(Continued from Page Three)

Board shall find such use, height, area, building or structure reasonably necessary for the public convenience and service, provided such building, structure, or use is designed, erected and landscaped to conform harmoniously with the general architecture and plan of such district.

D. Permit in a Residence 1 Zone, Residence 2 Zone, Residence 3 Zone and Residence 4 Zone a temporary building or use incidental to the residential development, including real estate sign boards located on the premises to which they apply, such permit to be granted for an initial period of not more than two years, and in case of a building, only upon application accompanied by a bond and bill of sale to the Township, effective in case the building is not removed prior to the expiration of the permit. Permits may be renewed by the Board of Appeals for successive periods of not more than two (2) years each.

E. Permit in all Zones the erection of bulletins, memorial markers or other signs not used for commercial advertising, in excess of eight (8) square feet in surface area, under such temporary permit or permanent conditions as will prevent them from becoming dilapidated or unsightly or a menace to the public health, safety or general welfare.

F. Permit the structures or uses requiring the approval of the Board of Appeals under previous sections of this Ordinance; provided that the applicant for a Zoning Permit for any such use shall cause a written notice of the proposed building or use to be mailed or delivered to the owners of all lots of record lying more than one-third by area within three hundred (300) feet of the lot on which it is proposed to establish such use; and provided further, that if there are filed with such board within fifteen (15) days after such notice shall have been mailed or delivered, written protests from the owners of twenty per cent (20%) by frontage of the lots herein specified, the Board shall not approve such application except by affirmative vote of all members.

G. Permit exceptions to the height for buildings or portions of buildings not used for dwelling purposes and which do not in the aggregate occupy more than ten per cent (10%) of the area of the lot.

H. Permit variations in the requirements for outer courts in dwellings.

SECTION XI — ZONING PERMITS AND CERTIFICATES OF OCCUPANCY

It shall be unlawful to build or use or permit the building or the use of any structure or land or part thereof hereafter created, erected or altered, or to change or enlarge the use of any building or land or part thereof until a Zoning Permit in accordance with the provisions of this Ordinance properly endorsed as to occupancy in a manner herein provided shall have been issued by the Zoning Inspector hereinafter authorized. A charge to be set by the Township Board shall be made for the issuance of such permits. An application for a Zoning Permit shall be made to the Zoning Inspector not less than ten (10) days prior to the time when a new or enlarged use of a structure or land or part thereof is intended to begin. Such application shall be accompanied by a plat in duplicate drawn to scale, showing the exact dimensions of the land and structures to which the permit is to apply, the lines of all lots or parcels under separate ownership contained therein, the width of and alignment of all abutting streets, alleys, easements of access and public open spaces, the area, size, position and height of all buildings or structures erected or to be erected or altered thereon, plans in duplicate drawn to scale, of the proposed structure or alteration and such other information as may be deemed necessary for the proper enforcement of this Ordinance. Accessory buildings, when erected at the same time as the principal building on a lot and shown on the application therefor, shall not require a separate Zoning Permit. A record of all such applications shall be kept on file by the Zoning Inspector. Wherever the buildings, land, and uses thereof as set forth on the application are in conformity with the provisions of this Ordinance, it shall be the duty of the Zoning Inspector to issue within ten (10) days after the receipt of such application a Zoning Permit, and when such Permit is refused, to state such refusal in writing, specifying the causes for refusal.

The Zoning Inspector shall be notified by owner when foundations are completed and inspector shall inspect same within three (3) days after notification, and if same are found to be in conformity with the provisions of this Ordinance, shall endorse such fact on the Zoning Permit, also within five (5) days after notification that the building or premises or part thereof is ready for occupancy, the Zoning Inspector shall make final inspection thereof, and if it is found to be in conformity with the provisions of this Ordinance, shall endorse such fact on the Zoning Permit in a statement properly signed and dated and such statement shall have the force of a Certificate of Occupancy.

The Zoning Inspector may issue a Temporary Certificate of Occupancy for a part of a building prior to the completion of the entire building, but such temporary certificate shall not remain in force for a period in excess of one (1) year, nor more than five (5) days after the completion of the building ready for occupancy, unless the property owner, or the owner of an equity in property under a so-called Land Contract for the purchase of land shall submit a sworn statement in writing to the Zoning Inspector declaring that:

1. He desires to build a home upon land specifically described in said statement.
2. He herewith submits plans that comply with the requirements of this Ordinance of the zone in which the land is located.
3. That he is financially unable at the present time of completing the dwelling in full.
4. That he will complete the same within five years.
5. That he will within one year complete a portion of said dwelling with not less than four hundred (400) square feet and not less than thirty six (36) hundred cubic feet of content.
6. That he intends to live in said completed portion until the whole is completed.
7. That he will add each year a portion to said dwelling equal to one-fifth (1/5) of its square and cubical content.

