetta Ferguson and Josephine Hunsinger.

IT'S A NO-NO

As most everyone must have noticed by now, the political season is in full swing.

That means an endless series of speeches, advertisements and signs hailing the virtues of this would-be office holder or that one. One of the favorite means through which a candidate establishes his name identity with voters is the sign—either a large billboard or one of those yard signs which multiply like rabbits shortly before an election.

Such signs have a way of popping up along state highway right-of-way. The department is pulling down as fast as possible.

He says the signs can be dangerous and confusing along highways as they distract the attention of motorists from the place they should be watching—the highway.

2 killed in

Saturday crash

Two Caro residents were killed Saturday night in Ellington township when their car ran off the road and into a cement culvert.

Dead are Stephen T. Muzyczka, 55, and his wife Wilcen, 50, of 217 Monroe St., Caro. Their deaths up the county traffic fatality toll to 16.

According to Tuscola county sheriff's reports, Muzyczka was headed northeast on M-81 when the car left the right side of the roadway and hit the culvert, completely smashing in the front end of the vehicle. The accident happened at 4:45 p.m. about three-tenths of a mile northeast of Jacobs Road.

According to the report, Muzyczka was a former patient in the state hospital and is believed to have suffered a seizure.

Sentence youth

for theft charge

Ramon G. Sanchez, 17, Bay Port, was sentenced to 36 months' probation Monday by Tuscola County Circuit Court Judge Norman Baguley.

Sanchez was sentenced on a charge of larceny in a building, which he had pleaded guilty to earlier.

The first six months of his probation is to be spent in the county jail. Five months of that will be suspended on the condition he agrees to complete his education. He was also given a fine of \$200 and costs of \$307.10.

Sanchez is one of three youths who were caught April 23 by Kendall Mirale, owner of the Miracles Grocery in Deford, and charged with breaking and entering his store. The charge was later reduced to larceny.

Sanchez was also ordered to make restitution. About \$87 worth of foods and cigarettes was taken from the store.



PAYING CLOSE attention to Bill Bevens, tri-county extension specialist, are these boys attending a dairy judging clinic at the Harold Blaylock and Marvin Rupprecht farm at Vassar July 21. From left: Tom Loomis, Mike Loomis, Doug Laurie and Mark Cox, all members of the Cass City Livestock Club, and Mike Daenzer, Millington 4-H'er.

Police probe week-end theft at Walbro's fuel pump plant

Cass City police are still investigating the breaking and entering of Walbro's Auto-Pulse plant on Main Street.

Three Duplex Auto-Pulse fuel pumps valued at \$165 and approximately \$10 in change was taken from the building. Entry was made by breaking the glass in a rear door and opening the door from the inside.

The theft is believed to have occurred sometime between Saturday afternoon and Monday morning when the broken door was discovered by a set up

man. As of Tuesday afternoon there were no suspects.

Police also investigated the theft of a bicycle. Dean Alexander reported his bike was stolen from his home at 6644 Houghton St., Cass City, sometime during the night of July 27.

David Crawford, Huntsville Trailer Park, Cass City, reported a stolen motorcycle.

According to Tuscola county sheriff's reports, the cycle was taken from his front yard sometime between Saturday night and Sunday morning.

Fred Matt, Colwood, reported approximately \$50-\$100 worth of damage done to his bean field on Dickerson Road when a car ran off the road and into his field Sunday.

17TH ANNUAL SAGINAW VALLEY -FRIENDLY- LIVE STEAM SHOW

CARO, MICHIGAN, FAIRGROUNDS

AUG. 11-12-13

- 10 Large Steam Engines in Operation Every Day
- Parade Daily
- Display of Antique Autos Sunday
- Sheriff's Posse Exhibition Sunday
- Stone Mill Ground Cornmeal
- Flea Market Exhibitors Welcome
- Lunches & Refreshments Served on Grounds
- Scale Model Small Engines
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Admission—\$1.00 Children Under 12—Free

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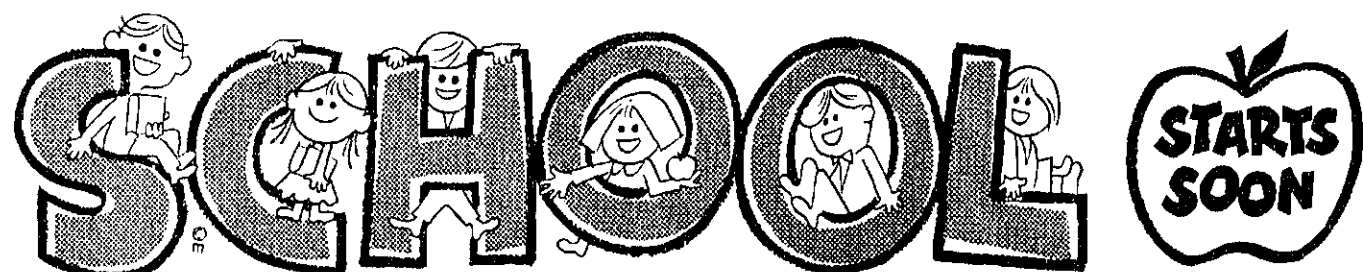
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'Hair Care' Tape
500" LONG by 1/2"
69¢ VALUE
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Limit Two

LARGE HOUND
Autograph Dog
For Kids of all ages!
1.98 VALUE
\$1.49

HEAVY DUTY WITH FLAT BOTTOM
20 count Lunch Bags
Large size: 5-1/8" x 3-1/8" x 10 1/4" Deep
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Ready to Eat Chopped
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LOTION FOR DISHES & FINE FABRICS
'Lemon Mild' Detergent
Contains no phosphates
QUART BTL.
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CHOPPED HAM
PRODUCT OF DENMARK
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Limit 1 Can

toys
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LOTION-MILD and FRAGRANT
'Jergens' Soap
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HEMORRHOIDS?
relieve pain, itching and burning... **Anusol** suppositories
REG. \$1.63
now **\$1.29**

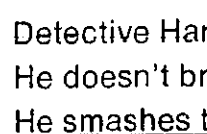
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AUG. 10


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He smashes them.



Clint Eastwood
Dirty Harry

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Want Help Finding What You Want?
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Holbrook Area News

Mrs. Thelma Jackson
Phone OL 8-3092

Mrs. Jack Tyrrell and Judy spent the week end with Mr. and Mrs. Milo Herman at Montrose and also visited Mr. and Mrs. Carl Shook and family at Charlotte.

Mr. and Mrs. Arnold Lapeer were Thursday evening visitors and Mr. and Mrs. Earl Harris of Cass City were Friday evening visitors at the home of Mr. and Mrs. Leland Nicol.

Dr. Fred Davis of Farmington, Mr. and Mrs. Harold Becker of Lapeer and Mr. and Mrs. Don Becker took the boat cruise to Bob-Lo Island Saturday evening.

Kevin and Charlie Gracey were Thursday evening guests of Mr. and Mrs. Cliff Jackson.

Mr. and Mrs. Lynn Spencer went to Metropolitan airport in Detroit Saturday evening to meet Bill Spencer, who had spent the past six weeks in Mexico City.

Mrs. Clayton Wheeler was a Friday evening guest of Sara Campbell and Harry Edwards.

Mr. and Mrs. John Michalski and family of Deford, Mr. and Mrs. Ray Griggs, Mrs. Delmar Bowron and grandchildren of Bad Axe, Joellen Ballone and Dawn Vargo of Norway, Mr. and Mrs. Carl Krumenacker,

Tom Michalski, Mr. and Mrs. Howard Wills and family, Mr. and Mrs. Dave Michalski and family, Mr. and Mrs. Ray Michalski and Mr. and Mrs. Cliff Robinson and Becky enjoyed a cookout Sunday at the home of Mr. and Mrs. Kevin Robinson.

Mr. and Mrs. Donald Bazant and family of Detroit spent Saturday at the home of Mr. and Mrs. Stanley Frankowski and sons and Mrs. Stella Frankowski.

Born to Mr. and Mrs. Steve Hosner of Lansing, a girl, Cynthia Lou, at a Lansing hospital Monday. Mrs. Hosner is the former Judy Ann Sear.

Bob Cleland Jr. returned to Pontiac Sunday after spending a week with his grandmother, Mrs. Alex Cleland.

Mr. and Mrs. Leland Nicol returned home Monday from a week's trip to North Bay and Chateau, Canada, and visited the Ballagh families at Teeswater and Wingham, Canada.

Mr. and Mrs. Earl Schenk visited Davie Hundersmarck Sunday forenoon. Davie came home from Huron Memorial Hospital Saturday.

BRIDAL SHOWER

Mrs. Don Tracy, Mrs. Gaylord Lapeer and Charlene, Mrs. Frank Laming, Mrs. Curtis Cleland, Mrs. Lynn Spencer, Mrs. Murill Shagena and Mrs. Jim Hewitt attended a bridal shower for Barbara Degal at Wildwood Farms Monday evening.

Miss Degel will become the bride of Kim Anthony in October.

+++++

Clayton Campbell of Detroit spent the week end with Sara Campbell and Harry Edwards.

Mr. and Mrs. Bud Gruber of Cass City, Mrs. Bill Franzel and Mrs. Tom Gibbard and girls, Mary, Betty and Ethel, visited Tony Burns and Mr. and Mrs. Ed Gerber at Marlette Sunday.

Wilford Wills came home Monday after spending three weeks in St. Luke's Hospital in Saginaw.

Mrs. Lillian Wilcox of Livonia, Mr. and Mrs. Harold Becker and family of Lapeer, Dr. Fred Davis of Farmington, Mr. and Mrs. Robert Becker and family of Cass City and Mr. and Mrs. Don Becker enjoyed a picnic dinner at Caseville Sunday.

Mr. and Mrs. Cliff Jackson were Wednesday evening guests of Mr. and Mrs. Elmer Fuerster.

Mrs. Carl Gibbard visited Mrs. Frank Pelton and Mrs. Andy Hoagg in Shabbona Tuesday.

Mrs. Percy Rader of Bad Axe and Mrs. Lynn Spencer attended the Extension Homemakers' picnic at the County Park at Goodells Tuesday.

Joellen Ballone and Dawn Vargo of Norway are spending a few days with Mr. and Mrs. Cliff Robinson and Becky.

VAN ALLEN REUNION

About 30 members of the Van Allen family met Sunday at the home of Mr. and Mrs. Murill Shagena for a potluck dinner at noon.

Guests attended from Inlay City, Troy, Unionville and Cass City.

The reunion will be held at the home of Mr. and Mrs. Ray Armistead at Troy next year.

+++++

Mr. and Mrs. John Kubaeki and girls of Gaylord spent the week end with Mr. and Mrs. Curtis Osentoski and family and Sunday attended the Osentoski's silver wedding party at the Uby Fox Hunters Club.

Mr. and Mrs. Cliff Jackson were Sunday evening guests of Mr. and Mrs. Glen Shagena.

Mr. and Mrs. Leonard Samelko and son were Friday

evening guests of Mr. and Mrs. Stanley Frankowski and sons. Mr. and Mrs. Ernie Hess of Detroit spent the week end at the home of Mr. and Mrs. Elmer Fuerster.

Miss Vera Mae Wright of Greenville, S. Carolina, Mrs. Ray Kimmery and family of Flint, Laura Lenzner of Bad Axe, Mr. and Mrs. Fred Jaus and Myrtle McColl of Cass City and Mrs. Leland Nicol visited Mr. and Mrs. Alvin Wright at Mt. Morris Wednesday.

Sharon and Darlene Osentoski were Monday visitors at the Henry Jackson home.

Joan Schenk of Bad Axe spent Tuesday, Friday and Saturday at the Earl Schenk home. Mr. and Mrs. David Hacker and family were Saturday evening guests.

Mr. and Mrs. William Rees of Filion were Thursday evening guests of Mr. and Mrs. Jim Hewitt and family.

David Ellis of Romeo is spending a few days with Ronnie Berridge.

Mrs. Lynn Spencer attended a bridal shower for Lou Anne Smith at the home of Mr. and Mrs. Don Buchanan at Caro.

Becky Robinson spent a few days with Mr. and Mrs. Jack Hizer at Caro and showed her horse at the Caro fair.

Joel Ingel and Steven Sofka spent the week end camping in northern Michigan.

Mrs. Carl Gibbard and family visited Mr. and Mrs. Leonard Talaski in Bad Axe Monday.

Mr. and Mrs. Bernard Shagena of Unionville were Thursday evening guests of Mr. and Mrs. Glen Shagena.

Margaret Ann Ross, Huron County Home Economist, and Mrs. Lynn Spencer went on a tour planning trip in the Lexington-Crosswell and Brown City area. The tour will take place Sept. 12.

SILVER WEDDING

One hundred, seventy-five relatives, friends and neighbors of Mr. and Mrs. Curtis Osentoski attended the silver wedding anniversary party Sunday at Uby Fox Hunters Club, given by their children.

A beautifully decorated cake was presented by their children and lunch served.

Guests attended from Detroit, Gaylord, Flint, Brown City, Port Huron, Kinde, Saginaw, Cass City, Uby, Ruth, Port Hope, Harbor Beach and Deckerville.

Mass for the honored couple was Saturday evening at St. John's Catholic Church in Uby where their marriage was blessed.

+++++

Bernard Shagena of Unionville, Murill and Glen Shagena attended the Lumberman's Exposition at Mio Friday.

Mr. and Mrs. Stanley Frankowski and sons were Sunday guests of Mr. and Mrs. Donald Bazant and family at Pigeon River Camp.

Mrs. Dave Matthews Jr. and sons were Wednesday supper guests and Mrs. Curtis Cleland was a Friday evening guest of Mrs. Alex Cleland and Carol.

Mr. and Mrs. Arnold Lapeer were Thursday supper guests of

Mr. and Mrs. Frank Laming. Mr. and Mrs. Fred Jaus of Cass City were Sunday afternoon guests of Mr. and Mrs. Leland Nicol.

Ronnie Berridge spent a few days last week with Mr. and Mrs. Bob Ellis and family at Port Sanilac.

Mrs. Lynn Spencer and Mrs. Curtis Cleland attended a nutrition day camp at Sanilac County Park No. 1 at Forester Thursday, sponsored by the Sanilac County Cooperative Extension. Around 80 attended. Mrs. Jim Doerr played accordion selections to entertain the group.

Mr. and Mrs. Jim Hewitt and family were Tuesday supper guests of Mr. and Mrs. Don McKnight and family.

Ten members and two leaders of the Midnight Riders 4-H Club participated in a trail ride and cookout and also camped out Thursday night.

Kevin Sweeney of Detroit spent the week end with Mr. and Mrs. Martin Sweeney and Brian.

Mr. and Mrs. Dave Stafford and daughter of Cass City and Mrs. Stafford's parents from Ohio were Friday afternoon guests of the Leonard Samelko family.

Mrs. Jim Doerr and family came home Saturday after spending last week at Blue Water Hills church camp at Lexington.

Mr. and Mrs. Olin Stevens, Mrs. Ella Edgar and Mrs. Beatrice Abby and son Royce of Atlanta spent the week end with Mr. and Mrs. Arnold Lapeer and Saturday evening attended the Lapeer-Timmons wedding at the First Presbyterian Church at 7 o'clock in Cass City. The reception followed at Pigeon VFW Hall.

Mike Schenk of Detroit spent the week end with Mr. and Mrs. Earl Schenk and Randy, Darnell Stuart of Bad Axe was a Sunday dinner guest.

Carol Ross spent the week end at Cedar Point, Illinois.

David and Leslie Campion of Baltimore, Maryland, are

ORDER OF PUBLICATION
GENERAL

State of Michigan. File No. 21729.

The Probate Court for the County of Tuscola.

Estate of Margaret Belle French, deceased.

It is Ordered that on August 17, 1972, at ten a. m., in the Probate Courtroom, Caro, Michigan, a hearing be held on petition of Terry L. French, son, for the appointment of an administrator, and for a determination of the legal heirs of said deceased at the time of her death.

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

Dated July 12, 1972.

King, Learman, Peters & Sarow, Attys.

By: William E. Peters, Attorney for petitioner, 201 Mutual Savings Bldg., Bay City, Michigan.

s-George D. Lutz, Acting Judge of Probate.

Certified: a true copy.

Beatrice P. Berry, Register of Probate.

spending a few days with Mr. and Mrs. Burton Berridge and family and other relatives.

Mr. and Mrs. Curtis Cleland and Mr. and Mrs. Jim Doerr attended the wedding of Miss Charlene Lapeer, daughter of Mr. and Mrs. Gaylord Lapeer, and Steve Timmons, son of Mr. and Mrs. Watson Timmons of Owendale, at the First Presbyterian church in Cass City Saturday evening.

Sara Campbell visited Mrs. Ira Robinson at Huron Memorial Hospital in Bad Axe Wednesday.

day. Mr. and Mrs. Lynn Spencer were Sunday dinner guests of Mr. and Mrs. Tom Elliott at Marlette.

Ira Robinson was a Thursday evening guest of Sara Campbell and Harry Edwards.

VIEWPOINT

If sunshine had to be paid for many people would swear that artificial light could beat it.

The Want Ads are newsy too.

Phone: Caro 673-2722

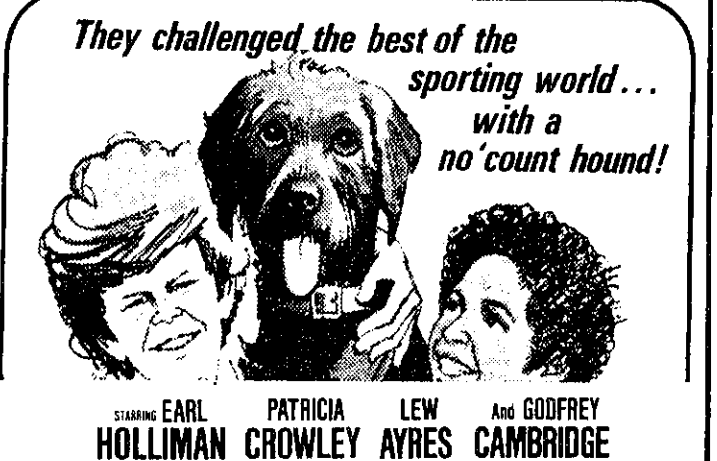
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DRIVE-IN THEATRE

WED-THURS-FRI-SAT AUGUST 2-3-4-5

FOR ALL THE FAMILY....? GREAT DISNEY HITS!! REMEMBER.....KIDS ARE FREE at the CARO DRIVE-IN THEATRE at ALL TIMES!

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STARRING EARL HOLLIMAN PATRICIA CROWLEY LEW AYRES ANN GODFREY

WALT DISNEY PRODUCTIONS

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Plus a 2nd. SMASH DISNEY HIT!!

WHAT AN EGGstravaganza!

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SUNDAY-MONDAY-TUESDAY
AUGUST 6-7-8

2 ADULT FEATURES.....RATED "R"....
RESTRICTED! IF YOU ARE LOOKING FOR SENSATIONAL OUTSPOKEN ADULT ENTERTAINMENT.....THIS IS IT.

WANTED

Bonnie's Kids

Thank God- She only had two!



ELLIE THOMAS, 22 (36-24-34) MYRA THOMAS, 15 (36-24-35)

Starring: TIFFANY BOLLING, STEVE SANDOR, ROBIN MATTSON, and SCOTT BRADY as BEN. Co-Starring: Alex Rocco, Max Showalter, Lenore Stevens, Leo Gordon and Timothy Brown. Written & Directed by: ARTHUR MARKS. Executive Producer: William Silver/Meit. Producer: Charles Stroud. A General Film Corporation Release Rated R Eastman Color

And This Brutal & Frank Adult Co-Hit....

THEY KILL FOR WOMEN!

The Most Expert Killing Machine In The World!



THEY ARE THE BRUTE CORPS



VOTE FOR A FULL-TIME LEGISLATOR
WITH THE EXPERIENCE THAT HELPS GET THINGS DONE!

LOREN ARMBRUSTER

Republican Candidate For
84th DISTRICT
STATE REPRESENTATIVE
REPUBLICAN PRIMARIES
AUGUST 8, 1972

Loren Armbruster is no stranger in Lansing or Washington. For 22 years as spokesman for thousands of Midwest sugar growers, he has worked for meaningful, common-sense legislation. A five-year veteran of World War II and Korea, a father of three, a former teacher and county extension director, Armbruster has the experience, the understanding and the dedication needed as the 84th District Representative. Put this experience to work for you!

The new 84th District is a blend of urban and rural people—81,000 of them—and it needs a man who can speak for both town and country! Loren Armbruster has devoted his entire 29-year career to working with people—all kinds of people—and he is keenly aware of their wants and needs. He is qualified to speak and to work for people. He is experienced in the art of government. A forceful, straight-from-the-shoulder spokesman... he now wants to speak for you!

BROAD EXPERIENCE, RESPECTED ABILITIES
PROVEN DEDICATION TO THOSE HE SERVES

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BAD AXE THEATRE

WED-SAT AUG. 2-5
SHOWS 7:00-9:00

HERE COME THE

FUZZ

United Artists
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Cartoon

SUN-MON-TUES AUG. 6-7-8
SHOWS 6:55-9:00

JOSEPH LEVINE presents AN AVOCA EMBASSY PICTURE

MARLON BRANDO

in a MICHAEL WHEELER Film

"THE NIGHTCOMERS"

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LAST 7 DAYS!

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ENDS TUESDAY, AUG. 8 YOUR LAST CHANCE TO SEE IT THE BIGGEST GROSSING PICTURE IN THE HISTORY OF THE STRAND THEATRE! ONCE EACH NIGHT at 8:05 on WED-THURS-FRI-MON and TUES. DOORS OPEN at 7:15 SATURDAY: DOORS OPEN at 4:30. "THE GODFATHER" SHOWN at 5:05 and 8:15. SUNDAY: DOORS OPEN at 1:30. "GODFATHER" SHOWN at 2:00 - 5:05 - 8:15

ALL PERFORMANCES ..\$2.00 NO PASSES ACCEPTED!

The Godfather

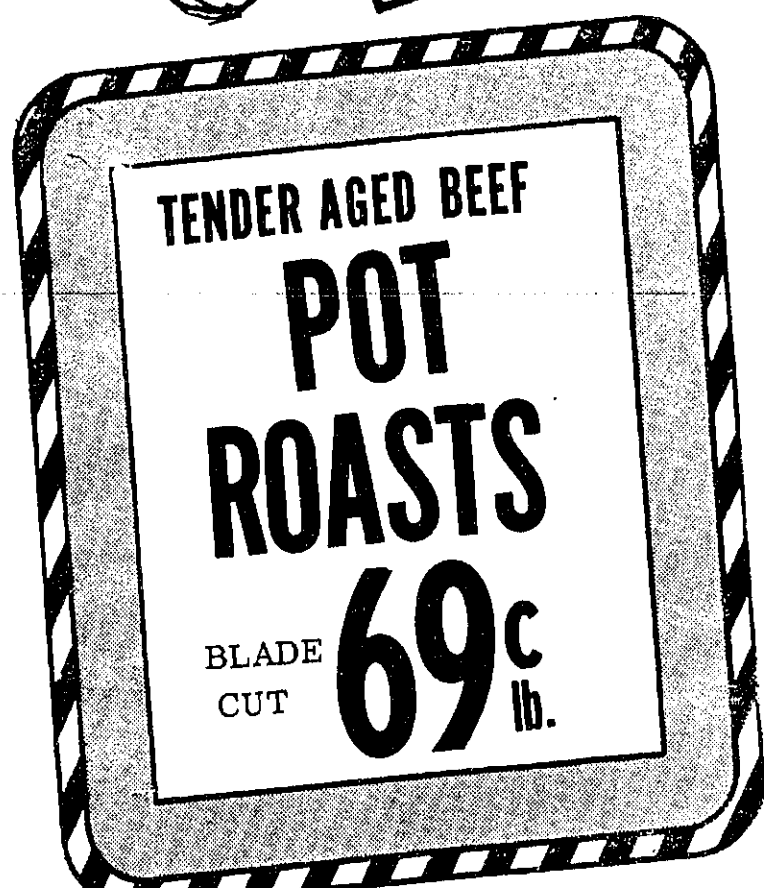
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Slab Bacon.....LB. **59¢**Erla's Hickory Smoked
Jowl Bacon.....LB. **39¢**Erla's Homemade Smoked
Polish Sausage.....LB. **79¢**Erla's Homemade
Summer Sausage.....LB. **89¢**Tender Aged Beef
Chuck Steak.....LB. **79¢**Erla's Homemade
Pickled Bologna.....LB. **79¢**

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Red, ripe juicy
PLUMS.....lb. **29¢**New Michigan
CABBAGE.....lb. **8¢**U.S. NO. 1 Michigan
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BANANAS.....lb. **12¢**Green Large Green
ONIONS or CUKES 3 for **25¢**

FRESH (WHOLE OR HALF)

PORK LOINSSLICED FREE **69¢ lb.**

ERLA'S HOMECURED & SMOKED

PORK LOINSWHOLE OR
HALF
(SLICED FREE) **75¢ lb.**

Erla's Hickory Smoked

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HAMS**59¢ lb.**

Erla's Homemade Sliced

**DUTCH LOAF or
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Erla's Homemade

**RING BOLOGNA
LARGE BOLOGNA
SKINLESS FRANKS**LB. **69¢****ROYAL
GELATIN DESSERT****7¢**

3-oz. pkg.

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**POTATO
CHIPS****49¢**14-oz.
Pkg.Sunshine HiHo
CRACKERS 1-lb. box **39¢**Del Monte
CATSUP 2 26-oz. btl. **89¢**Mott's
APPLESAUCE 25-oz. jar **39¢**Sani-Seal
HALF & HALF Qt. ctn. **49¢**Totino's Frozen
Hamburg or Sausage
PIZZA 15-oz. pkg. **69¢****COFFEE-BREAK** 2 16-oz. pkgs. **33¢**
FROZEN COFFEE
CREAMER**FUDGE SICLES** 12-ct. pkg. **49¢**Banquet Frozen
FRIED CHICKEN 2-lb. pkg. **\$1.39**Kraft Jet-Puffed
MARSHMALLOWS 2 1-lb. pkgs. **49¢**

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pkg.**\$1.79**

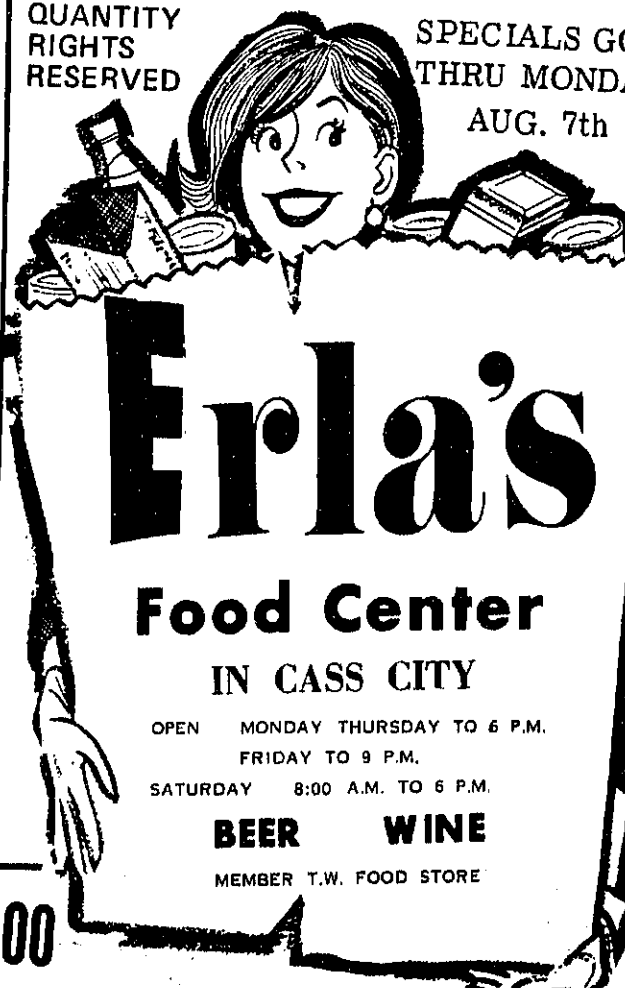
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SUGAR**

10-LB. BAG

\$1.19**Campbell's Tomato****SOUP**

10 1/2-oz. can

11¢Campbell's
CHICKEN NOODLE SOUP 6 10 1/2-oz. cans **\$1**Dixie Belle
SALTINES 1-lb. pkg. **29¢**Purina
HIGH PROTEIN MEAL 25-lb. bag **\$2.29**Gala Jumbo
PAPER TOWELS 3 Rolls **\$1.00**QUANTITY
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Competition keen in Novesta, Evergreen township races

Local races in Novesta township and Evergreen township, Sanilac county, are expected to heighten the primary elections in those areas.

William C. O'Dell, 63, 5681 E. DeLong Road, is challenging incumbent Henry Rock, 53, for the township clerk's office, a post Rock has held for 15 years. Rock is a weigh master for the county road commission and lives at 5831 Reed Road, Deford. Both are running on the Republican ticket.

O'Dell, a farmer and contractor in the Thumb area, served on the board as a trustee for 4 terms in the late 1950's and early 1960's. He is service officer for the Tri-Post American Legion and a member of the new Deford Community Church.

Novesta township voters will also be asked to vote on a proposal that would increase taxes against real and personal property by 1½ mills for a period of 5 years to finance the improvement and maintenance of township roads, excluding Gifford, Dodge, Elmwood and Lamton Roads, which border the township.

This proposal, placed on the ballot by citizen's petition under the direction of O'Dell, would raise about \$4500 a year.

Rock stated that he is against the proposal.

Vying for the office of township trustee are Republican incumbent Fred Knoblet and challenger Charles Carpenter.

Knoblet, 50-year-old farmer, has served in the post 12 years.

He lives at 5291 Kelly Road. Carpenter, 36, is a farmer and blacksmith and a member of the township board of review. Father of three, he was asked to run for the post. His family lives at 7724 Severance Road, Deford.

