

Adgate awesome in Colorado ski race

Lots of ink has dried in Michigan newspapers regarding our state's Olympic entrant and U.S. ski team member, Cary Adgate.

The Boyne City native is a scrappy fighter through those racing gates — and although his giant slalom finish at the Lake Placid games wasn't particularly memorable or imposing, he nonetheless finished respectably and without a mishap.

Cary has become the "wunderkind," (if one can do so at the advanced age of 27), of the ski world

by placing first in the First of Denver Cup early last month.

News of victory just reached our Michigan newswires, and the tidings are delightful to report.

According to World Pro Skiing, the umbrella organization for the prestigious World Cup Tour, Adgate's merits hadn't been seriously considered prior to his surprisingly magnificent showing in the Winter Park, Col. race for the First National Bank of Denver last month.

Apparently, Cary knows himself

and his style, and can predict his own ability to win in the clinch. He told me so two years ago at a reception in his honor at the Detroit Athletic Club.

"I START SLOWLY and peak toward the end of the racing season," he said. But Adgate's easy manner belies his ability to come through when it counts.

Although the mile-high city is far from Wayne and Oakland Counties, many Michigan ski enthusiasts were on hand to watch Cary snatch the top spot and to collect at least \$32,000 dollars in winnings and bonuses from a single race.

This win also placed Cary among this year's top money-winners, although still behind Austria's Andre Arnold who currently leads the ski-for-money bunch with season earnings of \$55,933.

Adgate's win is remarkable, seeing as this was his debut on the World Pro Skiing tour, and he did what no newcomer has ever done. Adgate won both the giant slalom and slalom and pocketed a handsome purse.

According to the ski types in Denver, "the most shocking aspect of

Adgate's win in this age of recognition — when millions of individuals seem to be jostling each other for their moments of fame — is that Cary is not altogether certain he needs the fame or the money.

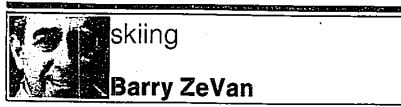
"After his giant slalom victory Feb. 7, he told reporters that a lot of his friends thought he was crazy not to go for the money, but that he is not starving to death and has no desire to be filthy rich."

WOW, AND BRAVO.
Cary continued, "It just came to do the best I could. But this hasn't really sunk in yet."

"I guess when they give me the check, it'll be real."

While Adgate tried to make up his mind whether to pursue his new career or return to Michigan and quieter pursuits, the battle for the 1981 World Pro Skiing championship continued to heat up.

PRIOR TO HIS Olympic runs last year, I visited with Cary's parents in their Boyne City home along with a TV crew that filmed the meeting for



skiing
Barry ZeVan

a pre-Olympic special on Detroit TV.

Cary's father, Dorian, is a successful Boyne City Realtor and owns a local ski hill. Mrs. Adgate is a grade-school teacher. Both are humbly proud of the son who's photo in an early album is captioned "Preparing for Olympics?"

That was clairvoyance at its clearest.

It's nice to see a guy finish first. Whether Cary stays on the pro circuit obviously won't be dictated by dollar signs. His attitude is exemplary, and he is to be congratulated for that as well as his excellent performance.

CITY OF FARMINGTON HILLS

PUBLIC HEARING
March 19, 1981
8:00 P.M.

Farmington Hills City Hall
31555 Eleven Mile Road
Farmington Hills, Michigan 48018

The City of Farmington Hills Planning Commission will give formal consideration to a proposed amendment to the text of the Farmington Hills Zoning Ordinance, Ordinance No. C-62, as amended, which amendatory Ordinance would provide for public hearings before the City Council in the consideration of Planned Unit Development requests. Cluster Option requests, and proposed Planned Residential Development plans. Said Ordinance amendment would also provide that notice of the public hearings conducted by the Planning Commission and the City Council, as required by the Ordinance, shall be given in accordance with the new Section 2112 enacted by separate Ordinance.