In which case, upon the filing of such sworn statement, the Zoning Inspector may issue a permit for the building to progress in accordance with the terms of sworn statement, and a Temporary Certificate of Occupancy for five (5) years. The Zoning Inspector shall inspect the property each year to ascertain if the building is progressing according to the sworn statement. If building is not so progressing, the Zoning Inspector shall notify the owner in writing that he has not complied with his sworn statement and that his Temporary Certificate of Occupancy is revoked. The notice shall be sent by registered mail to the last known address of the owner. The owner shall have ten (10) days to appeal to the Board of Appeals. The Board of Appeals may extend the time for compliance for one (1) year or less if, in its opinion, the delay is due to economic hardship and not the fault of the owner but this shall rest within the sound discretion of the Board of Appeals.

A permit may be issued for the removal of top soil from land in a residential zone if the applicant shall comply with the following conditions:

(1) Execute and file with the Township Clerk, a bond to the township of Farmington with a surety company authorized to do business in Michigan as surety in a penal sum of $1,000 for each five acres or fraction thereof from which it is proposed to remove top soil, conditioned that:

a. The applicant will maintain a grade of twelve (12) inches above the existing crown of any road adjacent to or abutting the property.

b. The applicant will sow seed and establish a sod after removal to maintain a stable surface on the land.

(2) File with the Township Clerk an agreement in writing between the owner or owners of the land, their heirs, administrators, executors and assigns, authorizing the Township through its agents or officials to enter upon said property for inspection and compliance with the conditions of said bond.

It shall be the duty of the Zoning Inspector to make weekly inspections of the property from which top soil is being removed to determine whether the permit holder is complying with the requirements of this Ordinance, and he shall make written report to the Township Board every month.

If the Zoning Inspector shall find that any of the conditions upon which the permit was issued is not being fulfilled he shall forthwith serve upon the permit holder, his servants or agents and his surety, a notice setting forth the violation claimed and directing him to remedy the conditions complained of within ten (10) days from the date of said notice.

If the conditions are not remedied within ten (10) days the Zoning Inspector shall post on the property a notice of revocation of the permit and shall send a copy of said notice by registered mail to the former permit holder at his last known address. Within five (5) days of the posting of the notice and the mailing of the copy thereof, the Township through its officers, agents or employees may enter upon the property and remedy the conditions complained of in said notice and sur-charge the surety with the full cost thereof.

Within the ten (10) days after service of the notice above provided as to non-fulfillment of conditions, the permit holder may request a hearing before the Board of Appeals in writing, stating the reasons for the hearing which must be based upon a charge that the Zoning Inspector has failed to state conditions of non-fulfillment or duties required by this Ordinance. Filing of request for a hearing before the Board of Appeals shall suspend the running to the ten (10) days for remedy of failure to fulfill conditions upon which the permit was issued, until after the decision of the Board of Appeals. If the Board of Appeals should decide against the permit holder, then the permit holder shall be allowed ten (10) days to remedy the conditions from the date of mailing of the decision of the Appeal Board to the last known address of the permit holder by registered mail. In default thereof, the Township shall proceed to remedy the conditions as above provided.

Suit may be brought against the principal and surety on the bond within one (1) year for such sums as the Township has incurred for the fulfillment of the condition of the bond.

SECTION XII — ENFORCEMENT

The provisions of this Ordinance shall be administered by the Zoning Inspector, who shall be appointed by the Township Board for such term and subject to such conditions and at such rate of compensation as said Board shall determine; and the duty of enforcement hereof shall rest with such administrative official or officials as shall be authorized therewith by law.

