

## Planners study changes in mobile home proposal

A proposed mobile home ordinance was studied in a special meeting last Friday, Nov. 17, by members of the Kosciusko County Area Plan Commission and representatives of the mobile home industry.

The commission wishes to

control the type of manufactured housing defined in a Purdue University Department of Agriculture report as class B. These homes are defined as "large, single section mobile homes that may or may not be permanently sited, including

single section units with additions, "pulldowns" and "tipouts." Factory fabricated transportable structures which are greater than eight feet but less than 14 feet in body width, and more than 32 feet in body length."

Commission director Dan Richards commented, "Our main purpose is to protect the character of our residential areas and conserve the value of buildings already constructed, by preventing the mixing of housing types that are incompatible."

Several ideas the commission had in mind were read including storage, distance from existing residential dwellings and in what type of districts these homes can be placed.

### Pitfalls

Holt Blomgren, executive vice president of the Indiana Manufactured Housing Association, cited several "pitfalls" the commission might encounter in developing an ordinance. He said, "One is to get bogged down in definition. The plan commission would like to avoid endless meetings. If you get too specific, you can't have too many specific exceptions."

He added there is now an infinite array of models available. But, there is a way the commission can get around this. "Now since, 1976, we've got mobile homes with a federal seal which meets certain requirements. The seal assures quality."

Two other pitfalls Blomgren stated were discriminating on how a mobile home is manufactured and making sure a clear distinction is made between a mobile home and a recreational vehicle (RV). Some RV models can go as large as 35 feet. "You can't be sure of the purpose and intent of design. A mobile home is a permanent residence, a recreational vehicle is not."

Blomgren suggested the commission restrict mobile homes on the basis of square footage and not definition. He said, "I can appreciate trying to create the harmony in residential areas. I'm leaning more to a square footage type thing. Treat all housing the same rather than with definition."

Richards commented the only problem with this would be on some small lots around the lakes. He said with the required setback in these areas, the square footage would be too small to place a trailer on the lot. "It wouldn't protect us."

Dan Keaffaber, president of Meadow Acres Manufactured Housing, Kosciusko County and Russ and Bob Fahl of Holland and Fahl Mobile Home Sales, Warsaw, stressed to the commission mobile homes are often the answer for lower income families. Russ Fahl commented, "At a lot of the lakes, many people like to upgrade their property and can't afford a \$75,000 home."

Cinda Overmyer, ordinance administrator, said she has heard different from residents of the county. "What we hear from every person who says 'I wish they would tear down that shack and put up a mobile home,' we hear 10 people say 'they are going to tear down that shack and put up a mobile home.' It's not a fear of a shack, but a fear of mobile homes."

Commission member Gene Hall said, "I don't care how we're going to do this thing, we're going to discriminate against someone. I definitely think we do need something. We have to worry about what's going to happen 10-20 years down the road. We're dealing with people. There are just as many poor housekeepers in stick homes as in mobile homes. However, it's more noticeable in mobile homes. I do feel we have to do what's best for the whole area."

Restrictions Set

The commission discussed several restrictions they could use in developing the ordinance.

One would be the government, or HUD seal, guaranteeing quality homes.

Another would be using a length-width ratio where the width of a mobile home would have to be a quarter of the length.

Also discussed was allowing only those mobile homes with a shingled roof which would eliminate many of the older single section models.

Finally, the board decided a storage building, measuring a minimum of 8x10 or 90 cubic feet, would have to be installed. Square footage might also be considered.

As a result, the commission is considering an amendment to its current zoning laws and not a proposal. Staff members will be working on drawing up this amendment and should have it ready to be presented at the next meeting, December 6.

### Milford woman jailed

Virginia Garza, 28, 210 James St., Milford, was arrested over the week end on a warrant from the Kosciusko County Court on a charge of deceptive issuance of a check. She was later released on \$100 bond.