EVERGREEN

Competition in Evergreen township is running strong with two men trying for the Republican post of commissioner of the newly formed district Number 1, including Greenleaf, Evergreen, Lamotte; Moore and Argyle townships.

Lloyd Severance, 56, is currently supervisor of Evergreen township. He has also served as township trustee and treasurer, with 24 years of township government experience. He operates a dairy farm with his sons and sells insurance.

He has been active in the Sandusky Fair for 14 years, and is currently chairman. Severance is a Federal Land Bank director, a member of the Farm Bureau and is active in the Shabbona Methodist Church.

He is being opposed in the primary by Dale Berden, 28, a lifelong resident of Snover. Berden farms 600 acres and also owns the Argyle Hardware and has a real estate license. He is a board member of the Sanilac County 4-H Fair board, is on the ASC committee and is a trustee of the National Farmer's Organization.

Three men are vying for the post of supervisor being vacated by Severance. They are Laurence Hyatt, Duane Moore

and Brewster Shaw, all Republicans.

Hyatt, 33, a farmer, has lived all his life in the area. He has served on the county Farm Bureau board and is chairman of the township ASCS committee. Hyatt said he is going to school now to become a certified assessor. He and his wife have three boys and live at 4733 Deckerville Road, Snover.

Duane Moore, 35, was asked

to run for the post although he has no previous government experience. He works at General Cable and farms. The father of four, he lives at 5179 Deckerville Road, Snover.

The third candidate for the position is Brewster Shaw, 67, a semi-retired farmer who was asked to run by neighbors. He has lived in Evergreen township 27 years and was a justice of the peace for 16 years. He is also a

member of the Presbyterian Church, and lives at 6675 W. Pringle Road.

KINGSTON

No positions are under challenge in Kingston, but residents in that township will be voting on a proposition that would levy one additional mill for the sole purpose of paying for fire protection.

Local races spark primary

Continued from page one

Mayville and a lifelong county resident.

Cecil Pelton, an Akron farmer, is making his first appearance in county politics.

The third candidate, Thompson, is presently the chief of police of Reese, where he has been two years. The 45-year-old man was asked to run after the filing deadline by a group of citizens who feel they do not have a choice in the election for sheriff.

The only other county primary race is between John W. Marshall and Max W. Bradley for register of deeds. Both are Republicans.

Marshall, a Cass City resident, served as Elkland township trustee for several years and has been active in farm organizations. He served on the State Resolution Committee of the Michigan Milk Producers Association and as chairman of

the resolution committee of the Tuscola County Farm Bureau. Marshall farmed for 17 years before going into the implement business.

Bradley, 54, is a native of the Caro area and is employed with Bradley Equipment Co., which he owned until June 1971.

He served on the Ellington Township Board as a trustee, was a justice of the peace and former president and member of the Caro Board of Education. He was a self-employed farmer until he started in the implement business as a salesman and then owner. He is married and lives on Rodd Drive, Caro.

Another contest that is expected to draw voters to the polls is the four-way race among Republican candidates for the new 84th state representative seat. Vying for the prize are Loren S. Armbruster, Caro; Don Mawdesley, Vassar; Walter E. Frahm, Frankenthum, and Ray Stedron, Clio.

The new district encompasses all of Tuscola county, plus Frankenthum city and township, Clio and several townships in Genesee county.

Jerome T. Hart and Patrick A. Race are vying for the Democratic candidacy for representative of the 8th district in Congress.

AMENDMENT

Passage of a proposed constitutional amendment to allow trial by jury of less than 12 jurors in all prosecutions in all courts for misdemeanors punishable by imprisonment of not more than 1 year will also be decided by voters. This amendment, if passed, would change the provisions of the present constitution in regards to the guarantee of a trial by jury in criminal prosecutions. The constitution now permits juries of less than 12 in criminal proceedings in courts not of record.



TENDING THE CASH REGISTER is only one of the jobs performed by Mrs. Sam Sangster, co-owner of the family business, Wallace's Store, located at M-53 and Deckerville Road.

People who have no money are always poor—and those who have it are seldom rich.

The real champion of endurance champions has to be mother.

Wallace store

a 37 - year family tradition

Continued from page one

we had the sugar beet contracts," explained Mrs. Sangster. Labor from Texas was imported because the sugar beets were harvested by hand in the early thirties and late forties. They tried to stock items that appealed to the different taste of the southern workers.

The way it worked, she explained, was that the workers could buy just so much of certain things in a week, and then the contractor would pay the bill.

Several customers arrived and left and in between making change, filling gas tanks and handing out premium stamps, Mrs. Sangster said she didn't know how long they would continue operating the store. It depends on their health.

When the Wallace family quits operations, it will mark an end to the family tradition. Neither of Mrs. Sangster's sons is interested in keeping the business going.

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Results of Congressman Harvey's survey

With but three exceptions, Michigan Eighth District residents casting votes in Congressman Jim Harvey's 12th annual Congressional questionnaire were emphatic in taking positions on key domestic and international issues confronting the nation. In the largest response ever, Congressman Jim Harvey announced today results of the "poll" which attracted nearly 20,000 individual responses. The tabulation also is presented in a more comprehensive fashion with a county-by-county breakdown.

Congressman Harvey, expressing great satisfaction with the citizen participation, commented, "We have achieved one

of our primary goals of the questionnaire -- to get people involved, to give them a convenient and easy way to express their opinions. I am particularly grateful to the fine media support and especially those weekly and daily newspapers which saw fit to print the questionnaire as a public service. Everyone had a chance to vote."

The three close votes came on the questions dealing with discontinuance of the draft next year; Federal legislation on gun controls; and legalization of abortion on a Federal level. The votes on the other 11 questions were one-sided.

Harvey said that the results of

the question on gun control legislation on a Federal level was also the most surprising. "There is no question that the shooting of Governor George Wallace may have had some influence on this result, as well as continuing deep citizen concern on crime," Harvey said.

Based on tabulation of all the counties in the new Eighth District, gun control legislation carried by a 49.4 percent - 46.3 percent margin. On the question of federal legislation to legalize abortion, it barely lost by a 47.8 percent - 44.6 percent difference. The third close vote centered on voters favoring continuance of the draft next year by a 51.4 percent - 41.6 percent edge. "Obviously," Harvey said, "there is serious doubt that a volunteer military service is either possible or acceptable."

Congressman Harvey, on domestic issues, was keenly interested in the lopsided vote on the question dealing with compulsory arbitration of labor-management disputes in the transportation industry when a strike is deemed to damage the national interest. Harvey has provided the leadership in Congress with legislative efforts to get approval of such a bill. Over 70 House Members became cosponsors of Harvey's legislation which has been acknowledged as a reasonable compromise. On the questionnaire, 85.1 per cent favored enactment of such legislation with only 10.3 per cent in opposition.

But it was the busing issue that recorded the most resounding result. The question of busing school children in order to achieve racial balance in public schools received a vote of 92.8 per cent against with only 5.6 per cent favoring such action. "Developments in Michigan forecasted a vote against busing," Harvey said, "but I did not expect such a wide margin of defeat."

Voters also turned down extending the Presidential term to six years with a one-term limit by a 70 per cent - 26.6 per cent with a near identical result in rejecting a check-off on Federal income tax form for donations to a political party, 71.1 per cent - 24.0 per cent. Perhaps tired already of the Presidential campaign, voters gave strong backing to a national Presidential primary election, 62.3 per cent to 30.5 per cent.

It wasn't close on the question of whether to grant amnesty to those who evaded military service during the Vietnam conflict. Voters turned this down 75.8 per cent to 19.8 per cent. The same margin existed on present wage and price controls to combat inflation with 76 per cent favoring the program and only 19.5 per cent against. Also, 74.2 per cent favored expansion of cultural and trade relations with both Communist China and the Soviet Union. On two final votes, the margin

was closer. 56.2 per cent voted against Federal assistance to private and parochial schools with 41.2 per cent in favor. On whether to divert some highway user taxes for financing urban mass transit systems, 39.9 per cent were in favor and 53.5 per cent against.

FINAL 1972 CONGRESSIONAL QUESTIONNAIRE RESULTS

Total Responses.....18,680
New Eighth District.....15,116
St. Clair County.....3,564

DO YOU FAVOR...

1. Expanded cultural and trade relations with communist China and the Soviet Union?

Sanilac county: Yes, 70.6 per cent, No, 24.7 per cent, Undecided, 5.7 per cent, Total Tabulated, 1,448.
Tuscola county: Yes, 74.9 per cent, No, 21.4 per cent, Undecided, 3.7 per cent, Total Tabulated, 1,583.
Total New Eighth District: Yes, 74.2 per cent, No, 20.6 per cent, Undecided, 5.2 per cent, Total Tabulated, 14,961.

2. a. Immediate withdrawal of U. S. troops from South Vietnam without any conditions?

Sanilac county: Yes, 7.3 per cent, No, 92.7 per cent, Undecided, 0.0 per cent.
Tuscola county: Yes, 11.5 per cent, No, 88.5 per cent, Undecided, 0.0 per cent.
Total New Eighth District: Yes, 11.9 per cent, No, 88.1 per cent, Undecided, 0.0 per cent.

b. Complete withdrawal within four months if American prisoners are returned and there is a cease-fire?

Sanilac county: Yes, 83.0 per cent, No, 17.0 per cent, Undecided, 0.0 per cent.
Tuscola county: Yes, 79.5 per cent, No, 20.5 per cent, Undecided, 0.0 per cent.
Total New Eighth District: Yes, 79.5 per cent, No, 20.5 per cent, Undecided, 0.0 per cent.

3. Granting amnesty to those who evaded military service during the Vietnam conflict?

Sanilac county: Yes, 16.7 per cent, No, 80.9 per cent, Undecided, 2.4 per cent.
Tuscola county: Yes, 18.9 per cent, No, 74.8 per cent, Undecided, 6.3 per cent.
Total New Eighth District: Yes, 18.8 per cent, No, 75.8 per cent, Undecided, 4.4 per cent.

4. Discontinuance of the draft next year?

Sanilac county: Yes, 41.4 per cent, No, 49.6 per cent, Undecided, 9.0 per cent.
Tuscola county: Yes, 43.2 per cent, No, 48.7 per cent, Undecided, 8.1 per cent.
Total New Eighth District: Yes, 41.6 per cent, No, 51.4 per cent, Undecided, 7.0 per cent.

5. A national presidential primary election?

Sanilac county: Yes, 59.9 per cent, No, 31.0 per cent, Undecided, 9.1 per cent.

Tuscola county: Yes, 56.8 per cent, No, 35.2 per cent, Undecided, 8.0 per cent.
Total New Eighth District: Yes, 62.3 per cent, No, 30.5 per cent, Undecided, 7.2 per cent.

6. Extending presidential term to six years with one-term limit?

Sanilac county: Yes, 20.4 per cent, No, 76.8 per cent, Undecided, 2.6 per cent.
Tuscola county: Yes, 24.5 per cent, No, 71.5 per cent, Undecided, 4.0 per cent.
Total New Eighth District: Yes, 26.6 per cent, No, 70.0 per cent, Undecided, 3.4 per cent.

7. A check-off on your Federal Income Tax form for donation to political parties?

Sanilac county: Yes, 14.9 per cent, No, 81.2 per cent, Undecided, 3.8 per cent.
Tuscola county: Yes, 21.3 per cent, No, 74.7 per cent, Undecided, 4.0 per cent.
Total New Eighth District: Yes, 24.4 per cent, No, 71.1 per cent, Undecided, 4.5 per cent.

8. Busing of school children in order to achieve racial balance in public schools?

Sanilac county: Yes, 2.1 per cent, No, 96.5 per cent, Undecided, 1.4 per cent.
Tuscola county: Yes, 2.1 per cent, No, 93.9 per cent, Undecided, 2.7 per cent.
Total New Eighth District: Yes, 5.6 per cent, No, 92.8 per cent, Undecided, 1.6 per cent.

9. Federal assistance to private and parochial schools?

Sanilac county: Yes, 32.8 per cent, No, 64.6 per cent, Undecided, 2.8 per cent.
Tuscola county: Yes, 34.4 per cent, No, 62.9 per cent, Undecided, 2.7 per cent.
Total New Eighth District: Yes, 41.2 per cent, No, 56.2 per cent, Undecided, 2.6 per cent.

10. Present wage and price controls to combat inflation?

Sanilac county: Yes, 74.9 per cent, No, 20.2 per cent, Undecided, 4.9 per cent.
Tuscola county: Yes, 74.3 per cent, No, 19.6 per cent, Undecided, 6.1 per cent.
Total New Eighth District: Yes, 76.0 per cent, No, 19.5 per cent, Undecided, 4.5 per cent.

11. Compulsory arbitration of labor-management disputes in the transportation industry when a strike is deemed to damage the national interest?

Sanilac county: Yes, 38.7 per cent, No, 6.7 per cent, Undecided, 4.6 per cent.
Tuscola county: Yes, 82.9 per cent, No, 11.9 per cent, Undecided, 5.2 per cent.
Total New Eighth District: Yes, 85.1 per cent, No, 10.3 per cent, Undecided, 4.6 per cent.

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'69 FORD XL Black with black vinyl bucket seats. Extra sharp. Beautiful car.	'69 CHEV. CAPRICE coupe, vinyl top. Loaded. Needs some body work, \$995.
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'69 CHEVELLE SS396 4 speed, a sharp orange with black vinyl top and black interior. A one-of-a-kind car.	'65 CHEVROLET IMPALA coupe 8 auto., P.S. & P.B., bucket seats.
'70 NOVA Gold with gold vinyl top V-8. Rally wheels. Nice little car.	'70 DODGE DUSTER Lt. green with green vinyl top. Sharp car and a good price.
'69 PLYMOUTH Roadrunner. 383 V-8 auto., dark green with black vinyl top. A sharp, well-cared-for car.	'69 PONTIAC GTO A sharp dark green with bucket seats, V-8 4 speed. This car cannot be told from brand new.

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Deford Area News

Mrs. Frank Little
Phone 872-3583

Mr. and Mrs. Lee Hendrick of Cass City were Thursday evening guests of Mr. and Mrs. William VanAllen.

Mr. and Mrs. Delbert Krueger and Robert were Sunday

guests of her parents, Mr. and Mrs. Stanley Derengowski, of Cass City to celebrate the birthday of Mrs. Derengowski.

Mr. and Mrs. Guy Mulholland of Largo, Florida, are visiting this week at the home of his sister, Mr. and Mrs. Emery Vandemark. Their aunt, Mrs. Audrey Mulholland, of Attica was a week-end guest of the Vandemarks. Mr. and Mrs. George McMullen and daughter of Mayville were Sunday guests at the Vandemark home.

Mr. and Mrs. Ron Mozden, Tim and Tina of Deford, Mr. and Mrs. Wesley O'Dell and family and Mrs. Minerva Sherman of Caro were Sunday guests of Mr. and Mrs. Quentin O'Dell of Caro when the birthdays of Mrs. Mozden, her

mother, Mrs. Quentin O'Dell, her grandmother, Mrs. Sherman, and her niece, Shelly O'Dell, were celebrated.

Mr. and Mrs. Robert McConkey of Durand called on Mrs. Vina Webster Sunday afternoon. Mr. and Mrs. Clark Martin and family of Caro were also Sunday visitors of Mrs. Webster and Mr. and Mrs. Donald Cross.

Mr. and Mrs. Everett Field spent Saturday night and Sunday at the Jack Hubbard cabin in Mio and attended the Forestry Pageant Saturday evening, when a parade of floats came down the AuSable River on pontoon boats. Also shown were the old-time ways of lumbering with manpower and steam engines. En route home the Fields called at the home of Mrs. Esther Kramer and Miss Norene Kramer in Unionville. Present also were Mr. and Mrs. Gene Kramer and children of Essexville and Mr. and Mrs. Marvin Kramer and two daughters of Caro to celebrate the birthday of Miss Norene Kramer.

Mr. and Mrs. Kenneth Roach and children of Caro, Mr. and Mrs. Charles Roach and family of Lake Orion, Nancy Jeffrey of Kingston, Mr. and Mrs. Lyle Roach and Mr. and Mrs. Theron Roach and family were Sunday guests of Mr. and Mrs. Hazen Reavey and family and celebrated Mrs. Reavey's birthday.

Eugene, Sandy and Pauline, children of Mr. and Mrs. Charles Roach, of Lake Orion spent last week with their grandparents, Mr. and Mrs. Lyle Roach. Mr. and Mrs. Roach and grandchildren visited Mrs. Marian Russell at Hurd's Corners Thursday evening.

"The Spokesmen", a singing group of about 30 young people, and ten sponsors from Fraser visited the Deford Community Church this week end. They all rode bicycles and were hosted by 11 area families. A potluck dinner was served at the church Sunday.

Mrs. James Boissonneault, David and Julie of Saginaw and Mr. and Mrs. Ted Hergenreder of Kingston were Sunday visitors at the home of Mr. and Mrs. Arthur Hartwick.

Mr. and Mrs. Allan Hartwick and family were Sunday dinner and afternoon guests of Mr. and Mrs. Dwight Walker and family of Caro. Other afternoon guests were Mr. and Mrs. Adolph Thom, Mr. and Mrs. Donald Thom and family of Peck and Mr. and Mrs. Gary Walker and Jolene of Deckerville.

Mr. and Mrs. Everett Field and Jill were guests Wednesday evening of Mr. and Mrs. Linel Rayl and family of Unionville in honor of Wendy's tenth birthday. Mr. and Mrs. Gene Kramer and children of Essexville were also guests of the Rayls. Jill Field remained with her sister, Mrs. Rayl, until Monday and accompanied the Rayl family and a group of Girl Scouts Friday to Cedar Point, Ohio.

Mr. and Mrs. Theron Roach and children visited her mother, Mrs. Mary Conley, of Caro Thursday evening. The Roach family also attended the Frick reunion Sunday at the Caro Fairgrounds.

Mr. and Mrs. Lewis Babich visited Mrs. Harvey Pallen of Flint and Mr. and Mrs. Basil Conquest of Clio Sunday afternoon and were evening guests of Mr. and Mrs. Gene Babich and Marc of Caro.

Mr. and Mrs. James Gyomory, Brian and Darin spent the week end at Sand Lake near Tawas.

Mr. and Mrs. Jack VanAllen and family of Imlay City, Mr. and Mrs. Jack Hartwick and family of Cass City, Mr. and Mrs. William VanAllen and Mr. and Mrs. Douglas VanAllen and family attended the VanAllen reunion Sunday at the home of Mr. and Mrs. Muriel Shagena of Holbrook.

Jim, Bill and Ron VanAllen visited their aunt and uncle, Mr. and Mrs. Bill Lingenfelter, of Flint from Sunday, July 23, until Wednesday and accompanied them to Cedar Point, Ohio, Monday and Tuesday.

Mr. and Mrs. James Connolly and three sons, whose home burned Saturday morning, were Saturday supper guests of Mr. and Mrs. Douglas VanAllen and family.

Debbie VanAllen spent last week with Melanie VanAllen of Imlay City.

About 20 persons from the Church of God met Sunday in the yard at the home of Mr. and Mrs. Burton Allen for a potluck dinner in honor of the birthday of Bill Kaake.

Mrs. Helen Force, Joan and Stacey Jo of Silverwood and Betsy Koepf were Monday dinner guests of their grandmother, Mrs. Anna Koepf.

Mr. and Mrs. Burton Allen left Saturday morning, July 22, on an eight-day trip to Canada. En route they called on Mrs. Glen Phelps and Sherry of Saginaw and they spent Saturday night in Sault Ste. Marie, Canada. They spent some time at Wawa and visited High Falls and the uranium mines near there. Mr. and Mrs. Allen were near Thunder Bay several days and visited Ojume Canyon and Kakabeka Falls and the amethyst mines near Loon.

Mr. and Mrs. Eldon Field spent the week end with Mrs. Marlin Prattle and Mr. and Mrs. Carl Prattle in Marshall. The Prattles were hosts Saturday at an open house in honor of a cousin, Mrs. Frank Timms of Kent, England, who is visiting relatives in Michigan.

Mr. and Mrs. Eldon Field called on their brother-in-law, Lisle Cavender, at Oak Lawn Hospital in Marshall where he is recovering from a broken back suffered in a fall.

Guests Sunday of Mr. and Mrs. Edward Lebiada and children were Mrs. Lebiada's mother, Mrs. Florence Brown, and daughter Jean of North Branch, her grandmother, Mrs. Martha Berlin of Columbiaville, and her nephew, Bobby Knapp of Lapeer.

Danny Giordano of St. Clair Shores spent the week end with his uncle and aunt, Mr. and Mrs. Edward Lebiada, and Roger Brown of Vassar spent last week with his aunt and uncle, the Lebiadas.

Mrs. Celia Casper of Pontiac was a guest at the Norman Hurd home Sunday, July 23, at the reception in honor of Mr. and Mrs. Al Connolly.



AROUND THE FARM
**Don't leave
fields fallow**
By Don Kebler

You can help your soil if you don't leave it fallow during the crop season. First of all, a fallowed soil is losing organic matter through oxidation and soil microorganism action. Secondly, when the soil is worked during the fallow period it costs dollars one could put to better use.

If you really want to help improve those set-aside acres and those fields where a crop was lost from hail, rain or disease, here is what can be done.

Plant at least two bushels of corn with the grain drill per acre now. Any non-popular or low-yielding seed corn or crib run corn will suffice.

In some years this heavy planted corn can reach waist high before fall plowing time and give a very heavy plow-down.

August first is a fine time to plant 2 bushels of rye for spring plowdown and a heavy seeding of oats will give some organic matter replacement too.

ARMY CUTWORM

Last week we were confronted with an insect problem

**Harry Davis
promoted to
petty officer 3C**

Navy Petty Officer Third Class Harry A. Davis, 20, was promoted recently to his present rank upon completion of the basic Machinist Mate segment of nuclear power training at Great Lakes Naval Training Center, Great Lakes, Ill.



HARRY A. DAVIS

He is the son of Mrs. Nina Davis, 6068 Houghton St., Cass City.

Davis is on leave until Aug. 5 when he will begin a short training aboard ship off Newport, R. I. After that he will be assigned to the Basic Nuclear Power School at Bainbridge, Md.

The seaman is a 1970 graduate of Cass City High School and entered the service in January.

FREE-LOADERS

The most expensive thing about a house on the lake shore is the procession of visitors.

heretofore not noticeable. An increase or buildup of the variegated and army cutworm appeared. This buildup became most noticeable in sugar beets which have been least affected by prior serious insect problems. These cutworms eat leaves and petioles of sugar beets and have been found on beans, corn growing oats and even flowers like petunias. They are tannish-brown with stripes along the back and sides and reach 1 1/2 to 2 inch lengths.

Being cutworms they hide during the day and feed during the late afternoon, evening, night and early morning. Therefore, the best time to spray is after 6 p.m. until dark. We recommend 1 1/2 pounds of active ingredient Sevin per acre. One and one fourth pounds active ingredient malathion per acre should be used if aphids are also present on the sugar beets.

Check your sugar beet fields. If more than half the foliage is eaten away and the cutworms are visible, a spray is needed. Don't spray unless the worms are visible because the recommended above insecticides must fall on the worms to kill them. They are not stomach poison insecticides.

If you have a serious worm problem in your oats, malathion is the only insecticide to apply as Sevin is not approved after oats have headed. The principal county area so far identified as having these variegated and army cutworms is east and south of Richville.

**Mrs. Osburn
dies in Hills
and Dales**

Funeral services for Mrs. Lillie Osburn, 86, were scheduled for 1 p.m. Wednesday from Little's Funeral Home, Cass City.

The Rev. Chester Swoffer of Deckerville was to officiate. Burial was to be in Goodland Cemetery, Imlay City.

Mrs. Osburn died Sunday morning, July 30, at Hills and Dales General Hospital after a long illness. She had been in ill health for the past two years.

She was born July 2, 1886, in Richmond township, Macomb county, daughter of the late Deibert and Mary Andrews Bates.

She was united in marriage to Eber Stuart, who died in 1924. She was united in marriage to James Osburn in 1928 in Pontiac. Following their marriage they made their home on a farm near Deford. He died in 1967.

Mrs. Osburn was a member of the Full Gospel Church of Carsonville. She is survived by two daughters: Mrs. Paul (Dolly) Verbias, and Mrs. Katie Stillers, both of Pontiac; three sons: Walter Stuart, Sandusky; Burt Stuart, Pontiac, and Earl Hudson, Flint; one step-son, Manfred Osburn, Deford; 14 grandchildren and 25 great-grandchildren.

Five daughters, one brother and two sisters preceded her in death.

NOTICE TO THE VOTERS OF GRANT TOWNSHIP GENERAL PRIMARY ELECTION

WILL BE HELD

TUESDAY, AUG. 8

AT

GRANT TOWNSHIP HALL

Polls will open at 7 o'clock a.m. and will remain open until 8 o'clock p.m. said day of election.

Gillies Brown,

TOWNSHIP CLERK

NOTICE TO THE VOTERS OF GREENLEAF TOWNSHIP GENERAL PRIMARY ELECTION

WILL BE HELD

TUESDAY, AUG. 8

AT

TOWNSHIP HALL

Polls will open at 7 o'clock a. m. and will remain open until 8 o'clock p.m. said day of election.

CLARE BROWN

TOWNSHIP CLERK

NOTICE TO THE VOTERS OF NOVESTA TOWNSHIP GENERAL PRIMARY ELECTION

WILL BE HELD

TUESDAY, AUG. 8

AT

Novesta Township Hall

Polls will open at 7 o'clock a.m. and will remain open until 8 o'clock p.m. said day of election.

HENRY ROCK

TOWNSHIP CLERK

NOTICE TO THE VOTERS OF EVERGREEN TOWNSHIP GENERAL PRIMARY ELECTION

WILL BE HELD

TUESDAY, AUG. 8

AT

Shabbona Hall

Polls will open at 7 o'clock a.m. and will remain open until 8 o'clock p.m. said day of election.

OTIS DORLAND

TOWNSHIP CLERK

Meet the Great Impersonators by Foster Grant.

New styles, new colors, we have them all. With polarized and #77 Impact lenses. The Great Impersonators by Foster Grant. They let you be whoever you want to be. Even yourself.



WOOD REXALL DRUGS

CASS CITY

PHONE 872-2075

Elect An Experienced Farmer-Businessman

TO THE

IMPORTANT POST OF

**TUSCOLA COUNTY
REGISTER OF DEEDS**

Primary Election

TUESDAY, AUG. 8



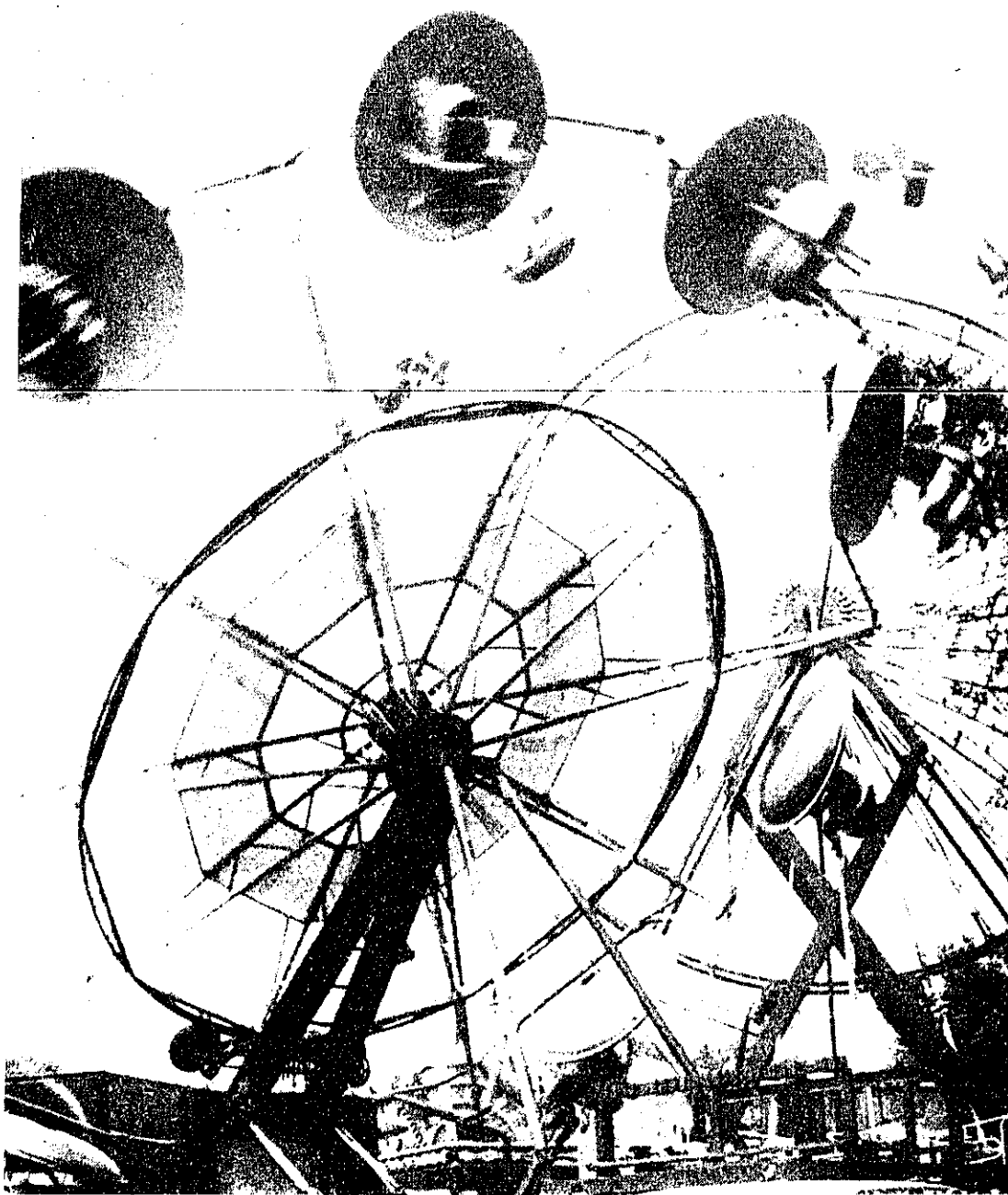
JOHN W. MARSHALL

REPUBLICAN

YOUR VOTE WILL BE APPRECIATED

Want Help Finding What You Want?
Try The Want-Ads Today!