SECTION XIII — PENALTIES

Any firm, corporation or person who violates any of the provisions of this Ordinance shall be fined not less than twenty-five dollars ($25.00) nor more than one hundred dollars ($100.00) for each offense, or shall be punished by imprisonment in the county jail for a period of not to exceed ninety (90) days for each offense or may be both fined and imprisoned, as provided herein. Any building which is erected, altered or converted or any use of 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 a nuisance per se. The Zoning Inspector, the Legislative Body of the Township, the Board of Appeals, or any court having jurisdiction shall order such nuisance abated and the owner or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se. Each day that a violation is permitted to exist shall constitute a separate offense. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law.

SECTION XIV — AMENDMENTS

Amendments or supplements to this Zoning Ordinance may be made from time to time in the same manner provided in Act No. 184 of the Public Acts of Michigan for 1943 for the enactment of this Ordinance. This Ordinance may be amended:

(a) Whenever the Township Board, upon its own motion shall have passed a resolution declaring its intent to amend this Ordinance and shall have given public notice within ten (10) days of the passage of its resolution by publication in a newspaper of general circulation in this township of its intent to amend the Ordinance;

or

(b) Whenever a petition signed by a number of qualified and registered voters residing in the Township equal to not less than eight per cent (8%) of the total vote cast for all candidates for governor, at the last preceding general election at which a governor was elected, shall have been filed with the Township Clerk, praying that the Township Board amend this Ordinance. Upon the filing of such petition, the Township Board shall, at the next regular meeting, vote upon a resolution declaring its intent to amend this Ordinance.

Whether upon its own resolution or resolution after petition as aforesaid, the Township Board shall submit the proposed changes or additions to this Ordinance to the Township Zoning Board for its recommendations. The Township Zoning Board shall submit its recommendation of a tentative amendment within sixty (60) days from receipt of proposed changes or additions in or to this Ordinance, after having held a public hearing or hearings as provided in Section 9 of Act 184 of the Public Acts of Michigan for 1943. At the next regular meeting or at any special meeting called for the purpose after receiving the recommended proposed amendment to this Ordinance, the Township Board shall consider such recommended amendment or amendments and vote upon the adoption thereof as provided in Section 11 of Act 184 of the Public Acts of Michigan for 1943.

If any area is hereafter transferred to another zone by a change in zone boundaries by an amendment as above provided, the provisions of this Ordinance, relating to buildings or uses of buildings or land existing at the time of the effective date of this Ordinance shall apply to buildings or uses of buildings or land existing at the time of the effective date of such amendments in such transferred area.

SECTION XV — INTERPRETATION: PURPOSE

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, prosperity and general welfare. It is not intended by this Ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing and unrepealed provisions of law or Ordinance or any rules, regulations or permits previously adopted or issued pursuant to law relating to the use of buildings or land, provided, however, that when this Ordinance imposes a greater restriction upon the use of buildings or structures or land or upon the height, area or size of buildings or requires larger yards, courts or other open spaces than are imposed or required by such existing provisions of law or Ordinance or by such rules, regulations or permits, the provisions of this Ordinance shall control. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION XVI — VALIDITY

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

SECTION XVII — EFFECTIVE DATE

The provisions of this Ordinance are declared to be necessary for the preservation of public health, safety, morals and general welfare.

This Ordinance is ordered to take effect thirty (30) days after legal publication unless a petition is filed with the Township Clerk as provided in Section 12 of Act No. 184 of the Public Acts of Michigan for 1943, praying that this Ordinance be submitted to the electors for approval or rejection. In the event said petition is filed, this Ordinance shall become effective immediately upon approval by a majority of the electors at a regular election or a special election called for that purpose.

This Ordinance is hereby declared to have been adopted by the Township Board of the Township of Farmington, County of Oakland, and State of Michigan, at a regular meeting thereof duly called and held on the thirteenth day of November, A. D. 1951, and ordered to be given publication in The Farmington Enterprise on the twenty-second day of November, A. D. 1951.

SPRINGBROOK SCENES

MRS. HOWARD LEGG

Private First Class John Tumidanski, who was recently discharged from the Army after being wounded in Korea, and Norma Jean spent Friday visiting Mr. and Mrs. Charles Taylor on Springbrook Drive. I'm sure we were all surprised to see their picture in The News this past week and had no trouble recognizing Norma Jean.

Mr. and Mrs. Paul Lucas, Sr., Mr. Paul Lucas, Jr., and Mr. Christopher Lucas were called to Knoxville, Tennessee, to be present when their father and grandfather, Mr. John Lucas underwent a serious operation. Last reports were he was progressing as well as could be expected.