## Carter Janitorial

We Offer A Complete Cleaning Service

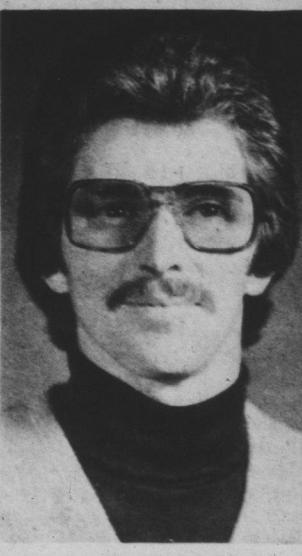
COMMERCIAL RESIDENTIAL

Call 856-4629

## Best Selection In Town

	Chevrolet	Chevrolet
1972 CHEVROLET 1/2 TON VAN	Automatic, Power Steering, 307 V8 Engine, Body Side Glass. White Exterior, 30,000 miles.	\$1785
1974 OLDSMOBILE CUTLASS COUPE	Vinyl Roof, Air Conditioning, Power Steering, 350 V8 Engine, Automatic, White Wall Tires, Vinyl Trim, Maroon Exterior.	\$2650
1977 OLDSMOBILE OMEGA BROUGHAM 4 DOOR	Air Conditioning, V-6 Engine, Power Brakes, Power Steering, Cruise Control, AM-FM Stereo Radio, Bucket Seats, Vinyl Roof, Firethorn Trim, Silver Exterior	\$4620
1978 CHEVY 4 WHEEL DRIVE 1/2 TON	Bucket Seats, Automatic, Sun Roof, 350 V8 Engine, Power Steering, Power Brakes, Tilt Wheel, Sport Stripes Styled Wheel, Off Road Type Saddle Trim Tires, Dark Brown Exterior, 14,000 Miles.	\$7275
1977 CHEVROLET SUBURAN	Silverado Equipment, Cruise Control, Tilt Wheel, 350 V8 Engine, AM-FM Radio, Front & Rear Air Conditioning, 6 Passenger Seating, Power Brakes, Blue Cloth Trim, Blue Exterior, 20,000 Miles.	\$7425
1977 CHEVROLET BLAZER	Chyen Equipment, Air Conditioning, Tilt Wheel, AM-FM Radio, Power Steering, Power Brakes, Rally Wheels,	\$7550
1977 OLDSMOBILE CUTLASS COUPE	Firethorn/Black Vinyl Trim, 19,000 Miles, Air Conditioning.	\$4880
1974 MONTE CARLO COUPE	Vinyl Roof, Air Conditioning, Automatic, Power Steering, Power Brakes, Cloth Trim, AM Radio, Rally Wheels, Silver Exterior.	\$2895
1974 ELCAMINO PICKUP	Air Conditioning, Wide Oval Tires, Rally Wheels, AM Radio, 307 V8 Engine, Automatic Transmission, Power Steering, Power Brakes, Vinyl Trim Black, Special Exterior Paint.	\$2995
1977 CHEVROLET CAPRICE COUPE	Vinyl Roof, Air Conditioning, Cruise Control, 13,000 miles, Firethorn Exterior.	\$5685
1977 PONTIAC GRAND PRIX	Light Blue/Blue Cloth Trim/Landau Roof, Air Conditioning.	\$5255
1977 CHEVROLET LUV TRUCK	Package, Automatic, Custom Roll Bar, 4 Cyl. Engine.	\$4085
1977 BUICK CENTURY 4 DOOR SEDAN	White/Blue Cloth Trim, 28,000 Miles, Full Power Equipment, Air Conditioning.	\$3890
1977 CHEVROLET 1/2 TON TRUCK 4 WHEEL DRIVE	V-8 Engine, 4 Speed Transmission, Power Steering, Power Brakes, Deluxe Trim, Vinyl Blue Interior, Blue Exterior, 17,000 Miles.	\$6450
1978 CHEVROLET MONZA 2 + 2 COUPE	4 Cyl. Engine, Automatic, Bucket Seats, 3,000 Miles, Light Blue exterior.	\$4295
1976 PLYMOUTH VOLARE 4 DOOR	Red/Red Cloth Trim, 30,000 Miles, 6 Cyl. Engine, With Vinyl Roof.	\$3175
1976 BUICK ELECTRA 225 COUPE	Grey/Black Trim, Full Power Equipment, Air Conditioning.	\$4185
1975 LUV TRUCK	4 Speed Transmission, AM Radio, 4 Cylinder Engine, 17,000 Miles, Light Blue Exterior.	\$2950
1975 PLYMOUTH DUSTER 2 DOOR	Silver/Black Cloth Trim, 6 Cyl. Engine, 3 Speed Manual.	\$2445
1978 OLDSMOBILE ROYAL 88 4 DOOR SEDAN	Power Seat, Power Windows, Cruise Control, Tilt Wheel, AM-FM Stereo Radio, Rear Defogger, Power Door Locks, Air Conditioning, Vinyl Roof, Maroon Exterior.	\$6655

**MUNSON**  
CHEVROLET  
SALES DEPT. OPEN MON.-TUES.  
TUES.-FRIDAY TIL 8 P.M.  
SATURDAY TIL 3:00 P.M.  
Shop Both Downtown Warsaw Locations  
108 W. MAIN ST. 267-6181  
216 NO. LAKE ST. 269-1666



## Honor roll given at Milford

The Milford Junior High School Honor Roll has been announced for the first nine-week grading period by Principal Marion Acton.

To be a member of the "Distinguished Honor Roll" a student may receive no more than one "B" with the remainder of the grades being "A" and must have a satisfactory grade in citizenship.

To be a member of the "Regular Honor Roll" a student must receive a "B" or better and must have satisfactory grade in citizenship.

The following students are eligible for the following honor rolls

### Distinguished

Eighth grade — Ross Dahlstrom, Gina Hurd, Rick Pena, Rosalie Rouch and Julie Scheier

Seventh grade — Melissa Baumgartner, Lana Beer, Angie Bess, Sharon Bohnstedt, Karen Haney, Natalie Meyers and Tony Troup

Sixth grade — Angie Mast, Mandy Siegfried and John Wilkinson

The theft occurred sometime Thursday night.