Tuscola county fair attractions delight both young and old



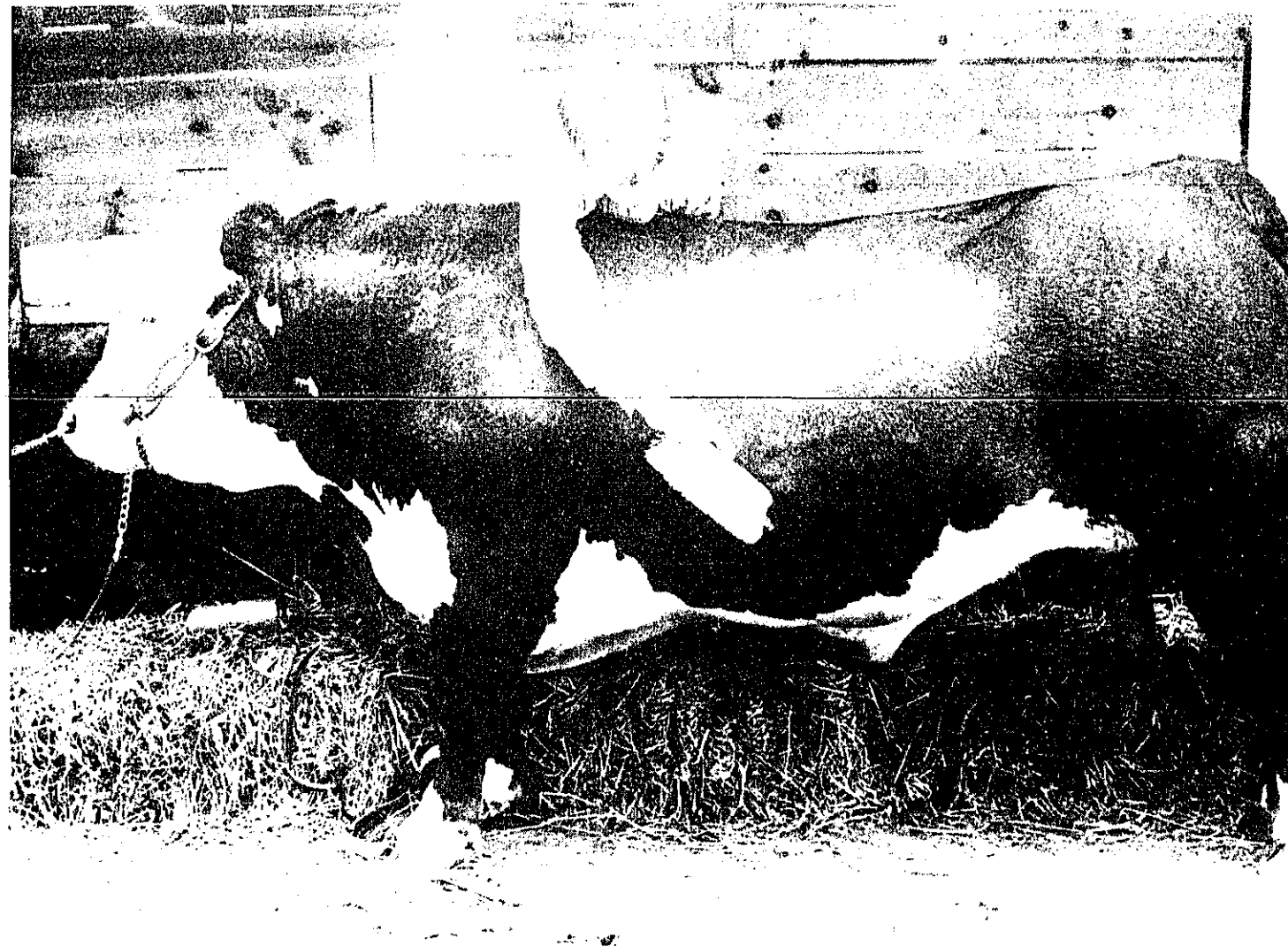
FAIR TIME! The traditional county event goes on until Saturday, featuring rides, animals and contests. Thrill seekers flocked to the Midway Tuesday to claim half price rides on rides like this one, the Paratrooper.



SNATCHING a bite of cotton candy is a familiar sight at any county fair.



MOTORCYCLES are not just for the tough set. These little sisters enjoy the rides at the kiddie midway.



TENDER LOVING CARE goes into the preparation of the prize stock shown by eager youngsters.



LOOKING LIKE A NATURAL equestrian, this little girl rides tall in the saddle of the merry-go-round pony.



PRANCING PONIES and a cart bring back memories of the good old days and former county fairs.

Huron fair starts Aug. 6 with cycle races

It promises to be the biggest and best fair in its 104-year history, Joe Ruth of Port Austin, manager of the Huron County Fair, said this week on the eve of the week long event at Bad Axe's Soldier's Field.

With the opening of events Sunday, Aug. 6, through the closing day Saturday a full program has been planned.

Race fans should have a field day starting with the motorcycle races on Sunday. There will be four days of harness racing starting Tuesday at 2 p.m. and continuing Wednesday at 2 p.m., Thursday at 4:45 p.m. and concluding Friday at 2 p.m.

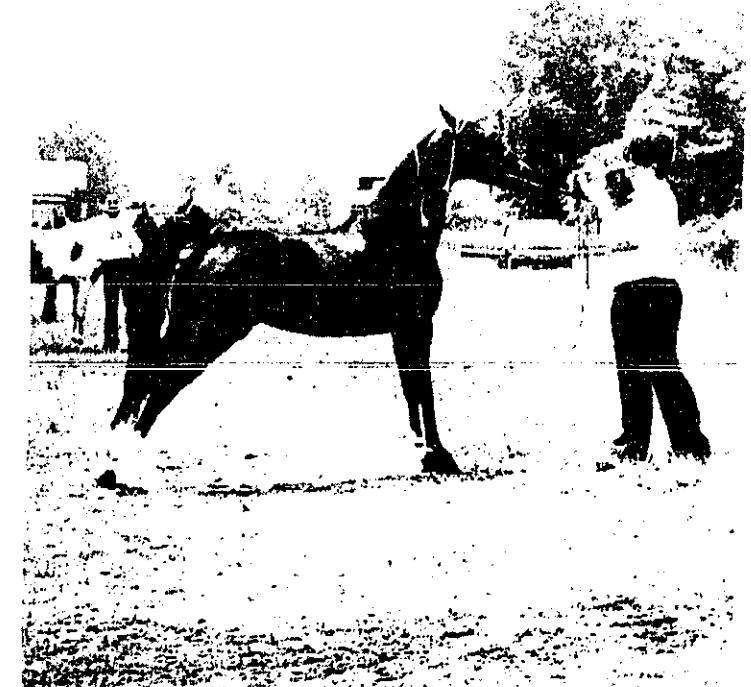
A record number of entries for the traditional open class and 4-H exhibits are expected.

Thursday is a big day at the fair. A queen of queens will be selected and a giant parade will be held featuring a float depicting Bad Axe's coming centennial celebration.

A Senior Citizen King and Queen will also be named and prizes will be awarded. There will be free admission to the fair and to the grandstand for all senior citizens (65 years or older) Thursday.

Other traditional events are also carded again this year. They include crowning of the bean queen Tuesday at 9 p.m. and tractor pulling at 8 p.m. Tuesday and Friday.

A complete program schedule appears elsewhere in this issue.



HORSES are always an attraction, whether you're showing the real thing, like this handsome animal, or just sitting on the sidelines.

VOTE FOR

Edward H. Doerr

FOR

Elkland Township Supervisor

PRIMARY ELECTION

Tuesday, Aug. 8

**Dedicated to Service of
Township Residents**

YOUR SUPPORT APPRECIATED

USE ACTION-PACKED

CHRONICLE

WANT ADS

Phone 872-2010

TURN DISCARDS INTO CASH - USE PROFITABLE, LOW COST CHRONICLE LINERS

Transit (nonbusiness) rate: 20 words or less, 75 cents each insertion; additional words 3 cents each. Three weeks for the price of two - cash rate. Save money by enclosing cash with mail orders. Rates for display want ad on application.

UNFURNISHED Apartment For Rent - 3 rooms and bath, paneled living room and bedroom. Private entrance. Utilities furnished. Call after 5 p.m., 872-3169. 7-20-3

GAS BARBECUE Grills - Slegler, Warm Morning, Charmiglow, on display at Fuelgas. As low as \$59.95. 8-3-tf

FOR SALE - Used couch, avocado green, newly upholstered. Wooden outside door. Phone 665-2440. 7-27-3

New Toy Department

This week featuring:

Fisher Price Airport
Fisher Price Play family Houseboat
Fisher Price Play family Desk
Fisher Price Play family School

All in stock.

Albee True Value Hardware

Cass City 8-3-1

USED TELEVISION Sets, black and white and color - portables and consoles, \$29.95 and up. Terms available. Schneberger's TV - Furniture phone 872-2696. 3-16-tf

POSITION OPEN Sept. 1 for full time man on dairy farm. Don Koepgen, 1 west, 1 1/2 north of Cass City. 7-20-3

FOR SALE - 16 acres second cutting alfalfa hay, 3 north, 1 east of Kingston. Phone 663-2662. 8-3-1

CARPETS gleam when cleaned by steam. For free estimates call Thumb Carpet Cleaners 823-8821 business or 823-3475 residence. 24-hour service. No job too large or small. 6-29-tf

CUSHION FOAM - Another van load of fresh one to four inch thick cushion foam now on sale at 20 cents per board foot. We cut most standard sizes free up to 54 inches wide by 76 inches long. Mill-End Store, 103 Center, in downtown Bay City. 8-3-1

8 ACRES, good building sites, high and dry, 360 feet of frontage on Cass River, southwest of Cass City, priced right. Terms available. Phone 665-2501 or 673-4111. L. S. Luba Real Estate, Inc., Caro. 7-20-3

JACK'S HILLSIDE Barber Shop - Open Monday through Saturday. Hours: 8-5, Fridays, 8-9. 8-3-tf

FOR SALE - 1961 GMC pickup, 1 1/2 ton, 1 mile south and 1 mile west of Gagetown. Phone 665-2202. 7-27-3

FURNISHED HOME For Rent in Cass City. 2 bedrooms, large kitchen and living room. Phone 872-2429. 8-3-3

FOR SALE - Bumper pool table complete with balls and cues. Also Aurora race set. All in good condition. Make us an offer. 4270 Seeger St. 7-20-3

HOME FOR SALE - 4 level. Mr. and Mrs. James King, 4678 Kennebec Dr., Cass City, Mich. Phone 872-2695. 8-3-3

SUN POOL Chemicals - Now in stock at Wood Rexall. Buy in town and save. 7-20-3

Consideration for the rights of others is the strongest link in the chain of human friendship.

RUMMAGE - odds and ends, 1 mile west of Colwood Rd., corner Cass City and Grice Rd. 8-3-1

FOR SALE - portable Winpower alternator, 20,000 watts, P.T.O., like new. Akron, 691-2173 about 6 p. m. 7-20-3

BOOMS RED & WHITE Top Silos: Now in our 43rd year. Silos for every purpose. Get all the facts before you buy. Find out what a really heavy plaster coat is. Is it applied with a cement gun like we do? We install the foundation. Our trucks are self unloading with hydraulic booms. Silomatic & VanDale equipment. Write today. Order early, avoid the last-minute rush. Booms Silo Co., Inc., Harbor Beach, Mich. 48441. Phone (517) 479-6654. 7-6-tf

NEW LOW PRICE - on gas water heaters. Outstanding value! Just \$59.50 with Glass Lining. Fuelgas Company of Cass City. Phone 872-2161. 5-21-tf

FOR SALE - upright cup elevator for grain. Joe Crawford, phone 872-2889. 8-3-3

CASS CITY STEEL SUPPLY, INC.

I-Beams - Angles - Channels
Plates - Bars - Re-Steel
Pipe - Cable - Sheet
Corrugated Steel Pipe
Steel Fabrication & Erection

PHONE 872-3770

SIEGLER GAS Furnaces - 20-year warranty. We tailor-make duct work for your home. For free estimate, call Fuelgas Co. 8-3-tf

SPACIOUS 3-BEDROOM unfurnished apartment for rent. Private entrance, complete privacy. No other families in building. Inquire in person to Cass City Chronicle. 7-20-3

FOR SALE - used stove, dryer, porta-washer, piano. Call 872-4225 week days 2-4. 8-3-1

USED GAS wall heater - down flow model with blower and wall thermostat, \$69.95. Fuelgas Co., Cass City. 8-3-tf

FOR SALE - Large quantity of ladies' dresses, size 22 1/2. Also coats - some fur trimmed. Shoes, etc., all in excellent condition. Will sell reasonable. Mrs. Elery Sonntag, 6574 Gage St., Gagetown, Mich. Phone 665-9956. 8-3-3n

BUSINESS Frontage for rent next to Brown's Produce, 6649 Main Street. 872-3110. 7-13-4

FOR SALE - Camper, good shape. Sorrel mare riding horse. Phone 872-3053. Ray Surbrook. 8-3-3

Your Support
of my candidacy
for

Novesta Township Clerk

will be appreciated.
Henry Rock

8-3-1

WANTED - Old water grindstones, any size. Call 872-2209, after 6:30 p.m. 7-27-tf

FOR SALE - 1964 Ford Galaxie 500. 352-4 barrel, interior excellent. Body fair. \$230 Call 872-2839. 8-3-3

SEPTIC TANK CLEANING - For fast, guaranteed work call Dale Rabideau, Cass City 872-3581 or 872-3000. 3-24-tf

FOR SALE - 1970 Honda Motor Sport 175cc, in excellent condition. Phone 658-4442. 8-3-1

FOR SALE - Holstein Springer cows and heifers, grade and registered, some with records. Let me furnish your herd replacements. TB and vaccinated. Free delivery. Priced reasonable. Steward Taylor. Phone (517) 635-5761. 2 miles east, 1/2 north of Marlette. 4-13-tf

FOR SALE - 3 Parakeets with bird cage stand and accessories. Walnut Trailer Park, Lot 25. Phone 872-3979. 8-3-3

WANTED bookkeeper, full time, 5 days a week. Reference. Apply at once: Box A-77, c/o Chronicle, Cass City. 7-20-tf

FOR SALE - 4 bedroom farm home on 4 acres, \$7500 cash - \$8500 on contract. Call 665-2257. 8-3-3

FOR SALE - 1972 Yamaha 250 Enduro DT2. Low mileage, good condition, \$750.00. Call 872-4111 before 2:00 p. m. 7-20-3

FOR SALE - 22 6-week-old pigs. 1 1/2 west, 1 3/4 south of Gagetown on Green Road. NOS-2245. 8-3-3

FOR RENT - Electric adding machine by day or week. Or rent a new Smith-Corona portable typewriter. Also new and used typewriters for sale, all makes. Leave your typewriters and other office equipment at our store for repair. McConkey Jewelry and Gift Shop. 10-6-tf

FOR SALE - '55 Chev. pickup, 6 cylinder, new battery, runs good. First \$50.00 takes it. Phone 872-3458. 8-3-tf

YARD SALE - Thursday, Friday, Saturday. 9 a.m.-8 p.m. 4319 West St., Cass City. 8-3-1

FINEST Panty Hose in Cass City are on sale now at Wood Rexall. Reg. \$1.59, now 87¢ - 6 for \$5.00. Quality at sales prices! 7-20-2

SALT FOR WATER softeners. Cube, very clean. Just \$2.35 per bag. Cash and carry. At Fuelgas Co. of Cass City. Get yours now. Phone 872-2161. 1-28-tf

FOR SALE - saddle, \$55, Mike Sieradzki, phone 872-2473. 8-3-3

GROSS MEAT MARKET

FOR PERSONAL SERVICE

And the Best in Meats

Our Own Make of Fine Sausages and Smoked Meats
Freezer Meats Always Available 9-23-tf

FOR SALE - new Michigan potatoes, home-grown sweet corn, cukes, summer squash, cabbage, lettuce. Also tomatos, onions, carrots, peppers and fruits. B & J Produce, 1 3/4 south of Gagetown. 7-20-3

GARAGE SALE - Thursday, Friday, Aug. 3-4, 10:00 a.m.-9:00 p.m. Children's and adult clothing, furniture and many miscellaneous items. Phone 872-3224. Dale Bader, 4405 Koepgen Rd., Cass City, Mich. 8-3-1

REXALL Coupon Sale Book - Saves up to \$33.00. Get yours at Wood Rexall Now. 7-20-3

FOR SALE - '64 Chevy pickup with camper. Can be seen at Sunoco station, or phone 872-3567. 8-3-3

MARTIN ELECTRIC

Residential and Commercial Wiring

State Licensed

Free Estimates

PHONE 872-4114

4180 Hurds Corner Road

10-1-tf

40,000 BTU Monogram gas space heater for natural gas. New, fully warranted. \$38.50. Fuelgas Co., Cass City. 8-3-tf

PARENTS - If you've had a gripe or a question regarding school and your child, be sure to attend the meeting Aug. 9 at 7:30 in the high school speech room. 8-3-1

CAS STATION For Lease. Phone 665-9956. Contact Owner at 6634 Gage St., Gagetown, Michigan. 7-20-7

THE SHAGENA-McCONNELL reunion will be held Sunday, Aug. 20, at Cass City Park. Potluck dinner at 12:30. 8-3-3

DEERING PACKING

Fresh counter meats

Open 7 days - weekdays till 5. Open Friday till 9. Sundays 1-5 p. m.

Halves and quarters for sale. We wrap and freeze.

For trucking, phone 761-7073.

6 1/2 miles east of Mayville on E. Mayville Rd. 3-5-tf

FOR SALE - 1969 Mercury Marauder, power steering, power brakes, real good condition. Phone 872-3144. Dick Hunt. 8-3-4

FOR SALE - 1968 Ford Galaxie 500, A-1 condition. Also sweet corn, red beets, dill, etc. Keith Rabideau, Phone NOS-2410, 3615 Hobart Rd., Gagetown. 8-3-3

WATER SOFTENERS - Rent or buy with first 6 months' rental applying to purchase. 5-cycle valve. Rental models as low as \$189.95. Special offer - free gift with water demonstration in your home. No obligation. Crystalsoft Division, Fuelgas Co. M-53 and M-81. 4-29-tf

NOW IN STOCK - Hyde football shoes now at Albee's True Value Hardware. Practice is starting soon. 7-20-tf

AUCTIONEERING - See Lorn "Slim" Hillaker. Top dollar for your property. Phone 872-3019, Cass City. 10-3-tf

Close-out

Shepard Storage Buildings

10'x6' with gable roof

reg.	our	close-
	reg. price	out
\$119.95	\$99.88	\$89.88

reg.	our	close-
	reg. price	out
\$149.95	\$138.88	\$123.88

While they last

Albee True Value Hardware

Cass City 8-3-1

WILL CARE for an elderly person in my home. Phone 872-2273. Mrs. Cora New-some. 7-13-6

FOR SALE - one tandem implement trailer; one swimming pool heater for 20x40 inground pool, like new condition; one 4-wheel A.T.V. Coot, 1971 model, electric start, excellent condition. Dick Erla, 872-2191, Cass City. 8-3-tf

WE CARRY a complete line of all antenna needs. Also we install home antenna systems. Richard's TV & Appliance, 6523 E. Main St., Cass City. Phone 872-2930. 7-27-tf

AUCTIONEER EXPERIENCED

Complete Auctioneering Service Handled Anywhere. We make All Arrangements My Experience Is Your Assurance

IRA AND DAVID OSENTOSKI

PHONE: Cass City 872-2352 collect

TRI-COUNTY Dead stock removal. Phone 375-4088. 7-27-tf

FOR SALE - 1969 Chevelle. Extras. Call 872-2008. 7-27-3

'67 CHEVY Biscayne, stick shift, very good body, nice looking interior and good running engine. \$420. 872-3836. 7-27-3

PAPER NAPKINS imprinted with names and dates for weddings, receptions, showers, anniversaries and other occasions. The Cass City Chronicle. 1-12-tf

Vote August 8
primary election

Your support
of my candidacy

Elkland Township Supervisor

will be appreciated.
Edward H. Doerr

8-3-1

FREE To Good Homes - six adorable six-week-old puppies. 3 males, 3 females. Call 665-2454. 7-20-3

FOR SALE - 1967 Ford 3/4 ton camper special with 10 1/2-ft. Little Champ self contained camper. Sleeps 6. Includes a C.B. 23-channel radio, stereo tape deck, Honda 50 motorcycle. Will sell as a complete unit only. Call (313) 672-9231 after 4 p.m. 8-3-1

ZENITH HEARING AIDS - new or used. Our business is helping people to hear better - Where the quality goes in before the name goes on. Authorized Zenith Dealer. Free customer parking in back. Terms available. McConkey Jewelry & Gift Shop, 6458 Main Street, Cass City, Mich. 48726. Phone call collect (517) 872-3025. 4-20-tf

CHILD CARE by hour, day or week. Will furnish transportation. Have references. 872-3861. Call between 9 a.m. and 4 p.m. 8-3-3

LUNCHEON AND STYLE Show Aug. 21, 1 p.m., at Cass City High School. Sponsored by Cass City Preschool Nursery. For tickets call 872-2642. 8-3-2

AUCTIONEERING - Farm and general. Harold Copeland, Cass City. Phone 872-2592. 5-18-tf

Your Support
of my candidacy
for

Elkland Township Supervisor

in the
Aug. 8 Primary Election
will be appreciated.
Edward H. Doerr

8-3-1

CARPETS gleam when cleaned by steam. For free estimates call Thumb Carpet Cleaners 823-8821 business or 823-3475 residence. 24-hour service. No job too large or small. 6-29-tf

FOR RENT - furnished apartment in Ubyl. 3 bedrooms, bath, hall carpeted. Kitchen and living room. Gas heat. Adults. Phone 658-8130. 8-3-3

FOR SALE - 600 special Case combine, in good condition. Used very little the past 3 years. Always been housed. Bertam Partio, Akron, Mich., R. 2. Phone 691-5110. 7-27-3

NOTICE

Re-Roof Awnings
Re-Side Insulate
Aluminum Windows and Doors
Call or Write

Bill Sprague, owner
of Elkton Roofing and Siding Company
Elkton 375-4215
Bad Axe CO 9-7469
Bad Axe CO 9-7158
Terms to 5 years 3-17-tf

FOR SALE - 2-year-old Palomino horse, \$225. Cushioned saddle; electric hot water heater, 50 gal.; old-fashioned kitchen sink. 872-2748. 8-3-3

FOR RENT - Bissell rug shampooer. Albee True Value Hardware. Phone 872-2270. 7-13-4

INTERESTED in Cass City Schools? Attend the organizational meeting Aug. 9, 7:30 p.m., high school cafeteria, and express your opinions. 8-3-1

FOR SALE - Oxygen cylinder - 1 - 40" medium - with respirator and mask - Never been used. Northfield 5-2405, Gagetown. 7-20-3

WOMEN to work meat counter, full or part time. Experience preferred or will train. Erla Food Center, Cass City. 8-3-2

CUSTOM BALING - 10¢ bale. Also hay windrowing, crimping, \$3.50 acre. Will put in barn. Don Cook, 2 south, 3 east, 1 1/4 south of Cass City. Phone mornings 872-3236, or 872-2512. 6-15-tf

FUEL GAS CO. Bulk gas for every purpose. From 20 pounds to 1,000 gallons. Rates as low as 4¢ per pound. Furnaces, ranges, water heaters, refrigerators, wall furnaces, floor furnaces, washers and dryers. If it's gas, we sell and service it. Corner M-81 and M-53, Phone Cass City 872-2161 for free estimates. 5-21-tf

HOUSE FOR SALE - Colonial Style. Fully remodeled. Large country kitchen. Dining room, open stairway. Large living room w/fireplace. Four bedrooms, 1 1/2 baths w/utility, 1/2 basement. Oil heat w/summer cooling. Garage. Large lot 140x248. Ideal Location. E. Telchman. Phone 872-2566 or 172-3388. 8-3-3

WEDDING INVITATIONS and announcements. A complete line of printing, raised printing or engraving. Dozens to choose from. Cass City Chronicle, Cass City. 1-12-tf

BEAUTICIAN WANTED - New shop. Call 872-2485. 7-20-3

RUMMAGE SALE - Baby clothes, boy's clothes - size 4-6; semi-formals; uniforms; bow and arrow; binoculars; ice skates; assorted other items. 7646 Bay City-Forestville, Barbara Creason. 7-20-3

FOR SALE - New 2-story home, Old English design. 3 bedrooms, with deluxe master bedroom; sunken family room with fireplace; formal dining room. Located in new Williamsburg Estates subdivision, 652 Westchester Dr. Call Smith Builders, 673-6708 for an appointment to see your new home. 7-13-8

FOR SALE - Ranch type 3 bedroom home, 1 1/2 baths, full basement with fireplace, double lot, many extras. Jerry Root, 4196 Maple St., Cass City. 7-27-3

CLOSE-OUT - Tappan continuous clean oven, 30 inch size, deluxe model, \$239.95. Fuelgas Co., Cass City. 8-3-tf

3 ACRE LOT for sale - 7 miles east of Grayling on paved road, M-72, 16 x 68 cabin furnished, built-in cupboards, fuel oil heater; gas stove; Frigidaire freezer; 2 beds, 2 cots. Joe Crawford. Phone 872-2889. 8-3-3

OUR 19th YEAR OF SERVING THIS COMMUNITY IN REAL ESTATE 7-27-2

B. A. CALKA REAL ESTATE
B. A. CALKA, REALTOR

6306 W. Main St., Cass City, Mich. 48726
Telephone: Area Code 517 872-3355

or call:
Fred A. McEachern, Associate,
872-3355

What do you have to SELL? A farm, small acreage, retirement place, a home, river property? . . . Perhaps the prospective buyer's name for your place is already on our list. If so, we'll be happy to get in touch with him if you list with us TODAY. No charge for listing. Let us explain our advertising program to you.

LISTINGS WANTED IN TUSCOLA, SANILAC AND HURON COUNTIES
See, call or write to:

B. A. CALKA REAL ESTATE
B. A. CALKA, REALTOR

FOR SALE - 2 nine-month-old Holstein bulls. Ken Maharg, 6 north and 1/2 west of Cass City. Phone 872-2532. 8-3-3

CUSTOM SLAUGHTERING - Monday and Tuesday, Thursday and Friday - No appointment needed. We also cut, wrap and freeze for your freezer and do custom curing and smoking. Erla Packing Co. Phone 872-2191. For livestock trucking to our slaughterhouse, phone 872-3564. 1-13-tf

MATTRESS SALE - mattresses or springs, \$15.00. Others, \$15.00 and up. Must clear these out. Long Furniture, Marlette. 8-3-3

FOR SALE - 1964 Ford Galaxie, good condition, 289, 3 speed on-the-floor. Call after 1:00 p. m. 872-2875. 6-29-6

FOR SALE - 1957 Chevrolet. 4 door, good condition. Priced to sell. Call 872-3132 after 4 o'clock. 8-3-3

CUSTOM BUTCHERING - Monday and Tuesday. By appointment only. Cutting and wrapping for deep freeze, 1 1/2 miles south. Carl Reed, Cass City. Phone 872-2085. 10-27-tf

FOR SALE - 1968 Ford Custom 2 door, 6 cylinder, standard transmission. Best offer. Good second car. Phone 872-2959. 7-20-3

Village of Cass City County of Tuscola, Michigan

Minutes of a regular Meeting of the Village Council of the Village of Cass City, County of Tuscola, Michigan, held in the Village Hall in said Village, on the 27th day of June, 1972, at 7 o'clock p.m., Eastern Standard Time.

PRESENT: Councilmen Albee, Rawson, Holmberg, Jones, Bliss.

ABSENT: Councilman Ross. The following preamble and resolution were offered by Councilman Holmberg and supported by Councilman Jones.

WHEREAS, the Village Council determines it necessary to acquire, construct, furnish and equip a municipal swimming pool and to acquire, improve and develop the site therefor, for the use of the Village of Cass City;

AND WHEREAS, the Village Council estimates the total cost of acquiring, constructing, furnishing and equipping a municipal swimming pool and acquiring, improving and developing the site therefor not to exceed Two Hundred Twenty Four Thousand (\$224,000.00) Dollars;

AND WHEREAS, the Village Council deems it advisable and necessary to borrow the sum of One Hundred Thirteen Thousand (\$113,000.00) Dollars and issue general obligation bonds of the Village therefor to pay part of the cost of said improvements;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. There be submitted to the qualified electors of the Village at a Special Election, which is hereby called to be held in the Village of Cass City on Tuesday, August 22, 1972, the following proposition:

BONDING PROPOSITION

Shall the Village of Cass City, County of Tuscola, Michigan, borrow the sum of not to exceed One Hundred Thirteen Thousand (\$113,000.00) Dollars and issue the general obligation bonds of the Village therefor, for the purpose of paying part of the cost of acquiring, constructing, furnishing and equipping a municipal swimming pool and acquiring, improving and developing the site therefor, for the use of the Village of Cass City?

2. The Village Clerk will receive the registration of electors qualified to vote at said election who are not already properly registered until Friday, July 21, 1972, and on said Friday, July 21, 1972, that being the last day for receiving registrations for said Special Election to be held on Tuesday, August 22, 1972, the Village Clerk shall be at her office between the hours of 8:00 o'clock a. m., and 8:00 o'clock p.m., Eastern Standard Time, for the purpose of receiving registrations for said election.