Gale Turner baby daughter of Mr. and Mrs. Charles Turner of Haynes, is recovering from the three-day measles.

Mr. Patrick Taylor was among the many hunters tramping the woods in search of deer the first day of hunting season.

Mr. and Mrs. Harold Gilmore of Springbrook Drive were visiting in Jonesville, Michigan, last Friday.

Mrs. Barbara Lamb celebrated her birthday November 12.

Mr. Edward Wurtzbacher of Long Avenue and a party of friends left Monday for the north woods to do some hunting.

Mr. Albert Coleman of Grand River Avenue entered the Detroit Osteopathic Hospital in Highland Park Friday afternoon for an operation. We all wish good luck and our prayers are for a speedy recovery.

Mrs. Frances Goers and her son spent Monday visiting Mr. and Mrs. Fred Goers and was joined by Norman for dinner after work.

Mr. Paul Nichols of Springbrook returned to his old home town, Onaway, Michigan, for the hunting season. Mrs. Nichols was unable to go because of Nancy's schooling.

Mr. Fred Goers has been at home over a month because of illness and is in the care of a doctor. Mrs. Goers was lucky enough to be awarded the first turkey at the feather party given last week.

Mr. Robert Becker is also out of town hunting.

Mrs. Christine Porter was recently honored at a baby shower given by her mother, Mrs. Alttama of Springbrook Drive. Twenty-one of her friends arrived laden with beautiful gifts for baby to be.

Mrs. Ilean Whitehouse entertained Mrs. Beatrice Bettridge, Mrs. Marion Gilmore, Mrs. Mary Taylor, Mrs. Margaret Gassner, Mrs. Elizabeth Hill, Mrs. Phyllis Taylor, Mrs. Irene Marks and Mrs. Mary Legg on Wednesday evening. The group played bunco and later were served a lovely lunch.

Mrs. Amos Deaven, Sr., of Springbrook Drive was hostess to the birthday club Friday afternoon for lunch in celebration of her birthday.

Mr. and Mrs. Elias Harrison, former Tuck Road residents, were calling Monday afternoon at the home of Mr. and Mrs. William Legg.

Mrs. George Webber has rented her home on Tuck Road and is now making her home with her daughter in Detroit.

Mr. and Mrs. George Ruschah and Mr. Maurice Wilcox of Angling Road are in Onaway, Michigan, on a hunting trip.

Third Education Lecture Set For Nov. 28

The third lecture in the sex education series at St. William's Parish Hall, Walled Lake, scheduled for November 21, has been changed to November 28, reports Mrs. E. Krumm of St. William's Parish. The change was made because of the Thanksgiving holidays.

Mr. Donald McGaffey, lawyer from Birmingham, will give the third lecture at 8 p.m. November 28 on "Sex Education for Adolescent and Pre-Adolescent Boys". The lecture will be supplemented by recordings made by Rev. James Keller.

December 5 at 8 p.m. Mrs. Donald McGaffey will speak on "Sex Education for Adolescent and Pre-Adolescent Girls."

Approximately 90 parents attended the first and second lectures on "How to Give Sex Instructions to Your Children". These lectures are open only to married persons and parents of any religious denomination.

The speakers on the panel have been especially trained for their work and have been giving these talks for over a year. Mrs. Harold Richardson is "Family Life" chairman for St. Williams Parish. Previous speakers were Rev. Hubert Maino and Mrs. James Cameron of Birmingham.

SELL IT WITH A CLASSIFIED AD

Townline News

Mrs. Frazer Hults

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Due to the regular meeting day falling the day before Thanksgiving Mrs. Florence Bingham of Eleven Mile Road entertained the Jolly Eight Pardo Club on Wednesday, November 14. Honors went to Mrs. Frazer Hults, Mrs. Jack Hetrick and Mrs. Dora Jones.

Honoring their son Stephen on his eighth birthday, Mr. and Mrs. Morley Morgana of Haggerty entertained 10 little neighborhood boys at a party Sunday afternoon.

Among those from this community deer hunting are Don and Lester Gerds at Kern, Mr. and Mrs. Herbert Yarian and son Stephen and Lyman Bush at the Yarian cabin near Grayling, Richard and Frederick Bingham are at Munising, Mr. and Mrs. Edward Palacky near Baldwin, Norris Hill at Midland and Wendell Green at Covington.