The proponent in this matter is the City of Farmington Hills Planning Commission which seeks this text amendment to provide for public hearings before the City Council of certain requests for discretionary approvals under the City's Zoning Ordinance.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the Farmington Hills City Hall on any business day between the hours of 8:30 a.m. and 4:30 p.m.

FRED HUGHES, Chairman
City of Farmington Hills
Planning Commission

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The proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to provide for the proper relationship of parking uses to principal uses in the Office and Business Districts.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the Farmington Hills City Hall on any business day between the hours of 8:30 a.m. and 4:40 p.m.

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Article XX, OS-3, Special Office District, Section 1004A, is hereby amended in part to add two new paragraphs, paragraphs 5 and 6, which shall read as follows:

SECTION 1004A. AREA AND BULK REQUIREMENTS:

Paragraphs 1 through 4 — unchanged.

5. Building Length. Buildings shall be limited in length to that, when viewed directly from above, any straight line drawn within any outer walls of the building and within a single horizontal plane, shall not exceed two hundred and twenty-five (225) feet in length.

6. Distance Between Buildings. The minimum distance between main buildings on the same zoning lot shall be not less than sixty (60) feet or the distance required by the application of footnote (c) of Section 1901 (Schedule of Regulations), whichever is the greater.

The proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to regulate the bulk and area of buildings within the OS-3 District.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the City of Farmington Hills City Hall on any business day between 8:30 a.m. and 4:30 p.m.

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The City of Farmington Hills Planning Commission will give formal consideration to a proposed amendment to the text of the Farmington Hills Zoning Ordinance, Ordinance No. C-62, as amended, which amendatory Ordinance would read in part as follows:

1. Revise ARTICLE IX, Office Service Districts to read as follows:

ARTICLE IX - OS-1 OFFICE SERVICE DISTRICTS

SEC. 900. PREAMBLE:
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 non-residential districts and other office areas to serve local needs. The districts also provide for personal services which are a convenience to those working in office districts.

The following regulations shall apply in all OS-1 Districts and shall be subject further to the provisions of ARTICLE XIX GENERAL PROVISIONS and ARTICLE XX GENERAL EXCEPTIONS and all other applicable provisions of this Ordinance.

SEC. 901. PRINCIPAL USES PERMITTED:
In an 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.
2. Medical offices including clinics.
3. Sanitariums or convalescent homes.
4. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.
5. Churches.
6. Other uses similar to the above uses.
7. 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:

1. A secondary use which is accessory to and located in the same building as a principal use permitted by this Article, such as, but not limited to: pharmacies, apothecary shops, stores limited to corrective garments or bandages, optical service, restaurants, barber shops, beauty shops or health salons subject to the following conditions:
 - a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.
 - d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Sec. 1904.
 - e. Signs indicating secondary uses which are separate from those signs allowed and indicating principal uses, shall not be permitted except for one (1) name plate identifying the name and/or address of the secondary use and not exceeding one (1) square foot in area.
2. Public offices, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
3. Private clubs and lodge halls subject to the following conditions:
 - a. Any outdoor activities other than parking of motor vehicles and loading and unloading shall be permitted only if specifically approved by the Board of Appeals.
4. Off-street parking lots, provided that they are to serve uses permitted in RA, RP, RC, RP or OS Districts.

SEC. 903. REQUIRED CONDITIONS:

1. All uses permitted shall receive site plan review and approval by the Planning Commission prior to the issuance of any building permit.
2. No interior display shall be visible from the exterior of the building.
3. The outdoor storage of goods or materials shall be prohibited.
4. Warehousing or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.
5. All activities except for off-street parking or loading, shall be conducted within a completely enclosed building.

SEC. 904. AREA AND BULK REQUIREMENTS:

ARTICLE XVIII - 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 shall be complied with.

2. Add a new ARTICLE IX-A OFFICE RESEARCH DISTRICT to read as follows:

ARTICLE IX-A - OS-1A OFFICE-RESEARCH DISTRICTS

SEC. 900A. PREAMBLE:
The OS-1A Office-Research Districts are designed to provide for large office buildings in areas which have significant highway or road visibility thereby encouraging uses which have a relatively high value per acre of land that will supplement the City's tax base.