3. The Village Clerk is directed to give notice of the submission of the proposition to the qualified electors of the Village of Cass City at said special village election by giving notice thereof in the manner required by law, which notice shall be in substantially the following form:

Village of Cass City
County of Tuscola, Michigan

Notice of Special Election

TO THE QUALIFIED ELECTORS OF THE VILLAGE OF CASS CITY:

PLEASE TAKE NOTICE that at a Special Election to be held in the Village of Cass City, County of Tuscola, Michigan on August 22, 1972, between the hours of 7:00 o'clock a. m. and 8:00 o'clock p. m., Eastern Standard Time, there will be submitted the following proposition:

Bonding Proposition

Shall the Village of Cass City, County of Tuscola, Michigan, borrow the sum of not to exceed One Hundred Thirteen Thousand (\$113,000.00) Dollars and issue the general obligation bonds of the Village therefor, for the purpose of paying part of the cost of acquiring, constructing, furnishing and equipping a municipal swimming pool and acquiring, improving and developing the site therefor, for the use of the Village of Cass City?

The place of election will be: The Elkland Township Cultural Center.

Only those registered and qualified electors eighteen (18) years of age or older will be permitted to vote on the general obligation bonding proposition.

This Notice is given by order of the Village Council of the Village of Cass City, County of Tuscola, Michigan.

Celia L. House
Village Clerk

4. The Village Clerk shall cause a copy of this resolution to be published in The Cass City Chronicle, a newspaper of general circulation in the Village, at least twice not less than two (2) weeks prior to the date of the aforesaid election, and shall also cause this resolution to be posted in ten (10) public places in each election precinct in the Village at least two (2) full weeks before said election.

5. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Councilmen Albee, Rawson, Holmberg, Jones, Bliss.

NAYS: Councilmen 0.

Resolution declared adopted.

Celia L. House
Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Cass City, County of Tuscola, Michigan, at a Regular Meeting held on the 27th day of June, 1972, and that public notice of said meeting was given pursuant to Act No. 361, Public Acts of Michigan, 1968, including in the case of a special or rescheduled meeting notice by publication or posting at least twelve hours prior to the time set for the meeting.

Celia L. House
Village Clerk
8-3-72

Unbeaten Mets champions of Minor League

The Mets were the undisputed champions of the Minor League, as they finished the season with 10 wins and not a single loss.

The Minor League All Star game was scheduled Tuesday night with top players from each of the six teams competing.

Chosen for the honor were: Mets — Jeff Hanby, Mike Martin, Jim Anderson and Craig O'Harris; Dodgers — Dean Stover, Mark Stover, Brad Hartel and Mike Laffer; White Sox — Kevin Woodward, Steve Bergman, Jim McCreedy and Larry Harrison.

The Indians were represented by: Mark Guinther, Don Mackowiak, Doug Sowden, Joey Decker and Todd Vatter, alternate; Braves — Terry Tuckey, Jim Hofstedt, Mark Shaw, Doug McArthur and Gerald Bartnik, alternate, and Angels — Scott Fisher, Roger McKee, Doug Hyatt and Randy Perry.

Final standings for the league were:

	W	L
Mets	10	0
Dodgers	6	4
Indians	5	5
White Sox	5	5
Braves	3	7
Angels	2	8

Blooper Ball League tourney starts Monday

Gagetown won the showdown game in the Thumb Area Blooper Ball League to clinch at least a share of the league championship and go into next week's league tourney as defending champions.

The double elimination tournament starts Monday with all teams participating. The key game was played Thursday when Gagetown walked all over Duffy's in a 10-3 victory to put them a game in front of the pack.

In other games, Duffy's posted a narrow decision over Colwood, 6-5, and Pabst edged Cass City, also by one run, 2-1, Monday, July 24.

Colwood scored its second one-run decision of the week Wednesday, July 26, with a 2-1 decision over Pabst.

The standings July 31

	W	L
Gagetown	11	1
Duffy's	10	2
Jack's Bar	6	5
Colwood	5	7
Pabst	3	10
Cass City	1	11

Money will buy anything—
even another man's opinion.

If the world likes you, it is a
sure sign you like the world.

Church League race tightens as Methodists fall to Colwood

The Cass City Church League race promises to go right to the wire before a champion is crowned. Following action this week there is no longer an undefeated team in the league. The last to fall was Trinity Methodist which dropped a one-run decision to Colwood,

10-9, Tuesday, July 25.

It looked as if the league leaders would coast to victory but Colwood proved again that the game is never over until the final out by scoring five runs in the last inning to win.

Dave Smith, Lowell Smith and Wilbur Palmer led the way

for the winners with two hits each while Jerry Toner slammed two hits for the Methodists. Bob Smith pitched the win and Eldon Stoutenburg was charged with the defeat.

In the early game Tuesday, Owen-Gage hammered out an 11-6 win over Shabbona-Deford.

Dennis Koch pitched the win and D. Caister took the loss. Koch helped his own cause with three hits while A. Karr and K. McKeller had two hits each.

Ron Smith, D. Caister and Leslie Severance slammed two hits each for Shabbona.

THURSDAY GAMES

Novesta Church of Christ poured it on tail-end Deford Community Church, 19-9, behind Don Englehart. Alvin McKee took the loss for Deford. Englehart had three hits and Tim Knoblet and Lee Hartel hit circuit clouts for the winners. Louis Tibbitts slammed a home run for Deford.

In the early game Thursday the Catholics stayed on the winning track after an early season slump by dumping the Lutherans, 5-1.

FRIDAY GAMES

Snover outlasted Lamotte in a slugfest Friday, 10-11. Mike Denton hurled the win while Leland Hirsch took the loss. Charles Husted was four for four while Bruce and Mike Denton slammed three hits each.

In the late game the Baptists continued to roll with a 12-1 decision over Owen-Gage. Gary Mellendorf gave up three hits while Denny Koch allowed eight hits in the losing effort. The win helped the Baptists move into second place.

SATURDAY GAMES

Owen-Gage stayed in the thick of the title race with a 14-1 win over Fraser-Cass City Missionary. D. Koch pitched a four hitter while Stine was rapped for 10 hits by the winners. Lorencz, Darr and Barnes each collected two hits for the winners.

In the late game, Colwood hammered out a 15-10 decision over the Lutherans. Dave Smith lashed out three hits and Jim Smith and Roger F. rk two hits each for the winners. John Hacker ripped off three hits while James Belk and the Rev. James Van Dellen slammed a pair of safeties each for the Lutherans. Keith O'Dell took the win and Nelson Willy was the losing pitcher.

MONDAY GAMES

Church of Christ made it a banner seven days with a 5-2 decision over Snover-Laing. Englehart bested Dorman on the mound. Ralph Zinnecker showed the way for the winners with two hits in three tries.

The Baptists slammed out nine hits and Gary Mellendorf pitched a shutout for an easy 11-0 decision over Lamotte. Mellendorf allowed just 2 hits and whiffed 10. Fishell took the loss. Henry Cooklin and Dan Mellendorf led the winners with two hits each.

The standings:

	W	L
Trinity Methodists	6	1
Owen-Gage	6	2
Catholics	6	2
Baptists	6	2
Church of Christ	5	3
Colwood	4	3
Lutherans	3	4
Snover-Laing	3	5
Fraser-C.C. United Miss.	2	4
Shabbona-Deford	2	5
Lamotte United Miss.	1	7
Deford Community	1	7

Any diet is a fizzle unless it takes the starch out of you.

The only perfect partner is the man who trumps opportunity.



FISHING CONTEST WINNERS were named Friday after a 2 1/2 hour contest sponsored by the village recreation program. Prizes were awarded for the largest and smallest fish in three age groups. Winners in the 7-8 year bracket were Brad Hartel, left, who caught a 6 1/2 inch, bass. Robbie Albee angled a 17 1/2 inch, 5 pound carp.



THE LONGEST FISH caught in the afternoon was a 20 inch, 3 pound pike, taken by Rick Szarapski, in the 11-12 group. Craig O'Harris caught the smallest fish, of minuscule size.



IN THE 9-10 age group, Tim Fahrner, left, took largest fish with a 6 1/4 inch, 1/2 pound bass, while Trent Guinther won the prize for the smallest catch, a 6 inch, 1/2 pound bass.

Erila's win 2 tourney tune-ups

Erila's tuned up for the district 8 tournament at Port Huron Friday at 7 p.m. with a pair of victories in the Thumb Travelling League.

The Foodmen will play Bopia Trucking in the Class C competition at Memorial Park. The finals are set for Saturday night at the same location.

In the league, Erila's bested Frankenthuth, 15-8, and Akron Merchants, 3-0.

The final league game was to have been played Wednesday at Akron with tough Sebawaing Log Cabin. The team's season

record is 16-7.

The game with Frankenthuth was closer than the final score indicates. After five innings, Erila's trailed 6-5, but five-run rallies in each of the last two innings salted away the game. Elwyn Helwig pitched the victory, striking out 10, while Whitey Wilson took the loss, giving up 14 hits. Helwig and Henning hammered circuit clouts.

It was a different ball game against Akron. The Foodmen lashed out for eight hits but Lassiter kept them well scattered to keep the game close.

Erila's could score only three times. The trouble for Akron was that Al Bosch was having another good night and he mowed down Akron with ease allowing just two hits while whiffing 14 and walking none. Henning led Erila's with two hits. Wally Hempton lashed a triple and moments later scored the first run of the game.

Babe Ruthers seek play-off title Thursday

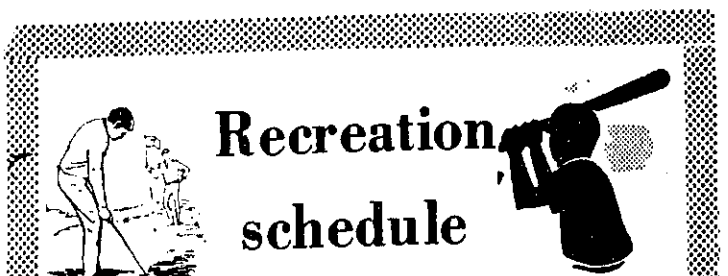
Cass City Babe Ruth team moved to the final game of the play off Monday by defeating Port Austin 13-3. Chuck Bliss pitched 5 innings of no hit ball before Port Austin scored 3 runs.

Jerry Toner pitched the last inning.

Cass City bats came alive as they got 10 hits. Toner slammed a home run and double and Dan Mellendorf went 3 for 4 with 2 doubles and a single.

Dave Zawilinski collected 2 hits and Ed Stoutenburg rapped a triple but was out at home on a close play.

The championship game will be at 4:30 Thursday at Uby.



Monday: 9 a.m. Trampoline, basketball. Tuesday: 10 a.m. Trip to Becker's Zoo. Wednesday: 9 a.m. Trampoline. 1 p.m. Volleyball. Thursday: 10 a.m.-3 p.m. Swimming. 50 cents and sack lunch. Friday: Events at park. The week of Aug. 7-11 will be the last week of organized activities under the summer recreation program.

— ELECT —

William "Bill" Nugent

STATE REPRESENTATIVE

77TH District

*** REPUBLICAN * EXPERIENCED**

*** LIFETIME RESIDENT**

FARMER - COUNTY COMMISSIONER

"Let's Move With The Times"

YOUR SUPPORT - YOUR VOTE

Will Be Appreciated **AUGUST 8TH.**
Pd. Political Ad



Remember Today... on Kodak film



Remembering can prove to be half the fun of a vacation. Remembering when the kids made those new friends or saw that plastic dinosaur and fell in love with him.

Remember us before you leave on vacation and remember Kodak film and KODAK INSTAMATIC® Cameras... we have both.

Kodak Makes Your Pictures Count.

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Cass City

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film developed at Wood's



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EXTRA PRINTS — FULL SIZE

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EXTRAS FREE!

FREE — ALBUM PAGES

ZONING ORDINANCE

Village of Cass City

Tuscola County, Michigan

TITLE

AN ORDINANCE enacted under Act 207, Public Acts of 1921, as amended, governing the incorporated portions of the Village of Cass City, Tuscola County, Michigan, to regulate and restrict the location and use of buildings, structures and land for trade, industry, residence and for public and semipublic or other specified uses; and to regulate and limit the height and bulk of buildings, and other structures; to regulate and to determine the size of yards, courts and open spaces; to regulate and limit the density of population; and for said purposes to divide the Municipality into districts and establishing the boundaries thereof; providing for changes in the regulations, restrictions and boundaries of such districts; defining certain terms used herein; providing for enforcement; establishing a Board of Appeals; and imposing penalties for the violation of this Ordinance.

PREAMBLE

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting, and protecting the public health, safety, peace, morals, comfort, convenience, and general welfare of the inhabitants of the Village of Cass City, by protecting and conserving the character and social and economic stability of the residential, commercial, industrial and other use areas; by securing the most appropriate use of land; preventing overcrowding of the land and undue congestion of population; providing adequate light, air, and reasonable access; and facilitating adequate and economical provision of transportation, water, sewers, schools, recreation and other public requirements, and by other means, all in accordance with a comprehensive plan now therefore:

ENACTING CLAUSE

The Village of Cass City Ordains:

ARTICLE I - SHORT TITLE

SEC. 100. SHORT TITLE:

This Ordinance shall be known and may be cited as the Village of Cass City Zoning Ordinance.

ARTICLE II - CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SEC. 200. CONSTRUCTION OF LANGUAGE:

The following rules of construction apply to the text of this Ordinance:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. A "building" or "structure" includes any part thereof.
6. The phrase "used for" includes "arranged for", "designed for", "intended for", "contained for", or "occupied for".
7. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and", "or", "either...or", the conjunction shall be interpreted as follows:
 - a. "And" indicates that all the connected items, conditions, provisions, or events shall apply.
 - b. "Or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - c. "Either...or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
9. Terms not herein defined shall have the meaning customarily assigned to them.

SEC. 201. DEFINITIONS:

Accessory Use, or Accessory: A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as, the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

- a. Residential accommodations for servants and/or caretakers.
- b. Swimming pools for the use of the occupants of a residence, or their guests.
- c. Domestic or agricultural storage in a barn, shed, tool room, or similar accessory building or other structure.
- d. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building, and has no exterior signs or displays.
- e. Storage of merchandise normally carried in stock in connection with a business or industrial use, unless such storage is excluded in the applicable district regulations.
- f. Storage of goods used in or produced by industrial uses or related activities, unless such storage is excluded in the applicable district regulations.
- g. Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
- h. Uses clearly incidental to a main use such as, but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
- i. Accessory off-street loading, subject to the off-street loading regulations for the district in which the zoning lot is located.
- j. Accessory signs, subject to the sign regulations for the district in which the zoning lot is located.

Alley: Any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

Alterations: Any change, addition, or modification in construction or type of occupancy, or in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed".

Apartment: A suite of rooms or a room in a multiple-family building arranged and intended for a place of residence of a single family or a group of individuals living together as a single housekeeping unit.

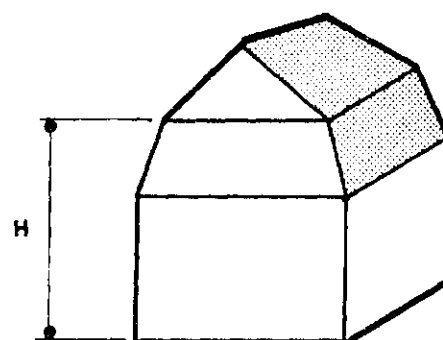
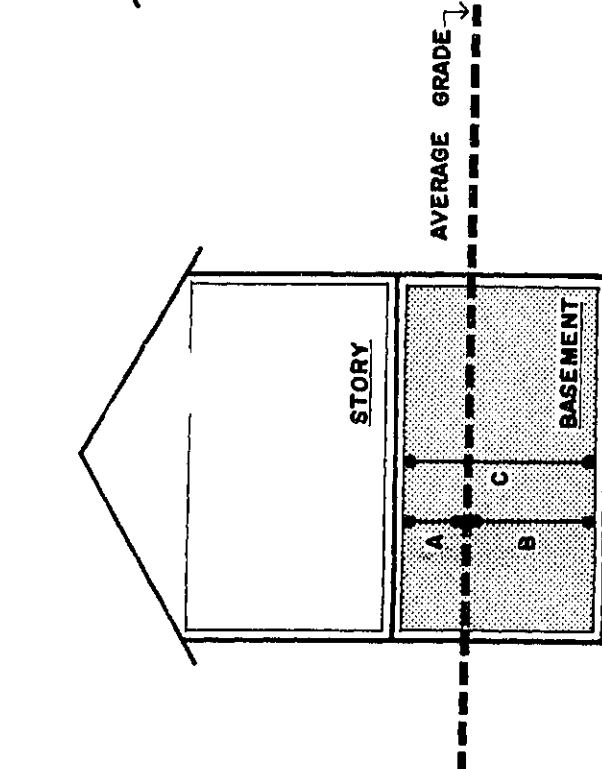
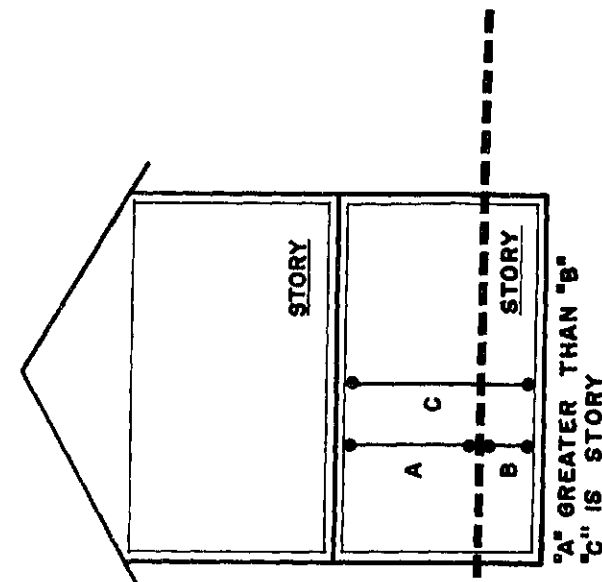
Auto Repair Station: A place where, along with the sale of engine fuels, the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles.

Basement: That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.

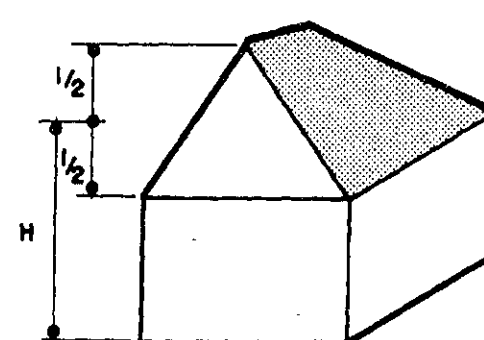
Block: The property abutting one side of a street and lying between the two nearest intersecting streets, (crossing or terminating) or between the nearest such street and railroad right-of-way, unsubdivided acreage, lake, river or live stream; or between any of the foregoing and any other barrier to the continuity of development, or corporate boundary lines of the Municipality.

Building: Any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind.

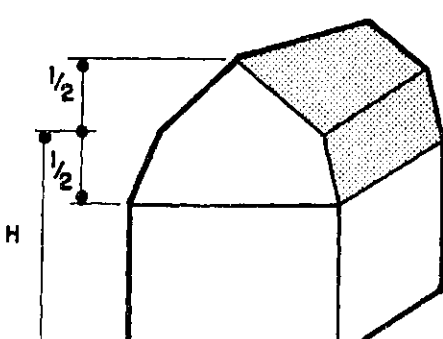
Building Height: The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs.



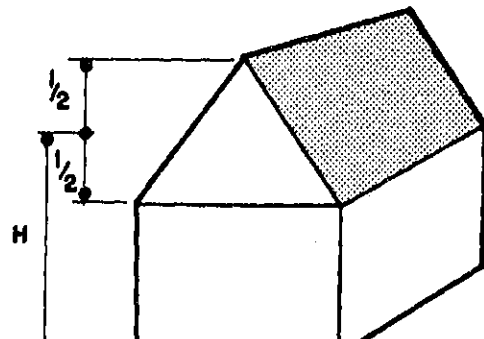
MANSARD ROOF



HIP ROOF



GAMBREL ROOF



GABLE ROOF

H = HEIGHT OF BUILDING

BUILDING HEIGHT

Building Line: A line formed by the face of the building, and for the purposes of this Ordinance, a minimum building line is the same as a front setback line.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit.

Convalescent or Nursing Home: A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and medical care.

Development: The construction of a new building or other structure on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use.

District: A portion of the incorporated area of the Municipality within which certain regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

Drive-In: A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure.

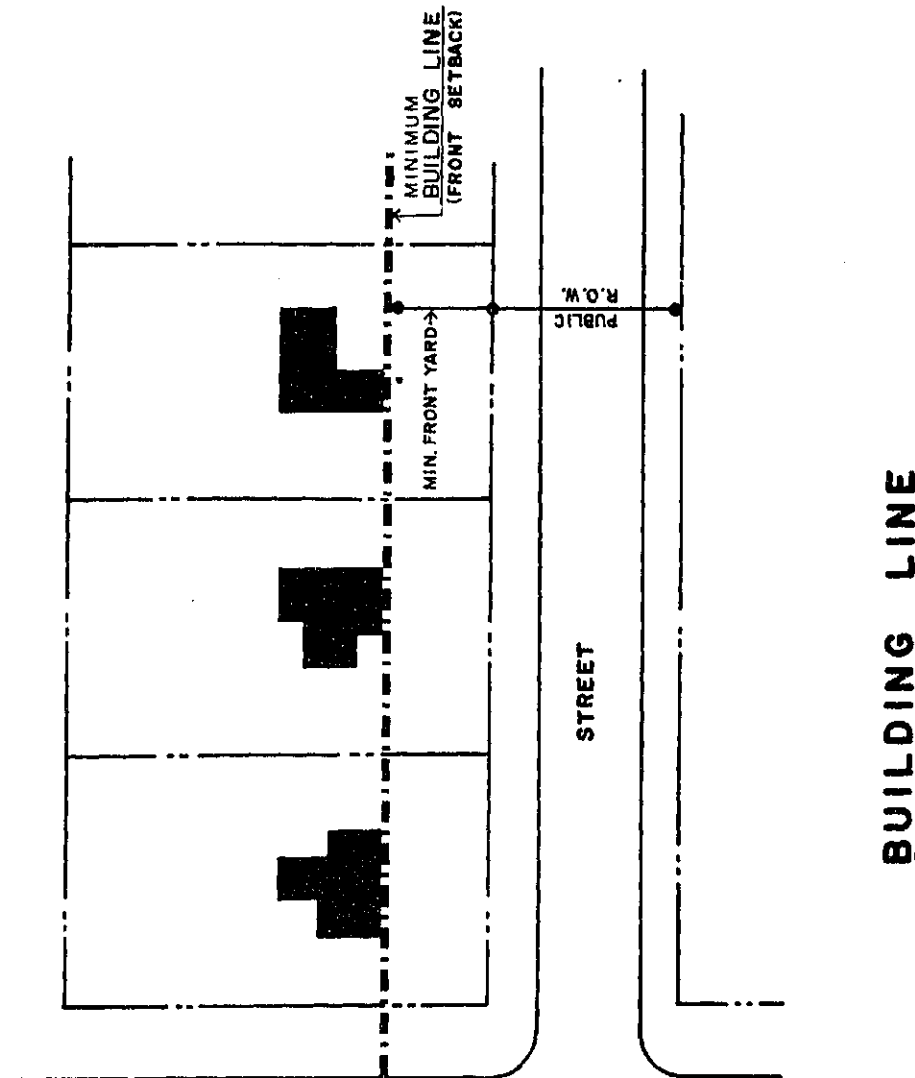
Dwelling Unit: A building, or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.

Dwelling, One-Family: A building designed exclusively for and occupied exclusively by one (1) family.

Dwelling, Two-Family: A building designed exclusively for occupancy by two (2) families living independently of each other.

Dwelling, Multiple-Family: A building, or a portion thereof, designed exclusively for occupancy by three (3) or more families living independently of each other.

Erected: Built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction, excavation, fill, drainage, and the like, shall be considered a part of erection.



Essential Services: The erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution system, collection, communication, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar equipment in connection herewith, but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety, or welfare.

Excavation: Any breaking of ground, except common household gardening and ground care.

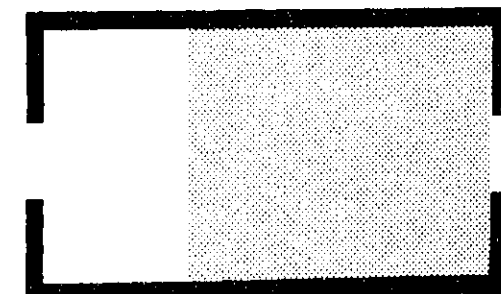
Family: One or two persons or parents, with their direct lineal descendants and adopted children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit.

Farm: The carrying on of any agricultural activity or the raising of livestock or small animals as a source of income.

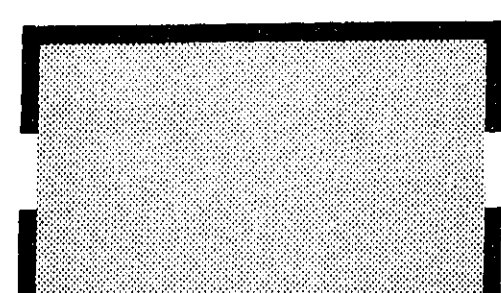
Floor Area, Residential: For the purpose of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls or from the centerline of walls separating two dwellings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

Floor Area, Usable (For the purposes of computing parking): That area used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation of "Usable Floor Area". Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

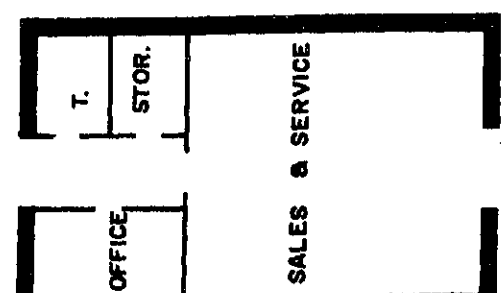
Garage, Private: An accessory building or portion of a main building designed or used solely for the storage of motor-driven vehicles, boats and similar vehicles owned and used by the occupants of the building to which it is accessory.



USABLE FLOOR AREA
(FOR PURPOSES OF COMPUTING PARKING)



TOTAL FLOOR AREA



FLOOR AREA

Garage, Service: Any premises used for the storage or care of motor-driven vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

Gasoline Service Station: A place for the dispensing, sale or offering for sale of motor fuels directly to users of motor vehicles, together with the sale of minor accessories and services for motor vehicles, but not including major automobile repair such as bumping and painting.

Grade: The ground elevation established for the purpose of regulating the number of stories and the height of buildings. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

Home Occupation: Is an occupation or profession customarily carried on by an occupant of a dwelling unit as a secondary use which is clearly incidental to the use of the dwelling unit for residential purposes.

Hotel: A building or part of a building, with a common entrance or entrances, in which the dwelling units or rooming units are used primarily for transient occupancy, and in which one or more of the following services are offered: main service, furnishing of linen, telephone, secretarial or desk service, and bellboy service. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.

Junk Yard: An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled including, but not limited to: scrap iron and other metals, paper, rags, rubber tires and bottles. A "Junk Yard" includes automobile wrecking yards and includes any area of more than two hundred (200) square feet for storage, keeping or abandonment of junk but does not include uses established entirely within enclosed buildings.

Kennel, Commercial: Any lot or premise on which three (3) or more dogs, cats or other household pets are either permanently or temporarily boarded. Kennel shall also include any lot or premises where household pets are bred or sold.

Loading Space: An off-street space on the same lot with a building, or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot: A parcel or land occupied, or intended to be occupied, by a main building or a group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Ordinance. A lot may or may not be specifically designated as such on public records.

Lot, Corner: A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred and thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred and fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred and thirty-five (135) degrees.

Lot, Interior: Any lot other than a corner lot.

Lot, Through: Any interior lot having frontage on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.

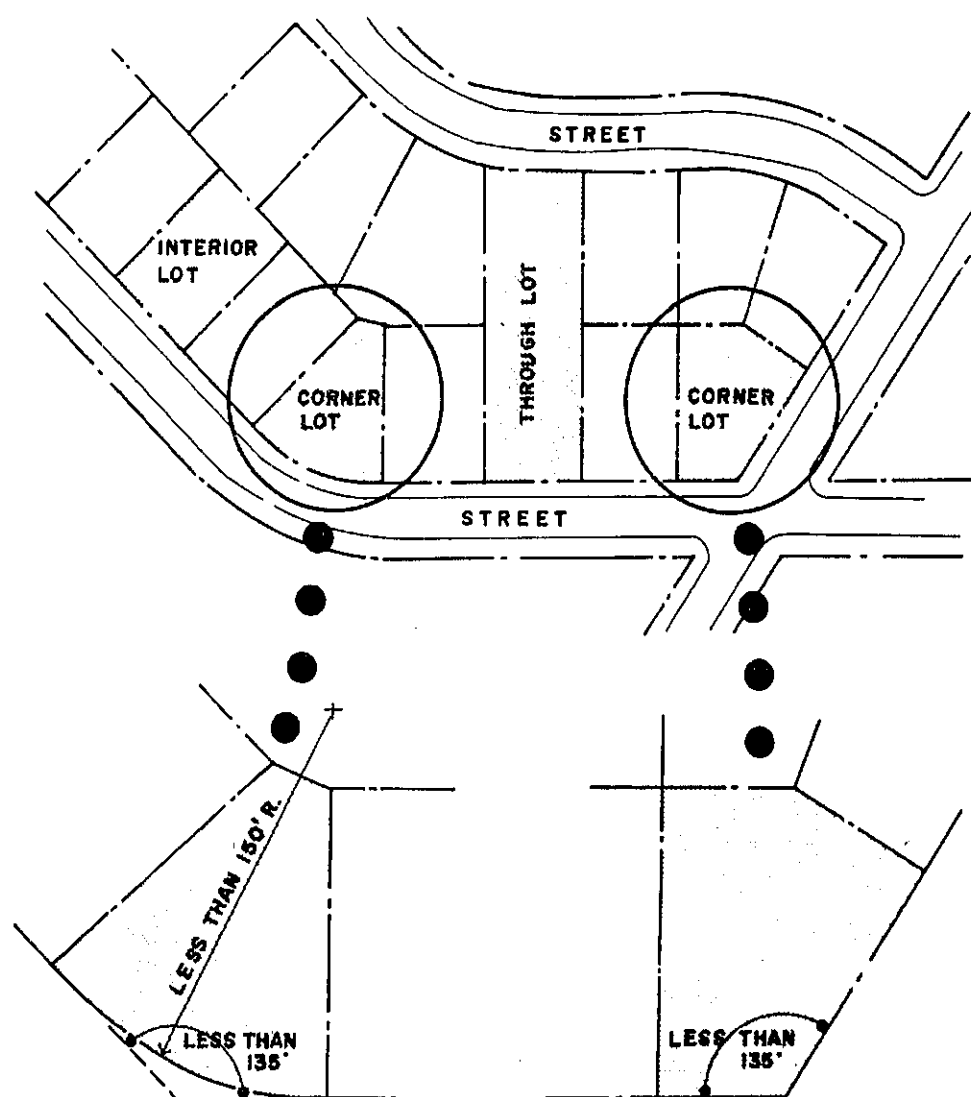
Lot, Zoning: A single tract of land, located within a single block, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control.