The Oakland County Women's group of the Farm Bureau will meet at the home of Mrs. Lyman Bush Tuesday, November 27, instead of November 20 as planned. Members of the West Farmington group are invited to attend. Each is to bring his own table service and a dish to pass.

We are glad to know that Fred Schroeder of Twelve Mile Road is able to be out following an accident Tuesday evening. Mr. Schroeder, who was returning home from work at the Goers Coal Company, had stopped to make a left hand turn into his driveway. A car driven by Arthur Thureson, owner of the Thureson Lumber Company of Howell, rammed into the rear of Mr. Schroeder's truck. Poor visibility caused by heavy rain was believed responsible for the accident.

Howell callers Tuesday were Mr. and Mrs. Otto Rexin and Thursday Mrs. Rexin and Mrs. Clara Wixom attended the Oakland County Farm Bureau Women's Round - Urban Institute in the County Building Annex at Pontiac.

Mrs. Wendell Green and Mrs. Otto Rexin attended the mystery play "Old Fort" at the Walled Lake High School Tuesday evening.

Wednesday over radio station WCAR the second grade students of the Daniel Whitfield School, with their teacher Mrs. Wendell Green, sang a group of songs.

Wayne Prof To Write Edison History

Dr. Raymond C. Miller, professor of history at Wayne University, has been named to write a history of the Detroit Edison Company. The project, financed by a $22,000 grant from the company, will begin immediately and be completed in 1953.

Publication rights for the history will remain with the Detroit Edison Company but one copy of the original manuscript will be filed in Wayne's library for the use of scholars.

In requesting Board of Education approval for the project, Wayne President David D. Henry stated that the University felt a venture of this kind would contribute significantly to the field of industrial history. Professor Miller will be placed on a special status at the University during the term of the agreement.

Methodist Youth Sell Candy; To Show Films

The Methodist Youth Fellowship of Farmington Methodist Church sold candy and took orders for Christmas cards at the annual bazaar. Anyone wanting to order Christmas cards may contact one of the members and they will gladly take your order.

Sunday evening, November 25, the Methodist Youth Fellowship will show the movie Queen Ester. The movie begins at 7:30 p.m. On December 16 the group will present the film, "Life of Christ". This movie was made in Hollywood and Hollywood actors constitute the cast. Everyone is cordially invited to attend. Admission is free.

To Modernize Wayne Mathematics Library

Wayne University has announced plans to modernize its mathematics library as an aid in overcoming serious deficiencies in the community's research facilities.

Materials listed by Wayne's mathematics department as indispensible to research in pure and applied mathematics included 52 journals, not now available in Detroit, and collected works of 28 mathematicians.

A collection from one of the great European libraries was recently located in New York and found with minor adjustments to fit the University's need. Purchase price for the collection was set at between $30,000 and $35,000. The Board of Education last week approved the purchase of 630 volumes for $5,148.

TEACHERS OKAY, CRITIC SAYS AT MSC GATHERING

A leading critic of the American educational scene, Dr. Bernard Iddings Bell, believes that teachers aren't falling down on the job, the job is falling down on the teachers.

Speaking before 4,500 teachers at the Michigan Education Association in Michigan State College's Kellogg Center Dr. Bell said the public asks the schools to do too much, and the result has been that nothing is done well.

The widely-known University of Chicago educator and author said, "The general public must be blamed for the current wide-spread criticism of the schools."

He listed five major areas in which criticism has been leveled against the schools. They are neglect of the "three R's", failure to teach good manners and self-discipline; lack of insistence that rewards come only as a result of work; failure to consider religion and morality in school systems; and lack of distinction between brilliant and incompetent children.

"These criticisms are justified in fact, but the schools are not to be blamed. The fault rests with the public, which demands that the schools act not only as schools but as homes, psychiatric clinics and as four or five social agencies," Dr. Bell said.

Deer Hunters Lax In Selection Of Camp Food

Too many hunters will be returning from northern deer camps in late November and early December in worse shape than when they left, the conservation department emphasises.

Preparing for the worst the weatherman can dish out goes a long way towards insuring a "successful" hunting trip in the November 15 - 30 season. While a good segment of the deer-stalking force has remembered to take along extra changes of warm clothing, and have proper camping equipment along including compass and map, the average deer camp is poorly fed.

Living out of cans and on fried food is not necessary all the time. Fresh fruits and other more suitable foods can be brought along or can be purchased at nearby village stores.

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8 FAN BELTS
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