The following regulations shall apply in all OS-1A Districts and shall be subject further to the provisions of ARTICLE XIX GENERAL PROVISIONS and ARTICLE XX GENERAL EXCEPTIONS and all other applicable provisions of this Ordinance.

SEC. 901A. PRINCIPAL USES PERMITTED:
In an OS-1A Office-Research 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.
2. Medical offices, including clinics, hospitals and medical laboratories.

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The proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to provide for the proper relationship of parking uses to principal uses in the Office and Business Districts.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the Farmington Hills City Hall on any business day between the hours of 8:30 a.m. and 4:40 p.m.

FRED HUGHES, Chairman
City of Farmington Hills
Planning Commission

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The City of Farmington Hills Planning Commission will give formal consideration to a proposed amendment to the text of the Farmington Hills Zoning Ordinance, Ordinance No. C-62, as amended, which amendatory Ordinance would read in part as follows:

Section 1

Article XXI, Administration and Enforcement, is hereby amended in part to add a new section, Section 2112, and to renumber existing Section 2112 to be a new section, Section 2113. The new Section 2112 shall read as follows:

SECTION 2112. NOTICE OF PUBLIC HEARING:

For uses making reference to this Section, and in all applications for Special Approval, notice of the public hearing before the Planning Commission or City Council shall be given as follows:

1. One notice of the public hearing shall be published in a newspaper of general circulation in the City of not less than five (5) and not more than fifteen (15) days before said hearing.
2. One notice of the public hearing shall be sent by first class mail, postage prepaid and by personal delivery to the owners of the property for which the hearing is conducted, and to all persons to whom real property is assessed within three hundred (300) feet of the boundary of the property in question, and to the occupants of all structures within three hundred (300) feet of the boundary of said property. Notice shall be given not less than five (5) and not more than fifteen (15) days before said hearing. If the name of the occupant is not known, the term "occupant" may be used in making notification. Notification need not be given to more than one occupant of the structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different individuals, partnerships, businesses or organizations, one occupant of each unit or spatial area shall receive notice. In the case of a single structure containing more than four dwelling units or other distinct spatial areas owned or leased by different individuals, partnerships, businesses or organizations, notice may be given to the manager or owner of the structure who shall be requested to post a notice at the primary entrance to the structure.

Section 2

Article XXI, Administration and Enforcement, is hereby amended in part to renumber existing Section 2112 to be Section 2113 from the enactment of this Ordinance, which Section shall read as currently written.

The proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to provide for Notices of Public Hearing of certain proposals under this Zoning Ordinance.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the Farmington Hills City Hall on any business day between the hours of 8:30 a.m. and 4:30 p.m.

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3. Banks, credit unions, savings and loan associations, and similar uses; drive-in facilities as an accessory use only.

4. Data processing, computer centers.

5. Other uses similar to the above uses.

6. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 902A. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:
The following uses shall be permitted, subject to the conditions hereinafter imposed for each use:

1. Public offices, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards, water and sewage pumping stations.
2. Accessory uses customarily related to a principal use authorized by this Article, such as, but not limited to: a pharmacy or apothecary shops, stores limited to corrective garments or bandages, or optical service, restaurants, barber shops, beauty shops and health salons subject to the conditions of Section 902.1.
3. Off-street parking lots, provided that they are to serve uses permitted in RA, RP, RC, RP or OS Districts.

SEC. 903A. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL APPROVAL:
The following uses may be permitted after review and approval by the Planning Commission under such conditions as the Planning Commission imposes after finding that the use is not injurious to the District and environs; is not contrary to the spirit and purpose of this Ordinance; is not incompatible with already existing uses in the area; would not interfere with orderly development of the area; and would not be detrimental to the safety or convenience of vehicular or pedestrian traffic. A public hearing shall be held by the Planning Commission and notice shall be given in accordance with Section 2112 of this Ordinance.