A zoning lot shall satisfy this Ordinance with respect to area, size, dimensions, and frontage as required in the district in which the zoning lot is located. A zoning lot, therefore, may not coincide with a lot of record as filed with the County Register of Deeds, but may include one or more lots of record.

Lot Area: The total horizontal area within the lot lines of the lot.

Lot Coverage: The part or percent of the lot occupied by a building including accessory buildings.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.



INTERIOR, THROUGH & CORNER LOTS

Lot Lines: The lines bounding a lot as defined herein:

- Front Lot Line:** In the case of an interior lot, is that line separating said lot from the street. In the case of a through lot, is that line separating said lot from either street.
- Rear Lot Line:** That lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
- Side Lot Line:** Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot of Record: A parcel of land, the dimensions of which are shown on a document or map in file with the County Register of Deeds or in common use by Municipal or County Officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

Lot Width: The horizontal straight line distance between the side lot lines, measured between the two points where the front setback lines intersect the side lot lines.

Main Building: A building in which is conducted the principal use of the lot upon which it is situated.

Major Thoroughfare: An arterial street which is intended to serve as a large volume trafficway for both the immediate municipal area and the region beyond, and is designated as a major thoroughfare, parkway, freeway, expressway, or equivalent term on the Major Thoroughfare Plan to identify those streets comprising the basic structure of the Major Thoroughfare Plan.

Master Plan: The Comprehensive Community Plan including graphic and written proposals indicating the general location for streets, parks, schools, public buildings, and all physical development of the Municipality, and includes any unit or part of such plan, and any amendment to such plan or parts thereof. Such plan may or may not be adopted by the Planning Commission and/or the Legislative Body.

Mezzanine: An intermediate floor in any story occupying not to exceed one-third (1/3) of the floor area of such story.

Mobile Home: Any vehicle designed, or constructed so as to permit its being used as a conveyance upon the public streets or highways and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one (1) or more persons.

Mobile Home (Permanent): A mobile home, which is attached to a foundation from which it cannot be readily moved, and which is constructed in such a way that it meets all codes and ordinances of the Municipality applicable to single-family dwellings.

Mobile Home Park: Any plot of ground upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located.

Motel: A series of attached, semi-detached or detached rental units containing a bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicle.

Municipality: The Village of Cass City, Michigan.

Nonconforming Building: A building or portion thereof lawfully existing at the effective date of this Ordinance, or amendments thereto and that does not conform to the provisions of the Ordinance in the district in which it is located.

Nonconforming Use: A use which lawfully occupied a building or land at the effective date of this Ordinance, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.

Nursery, Plant Materials: A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

Nuisance Factors: An offensive, annoying, unpleasant, or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion of any physical characteristics of activity or use across a property line which can be perceived by or affects a human being, or the generation of an excessive or concentrated movement of people or things, such as, but not limited to: (a) noise, (b) dust, (c) smoke, (d) odor, (e) glare, (f) fumes, (g) flashes, (h) vibration, (i) shock waves, (j) heat, (k) electronic or atomic radiation, (l) objectionable effluent, (m) noise of congregation of people, particularly at night (n) passenger traffic, (o) invasion of non-abutting street frontage by traffic.

Off-Street Parking Lot: A facility providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three (3) vehicles.

Open Front Store: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "Open Front Store" shall not include automobile repair stations or automobile service stations.

Parking Space: An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

Principal Use: The main use to which the premises are devoted and the principal purpose for which the premises exist.

Public Utility: A person, firm, or corporation, municipal department, board or commission duly authorized to furnish and furnishing under Federal, State or Municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation, or water.

Room: For the purpose of determining lot area requirements and density in a multiple-family district, a room, dining room or bedroom, equal to at least eighty (80) square feet in area. A room shall not include the area in kitchen, sanitary facilities, utility provisions, corridors, hallways and storage. Plans presented showing 1, 2, or 3 bedroom units and including a "den", "library" or other extra room shall count such extra room as a bedroom for the purpose of computing density.

Setback: The distance required to obtain minimum front, side or rear yard open space provisions of this Ordinance.

Sign: The use of any words, numerals, figures, devices, designs or trademarks by which anything is made known such as are used to show an individual, firm, profession, or business, and are visible to the general public.

Sign, Accessory: A sign which is accessory to the principal use of the premises.

Sign, Non-accessory: A sign which is not accessory to the principal use of the premises.

Story: That part of a building, except a mezzanine as defined herein, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty (50) percent, by cubic content, is below the height level of the adjoining ground.

Story, Half: An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet with a clear height of seven feet six inches (7' - 6"). For the purposes of this Ordinance, the usable floor area is only that area having at least four feet (4') clear height between floor and ceiling.

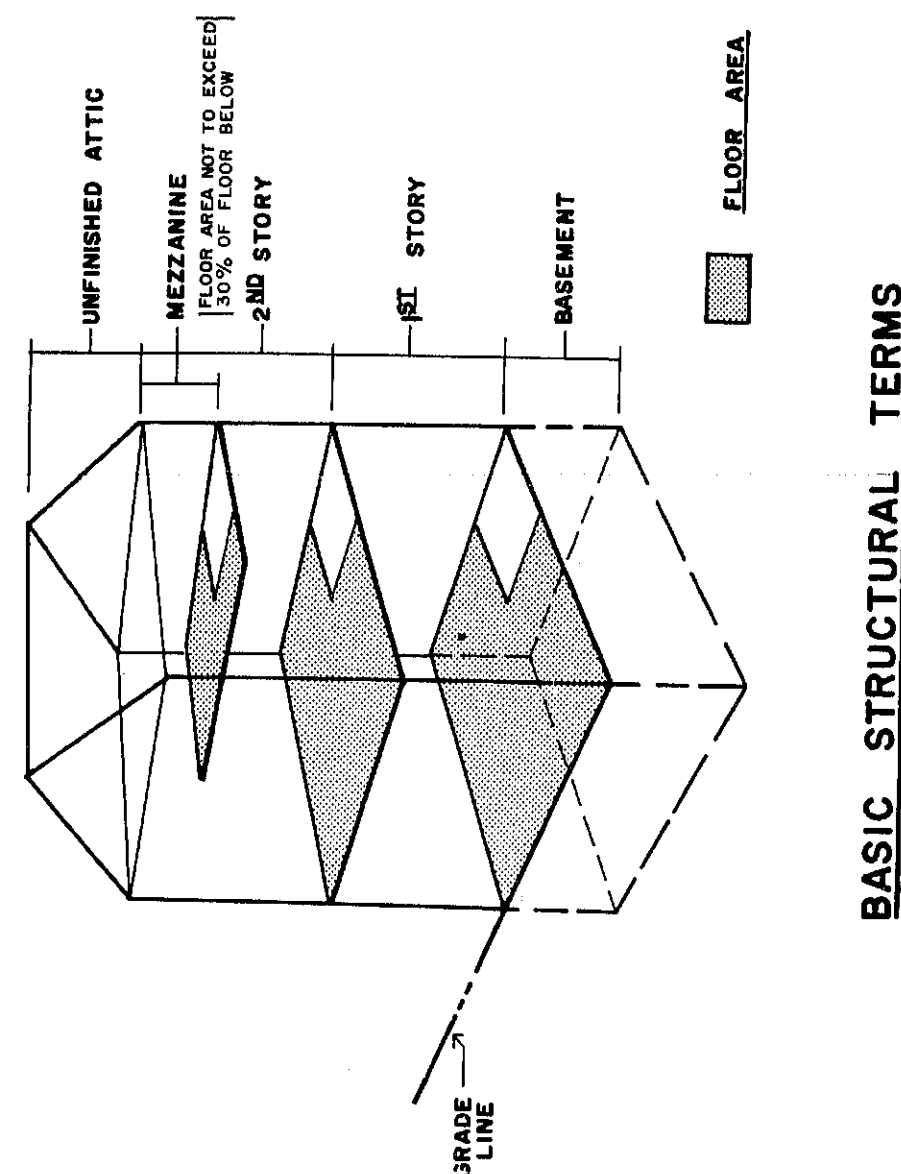
Street: A public dedicated right-of-way, other than an alley, which affords the principal means of access to abutting property.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Temporary Use or Building: A use or building permitted by the Board of Appeals to exist during periods of construction of the main building or use, or for special events.

Use: The principal purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

Wall, Obscuring: A structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this Ordinance.



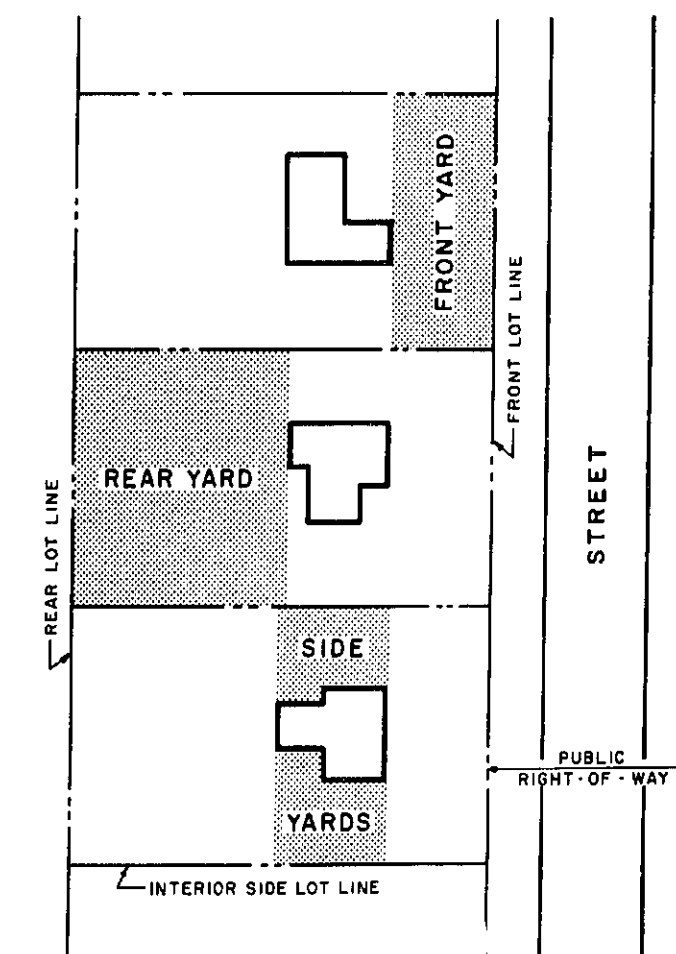
Yards: The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein:

- Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building.
- Rear Yard:** An open space extending the full width of the lot the depth of which is the minimum horizontal distance between the rear lot line and the nearest point of the main building. In the case of a corner lot, the rear yard may be opposite either street frontage.
- Side Yard:** An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point on the side lot line to the nearest point of the main building.

Zoning Exceptions and Variances:

- Exception:** An exception is a use permitted only after review of an application by the Board of Appeals, or Planning Commission or Legislative Body other than the Administrative Official (Building Inspector) such review being necessary because the provisions of this Ordinance covering conditions precedent or subsequent, are not precise enough to all applications without interpretation, and such review and exception is provided for by this Ordinance.
- Variance:** A modification of the literal provisions of the Zoning Ordinance granted when strict enforcement of the Zoning Ordinance would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted.

The crucial points of variance are undue hardship and unique circumstances applying to the property. A variance is not justified unless both elements are present in the case.



YARDS

- The "Exception" differs from the "Variance" in several respects. An exception does not require "undue hardship" in order to be allowable. The exceptions that are found in this Ordinance appear as "special approval" by Planning Commission, Legislative Body, or Board of Appeals. These land uses could not be conveniently allocated to one zone or another, or the affects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:

- They require large areas.
- They are infrequent.
- They sometimes create an unusual amount of traffic.
- They are sometimes obnoxious or hazardous.
- They are required for public safety and convenience.

ARTICLE III - ZONING DISTRICTS AND MAPSEC. 300. DISTRICTS ESTABLISHED:

For the purpose of this Ordinance, the Village of Cass City is hereby divided into the following districts:

RESIDENTIAL DISTRICTS

RA-1 One-Family Residential District
RA-2 One-Family Residential District
R-B Two-Family Residential District
RC Multiple-Family Residential District
RP-1 Planned Residential District
SP Special Purpose District

NONRESIDENTIAL DISTRICTS

OS-1 Office Service District
B-1 Community Business District
B-2 General Business District
I-1 Light Industrial District
I-2 General Industrial District
P-1 Vehicular Parking District

SEC. 301. DISTRICT BOUNDARIES:

The boundaries of these districts are hereby established as shown on the Zoning Map, Village of Cass City Zoning Ordinance, which accompanies this Ordinance, and which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

SEC. 302. DISTRICT BOUNDARIES INTERPRETED:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- Boundaries indicated as approximately following the center lines of streets, highways, or alleys, shall be construed to follow such center lines.
- Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- Boundaries indicated as approximately following Village limits shall be construed as following Village limits.
- Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
- Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.
- Where physical or natural features existing on the ground are at variance with those shown on the official Zoning Map, or in other circumstances not covered by subsections 1 through 5 above, the Board of Appeals shall interpret the district boundaries.
- Insofar as some or all of the various districts may be indicated on the Zoning Map by patterns which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

SEC. 303. ZONING OF ANNEXED AREAS:

Whenever any area is annexed to the Village of Cass City, one of the following conditions will apply:

- Land that is zoned previous to annexation shall be classified as being in whichever district of this Ordinance most closely conforms with the zoning that existed prior to annexation, such classification to be recommended by the Planning Commission to the Village Council and the Council shall approve same by resolution.
- Land not zoned prior to annexation shall be automatically classified as an RA-1 District until a Zoning Map for said area has been adopted by the Village Council. The Planning Commission shall recommend the appropriate zoning districts for such area within three (3) months after the matter is referred to it by the Village Council.

SEC. 304. ZONING OF VACATED AREAS:

Whenever any street, alley or other public way, within the Village of Cass City shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same Zone District as the property to which it attaches.

SEC. 305. DISTRICT REQUIREMENTS:

All buildings and uses in any District shall be subject to the provisions of ARTICLE XVII - GENERAL PROVISIONS and ARTICLE XVII - GENERAL EXCEPTIONS.

ARTICLE IV - RA-1 AND RA-2 ONE-FAMILY RESIDENTIAL DISTRICTSEC. 400. INTENT:

The RA-1 and RA-2 One-Family Residential District is designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

SEC. 401. PRINCIPAL USES PERMITTED:

In a RA-1 and RA-2 One-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- One-family detached dwellings.
- Farms on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five (5) acres, all subject to the health and sanitation provisions of the Village of Cass City, and provided further that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one (1) year immediately prior thereto and for the use and consumption by persons residing on the premises.
- Publicly owned and operated libraries, parks, parkways and recreational facilities.
- Cemeteries which lawfully occupied land at the time of adoption of this Ordinance.
- Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
- Accessory buildings and uses, customarily incident to any of the above permitted uses.

SEC. 402. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- Churches and other facilities normally incidental thereto subject to the following conditions:

- Buildings of greater than the maximum height allowed in ARTICLE XV - SCHEDULE OF REGULATIONS may be allowed provided front, side and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
 - All access to the site shall be in accordance with SEC. 1618.
- Public, parochial and private intermediate and/or secondary schools offering courses in general education, not operated for profit. Access to the site shall be in accordance with SEC. 1618.
 - Utility and public service buildings and uses (without storage yards).
 - Nursery schools, day nurseries and child care centers (not including dormitories).
 - Private noncommercial recreational areas, institutional or community recreation centers; nonprofit swimming pool clubs, all subject to the following conditions:

- The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one (1) property line abutting a public thoroughfare as designated on the Major Thoroughfare Plan, and the site shall be so planned as to provide all access in accordance with SEC. 1618.
 - Front, side and rear yards shall be at least forty (40) feet wide.
 - Off-street parking shall be provided so as to accommodate not less than one-half (1/2) of the member families and/or individuals members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, bylaws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have bylaws or formal membership, the off-street parking requirement shall be determined by the Planning Commission on the basis of usage.
 - Whenever a swimming pool is constructed under this Ordinance, said pool area shall be subject to the provisions of Village Ordinance No. 66, Swimming Pool Ordinance.
- Golf courses, which may or may not be operated for profit, subject to the following conditions:

- Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse affects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting residentially zoned lands; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement.
- Whenever a swimming pool is to be provided, said pool shall be subject to the provisions of Village Ordinance No. 66, Swimming Pool Ordinance.

- Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education and not operated for profit, all subject to the following conditions:

- Any use permitted herein shall be developed only on sites of at least ten (10) acres in area, and shall not be permitted on any portion of a recorded subdivision plat.
 - All access to said site shall be in accordance with SEC. 1618.
 - No building shall be closer than eighty (80) feet to any property line.
- Private pools shall be permitted as an accessory use within the rear yard only, subject further to the provisions of Village Ordinance No. 66, Swimming Pool Ordinance.
 - Accessory buildings and uses customarily incident to any of the above permitted uses.
 - Home Occupation, as defined in SEC. 201., and subject to the following:
 - Said home occupation shall not exceed two hundred (200) square feet or twenty (20) percent of the floor area of the residential structure as defined in this Ordinance, whichever is greater.
 - There shall be no alteration in the residential character or function of the premise in connection herewith; nor shall any garage, accessory building or parking area be used in connection herewith.
 - There shall be no exterior display other than one (1) nonilluminated nameplate, which is not more than two (2) square feet in area, which may be attached to the building.
 - No more than one (1) assistant or employee shall be employed in connection with the home occupation, provided that family members, as defined in SEC. 201, shall not be counted as employed.
 - There shall be no equipment or machinery used in connection with a home occupation which is industrial in nature.
 - No home occupation shall be permitted to be established or continued when the same is objectionable as determined by the zoning administrator due to noise, dust, smoke, odor, traffic congestion, reduction of the living environment, or other causes detrimental to the neighborhood in which located.

SEC. 403. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

ARTICLE V - R-B TWO-FAMILY RESIDENTIAL DISTRICTSSEC. 500. INTENT:

The R-B Two-Family Residential Districts are designed to afford a transition of use in existing housing areas by permitting new construction or conversion of existing structures between adjacent residential and commercial, office, thoroughfare or other uses which would affect residential character. This district also recognizes the existence of older residential areas of the Village where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repairs and modernization. This district also allows the construction of new two-family residences where slightly greater densities are permitted.

SEC. 501. PRINCIPAL USES PERMITTED:

In a R-B Two-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- All uses permitted and as regulated in the One-Family Residential Districts. The standards of the SCHEDULE OF REGULATIONS applicable to the RA-1 One-Family Residential District, shall apply as minimum standards when one-family detached dwellings are erected.
- Two-Family dwellings.
- Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 502. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, the maximum density permitted, and providing minimum yard setback requirements.

ARTICLE VI - RC MULTIPLE-FAMILY RESIDENTIAL DISTRICTSSEC. 600. INTENT:

The RC Multiple-Family Residential Districts are designed to provide sites for multiple-family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and lower density Single-Family Districts. The Multiple-Family District is further provided to serve the limited needs for the apartment type of unit in an otherwise medium density, single family community.

SEC. 601. PRINCIPAL USES PERMITTED:

In a RC Multiple-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

- All uses permitted and as regulated in the R-B Two-Family Residential District.
- Multiple-Family dwellings.
- Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 602. REQUIRED CONDITIONS:

- In the case of multiple dwelling developments, all site plans shall be submitted to the Planning Commission for its review and approval prior to issuance of a building permit.

Approval shall be contingent upon a finding that: (1) The site plan shows that a proper relationship exists between local streets and any proposed service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety, and (2) All the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent property, such as, but not limited to: channeling excessive traffic onto local residential streets, lack of adequate screening or buffering of parking or service areas, or building groupings and circulation routes located as to interfere with police or fire equipment access.

- All access to the site shall be in accordance with SEC. 1618.

SEC. 603. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

- General hospitals, with no maximum height restrictions, when the following conditions are met:
 - All such hospitals shall be developed only on sites consisting of at least six (6) acres in area.
 - All access to the site shall be in accordance with SEC. 1618.
 - The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.
- Private offices for doctors or dentists, or similar professions.
- Housing for the elderly when the following conditions are met:
 - All dwellings shall consist of at least three hundred and fifty (350) square feet per unit (not including kitchen and sanitary facilities).
 - Total coverage of all buildings (including dwelling units and related service buildings) shall not exceed twenty-five (25) percent of the total site exclusive of any dedicated public right-of-way.
- Convalescent homes and orphanages when the following conditions are met:
 - There shall be provided on the site, not less than one thousand (1,000) square feet of open space for each bed in the home. The one thousand (1,000) square feet of land area shall provide for landscape setting, off-street parking, service drives, loading space, yard requirement and accessory uses, but shall not include the area covered by main or accessory buildings.
 - No building shall be closer than twenty-five (25) feet to any property line.

- Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 604. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted and providing minimum yard setback requirements.

ARTICLE VII - RP-1 PLANNED RESIDENTIAL DISTRICTSSEC. 700. INTENT:

The purpose of the RP-1 Planned Residential Districts is to permit an optional means of development which allows a mixture of types of residential units (single-family, two-family, multiple-family). Development under this Section shall be in accordance with a comprehensive physical plan establishing functional use areas, density patterns and a fixed system of residential collector streets.

Approval of a Planned Residential Development under this ARTICLE shall be considered an optional method of development of property subject to the mutual agreement of the Village and the applicant.

SEC. 701. PRINCIPAL USES PERMITTED:

Uses permitted and as regulated in the RA-1 Districts.

SEC. 702. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

Planned Residential Development (PRD) as hereinafter defined. All PRD uses shall be regulated as set forth in this ARTICLE, the approved plan, any special conditions imposed by the Village Council and other applicable provisions of this Ordinance. A PRD may include:

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Multiple-family dwellings.
 - (1) Row houses
 - (2) Terraces
 - (3) Apartments
 - (4) Efficiency Apartments
 - (5) Townhouses
- d. Rental or management offices and club rooms accessory to the Planned Development.
- e. Churches.
- f. Public, parochial and private elementary, intermediate and/or secondary schools offering courses in general education.
- g. Golf courses in accord with an approved plan.
- h. Public libraries, parks, parkways and recreational facilities.
- i. Private parks and recreation areas are for the use of the residents of the Planned Residential Development.
- j. Accessory uses and accessory buildings including parks and recreational facilities.

SEC. 703. DEFINITIONS:

1. The term Planned Residential Development means a specific parcel of land or several contiguous parcels of land, located entirely within the RP-1 District, under single ownership and control for which a comprehensive physical plan meeting the requirements of SEC. 704 and establishing functional use areas, density patterns, a fixed system of residential collector streets, provisions for public utilities, drainage and other essential services, and similar factors necessary or incidental to residential development has been approved by the Village Council in accordance with SEC. 705 and which has been, or will be developed in accordance with the approved plan.
2. The term bedroom means a room or area within a dwelling unit designed and intended to provide sleeping accommodations for one or more human beings.

SEC. 704. REGULATIONS LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

1. For purposes of computing and controlling population density, the following standards shall apply:
 - a. The entire gross area of the Planned Residential Development, including street rights-of-way, parks, schools and other public or private open space shall be included in the computation of area; provided, however, that school sites may be included only to a maximum of fifteen (15) acres or twenty-five (25) percent of the total open space, whichever is the lesser amount. Subaqueous or submerged bottom land of lakes or streams shall be excluded in computing the area of a parcel except that when land abutting said lakes or streams is substantially developed in park or open space for the use of residents of the PRD, the surface area of said lakes or streams may be used to compute density.
 - b. Maximum density permitted shall be fifteen (15) bedrooms per acre in RP-1, subject to the following:
 - (1) Not less than thirty-three and one-third (33 1/3) percent of the total number of bedrooms shall be in single-family dwellings.
 - (2) Single-family detached dwellings shall be assumed to have three (3) bedrooms for each dwelling, no more and no less.
 - (3) For purposes of computing density, a den, library or other extra room shall not count as a bedroom unless a closet opens directly to said room.
2. In order to provide an orderly transition of density, where the project being proposed for use as a PRD immediately abuts an RA-1 and RA-2 District, the Village Council may require that the area immediately abutting and within three hundred (300) feet of said RA-1 and RA-2 District shall be developed in open or recreational space.
3. Single-family dwellings shall be subject to the requirements of ARTICLE XV - SCHEDULE OF REGULATIONS applicable to the RA-1 and RA-2 Districts, except as otherwise modified in the approved plan.
4. Multiple dwellings shall be subject to the requirements of ARTICLE XV - SCHEDULE OF REGULATIONS except as otherwise modified in the approved plan.

SEC. 705. PROCEDURE FOR APPLICATION FOR APPROVAL:

The person owning and controlling land zoned RP-1 may make application to the Village Council for consideration under this section of the Ordinance. The person applying shall be required to submit the following materials to the Village Council:

1. Submittal of Proposed PRD Plan:

An application shall be made to the Village Clerk for review and recommendation by the Planning Commission of the following:

- a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale: not smaller than 1" = 200').
- b. A topographic map of the entire area of a contour interval of at least 1" = 2'. This map shall indicate all major stands of trees, bodies of water and unbuildable areas (scale: not smaller than 1" = 200').
- c. A recent aerial photograph of the area shall be provided (scale: not smaller than 1" = 200').
- d. A preliminary plat for the entire area carried out in such detail as to indicate the functional uses and dwelling unit types being requested; the proposed population densities; a traffic circulation plan; sites being reserved for schools, service activities, playgrounds, recreation areas, parking areas, and other open spaces and areas to be used for the public or by residents of the Planned Residential Development (scale: not smaller than 1" = 200').
- e. An indication of the contemplated storm and sanitary sewer plan, and a preliminary topographic map indicating how the land area is proposed to be shaped.
- f. A written statement explaining in detail the full intent of the sponsor, indicating the type of dwelling units contemplated, resultant population and providing supporting documentation such as: soil surveys, studies supporting land use requests, and the intended scheduling of the development.

2. Review of Proposed PRD Plan:

Upon receipt of an application as a preliminary submittal, the Village Clerk shall refer such request to the Planning Commission for its report and recommendation. Prior to making such report and recommendation, the Planning Commission shall hold a public hearing on the application. Following said public hearing and receipt of the Planning Commission's report and recommendation, the Village Council may approve said application and accompanying plan only upon finding that:

- a. All applicable provisions of this ARTICLE and this Ordinance have been met. Insofar as any provision of this ARTICLE shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this ARTICLE shall apply to the lands embraced within a Planned Residential Development Area.
 - b. Adequate areas have been provided for all utilities, schools, walkways, playgrounds, recreation areas, parking areas and other open spaces and areas to be used by the public or by residents of the community.
 - c. Open space may include parks and recreation areas, wooded lots, schools, golf courses, water areas and any use of a similar nature approved by the Village Council. Provided, however, that at least one (1) acre for each two hundred (200) bedrooms shall be preserved as park, recreation or open space rather than as a golf course, water area, road right-of-way, school or similar limited use area.
 - d. There is or will be at the time of development an adequate means of disposing of sanitary sewage and of supplying the development with water and that the road system and storm water drainage system is adequate.
 - e. The plan provides for an efficient, aesthetic and desirable use of the open areas and the plan is in keeping with the physical character of the Village and the area surrounding the development.
 - f. The applicant has made provision, satisfactory to the Village Council, to assure that those areas shown on the plan for use by the public or occupants of the development will be or have been committed for that purpose. The Village Council may require that conveyances or other documents be placed in escrow to accomplish this.
 - g. Provisions, satisfactory to the Village Council have been made to provide for the future financing of any improvements shown on the plan for open spaces areas, and common use areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the Village Council.
 - h. The cost of installing all streets and the necessary utilities has been assured by a means satisfactory to the Village Council.
3. Approval of Planned Residential Development by Village Council:
- a. If the Village Council shall determine to grant the application and approve the plan, it shall instruct the Village Attorney to prepare a contract setting forth the conditions upon which such approval is based; which contract, after approval by resolution of the Village Council shall be executed by the Village and the applicant and recorded in the office of the Tuscola County Register of Deeds. Approval shall be effective upon recording.
 - b. Once an area has been included within a plan for Planned Residential Development and such plan has been approved by the Village Council, no development may take place in such area nor may any use thereof be made except in accordance with said plan or in accordance with a Village Council approved amendment thereto, unless the plan is terminated as provided herein.
 - c. An approved plan may be terminated by the applicant or its successors or assigns, prior to any development within the area involved, by filing with the Village and recording in the Tuscola County Records an affidavit so stating. The approval of the plan shall terminate upon said recording.
 - d. No approved plan shall be terminated after development commences except with the approval of the Village Council and of all parties in interest in the land.
 - e. Within a period of two (2) years following approval by the Village Council, final plats and/or site plans for an area embraced within the Planned Residential Development must be submitted as hereinafter provided. If such plats and/or plans have not been submitted and approved within the two (2) year period, the right to develop under the approved plan may be terminated by the Village.