1. Any use which is charged with the principal function of research, testing, design, technical training or experimental product development and subject to the following:
 - a. Manufacturing shall not be an assembly-line type and shall be limited to prototype equipment, products or materials for experimental purposes which are not generally for sale. Repair of equipment, products, or materials shall be limited to prototypes and shall not be for customer services.
 - b. Warehousing of products for distribution shall not be permitted as an accessory use.

SEC. 904A. REQUIRED CONDITIONS:
All uses permitted in Sections 901A, 902A, and 903A shall be subject to the conditions hereinafter imposed by Section 902A, Special Approval Conditions.

SEC. 905A. AREA AND BULK REQUIREMENTS:

ARTICLE XVIII - 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 shall be complied with.

3. Add to Schedule of Regulations, Section 1800, the following:
Zoning District - OS-1A Office-Research District
Minimum Lot Size - none
Minimum Lot Width - none
Maximum Height - 40 feet
Yard Setbacks
- Front 50' (f) (s)
- Side Least one 20' (s)
Total of two 40' (s)
- Rear 40' (s)
Floor minimum - none
Maximum percent lot coverage - 20 percent

4. Change footnote (b) of the Schedule of Regulations to read as follows:
(b) For OS districts and offices in other districts, loading spaces shall be provided in the rear or side yard as required in Section 1906 and shall be computed separately from the off-street parking requirements. For all B Districts and the ES District, loading space shall be provided in the rear yard only and in the ratio of at least ten (10) 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. Loading space may, in exceptional instances, be permitted in an interior side yard with approval of the Planning Commission provided that such location is necessitated by the site conditions and that the area is screened from view from any public street.

5. Change and add the following to Section 1906, Off-Street Loading and Unloading:
Change paragraph 1 to read as follows:
1. All spaces shall be provided as required in ARTICLE XVIII SCHEDULE OF REGULATIONS under Minimum Rear Yards, except as hereinafter provided for OS-1, OS-1A, OS-2, OS-3 and LI-1 Districts.

Add paragraph 4 to read as follows:
4. Within any OS-1, OS-1A, OS-2 or OS-3 District, off-street loading spaces shall be provided as follows:
a. For office buildings of less than one hundred thousand (100,000) square feet in gross floor area, at least one (1) loading space, separate from off-street parking spaces, shall be provided for each service entrance to the building.
b. For office buildings of one hundred thousand (100,000) square feet in gross floor area or more, at least one (1) loading space with a dimension of at least ten by fifty (10' x 50') feet, or five hundred (500) square feet in area, with clearance of at least fourteen (14) feet in height shall be provided in the rear or side yard only.
c. For accessory uses, one separate space, in addition to spaces required for offices, shall be provided for each service entrance to the accessory uses in the rear or side yard only.

6. Change paragraph 1 (c), Section 1914, Walls and Berms, to read as follows:
(1) B-1, B-2, B-3, B-4, ES, OS-1, OS-1A, OS-2 and IRO Districts 4' high

The Proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to establish separate OS-1 and OS-1A Zoning Districts and establish new setback, area and requirements.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the Farmington Hills City Hall on any business day between the hours of 8:30 a.m. and 4:30 p.m.

FRED HUGHES, Chairman
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SECTION 1004A. AREA AND BULK REQUIREMENTS:

Paragraphs 1 through 4 — unchanged.

5. Building Length. Buildings shall be limited in length to that, when viewed directly from above, any straight line drawn within any outer walls of the building and within a single horizontal plane, shall not exceed two hundred and twenty-five (225) feet in length.

6. Distance Between Buildings. The minimum distance between main buildings on the same zoning lot shall be not less than sixty (60) feet or the distance required by the application of footnote (c) of Section 1901 (Schedule of Regulations), whichever is the greater.

The proponent in this matter is the City of Farmington Hills Planning Commission, which seeks this text amendment to regulate the bulk and area of buildings within the OS-3 District.

Any person who is interested is invited to participate in the discussion of the proposed amendment. Copies of the proposed amendment, the current zoning text and zoning map are available at the City of Farmington Hills City Hall on any business day between 8:30 a.m. and 4:30 p.m.

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