SEC. 706. SUBMISSION OF FINAL PLATS AND SITE PLANS AND DEVELOPMENT OF PLANNED RESIDENTIAL DEVELOPMENT:

1. Before any building permits shall be issued for buildings and structures within the area of Planned Residential Development, final plats and/or site plans for a project area shall be submitted to the Village Clerk for review and recommendation by the Planning Commission of the following:
 - a. Said site plans and plats shall be fully dimensioned and shall show a fully scaled plan view of all buildings (except detached single-family dwellings), all public rights-of-way and private streets, areas within each project area and the proposed ultimate density thereof, parking areas, utilities, churches, schools and areas to be set aside for the use of the public or by residents within the development (scale: 1" = 50').
 - b. The proposed topography (contour interval of at least 1" = 2') shall be superimposed on all plats and plans (scale: 1" = 50').
 - c. Floor plans typical of all residential buildings except detached single-family, shall be submitted and the site plan shall indicate which floor plan is applicable to each such building.
 - d. Each final plat and/or site plan submitted within the Planned Residential Development shall, either individually or in combination with previously approved project areas, meet the standards of the Ordinance as to density.
2. Review and approval of site plans for multiple dwellings shall comply with SEC. 602 of this Ordinance as well as this ARTICLE except as otherwise modified in the approved plan. Review and approval of plats shall comply with Act 288 of the Public Acts of 1967 and the Subdivision Regulations Ordinance of the municipality in addition to the requirements of this ARTICLE.
3. Before approving of any final plat or plan, the Village Council shall determine:
 - a. That all portions of the project area shown upon the approved plan for the Planned Residential Development for use by the public or the residents of lands within the Planned Residential Development have been committed to such uses in accordance with the Planned Residential Development contract.
 - b. That the final plats and/or site plans are in substantial conformity with the approved plan for the PRD.
 - c. That provisions have been made in accordance with the PRD contract to provide for the financing of any

improvements shown on the project area plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the PRD contract.

- d. That a dedication of public roads shall have been made so as to cause continuity of public access between the adjacent major thoroughfare and ingress and egress to all private development within the project area plan.
4. During construction of the Planned Residential Development, building permits for residential structures shall be issued in such a manner as to assure that on a cumulative basis not less than thirty-three and one-third (33 1/3) percent of the total number of bedrooms (for which permits are or have been issued) shall be in single-family dwellings. Occupancy permits shall not be issued for other than single-family dwellings until occupancy permits have been issued for not less than fifty (50) percent of the single-family dwellings which are necessary to maintain the above thirty-three and one-third (33 1/3) percentage of bedrooms. The Planning Commission may waive these requirements to the extent that a minimum number of model units could be displayed by the developer.
5. In order to assure the development of open space in conjunction with a PRD, the Village Council shall include in the contract recorded with the Register of Deeds, a schedule for the completion of portions of the open space so that it coincides with completion of dwelling units. The developer may suggest a schedule for review by the Village Council.
6. If development of approved final plats and/or site plans is not substantially completed in three (3) years after approval, further final submittals under the Planned Residential Development shall cease until the part in question is completed or cause can be shown for not completing same.

SEC. 707. FEES:

Fees for review of site plans shall be established by Resolution of the Village Council.

SEC. 708. AMENDMENT:

Any changes or -amendments requested shall terminate approval of the overall plan until such changes or amendments have been reviewed and approved as in the first instance. In instances where modifications are necessary to the plan, the building inspector may request that the plan be again submitted for review. If, in his judgment, a substantial change is being made in the plan.

ARTICLE VIII - SP SPECIAL PURPOSE DISTRICTSSEC. 800. PREAMBLE:

The SP Special Purpose Districts are designed to accommodate specific uses which are generally compatible with one-family residential areas but, which because of particular characteristics of size or use should not be permitted in a one-family district without review and rezoning by the Village Council. Such uses are also permissible in multiple-family districts or office districts, but are less objectionable to single-family residential areas than are other uses permitted in these districts. Thus, the purpose of this district is to permit, upon request, the use of land or buildings for specific purposes in order that a high degree of control can be maintained over the use to be provided for.

The following regulations shall apply to the SP Districts and shall be subject further to the provisions of ARTICLE XVI - GENERAL PROVISIONS and ARTICLE XVII - GENERAL EXCEPTIONS.

SEC. 801. PRINCIPAL USES PERMITTED:

In a SP Special Purpose District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance and subject further to the review and approval of the site plan by the Planning Commission:

1. Skilled or basic nursing homes or convalescent homes.
2. Rehabilitation centers.
3. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 802. REQUIRED CONDITIONS:

1. There shall be provided on the site, not less than one thousand (1,000) square feet of open space for each bed or unit. The one thousand (1,000) square feet of land area shall provide for landscape setting, off-street parking, service drives, loading space, yard requirement and accessory uses, but shall not include the area covered by main or accessory buildings.
2. No building shall be closer than seventy (70) feet to any single-family residential district. In no instance, however, shall any building be located closer than twenty-five (25) feet to any property line.
3. Buildings shall not exceed one (1) story in height at front grade level.
4. The requirement for an obscuring wall around off-street parking facilities is waived in this district.

ARTICLE IX - OS-1 OFFICE SERVICE DISTRICTSSEC. 900. INTENT:

The OS-1 Office Service Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

SEC. 901. PRINCIPAL USES PERMITTED:

In a OS-1 Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in SEC. 903 REQUIRED CONDITIONS.
2. Medical and dental offices, including clinics.
3. Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.
4. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
5. Personal service establishments including barber shops, beauty shops and health salons.
6. Off-street parking lots.
7. Churches.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 902. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. An accessory use customarily related to a principal use authorized by this section, such as, but not limited to: pharmacy or apothecary shops, stores limited to corrective garments or bandages, or optical service, may be permitted.
2. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
3. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.

SEC. 903. REQUIRED CONDITIONS:

1. No interior display shall be visible from the exterior of the building.
2. The outdoor storage of goods or material shall be prohibited.
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

SEC. 904. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

ARTICLE X - B-1 COMMUNITY BUSINESS DISTRICTSSEC. 1000. INTENT:

The B-1 Community Business Districts, as herein established, are designed to meet the day-to-day convenience and comparison shopping and service needs of persons residing in adjacent residential areas.

SEC. 1001. PRINCIPAL USES PERMITTED:

In a B-1 Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses which supply commodities on the premises, such as, but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
2. Personal service establishments which perform services on the premises, such as, but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry-cleaners.
3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as, but not limited to: banks, loan companies, insurance offices and real estate offices.
5. Professional services including the following: offices of doctors, dentists, osteopaths, and similar or allied professions.
6. Business schools and colleges or private schools operated for profit.
7. Private clubs, fraternal organizations, and lodge halls.
8. Restaurants or other places serving food or beverage, except those having the character of a drive-in.
9. Hotels.
10. Theaters, assembly halls, concert halls or similar places of public assembly when conducted within enclosed buildings.
11. Mortuaries subject to the conditions of SEC. 902.
12. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
13. Off-street parking lots.
14. Other uses similar to the above uses.
15. Accessory structures and uses customarily incident to the above permitted uses.

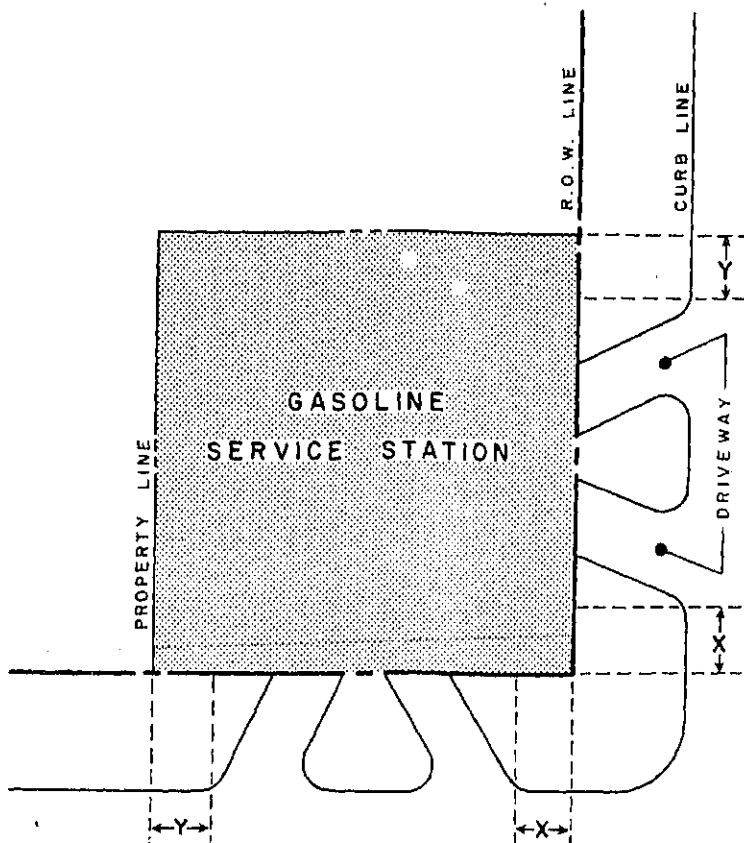
SEC. 1002. REQUIRED CONDITIONS:

1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
2. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

SEC. 1003. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Gasoline service station for the sale of gasoline, oil, and minor accessories only, and where no repair work is done, other than incidental service, but not including steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work and such other activities whose external effects could adversely extend beyond the property line.
 - a. The curb cuts for access to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from adjacent residential districts.
 - b. The minimum lot area shall be fifteen thousand (15,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait. Gasoline service stations which are intended solely for the sale of gasoline, oil and minor accessories and having no facilities for repair or servicing of automobiles (including lubricating facilities) may be permitted on lots of ten thousand (10,000) square feet, subject to all other provisions herein required.



X = MINIMUM DISTANCE A DRIVEWAY OR CURB CUT, FOR ACCESS, CAN BE LOCATED FROM A STREET INTERSECTION.

Y = MINIMUM DISTANCE A DRIVEWAY OR CURB CUT, FOR ACCESS, CAN BE LOCATED FROM AN ADJOINING PROPERTY LINE.

LOCATIONS OF DRIVEWAYS FOR GASOLINE SERVICE STATION

2. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.

SEC. 1004. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

ARTICLE XI - B-2 GENERAL BUSINESS DISTRICTSSEC. 1100. INTENT:

The B-2 General Business Districts are designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Community Business District.

SEC. 1101. PRINCIPAL USES PERMITTED:

In a B-2 General Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any retail business or service establishment permitted in B-1 Districts as Principal Uses Permitted and Uses Permitted Subject to Special Conditions.
2. Farm equipment and machinery sales.
3. Auto wash when completely enclosed in a building.
4. Bus passenger stations.
5. Laundry and dry cleaning establishments performing their operation on the site.
6. New and used car salesroom, showroom, or office.
7. Publicly owned buildings, telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations, or gas regulator stations.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 1102. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Outdoor sales space for exclusive sale of new or second-hand automobiles, farm machinery and equipment, mobile homes, or rental of trailers, and/or automobiles, all subject to the following:
 - a. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.
 - b. Access to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.
 - c. No major repair or major refinishing shall be done on the lot.
 - d. All lighting shall be shielded from adjacent residential districts.
2. Motel, subject to the following conditions:
 - a. Access shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on a major thoroughfare.
 - b. Each unit shall contain not less than two hundred and fifty (250) square feet of floor area.
3. Business in the character of a drive-in or open front store, subject to the following conditions:
 - a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.
 - b. Access points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
 - c. All lighting shall be shielded from adjacent residential districts.
 - d. A five (5) foot high completely obscuring wall shall be provided when abutting or adjacent districts are zoned

for any R District, OS-1, B-1 or B-2 District. The height of the wall shall be measured from the surface of the ground. Said wall shall further meet the requirements of ARTICLE XVI - GENERAL PROVISIONS.

4. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed main building and provided further that all buildings are set back at least two hundred (200) feet from abutting residential districts on the same side of the street.
5. Plant Materials Nursery for the retail sale of plant materials not grown on the site, and sales of lawn furniture, playground equipment and garden supplies subject to the following conditions:
 - a. The storage or display of any materials or products shall meet all setback requirements of a structure.
 - b. All loading and parking shall be provided off-street.
 - c. The storage of any soil, fertilizer, or other loose, unpackaged materials shall be contained so as to prevent any affects on adjacent uses.
6. Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation when located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district.

SEC. 1103. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

ARTICLE XII - I-1 LIGHT INDUSTRIAL DISTRICTSSEC. 1200. INTENT:

The I-1 Light Industrial Districts are designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I-1 District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly, or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The general goals of this use district include, among others, the following specific purposes:

1. To provide sufficient space, in appropriate locations, to meet the needs of the Village's expected future economy for all types of manufacturing and related uses.
2. To protect abutting residential districts by separating them from manufacturing activities, and by prohibiting the use of such industrial areas for new residential development.
3. To promote manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, odor and other objectionable influences.
4. To protect the most desirable use of land in accordance with a well considered plan. To protect the character and established pattern of adjacent development, and in each area to conserve the value of land and buildings and other structures, and to protect the Village's tax revenue.

SEC. 1201. PRINCIPAL USES PERMITTED:

In a I-1 Light Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.
2. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, or processing shall be totally obscured by a wall on those sides abutting RA-1 and RA-2, R-B, RC, RP-1, OS-1, B-1 and B-2 Districts, and on any front yard abutting a public thoroughfare except as otherwise provided in SEC. 1613. In I-1 Districts, the extent of such a wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than four feet six inches (4' 6") in height and may, depending upon land usage, be required to be eight (8) feet in height and shall be subject further to the requirements of ARTICLE XVI - GENERAL PROVISIONS. A chain link fence, with intense evergreen shrub planting, shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height is above set forth.
 - a. Warehousing and wholesale establishments, and trucking facilities.
 - b. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.
 - c. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials: bone, canvas, cellulose, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.
 - d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
 - e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.
 - f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
 - g. Laboratories - experimental, film or testing.
 - h. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
 - i. Central dry cleaning plants or laundries provided that such plants shall not deal directly with consumer at retail.
 - j. All public utilities, including buildings, necessary structures, storage yards and other related uses.
3. Warehouse, storage and transfer and electric and gas service buildings and yards. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations. Water supply and sewage disposal plants. Water and gas tank holders. Railroad transfer and storage tracks. Railroad rights-of-way. Freight terminals.

4. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting all Residential or Business Districts, and on any yard abutting a public thoroughfare. In any I-1 District, the extent of such fence or wall may be determined by the Planning Commission on the basis of usage. Such fence or wall shall not be less than five (5) feet in height, and may, depending on land usage, be required to be eight (8) feet in height. A chain link type fence, with heavy evergreen shrubbery inside of said fence, shall be considered to be an obscuring fence.
5. Municipal uses such as water treatment plants and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.
6. Commercial kennels.
7. Greenhouses.
8. Trade or industrial schools.
9. Freestanding nonaccessory signs.
10. Other uses of a similar and no more objectionable character to the above uses.
11. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 1202. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Auto engine and body repair, and undercoating shops when completely enclosed.
2. Lumber and planing mills when completely enclosed and when located in the interior of the district so that no property line shall form the exterior boundary of the I-1 District.
3. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.
4. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities (such as, but not limited to: lumber yard, building materials outlet, upholsterer, cabinet maker, outdoor sales of boats, mobile homes, automobile garages, or agricultural implements).
5. Other uses of a similar character to the above uses.

SEC. 1203. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use and providing minimum yard setback requirements.

ARTICLE XIII - I-2 GENERAL INDUSTRIAL DISTRICTS

SEC. 1300. INTENT:

The I-2 General Industrial Districts are designed primarily for manufacturing, assembling, and fabrication activities including large scale or specialized industrial operations whose external physical effects will be felt to some degree by surrounding districts. The I-2 District is so structured as to permit the manufacturing, processing and compounding of semfinished or finished products from raw materials as well as from previously prepared material.

SEC. 1301. PRINCIPAL USES PERMITTED:

In a I-2 General Industrial District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any principal use first permitted in an I-1 District.
2. Heating and electric power generating plants.
3. Any of the following production or manufacturing uses (not including storage of finished products) provided that they are located not less than eight hundred (800) feet distant from any Residential District and not less than three hundred (300) feet distant from any other district.
 - a. Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant.
 - b. Blast furnace, steel furnace, blooming or rolling mill.
 - c. Manufacture of corrosive acid or alkali, cement, lime, gypsum or plaster of paris.
 - d. Petroleum or other inflammable liquids, production, refining, or storage.
 - e. Smelting of copper, iron or zinc ore.
4. Any other use which shall be determined by the Village Council, after recommendation from the Planning Commission, to be of the same general character as the above permitted uses in SEC. 1301. The Village Council, after recommendation from the Planning Commission, may impose any required setback or performance standards so as to insure public health, safety and general welfare.
5. Accessory buildings and uses customarily incident to any of the above permitted uses.

SEC. 1302. AREA AND BULK REQUIREMENTS:

See ARTICLE XV - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

ARTICLE XIV - P-1 VEHICULAR PARKING DISTRICTS

SEC. 1400. INTENT:

The P-1 Vehicular Parking Districts are intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

SEC. 1401. PRINCIPAL USES PERMITTED:

Premises in such districts shall be used only for an off-street vehicular parking area and shall be developed and maintained subject to such regulations as are hereinafter provided.

SEC. 1402. REQUIRED CONDITIONS:

1. The parking area shall be accessory to, and for use in connection with one or more businesses, or industrial establishments, located in adjoining business or industrial districts, or in connection with one or more existing professional or institutional office buildings or institutions.
2. Such parking lots shall be contiguous to an RC or non-residential district. Parking areas may be approved when adjacent to said districts, or on the end of a block where such areas front on a street which is perpendicular to that street servicing the district. There may be a private

driveway or public street or public alley between such P-1 District and above listed districts.

3. Parking area shall be used solely for parking of private passenger vehicles. for periods of less than one (1) day.
4. No commercial repair work or service of any kind, or sale or display thereof, shall be conducted in such parking area.
5. No signs of any kind, other than signs designating entrances, exits and conditions of use, shall be maintained on such parking area.
6. No building other than those for shelter or attendants shall be erected upon the premises and they shall not exceed fifteen (15) feet in height.
7. Applications for P-1 Districts rezoning shall be made by submitting a dimensional layout of the area requested showing the intended parking plans in accordance with SEC. 1605 and 1615.

SEC. 1403. MINIMUM DISTANCES AND SETBACKS:

1. **SIDE AND REAR YARDS** - Where the P-1 District is contiguous to the side or rear lot lines of premises within a residentially zoned district, the required wall shall be located along said lot line.
2. **FRONT YARDS** - Where the P-1 District is contiguous to a residentially zoned district which has a common frontage in the same block with residential structures, or wherein no residential structures have been yet erected, there shall be a setback equal to the required residential setback for said residential district, or a minimum of twenty-five (25) feet, or whichever is greater. The required wall shall be located on this minimum setback line unless, under unusual circumstances, the Planning Commission finds that no good purpose would be served. The land between said setback and street right-of-way line shall be kept free from refuse and debris and shall be planted with shrubs, trees, or lawn and shall be maintained in a healthy, growing conditions, neat and orderly in appearance.

SEC. 1404. PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

P-1 Vehicular Parking Districts shall be developed and maintained in accordance with the requirements of ARTICLE XVI - GENERAL PROVISIONS.

ARTICLE XV - SCHEDULE OF REGULATIONS

SEC. 1500. SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT:

ZONING DISTRICT	MINIMUM LOT SIZE PER UNIT		MAXIMUM HEIGHT OF STRUCTURES IN FEET	MINIMUM YARD SETBACK (PER LOT IN FEET)		MINIMUM FLOOR AREA PER UNIT (SQ. FT.)	MAXIMUM % OF LOT AREA COVERED (BY ALL BUILDINGS)
	AREA IN SQUARE FEET	WIDTH IN FEET		FRONT	REAR		
RA-1 One-Family Res.	12,000 (a)	80 (a)	25	35(b), 10(b,c)	35(b)	1,200	35%
RA-2 One-Family Res.	8,500 (a)	60 (a)	25	25(b), 10(b,c)	35(b)	850	35%
RB Two-Family Res.	4,000 (d,f)	40 (d)	25	25(b), 10(b,c)	35(b)	720-900	30%
RC Multiple-Family Res.	(d,f)	(d)	25	25(e), 10(e,j)	30(e)	288-900	30%
OS-1 Office Service	-	-	-	20(g), 15(j)	20(i)	-	-
B-1 Community Business	-	-	-	(g), (h,j)	20(i)	-	-
B-2 General Business	-	-	-	30(g), (h,j)	20(i)	-	-
LI-1 Light Industrial	-	-	-	50(k), 20(j,m)	(1,m)	-	-
LI-2 General Industrial	-	-	-	100(k), 30(j,m)	(1,m)	-	-

Approval shall be contingent upon a finding that: (1) the site plan shows that a proper relationship exists between local streets and a parking area and service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety; and (2) all the development features including the principal building or buildings and any accessory buildings, or uses, open spaces, and any other features, are so located and related to the surrounding area as to minimize the possibility of any adverse effects upon adjacent local residential streets, lack of adequate screening, parking of vehicles, or service areas, or building groupings and circulation routes located as to interfere with police or fire movement access.

For all uses permitted other than single-family residential, the setback shall equal the setback of the main building or the setback required in SEC. 402 or 1500, whichever is greater.

In the case of a rear yard abutting a side yard, the side yard setback abutting a street shall not be less than the minimum front yard setback of the district in which located and all regulations applicable to a front yard shall apply.

In the case of multiple dwelling developments, all site plans shall be submitted to the Planning Commission for its review and approval prior to the issuance of a building permit.

Efficiency

1 Bedroom 1,200 sq. ft.

2 Bedroom 2,400 sq. ft.

3 Bedroom 3,600 sq. ft.

4 Bedroom 4,800 sq. ft.

6,000 sq. ft.

Plans presented showing 1 or 2 bedroom units and including a "den", "library" or other extra room shall count such extra room as a bedroom for the purpose of computing density.

Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area and the nearest driveway, and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

No side yards are required along the interior side lot lines of the District, except as otherwise specified in the Building Code provided that if walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.

SEC. 1500. NOTES TO SCHEDULE OF REGULATIONS (CONTINUED):

(f) All units shall have at least one (1) living room and one (1) bedroom, except that not more than ten (10) percent of the units may be of an efficiency apartment type. For the purpose of computing the permitted number of dwelling units per acre, the following lot area assignments shall control:

Unit Type	Lot Area/Unit
Efficiency	1,200 sq. ft.
1 Bedroom	2,400 sq. ft.
2 Bedroom	3,600 sq. ft.
3 Bedroom	4,800 sq. ft.
4 Bedroom	6,000 sq. ft.

Plans presented showing 1 or 2 bedroom units and including a "den", "library" or other extra room shall count such extra room as a bedroom for the purpose of computing density.

Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten (10) feet between the nearest point of the off-street parking area and the nearest driveway, and the nearest right-of-way line as indicated on the Major Thoroughfare Plan.

No side yards are required along the interior side lot lines of the District, except as otherwise specified in the Building Code provided that if walls of structures facing such interior side lot lines contain windows, or other openings, side yards of not less than ten (10) feet shall be provided.

SEC. 1500. NOTES TO SCHEDULE OF REGULATIONS (CONTINUED):

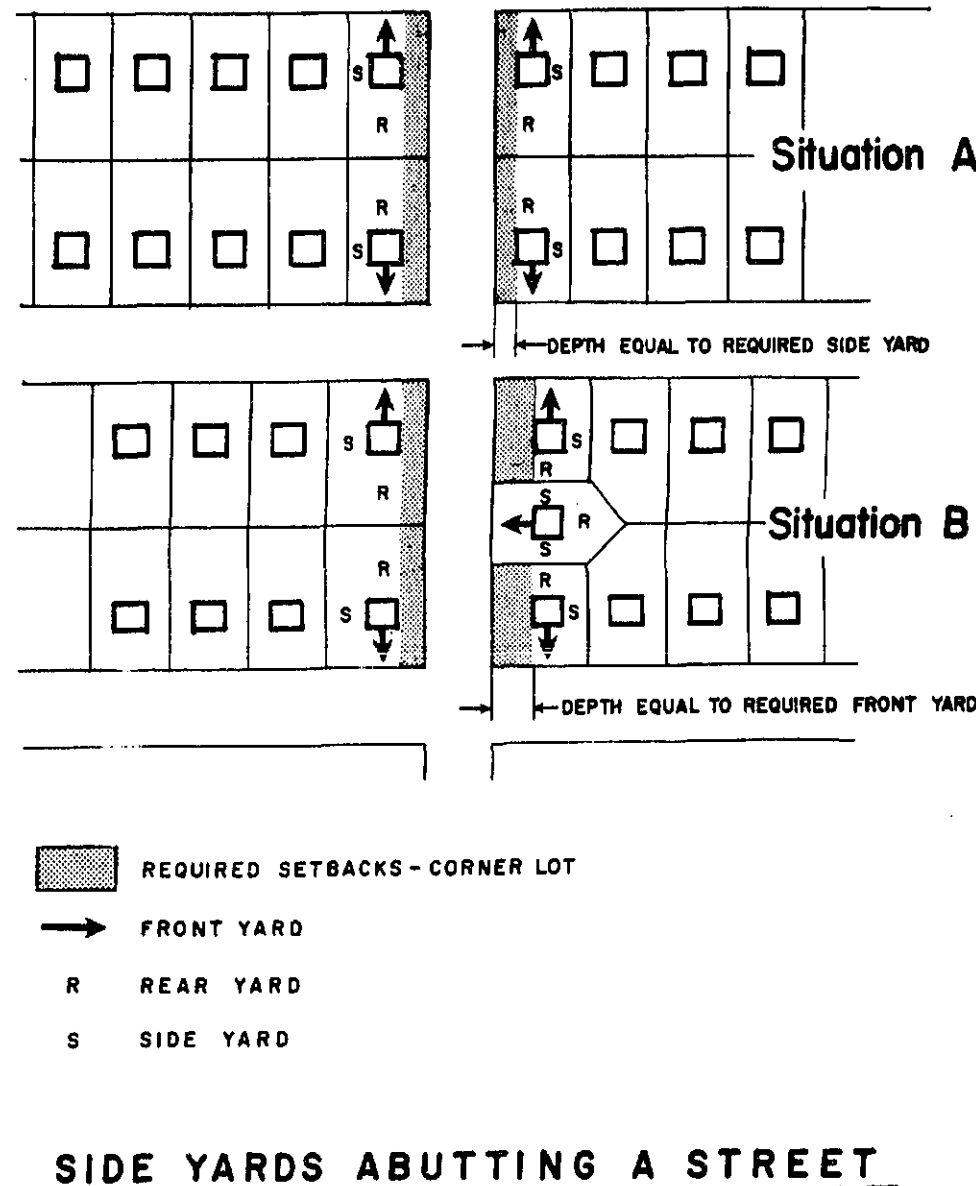
The area used for computing density shall be the total site area exclusive of any dedicated public right-of-way of either interior or bounding roads.

(e) Where more than one building occupies a single lot or parcel, the following building relationships shall be maintained:

Building Relationships	Overall Distance Between Buildings
Front to front	50 feet
Front to side	45 feet
Front to rear	60 feet
Rear to side	60 feet
Rear to rear	20 feet
Side to side	20 feet
Corner to corner	15 feet

The front and rear of the multiple family building shall be considered to be the distance along the longest dimension of said building. The builder may designate the front and rear of his structures.

Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of the lot. The width of each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof, by which the length of the multiple dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line. No multiple dwelling shall exceed hundred and eighty (180) feet in length. The depth of any court shall not be greater than three (3) times the width.



SEC. 1500. NOTES TO SCHEDULE OF REGULATIONS (CONTINUED):

On a corner lot which has a common lot line with a residential district, there shall be provided a setback of twenty (20) feet on the side or residential street. Where a lot borders on a residential district or a street, there shall be provided a setback of not less than ten (10) feet on the side bordering the residential district or street.

(i) Loading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements; except in the instance of OS-1 Districts loading space shall be provided in the ratio of five (5) square feet per front foot of building. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley.

(j) Off-street parking shall be permitted in a required side yard setback.

(k) Off-street parking for visitors, over and above the number of spaces required under SEC. 1604, may be permitted within the required front yard provided that such off-street parking is not located within twenty (20) feet of the front lot line.

(l) No building shall be located closer than fifty (50) feet to the height of the building, whichever is the greater, to the outer perimeter (property line) of such district when said property line abuts any residential district.

(m) All storage shall be in the rear yard and shall be completely screened with an obscuring wall or fence, not less than six (6) feet high, or with a chain link type fence and a greenbelt planting so as to obscure all view from any adjacent residential, office, or business district or from a public street.

SEC. 1501. AVERAGED LOT SIZE:

1. The intent of this section is to permit the subdivider or developer to vary his lot sizes and lot widths so as to average the minimum size of lot per unit as required in ARTICLE XV - SCHEDULE OF REGULATIONS for each One-Family Residential District. If this option is selected, the following conditions shall be met:
 - a. In meeting the average minimum lot size, the subdivision shall be so designed as not to create lots having an area or width greater than ten (10) percent below that area or width required in the SCHEDULE OF REGULATIONS and shall not create an attendant increase in the number of lots.
 - b. Each final plat submitted as part of a preliminary plat shall average the minimum required for the district in which it is located.
 - c. All computations showing lot area and the average resulting through this technique shall be indicated on the print of the preliminary plat.

SEC. 1502. SUBDIVISION OPEN SPACE PLAN:

INTENT: The intent of the Subdivision Open Space Plan is to promote the following objectives:

- a. Provide a more desirable living environment by preserving the natural character of open fields, stands of trees, brooks, hills and similar natural assets.
- b. Encourage developers to use a more creative approach in the development of residential areas.
- c. Encourage a more efficient, aesthetic and desirable use of open area while recognizing a reduction in development costs and allowing the developer to by-pass natural obstacles on the site.
- d. Encourage the provision of open space within reasonable distance to all lot development of the subdivision and to further encourage the development of recreational facilities.

1. Modifications to the standards as outlined in ARTICLE XV - SCHEDULE OF REGULATIONS may be made in the One-Family Residential Districts when the following conditions are met:

- a. The lot area in all One-Family Residential Districts, which are served by a public sanitary sewer system, may be reduced up to twenty (20) percent. In the RA-2 District, this reduction may be accomplished in part by reducing lot widths up to five (5) feet. In the RA-1 Districts, this reduction may be accomplished in part by reducing lot widths up to ten (10) feet. These lot area reductions shall be permitted, provided that the dwelling unit density shall be no greater than if the land area to be subdivided were developed in the minimum square foot lot areas as required for each One-Family District under ARTICLE XV - SCHEDULE OF REGULATIONS. All calculations shall be predicated upon the One-Family Districts having the following gross densities (including roads):

RA-1 = 2.7 dwelling units per acre
RA-2 = 3.8 dwelling units per acre

- b. Rear yards may be reduced to thirty (30) feet when such lots border on land dedicated for park, recreation, and/or open space purposes, provided that the width of said dedicated land shall not be less than one hundred (100) feet measured at the point at which it abuts the rear yard of the adjacent lot.
- c. Under the provisions of item (a) above of this section, for each square foot of land gained within a residential subdivision through the reduction of lot size below the minimum requirements as outlined in the SCHEDULE OF REGULATIONS, at least equal amounts of land shall be dedicated to the common use of the lot owners of the subdivision in a manner approved by the Municipality.
- d. The area to be dedicated for subdivision open space purposes shall in no instance be less than two (2) acres and shall be in a location and shape approved by the Planning Commission.
- e. The land area necessary to meet the minimum requirements of this section shall not include bodies of water, swamps or land with excessive grades making it unsuitable for recreation. All land dedicated shall be so graded and developed as to have natural drainage. The entire area may, however, be located in a flood plain.
- f. This plan, for reduced lot sizes, shall be permitted only if it is mutually agreeable to the Legislative Body and the subdivider or developer.
- g. This plan, for reduced lot sizes, shall be started within six (6) months after having received approval of the final plat, and must be completed in a reasonable time. Failure to start within this period shall void all previous approval.
- h. Under this planned unit approach, the developer or subdivider shall dedicate the total park area (see item (a) above) at the time of filing of the final plat on all or any portion of the plat.

ARTICLE XVI - GENERAL PROVISIONS

SEC. 1600. CONFLICTING REGULATIONS:

Whenever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern. Whenever the provisions of any other law or ordinance impose more stringent requirements than are imposed or required by this Ordinance, then the provisions of such ordinance shall govern.

SEC. 1601. SCOPE:

No building or structure, or part thereof, shall hereafter be erected, constructed or altered and maintained, and no new use or change shall be made or maintained of any building, structure or land, or part thereof, except in conformity with the provisions of this Ordinance.

SEC. 1602. NONCONFORMING LOTS, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES, AND NONCONFORMING USES OF STRUCTURES AND PREMISES:

1. Intent

It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed but not to encourage their survival.

It is recognized that there exists within the districts established by this Ordinance and subsequent amendments, lots, structures and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendments.

Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by addition of other uses of a nature which would not be permitted generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

2. Nonconforming Lots

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district; provided that yard dimensions and other requirements not involving area or width or both of the lot shall conform to the regulations for the district in which such lot is located. Yard requirement variances may be obtained through approval of the Board of Appeals.

3. Nonconforming Uses of Land

Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- a. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
- b. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
- c. If such nonconforming use of land ceases for any reason for a period of more than ninety (90) days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

4. Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No such structure may be enlarged or altered in a way which increases its nonconformity. Such structures may be enlarged or altered in a way which does not increase its nonconformity.
- b. Should such structure be destroyed by any means to an extent of more than sixty (60) percent of its replacement costs, exclusive of the foundation, it shall be reconstructed only in conformity with the provisions of this Ordinance.
- c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is removed.

5. Nonconforming Uses of Structures and Land

If a lawful use of a structure, or of structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be permitted in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- b. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- c. If no structural alterations are made, any nonconforming use of a structure, or structure and land in combination, may be changed to another nonconforming use of the same or a more restricted classification provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Appeals may require conditions and safeguards in accord with the purpose and intent of this Ordinance. Where a nonconforming use of a structure, land or structure and land in combination is hereafter changed to a more conforming use, it shall not thereafter be changed to a less conforming use.

- d. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
- e. When a nonconforming use of a structure, or structures and land in combination, is discontinued or ceases to exist for six (6) consecutive months or for eighteen (18) months during any three (3) year period, the structure, or structure and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located. Structures occupied by seasonal uses shall be excepted from this provision.

- f. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

6. Repairs and Maintenance

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased.

Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof, declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

7. Uses Under Exception Provisions Not Nonconforming Uses

Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such district.

8. Change of Tenancy or Ownership

There may be a change of tenancy, ownership, or management of any existing nonconforming uses of land, structures and land in combination.

SEC. 1603. ACCESSORY BUILDINGS:

Accessory buildings, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.
2. Accessory buildings shall not be erected in any minimum side yard setback nor in any front yard.
3. An accessory building shall not occupy more than twenty-five (25) percent of a required rear yard, provided that in a residential district the accessory building shall not exceed the ground floor area of the main building.

4. No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line.

In those instances where the rear lot line is coterminous with an alley right-of-way the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.

5. No detached accessory building in RA-1 and RA-2, RB, RC, RP-1, OS-1, B-1, B-2 and P-1 Districts shall exceed one (1) story or fourteen (14) feet in height.

Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to Board of Appeals review and approval if the building exceeds one (1) story or fourteen (14) feet in height.

6. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot to the rear of such corner lot. In no instance shall an accessory building be located nearer than ten (10) feet to a street right-of-way line.
7. The parking of a mobile home, motor home or camper vehicle for periods exceeding two (2) weeks on lands not approved for mobile home parks, shall be expressly prohibited. All mobile homes, motor homes, or camper vehicles owned by residents of the Village and stored on their individual lots shall be stored only within the confines of the rear yard and shall further respect the requirements of this Section applicable to Accessory Buildings, insofar as distances from principal structures, lot lines and easements are concerned. All mobile homes, motor homes, or camper vehicles, parked or stored, shall not be connected to sanitary facilities and shall not be occupied.

SEC. 1604. OFF-STREET PARKING REQUIREMENTS:

There shall be provided in all districts except the B-1 Community Business District, at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The provision of such spaces may or may not be the responsibility of the Village. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a certificate of occupancy as hereinafter prescribed:

1. Off-street parking spaces may be located within a rear yard or within a side yard which is in excess of the minimum side yard setback unless otherwise provided in this Ordinance. Required off-street parking spaces shall not be permitted within a minimum front yard setback nor within a minimum side yard setback unless otherwise provided in this Ordinance.
2. Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown of all lots or parcels intended for use as parking by the applicant.
3. Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and subject to the provisions of SEC. 1603. ACCESSORY BUILDINGS of this Ordinance.
4. Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal facilities are provided elsewhere.

5. Off-street parking existing at the effective date of this Ordinance, in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
6. Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
7. In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Board of Appeals may grant an exception.
8. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.
9. For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission considers is similar in type.
10. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
11. For the purpose of computing the number of parking spaces required, the definition of USABLE FLOOR AREA in ARTICLE II, DEFINITIONS, SEC. 201 shall govern.
12. The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
a. RESIDENTIAL	
(1) Residential, One-Family and Two-Family.	- Two (2) for each dwelling unit.
(2) Residential, Multiple-Family.	- Two (2) for each dwelling unit.
(3) Housing for the elderly.	- One (1) for each two (2) units, and one (1) for each employee. Should units revert to general occupancy, then two (2) spaces per unit shall be provided.
(4) Mobile Home Park.	- Two (2) for each mobile home site and one (1) for each employee of the mobile home park.

b. INSTITUTIONAL

(1) Churches or temples.	- One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.
(2) Hospitals.	- One (1) for each one (1) bed.
(3) Homes for the aged and convalescent homes.	- One (1) for each four (4) beds.
(4) Elementary and junior high schools.	- One (1) for each one (1) teacher, employee or administrator, in addition to the requirements of the auditorium.
(5) Senior high schools.	- One (1) for each one (1) teacher, employee, or administrator and one (1) for each ten (10) students, in addition to the requirements of the auditorium.
(6) Private clubs or lodge halls.	- One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes.
(7) Private golf-clubs, swimming pool clubs, tennis clubs, or other similar uses.	- One (1) for each two (2) member families or individuals plus spaces required for each accessory use, such as a restaurant or bar.
(8) Golf courses open to the general public, except miniature or "par-3" courses.	- Six (6) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar.
(9) Fraternity or sorority.	- One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater.
(10) Stadium, sports arena, or similar place of outdoor assembly.	- One (1) for each three (3) seats or six (6) feet of benches.
(11) Theaters and auditoriums.	- One (1) for each three (3) seats plus one (1) for each two (2) employees.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
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c. BUSINESS AND COMMERCIAL

(1) Auto wash (self-service or coin operated)	- Five (5) for each washing stall in addition to the stall itself.
(2) Beauty parlor or barber shop.	- Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each additional chair.
(3) Bowling alleys.	- Five (5) for each one (1) bowling lane plus accessory uses.
(4) Dance halls, pool or billiard parlors, roller or skating rinks, exhibition halls, and assembly halls without fixed seats.	- One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes.
(5) Establishment for sale and consumption on the premises, of beverages, food, or refreshments.	- One (1) for each seventy-five (75) square feet of usable floor space or one (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes.
(6) Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair, and other similar uses.	- One (1) for each eight hundred (800) square feet of usable floor area. (For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein.)

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
c. BUSINESS AND COMMERCIAL CONTINUED	
(7) Gasoline service stations.	- Two (2) for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.
(8) Laundromats and coin operated dry cleaners.	- One (1) for each two (2) washing and/or dry-cleaning machines.
(9) Mortuary establishments.	- One (1) for each fifty (50) square feet of usable floor space.
(10) Motel, hotel, or other commercial lodging establishments.	- One (1) for each one (1) occupancy unit plus one (1) for each one (1) employee.
(11) Motor vehicle sales and service establishments.	- One (1) for each two hundred (200) square feet of usable floor space of sales room and one (1) for each one (1) auto service stall in the service room.
(12) Retail stores except as otherwise specified herein.	- One (1) for each one hundred and fifty (150) square feet of usable floor space.

d. OFFICES

(1) Banks.	- One (1) for each one hundred (100) square feet of usable floor space.
(2) Business offices or professional offices except as indicated in the following item (3).	- One (1) for each two hundred (200) square feet of usable floor space.
(3) Professional offices of doctors, dentists or similar professions.	- One (1) for each fifty (50) square feet of usable floor area in waiting rooms, and one (1) for each examining room, dental chair, or similar use area.

USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
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e. INDUSTRIAL

(1) Industrial or research establishments, and related accessory offices.	- Five (5) plus one (1) for every one and one-half (1 1/2) employees in the largest working shift. Space on site shall also be provided for all construction workers during periods of plant construction.
(2) Warehouses and wholesale establishments and related accessory offices.	- Five (5) plus one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.

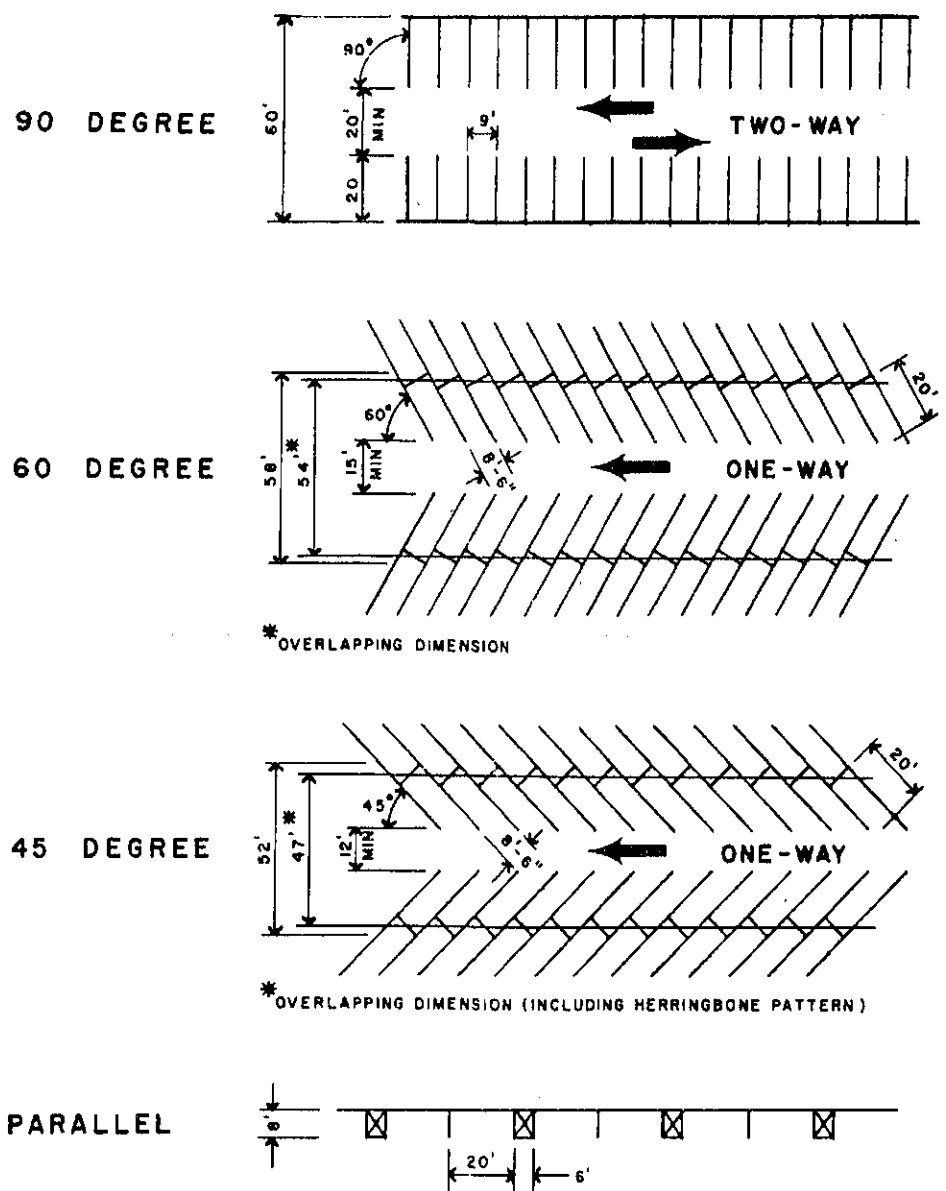
SEC. 1605. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Whenever the off-street parking requirements in SEC. 1604 above require the building of an off-street parking facility, or where P-1 Vehicular Parking Districts (ARTICLE XIV) are provided, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

- No parking lot shall be constructed unless and until a permit therefor is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Building Inspector and shall be accompanied with two (2) sets of site plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.
- Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width Of One Tier Of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane
0°(parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	12 ft.	8 ft.-6 in.	20 ft.	32 ft.	52 ft.
54° to 74°	15 ft.	8 ft.-6 in.	20 ft.	36 ft.6 in.	58 ft.
75° to 90°	20 ft.	9 ft.	20 ft.	40 ft.	60 ft.

- All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
- Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- Ingress and egress to a parking lot lying in an area zoned for other than single family residential use shall not be across land zoned for single family residential use.
- All maneuvering lane widths shall permit one-way traffic movement, except that the 90° pattern may permit two-way movement.
- Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five (25) feet distant from adjacent property located in any single family residential district.
- The off-street parking area shall be provided with a continuous and obscuring wall not less than four feet six inches (4' - 6") in height measured from the surface of the parking area. This wall shall be provided on all sides where the next zoning district is designated as a residential district.
- When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees. The ground area shall be planted and kept in lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- The entire parking area, including parking spaces and maneuvering lanes required under this Section shall be provided with a durable and dustless surfacing in accordance with specifications approved by the Village Superintendent.
- Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings.
- All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.
- In all cases where a wall extends to an alley which is a means of ingress and egress to an off-street parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.



PARKING LAYOUTS

- The Planning Commission, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances no good purpose would be served by compliance with the requirements of this Section.

SEC. 1606. OFF-STREET LOADING AND UNLOADING:

On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

- All spaces shall be provided as required in ARTICLE XV - SCHEDULE OF REGULATIONS under Minimum Rear Yards (footnote i.), except as hereinafter provided for I Districts.
- Within an I District, all spaces shall be laid out in the dimension of at least ten by fifty (10 x 50) feet, or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height. Loading dock approaches shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable and dustless surface. All spaces in I-1 and I-2 Districts shall be provided in the following ratio of spaces to floor area.

GROSS FLOOR AREA (IN SQUARE FEET)	LOADING AND UNLOADING SPACE REQUIRED
0 - 1,400	None.
1,401 - 20,000	One (1) space.
20,001 - 100,000	One (1) space plus one (1) space for each twenty thousand (20,000) square feet in excess of twenty thousand and one (20,001) square feet.
100,001 and over	Five (5) spaces.

- All loading and unloading in an I District shall be provided off-street in the rear yard or interior side yard, and shall in no instance be permitted in a front yard. In those instances where exterior side yards have a common relationship with an industrial district across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty (50) feet.

SEC. 1607. USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC USE DISTRICT:

Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification, they may be permitted by the Council under the conditions specified, and after public hearing, and after a recommendation has been received from the Planning Commission. In every case, the uses hereinafter referred to shall be specifically prohibited from any Residential Districts, unless otherwise specified.

These uses require special consideration since they service an area larger than the Village or require sizable land areas, creating problems of control with reference to abutting use districts. Reference to those uses falling specifically within the intent of this Section is as follows:

1. Outdoor Theaters

Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in I-2 Districts only. Outdoor theaters shall further be subject to the following conditions:

- The proposed internal design shall receive approval from the Building Inspector and the Village Superintendent as to adequacy of drainage, lighting and other technical aspects.
- Outdoor theaters shall abut a major or secondary thoroughfare and points of ingress and egress shall be available only from such major or secondary thoroughfare.
- All vehicles, waiting or standing to enter the facility shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
- The area shall be so laid out as to prevent the movie screen from being viewed from residential areas or adjacent major or secondary thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within, and directed onto, the premises of the outdoor theater site.

2. Commercial Television and Radio Towers and Public Utility Microwaves, and Public Utility T.V. Transmitting Towers

Radio and television towers, public utility microwaves and public utility T.V. transmitting towers, and their

attendant facilities shall be permitted in I-1 and I-2 Districts provided said use shall be located centrally on a continuous parcel of not less than one and one-half (1 1/2) times the height of the tower measured from the base of said tower to all points on each property line.

3. Mobile Home Park

Mobile home parks are designed to be allowed in I-1 Industrial Districts when the mobile home park area is not isolated or surrounded on more than three (3) abutting sides by industry. Mobile home parks may also be permitted along the I-1 District edge and within the I-1 District, wherein such District abuts a Residential District.

Further, no mobile home park shall be developed within four hundred (400) feet of any R District or any existing or proposed major thoroughfare as defined on the Thorofare Plan for the Village. Mobile home park sites shall further be subject to the following requirements and conditions:

- Access to and from the mobile home park shall be to the nearest major thoroughfare by means of a public right-of-way of not less than sixty (60) feet in width. No access shall be permitted through a Single-Family Residential District.
- Any site to be used for a mobile home park shall be of such land area as to provide for a minimum of at least fifty (50) mobile home sites.
- The mobile home park shall provide a twelve (12) foot greenbelt between itself and an RC or I-1 District unless such property is occupied by another mobile home park. The greenbelt shall provide a continuous year-round obscuring screen. A four foot six inch (4' - 6") masonry wall may be substituted for the greenbelt with the approval of the Planning Commission.
- Mobile home spaces shall be provided a minimum of five thousand (5,000) square feet and shall be at least fifty (50) feet in width. All such mobile home spaces shall be computed exclusive of service drives, facilities, greenbelt and recreation space.
- The sum of the side yards at the entry side and non-entry side of a mobile home stand shall not be less than twenty (20) feet; provided, however, there shall be a side yard of not less than fifteen (15) feet at the entry side of the trailer stand and a side yard of not less than five (5) feet at the nonentry side of the mobile home stand. There shall be a rear yard of not less than ten (10) feet at the rear end of the stand and a front yard of not less than twenty (20) feet at the front end of the mobile home stand. For irregularly shaped side yards, the sum is determined as the sum of the average width of each side yard, provided that the required minimums above are maintained at all points in the side yard.
- Off-street parking shall be provided in accord with SEC. 1604, 12. a.(4) of this Ordinance.
- Mobile home sites shall be provided with a concrete apron of sufficient width and length to park and support a mobile home.
- Roads and sidewalks for mobile home parks
 - Mobile home sites shall abut a service drive or street. All service drives, roadways, or streets shall be widths as scheduled and designed and graded for proper drainage, according to standard road building practice and approved by the Village Superintendent prior to opening of the mobile home park. All streets and drives shall be black topped or poured of concrete within one (1) year after issuance of permit. A performance bond guaranteeing monies for such work will be issued to the Village of Cass City in the amount of a bona fide bid from parties performing such work.
 - Mobile home parks shall provide an approved hard surface entrance road or drive not less than thirty (30) feet wide, also contingent upon Village Superintendent approval.
 - Schedule of Road widths:

	Minimum
One-way traffic service drives with no parking	11 feet
One-way traffic street with no parking	15 feet
Two-way traffic street with no parking	24 feet
One-way traffic street with parallel parking one side	22 feet
Two-way traffic street with parallel parking one side	30 feet
One-way traffic street with parallel parking two sides	32 feet
Two-way traffic street with parallel parking two sides	40 feet

Parking areas shall be clearly marked. All streets shall be provided with curbs and gutters, properly drained.

- A concrete walk at least thirty-six (36) inches wide from entrance of park to all mobile home sites and all required service facilities and commercial buildings shall be provided.
- A concrete walk, at least thirty (30) inches wide, from service walk to mobile home entrance shall be provided.
- Street and yard lights sufficient to permit safe movement of vehicles and pedestrians at night shall be provided, so located and shaded as to direct the light away from adjacent properties.

1. Additional Requirements for Mobile Home Parks

- There shall be provided an area of not less than two hundred and fifty (250) square feet for each mobile home space to be used for recreational spaces, with a minimum total area of not less than twenty thousand (20,000) square feet, which shall be generally no longer than one and one-half (1 1/2) times its width. Such an area shall be graded, developed, sodded and maintained by the management, so as to provide healthful recreation for the residents of the mobile home park.
- The front yard, and any side yard adjacent to a street shall be landscaped within one year, and the entire mobile home park shall be maintained in a good, clean, presentable condition at all times.
- No business of any kind shall be conducted in any mobile home park, except that the management's office or a store may serve the residents of the park. Further that no vehicle which will create a nuisance shall be parked within a mobile home park.
- All fuel oil and all gas tanks located on each mobile home site shall be in a uniform manner and screened from view. All tanks shall be equipped with vent pipes and fused valves.
- There shall be no storage of any kind under mobile homes, unless skirted.
- All fences, other than the greenbelt surrounding the park, shall be uniform in height, and shall not exceed thirty (30) inches in height, and shall be constructed in such a manner as to provide firemen access to all sides of each mobile home.

- Fire hydrants of a size, type and pressure, as used by the Cass City Fire Department, shall be placed within said mobile home park so that no mobile home site shall be located more than five hundred (500) feet from a fire hydrant.

SEC. 1608. PLANT MATERIALS:

Whenever in this Ordinance a greensbelt or planting is required, it shall be planted within six (6) months from the date of issuance of a certificate of occupancy and shall thereafter be reasonably maintained with permanent plant materials to provide a screen to abutting properties subject further to the requirements of the Village Tree Ordinance Number 59. Suitable materials equal in characteristics to the plant materials listed with the spacing as required shall be provided.

SUGGESTED PLANT MATERIALS

EVERGREEN TREES	Minimum five (5) feet in height
Juniper	Hemlock
Fir	Pine
Spruce	Douglas-Fir

NARROW EVERGREENS	Minimum three (3) feet in height
Column Hinoki Cypress	
Blue Columnar Chinese Juniper	
Pyramidal Red-Cedar	
Swiss Stone Pine	
Pyramidal White Pine	
Irish Yew	
Douglas Arbor-Vitae	
Columnar Giant Arbor-Vitae	

TREE-LIKE SHRUBS	Minimum four (4) feet in height
Flowering Crab	Russian Olive
Mountain Ash	Dogwood
Redbud	Rose of Sharon
Hornbeam	Hawthorn
Magnolia	

LARGE DECIDUOUS SHRUBS	Minimum six (6) feet in height
Honeysuckle	Viburnum
Mock-Orange	Forsythia
Lilac	Ninebark
Coroneaster	Hazelnut
Evonymus	Privet
Buckthorn	Sumac

LARGE DECIDUOUS TREES	Minimum eight (8) feet in height
Oak	Hard Maple
Hackberry	Birch
Planetree (Sycamore)	
Ginkgo	Beech
Sweet-Gum	Honeylocust
Linden	Hop Hornbeam

SEC. 1609. SIGNS:

- The following conditions shall apply to all signs erected or located in any use district:
 - All signs shall conform to all applicable codes and ordinances of the Village and, where required, shall be approved by the Building Inspector, and a permit issued.
 - No sign except those established and maintained by the Village, County, State or Federal governments, shall be located in, project into, or overhang a public right-of-way or dedicated public easement.
 - No sign otherwise permitted shall project above or beyond the maximum height limitation of the use district in which located.
 - All directional signs required for the purpose of orientation, when established by the Village, County, State or Federal government, shall be permitted in all use districts.
 - Accessory signs shall be permitted in any use district.
 - Nonaccessory signs shall be permitted only in I-1 and I-2 Industrial Districts; except that nonaccessory signs pertaining to real estate development located within the Village and designed to promote the sale of lots or homes within a subdivision located within the Village may be permitted on a temporary basis in any use district, but shall not be located upon subdivided land unless such land is part of the subdivision being advertised for sale and shall be subject to the requirements and conditions of all applicable codes and ordinances of the Village, approved by the Building Inspector and a temporary permit issued.
 - Signs used for advertising land or buildings for rent, lease, and/or for sale shall be permitted when located on the land or building intended to be rented, leased and/or sold.
 - Freestanding accessory signs may be located in the required front yard except as otherwise provided herein.
- In addition to (1) above, the following requirements shall apply to signs in the various use districts as follows:

USE DISTRICTS

R Districts
(RA-1 through RP-1)

REQUIREMENTS

- For each dwelling unit, one (1) name plate not exceeding two (2) square feet in area, indicating name of occupant.

R Districts
(RA-1 through RP-1)

- For structures other than dwelling units, one (1) identification sign not exceeding eighteen (18) square feet in area.

RC Districts and RP-1
when applicable

- For rental and/or management offices, one (1) identification sign not exceeding six (6) square feet in area.

In RC Districts, signs indicating the name of multiple housing projects shall be permitted provided that no such sign shall be located closer than one hundred (100) feet to any property line in any adjacent single family district.

OS-1 Districts

- For each office unit occupying a building, one (1) sign.

For each office building, one (1) wall sign and/or one (1) freestanding sign, not to exceed eighteen (18) square feet in area.

USE DISTRICTS

OS-1, B-1, B-2, P-1
Districts

REQUIREMENTS

- No sign shall project beyond or overhang the wall or any permanent architectural feature, by more than one (1) foot, and shall not project above or beyond the highest point of the roof or parapet.

OS-1, B-1 Districts

- Freestanding signs shall not exceed one hundred (100) square feet in area and shall not exceed twenty (20) feet in height.

B-2, I-1 Districts

- Freestanding signs shall not exceed two hundred (200) square feet in area and shall not exceed thirty (30) feet in height.

I-2 Districts

- Freestanding signs shall not exceed three hundred (300) square feet in area and shall not exceed forty (40) feet in height.

OS-1, B-1 Districts

- Freestanding accessory signs or advertising pylons shall not be placed closer than one hundred (100) feet to any adjacent residential district.

B-2, I-1 and I-2
Districts

- Freestanding accessory signs or advertising pylons shall not be placed closer than two hundred (200) feet to any adjacent residential district.

I-1 and I-2 Districts

- Nonaccessory signs shall be permitted but shall be spaced no closer than one thousand (1,000) feet between signs on the same side of the right-of-way.

I-1 and I-2 Districts

- Freestanding, nonaccessory signs, are allowed but shall comply with all requirements of ARTICLE XV - SCHEDULE OF REGULATIONS of this Ordinance.

SEC. 1610. EXTERIOR LIGHTING:

- All outdoor lighting in all Use Districts used to light the general area of a specific site shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences.
- All outdoor lighting in all Use Districts shall be directed toward and confined to the ground areas of lawns or parking lots.
- All lighting in nonresidential districts used for the external illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
- Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- All illumination of signs and any other outdoor feature shall not be of a flashing, moving or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color at all times when in use.

SEC. 1611. RESIDENTIAL ENTRANCEWAY:

In all Residential Districts, so called entranceway structures including but not limited to: walls, columns, and gates marking entrances to single-family subdivisions or multiple housing projects may be permitted and may be located in a required yard, except as provided in SEC. 1612. CORNER CLEARANCE, provided that such entranceway structures shall comply to all codes of the Village and shall be approved by the Building Department and a permit issued.

SEC. 1612. CORNER CLEARANCE:

No fence, wall, shrubbery, sign or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

SEC. 1613. WALLS:

- For those Use Districts and uses listed below there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall as required below (except otherwise required in subsection 4 of this SEC. 1613):

USE

REQUIREMENTS

(a) P-1 Vehicular
Parking District

- 4' - 6" high wall.

(b) Off-street Parking Area (Other than P-1 Districts)

- 4' - 6" high wall.

(c) B-1, B-2 and OS-1
Districts

- 4' - 6" high wall.

(d) I-1 and I-2 Districts - open storage areas, loading or unloading areas, service areas

- 4' - 6" to 8' high wall or fence. (Height shall provide the most complete obscuring possible) (See SEC. 1201, 4. and SEC. 1613, 4.)

(e) Auto wash
Drive-in restaurants

- 6' - 0" high wall.

(f) Hospital - ambulance and delivery areas

- 6' - 0" high wall.

(g) Utility Buildings, stations and/or substations

- 6' - 0" high wall.

- Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Ordinance requires conformance with front yard setback lines in abutting Residential Districts. Upon review of the site plan, the Planning Commission may approve an alternate location for the wall or may waive the wall requirement if in specific cases it would not serve the purposes of screening the parking area effectively. Required walls may, upon approval of the Board of Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Appeals in reviewing such request.
- Such walls and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this Ordinance and except such openings as may be approved by the Chief of Police and the Building Inspector. All walls herein required shall be constructed of materials approved by the Building Inspector to be durable, weather resistant, rust proof and easily maintained; and wood or wood products shall be specifically excluded.

Masonry walls may be constructed with openings which do not in any square section (height and width) exceed twenty (20) percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required, and shall not reduce the minimum height requirement. The arrangement of the openings shall be reviewed and approved by the Building Inspector.

- The requirement for an obscuring wall between off-street parking areas, outdoor storage areas, and any abutting residential district shall not be required when such areas are located more than two hundred (200) feet distant from such abutting residential district.
- The Board of Appeals may waive or modify the foregoing requirements where cause can be shown that no good purpose would be served, provided that in no instance shall a required wall be permitted to be less than four feet six inches (4' - 6") in height, except where SEC. 1612 applies.

In consideration of request to waive wall requirements between nonresidential and residential districts, the Board shall refer the request to the Planning Commission for a determination as to whether or not the residential district is considered to be an area in transition and will become nonresidential in the future.

In such cases as the Planning Commission determines, the residential district to be a future nonresidential area, the Board may temporarily waive wall requirements for an initial period not to exceed twelve (12) months. Granting of subsequent waivers shall be permitted, provided that the Planning Commission shall make a determination as hereinbefore described, for each subsequent waiver prior to the granting of such waiver by the Board.

SEC. 1614. FENCES (RESIDENTIAL):

Fences are permitted, or required subject to the following:

1. Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard, shall not exceed six (6) feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, or whichever is greater.
2. Recorded lots having a lot area in excess of two (2) acres and a frontage of at least two hundred (200) feet, and acreage or parcels not included within the boundaries of a recorded plat, in all residential districts, are excluded from these regulations.
3. Fences on lots of record shall not contain barbed wire, electric current or charge of electricity.
4. Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than twenty-five (25) percent of their total area.

SEC. 1615. SITE PLAN REVIEW (ALL DISTRICTS):

1. A site plan shall be submitted to the Planning Commission for approval of:
 - a. Any use or development for which the submission of a site plan is required by any provision of this Ordinance.
 - b. Any development, except single-family and two-family residential, for which off-street parking areas are provided as required in SEC. 1604, OFF-STREET PARKING REQUIREMENTS.
 - c. Any use in an RC, RP-1, OS-1, B-1, R-2, I-1 or I-2 Districts lying contiguous to, or across a street from, a single-family residential district.
 - d. Any use except single or two-family residential which lies contiguous to a major thoroughfare or collector street.
 - e. All residentially related uses permitted in single-family district such as, but not limited to: churches, schools, and public facilities.
 - f. Building additions or accessory buildings shall not require Planning Commission review unless off-street parking in addition to that already provided on the site is required.
2. Every site plan submitted to the Planning Commission shall be in accordance with the requirements of this Ordinance. No site plan shall be approved until same has been reviewed by the Building Department in coordination with the Fire Department and the Police Department, for compliance with the standards of the respective departments.
3. The following information shall be included on the site plan:
 - a. A scale of not less than 1" = 50' if the subject property is less than three (3) acres and 1" = 100' if three (3) acres or more.
 - b. Date, northpoint and scale.
 - c. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
 - d. The location of all existing and proposed structures on the subject property and all existing structures within one hundred (100) feet of the subject property.
 - e. The location of all existing and proposed drives and parking areas.
 - f. The location and right-of-way widths of all abutting streets and alleys.
 - g. The names and addresses of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan.
4. In the process of reviewing the site plan, the Planning Commission shall consider:
 - a. The location and design of driveways providing vehicular ingress to and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic.
 - b. The traffic circulation features within the site and location of automobile parking areas; and may make such requirements with respect to any matters as will assure:
 - (1) Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets.
 - (2) Satisfactory and harmonious relationships between the development on the site and the existing and prospective development of contiguous land and adjacent neighborhoods.
 - c. The Planning Commission may further require landscaping, fences and walls in pursuance of these objectives and same shall be provided and maintained as a condition of the establishment and the continued maintenance of any use to which they are appurtenant.
 - d. In those instances wherein the Planning Commission finds that an excessive number of ingress and/or egress points may occur with relation to major or secondary thoroughfares, thereby diminishing the carrying capacity of the thoroughfare, the Planning Commission may recommend marginal access drives. For a narrow frontage, which will require a single outlet, the Planning Commission may recommend that a performance bond guaranteeing monies for such work will be issued to the Village of Cass City so as to provide for a marginal service drive equal in length to the frontage of the property involved.

SEC. 1616. FRONTAGE ON A PUBLIC STREET:

No lot shall be used for any purpose permitted by this Ordinance unless said lot abuts a public street, unless otherwise provided for in this Ordinance.

SEC. 1617. ACCESS TO MAJOR THOROFARE OR COLLECTOR STREET:

For uses making reference to this SEC. 1617, vehicular access shall be provided only to an existing or planned major thoroughfare, or collector street. Provided, however, that access driveways may be permitted to other than a major thoroughfare, or collector street where such access is provided to a street where the property directly across the street from such drive-

way and all property abutting such street between the driveway and the major thoroughfare or collector street is zoned for multiple-family use or any nonresidential uses, is developed with permanent uses other than single-family residences or is an area which, in the opinion of the Planning Commission, will be used for other than single-family purposes in the future. This exception shall only apply if the Planning Commission finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.

ARTICLE XVII - GENERAL EXCEPTIONS

SEC. 1700. AREA, HEIGHT AND USE EXCEPTIONS:

The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

SEC. 1701. ESSENTIAL SERVICES:

Essential services serving the Village of Cass City shall be permitted as authorized and regulated by law and other ordinances of the Municipality. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the Municipality shall receive the review and approval, after a public hearing, of the Board of Appeals. Such review of the Board of Appeals shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the Village.

SEC. 1702. VOTING PLACE:

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

SEC. 1703. HEIGHT LIMIT:

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flag poles, public monuments or wireless transmission towers; provided, however, that the Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use.

SEC. 1704. LOT AREA:

Any lot existing and of record on the effective date of this Ordinance may be used for any principal use permitted other than conditional uses for which special lot area requirements are specified in this Ordinance, permitted in the district in which such lot is located whether or not such lot complies with the lot area and width requirements of this Ordinance. Such use may be made provided that all requirements other than lot area and width prescribed in this Ordinance are complied with, and provided that not more than one (1) dwelling unit shall occupy any lot except in conformance with the provisions of this Ordinance for required lot area for each dwelling unit.

SEC. 1705. LOTS ADJOINING ALLEYS:

In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Ordinance, one-half (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

SEC. 1706. YARD REGULATIONS:

When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals.

SEC. 1707. PORCHES:

An open, unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.

SEC. 1708. PROJECTIONS INTO YARDS:

Architectural features, not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet.

SEC. 1709. ACCESS THROUGH YARDS:

For the purpose of this Ordinance, access drives may be placed in the required front or side yards so as to provide access to rear yards or accessory or attached structures. These drives shall not be considered as structural violations in front and side yards. Further, any walk, terrace or other pavement servicing a like function, and not in excess of nine (9) inches above the grade upon which placed, shall for the purpose of this Ordinance not be considered to be a structure, and shall be permitted in any required yard.

ARTICLE XVIII - ADMINISTRATION AND ENFORCEMENT

SEC. 1800. ENFORCEMENT:

The provisions of this Ordinance shall be administered and enforced by the Building Inspector or by such deputies of his department as the Building Inspector may delegate to enforce the provisions of this Ordinance.

SEC. 1801. DUTIES OF BUILDING INSPECTOR:

The Building Inspector shall have the power to grant zoning compliance and occupancy permits, to make inspections of buildings or premises necessary to carry out his duties in the enforcement of this Ordinance. It shall be unlawful for the Building Inspector to approve any plans or issue any permits or certificates of occupancy for any excavation or construction until he has inspected such plans in detail and found them to conform with this Ordinance.

The Building Inspector shall record all nonconforming uses existing at the effective date of this Ordinance for the purpose of carrying out the provisions of SEC. 1602.

Under no circumstances is the Building Inspector permitted to make changes to this Ordinance nor to vary the terms of this Ordinance in carrying out his duties as Building Inspector.

The Building Inspector shall not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant despite violations of contracts, such as covenants or private agreements which may occur upon the granting of said permit.

SEC. 1802. PLOT PLAN:

The Building Inspector shall require that all applications for building permits shall be accompanied by plans and specifications including a plot plan, in triplicate, drawn to scale, showing the following:

1. The actual shape, location and dimensions of the lot.
2. The shape, size and location of all buildings or other structures to be erected, altered, or moved and of any building or other structures already on the lot.

3. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the building is intended to accommodate.

4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

SEC. 1803. PERMITS:

The following shall apply in the issuance of any permit:

1. Permits Not to be Issued

No building permit shall be issued for the erection, alteration or use of any building or structure or part thereof, or for the use of any land, which is not in accordance with all provisions of this Ordinance.

2. Permits for New Use of Land

No land heretofore vacant shall hereafter be used or an existing use of land be hereafter changed to a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

3. Permits for New Use of Buildings

No building or structure, or part thereof, shall be changed to or occupied by a use of a different class or type unless a certificate of occupancy is first obtained for the new or different use.

4. Permits Required

No building or structure, or part thereof, shall be hereafter erected, altered, moved or repaired unless a building permit shall have been first issued for such work. The terms "altered" and "repaired" shall include any changes in structural parts, stairways, type of construction, type, class or kind of occupancy, light or ventilation, means of egress and ingress, or other changes affecting or regulated by the Village of Cass City, Building Code, Housing Law, or this Ordinance, except for minor repairs or changes not involving any of the aforesaid features.

SEC. 1804. CERTIFICATES:

No land, building or part thereof, shall be occupied by or for any use unless and until a certificate of occupancy shall have been issued for such use. The following shall apply in the issuance of any certificate:

1. Certificates Not to be Issued

No certificates of occupancy shall be issued for any building, structure or part thereof, or for the use of any land, which is not in accordance with all the provisions of this Ordinance.

2. Certificates Required

No building or structure, or parts thereof, which is hereafter erected, or altered, shall be occupied or used or the same caused to be done, unless and until a certificate of occupancy shall have been issued for such building or structure.

3. Certificates Including Zoning

Certificates of occupancy as required by the Village Building Code for new buildings or structures, or parts thereof, or for alterations to or changes of use of existing buildings or structures, shall also constitute certificates of occupancy as required by this Ordinance.

4. Certificates for Existing Buildings

Certificates of occupancy shall be issued for existing buildings, structures, or parts thereof, or existing uses of land if, after inspection, it is found that such buildings, structures, or parts thereof, or such use of land, are in conformity with the provisions of this Ordinance.

5. Record of Certificates

A record of all certificates issued shall be kept on file in the office of the Building Inspector, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the property involved.

6. Certificates for Dwelling Accessory Buildings

Buildings or structures accessory to dwellings shall not require separate certificates of occupancy but may be included in the certificate of occupancy for the dwelling when shown on the plot plan and when completed at the same time as such dwellings.

7. Application for Certificates

Application for certificates of occupancy shall be made in writing to the Building Inspector on forms furnished by that Department, and such certificates shall be issued within ten (10) days after receipt of such application if it is found that the building or structure, or part thereof, or the use of land is in accordance with the provisions of this Ordinance.

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

SEC. 1805. FINAL INSPECTION:

The holder of every building permit for the construction, erection, alteration, repair, or moving of any building structure or part thereof, shall notify the Building Inspector immediately upon the completion of the work authorized by such permit, for a final inspection.

SEC. 1806. FEES:

Fees for inspection and the issuance of permits or certificates or copies thereof required or issued under the provisions of this Ordinance may be collected by the Building Inspector in advance of issuance. The amount of such fees shall be established by resolution of the Village Council and shall cover the cost of inspection and supervision resulting from enforcement of this Ordinance.

ARTICLE XIX - BOARD OF APPEALS

SEC. 1900. CREATION AND MEMBERSHIP:

There is hereby established a Board of Zoning Appeals, which shall perform its duties and exercise its powers as provided in Section 5 of Act 207 of Public Acts of 1921 as amended, and in such a way that the objectives of this Ordinance shall be observed, public safety secured, and substantial justice done. The Board shall consist of five (5) members appointed by the Village Council. Appointments shall be as follows: One (1) member appointed for a period of one (1) year; two (2) members appointed for a period of two (2) years, respectively; thereafter each member to hold office for the full three (3) year term. Any vacancies in the Board shall be filled by appointment by the Council for the remainder of the unexpired term. The Zoning Board of Appeals shall annually elect its own Chairman, Vice Chairman and Secretary. The compensation of the appointed members of the Board of Zoning Appeals may be fixed by the Village Council.

SEC. 1901. MEETINGS:

All meetings of the Board of Appeals shall be held at the call of the Chairman and at such times as such Board may determine. All hearings conducted by said Board shall be open to the public. The Village Clerk, or his representatives, shall

keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall also keep records of its hearings and other official action. Four (4) members of the Board shall constitute a quorum for the conduct of its business. The Board shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony and the production of books, papers, files and other evidence pertinent to the matters before it.

SEC. 1902. APPEAL:

An appeal may be taken to the Board of Appeals by any person, firm or corporation, or by any officer, Department, Board or Bureau affected by a decision of the Building Inspector. Such appeal shall be taken within thirty (30) days of the decision or action of the Building Inspector complained of, by filing with the Building Inspector and with the Board of Appeals a notice of Appeal, specifying the grounds thereof. The Building Inspector shall forthwith transmit to the Board all of the papers constituting the record upon which the action appealed from was taken, and such appeal shall be heard at the next regularly scheduled Board of Appeals meeting, or within twenty (20) days of the filing of the notice of Appeal, whichever occurs first. The Board shall give due notice of the time and place of the hearing thereof to the applicant, the Building Inspector, and other parties as provided in SEC. 1906 of this Ordinance and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney. The decision of such board should not become final until the expiration of five (5) days from the entry of such order unless the Board shall find the immediate effect of such order is necessary for the preservation of property or personal rights and shall so certify on the record.

An Appeal shall stay all proceedings in furtherance of the action appealed from unless the Building Inspector certifies to the Board of Appeals after notice of appeal has been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property, in which case the proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by a court of record.

SEC. 1903. FEES:

The Village Council may from time to time prescribe and amend by resolution a reasonable schedule of fees to be charged to applicants for appeals to the Zoning Board of Appeals. At the time the notice for appeal is filed, said fee shall be paid to the Secretary of the Board of Appeals, which the Secretary shall forthwith pay over to the Village Treasurer to the credit of the general revenue fund of the Village of Cass City.

SEC. 1904. JURISDICTION:

The Zoning Board of Appeals shall not have the power to alter or change the zoning district classification of any property, nor to make any change in the terms of this Ordinance, but does have power to act on those matters where this Ordinance provides for an administrative review, interpretation, exception or special approval permit and to authorize a variance as defined in this Section and laws of the State of Michigan. Said powers include:

1. Administrative Review

To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Building Inspector or any other administrative official in carrying out or enforcing any provisions of this Ordinance.

2. Variance

To authorize, upon an appeal, a variance from the strict application of the provisions of this Ordinance where by reason of exceptional narrowness, shallowness, shape or area of a specific piece of property at the time of enactment of this Ordinance or by reason of exceptional topographic conditions or other extraordinary or exceptional conditions of such property, the strict application of the regulations enacted would result in peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner of such property provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this Ordinance. In granting a variance, the Board may attach thereto such conditions regarding the location, character, and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance. In granting a variance, the Board shall state the grounds upon which it justifies the granting of a variance.

3. Exceptions and Special Approvals

To hear and decide in accordance with the provisions of this Ordinance requests for exceptions, for interpretations of the Zoning Map, and for decisions on special approval situations on which this Ordinance specifically authorizes the Board to pass. Any exception or special approval shall be subject to such conditions as the Board may require to preserve and promote the character of the zone district in question and otherwise promote the purpose of this Ordinance, including the following:

- Interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the Zoning Map fixing the use districts, accompanying and made part of this Ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid.
- Permit the erection and use of a building or use of premises for public utility purposes, upon recommendation of the Planning Commission.
- Permit the modification of the automobile parking space or loading space requirements where, in the particular instance, such modification will not be inconsistent with the purpose and intent of such requirements.
- Permit such modification of the height and area regulations as may be necessary to secure an appropriate improvement of a lot which is of such shape, or so located with relation to surrounding development or physical characteristics, that it cannot otherwise be appropriately improved without such modification.
- Permit temporary buildings and uses for periods not to exceed two (2) years in undeveloped sections of the Village and for periods not to exceed six (6) months in developed sections.
- Permit, upon proper application, the following character of temporary use, not otherwise permitted in any district, not to exceed twelve (12) months with the granting of twelve (12) month extensions being permissible: uses which do not require the erection of any capital improvement of a structural nature.

The Board of Appeals, in granting permits for the above temporary uses, shall do so under the following conditions:

- The granting of the temporary use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary use is permitted.
- The granting of the temporary use shall be granted in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.

- All setbacks, land coverage, off-street parking, lighting and other requirements to be considered in protecting the public health, safety, peace, morals, comfort, convenience and general welfare

of the inhabitants of the Village of Cass City, shall be made at the discretion of the Board of Appeals.

- In classifying uses as not requiring capital improvement, the Board of Appeals shall determine that they are either demountable structures related to the permitted use of the land; recreation developments, such as, but not limited to: golf-driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
- The use shall be in harmony with the general character of the district.
- No temporary use permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as further provided for in this Ordinance. Further, the Board of Appeals shall seek the review and recommendation of the Planning Commission prior to the taking of any action.

- In consideration of all appeals and all proposed variations to this Ordinance, the Board shall, before making any variations from the Ordinance in a specific case, first determine that the proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Village of Cass City. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirements, decision or determination of the Building Inspector, or to decide in favor of the applicant any matter upon which it is authorized by this Ordinance to render a decision. Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change this Ordinance or the Zoning Map, such power and authority being reserved to the Village Council and the Village Council of the Village of Cass City, in the manner provided by law.

SEC. 1905. ORDERS:

In exercising the above powers, the Board may reverse or affirm wholly or partly, or may modify the orders, requirement, 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 all the powers of the Building Inspector from whom the appeal is taken.

SEC. 1906. NOTICE:

The Board shall make no recommendation except in a specific case and after a public hearing conducted by the Board. It shall, by general rule or in specific cases, determine the interested parties who, in the opinion of the Board, may be affected by any matter brought before it, which shall in all cases include all owners of record of property and the occupants of all single-family and two-family dwellings within three hundred (300) feet of the premises in question, such notices to be delivered personally or by mail addressed to the respective owners at the address given in the last assessment roll. If the tenant's name is not known, the term occupant may be used. The Board may require any party applying to the Board for relief to give such notice to other interested parties as it shall prescribe.

SEC. 1907. MISCELLANEOUS:

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one (1) year unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for said erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

ARTICLE XX - ZONING COMMISSION

The Village Planning Commission is hereby designated as the Commission specified in, of Act 207 of the Public Acts of 1921, and shall perform the zoning duties of said Commission as provided in the statute in connection with the amendment of this Ordinance.

ARTICLE XXI - PLANNING COMMISSION APPROVAL

In cases where the Village Planning Commission is empowered to approve certain use of premises under the provisions of this Ordinance, the applicant shall furnish such surveys, plans or other information as may be reasonably required by said Commission for the proper consideration of the matter.

The Planning Commission shall investigate the circumstances of each such case and shall notify such parties, who may in its opinion be affected thereby, of the time and place of any hearing which may be held relative thereto as required under its rules of procedure.

The Planning Commission may impose such conditions or limitations in granting approval as may in its judgement be necessary to fulfill the spirit and purpose of this Ordinance.

Any approval given by the Planning Commission, under which premises are not used or work is not started within six (6) months or when such use or work has been abandoned for a period of six (6) months, shall lapse and cease to be in effect.

ARTICLE XXII - CHANGES AND AMENDMENTS

The Village Council may, from time to time, on recommendation from the Planning Commission or on petition, amend, supplement or change the District Boundaries or the regulations herein, or subsequently established herein pursuant to the authority and procedure established in Act 207 of the Public Acts of 1921 as amended.

ARTICLE XXIII - REPEAL OF PRIOR ORDINANCE

The Zoning Ordinance adopted by the Village of Cass City, known as Ordinance No. 54 and all amendments thereto, are hereby repealed. The repeal of the above Ordinance and its amendments does not affect or impair any act done, offense committed or right accruing, accrued or acquired or liability, penalty, forfeiture or punishment incurred prior to the time enforced, prosecuted or inflicted.

ARTICLE XXIV - INTERPRETATION

In the interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare. It is not intended by this Ordinance to repeal, abrogate, annul, or in any way to impair or interfere with any existing provision of law or ordinance other than the above described Zoning Ordinance, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued

pursuant to the law relating to the use of buildings or premises; provided, however, that where this Ordinance imposes a greater restriction than is required by existing ordinance or by rules, regulations or permits, the provisions of this Ordinance shall control,

ARTICLE XXV - VESTED RIGHT

Nothing in this Ordinance should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, district, zoning classification or any permissible activities therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety and welfare.

ARTICLE XXVI - ENFORCEMENT, PENALTIES AND OTHER REMEDIES

SEC. 2600. VIOLATIONS:

Any person, firm or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be subject to a fine of not more than one hundred dollars (\$100.00) and the costs of prosecution or, in default of the payment thereof, shall be punished by imprisonment in the County Jail for a period not to exceed ninety (90) days for each offense, or by both such fine and imprisonment in the discretion of the court, together with the costs of such prosecution.

SEC. 2601. PUBLIC NUISANCE PER SE:

Any building or structure which is erected, altered or converted, or any use of premises or land which is begun or changed subsequent to the time of passage of this Ordinance and in violation of any of the provisions thereof is hereby declared to be a public nuisance per se, and may be abated by order of any court of competent jurisdiction.

SEC. 2602. FINES, IMPRISONMENT:

The owner of any building, structure or premises or part thereof, where any condition in violation of this Ordinance shall exist or shall be created, and who has assisted knowingly in the commission of such violation shall be guilty of a separate offense and upon conviction thereof shall be subject to a fine of not more than one hundred dollars (\$100.00) and the costs of prosecution or, in default of the payment thereof, shall be punished by imprisonment in the County Jail for a period not to exceed ninety (90) days for each offense, or by both such fine and imprisonment in the discretion of the court, together with the costs of such prosecution.

SEC. 2603. EACH DAY A SEPARATE OFFENSE:

A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

SEC. 2604. RIGHTS AND REMEDIES ARE CUMULATIVE:

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

ARTICLE XXVII - SEVERANCE CLAUSE

Sections of this Ordinance shall be deemed to be severable and should any section, paragraph, or provision hereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Ordinance as a whole or any part hereof, other than the part so declared to be unconstitutional or invalid.

ARTICLE XXVIII - EFFECTIVE DATE

Public hearing having been held hereon, the provisions of this Ordinance are hereby given immediate effect upon its publication, pursuant to the provisions of Section 4 of Act 207 of the Public Acts of 1921, as amended.

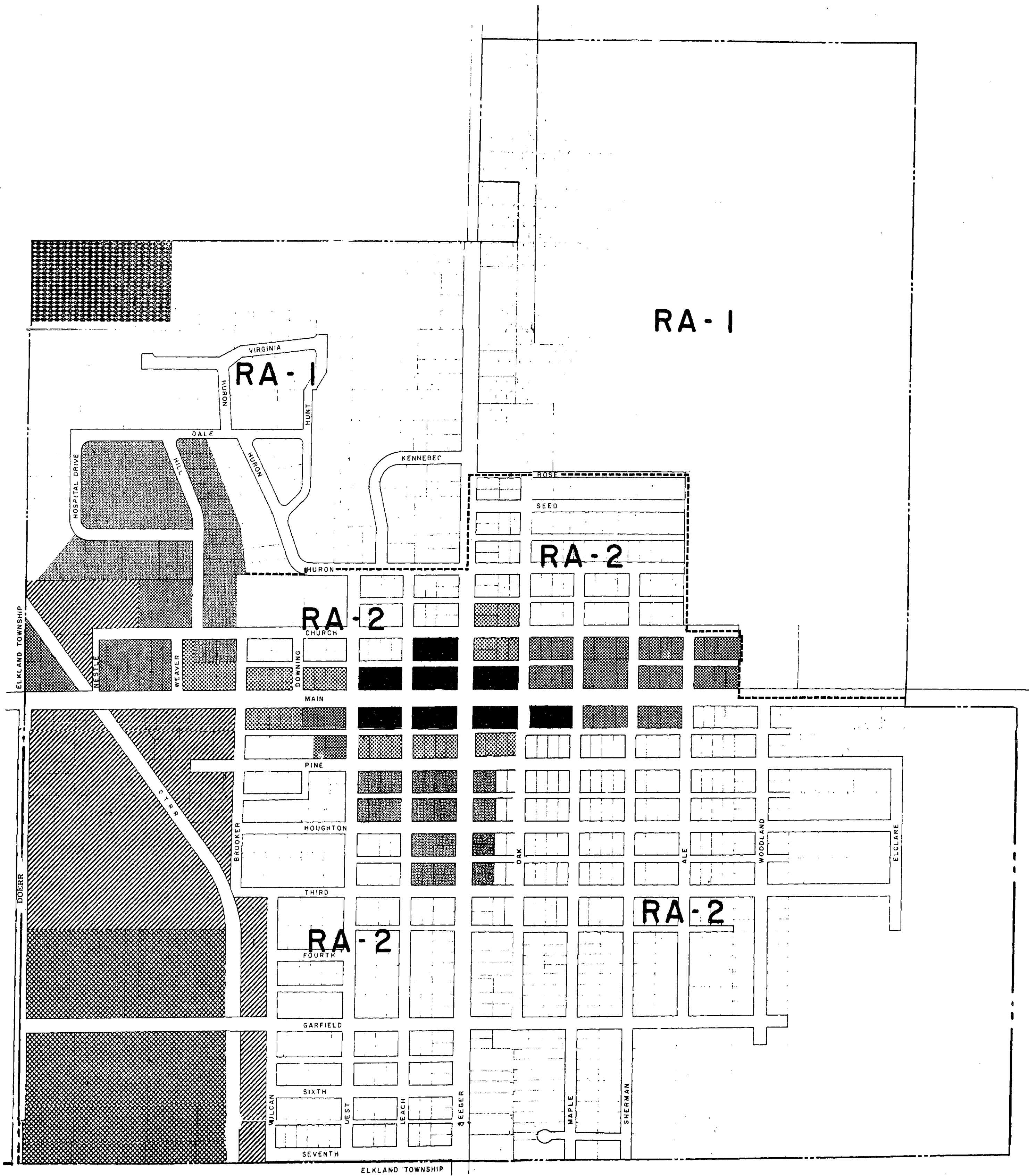
Made and passed by the Village Council of the Village of Cass City, Tuscola County, Michigan on this 1st day of August, A.D., 1972.

Roll Call Vote: Yeas 4
Nays 2

SS
Lambert Althaver
Village President

SS
Charlene Pranger
Deputy Village Clerk

See
Complete
Zoning
Map
on
Page 12



- RA-1 RA-1 ONE-FAMILY RESIDENTIAL (12,000 SQ. FT.)
- RA-2 RA-2 ONE-FAMILY RESIDENTIAL (8,000 SQ. FT.)
- RB TWO-FAMILY RESIDENTIAL (4,000 SQ. FT.)
- RC MULTIPLE FAMILY RESIDENTIAL
- RP-1 RP-1 PLANNED RESIDENTIAL
- OS-1 OFFICE-SERVICE
- B-1 COMMUNITY BUSINESS
- B-2 GENERAL BUSINESS
- I-1 LIGHT INDUSTRIAL
- I-2 GENERAL INDUSTRIAL
- P P-1 VEHICULAR PARKING
- SP SPECIAL PURPOSE

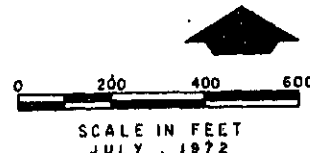
THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP
REFERRED TO IN ARTICLE III, SECTION 301 OF
ORDINANCE NUMBER THE ZONING ORDINANCE
OF THE VILLAGE OF CASS CITY, COUNTY OF TUSCOLA, MICHIGAN.

VILLAGE PRESIDENT: LAWRENCE E. ALTHAYER

DEPUTY CLERK: CHARLENE PRANGER

DATE ADOPTED: 7/1/72

DATE EFFECTIVE: 7/1/72



ZONING DISTRICTS

VILLAGE OF CASS CITY MICHIGAN

vilican leman & associates inc.
community planning consultants