Regular  
Eighth grade — Danae Berkeypile, Lisa Clever, Larry Flannery, Sandra Hernandez, Kevin McDonald, Marie Schafer and Kevin Smith

Seventh grade — Jerry Auer, Dick Doll, Penny Hoover, DiAnne Justice, Kenny Schafer, Ron Schwartz, Mike Sharp, Kristi Templin, Rod Vandanhingham and Ryan Wuthrich

Sixth grade — Troy Alt, Sheri Bushong, Kevin Deckard, Angie Garza, Cindy Greenwood, Roberta Hiss, Marla Hochstetler, Denise Justice, Junior Merales, Tereana Ringler, Tracy Ryman, Julie Schwartz, Christy Speicher, Karla Stichter, Amiee Tyler and Jerry Wilkinson

### Reports theft of garden wire

Eugene Rife of Lake Wawasee, Syracuse, reported to Kosciusko County Police last week of the theft of a rose garden wire fence valued at \$25.

The theft occurred sometime Thursday night.

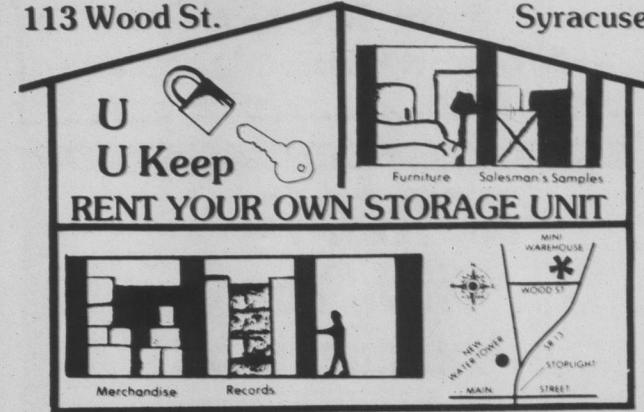
## Lakeland schools announce emergency weather procedures

The following release has been given by officials of the Lakeland Community School Corporation for emergency weather conditions affecting the school system.

If there is no question as to the extreme hazardous condition of the roads, school will be called off and announced over radio stations WOOWO, Fort Wayne, and WRSW, Warsaw. In case of questionable roads or rapidly changing weather conditions, the Lakeland Community School Corporation will use a two-hour delay of buses and school so that conditions may be re-evaluated in the daylight hours before a final decision is made. This delay also will be announced over the radio. If only the two hour delay is announced, the buses and schools will be operating after the delay. Any cancellation notice during the two-hour delay would be announced over the radio.

It is hoped that this information will be helpful during the winter months, and that by listening to the radio, many phone calls can be avoided to the school principals, bus drivers, and the schools.

**MINI-WAREHOUSE**  
Phone 856-4670 Or 457-2111



## Simply Smashing Sale



### THIS WEEK'S SPECIAL

"NEW" 1979 GMC 1/2 TON PICK-UP  
1500 Series with Standard Sierra Interior, Six Cylinder Engine, Automatic Transmission, Wide Side And Eight Foot Bed, Body Side Speer Moulding, Power Steering, AM Radio, Chrome Front Bumper And Rear Step Bumper, Gages, Two Tone Paint, White Wall Radios, Fly Tires And Full Wheel Chrome Wheel Covers... Stock No. 9013, \$4,875

### 1975 GMC VANDURA

V-8 Engine, Automatic Transmission, Power Steering And Brakes, AM Radio, Very Clean And Nice, Heavy Duty Built To Work, \$3,578.

### 1977 BUICK ELECTRA 225

Four Door Limited Sedan, V-8 Engine, Automatic Transmission, Power Steering, Power Brakes, Tilt Steering, Cruise Control, Power Windows And Door Locks, Pulse Windshield Wipers, Six Way Power On Driver's Side Of Divided Seat, Climate Control Air Conditioning, AM-FM Stereo, Vinyl Top, Wire Hubcaps, Sport Styled Mirrors... Nice Locally Owned Car... \$7,178.

### 1975 BUICK ELECTRA 225

Four Door Limited Hardtop, V-8 Engine, Automatic Transmission, Power Steering And Brakes, Tilt Steering, Cruise Control, Air Conditioning, 60/40 Split Seat With Six Way Power On Driver's Side, Power Windows And Door Locks, Pulse Windshield Wipers, Six Way Power On Driver's Side Of Divided Seat, Climate Control Air Conditioning, AM-FM Stereo, Vinyl Top, Wire Hubcaps, Sport Styled Mirrors... Nice Locally Owned Car... \$7,178.

### 1975 OLDSMOBILE CUTLASS SUPREME

Two Door Hard Top Coupe, V-8 Engine, Automatic Transmission With Console And Bucket Seats, Power Steering, Power Brakes, Air Conditioning, Rear Defroster, Tilt Steering, AM-FM Stereo, Sport Mirrors... Nice Locally Owned Car... \$9,978.

### 1976 FORD F-100 VAN

Three Speed Transmission, Six Cylinder Engine, AM Radio, Excellent Conditioning: Two To Choose From, One Is Red, The Other Is Silver. Make Your Choice... \$3,878.

At Bruce Petro's You Can Get A 36 Month Or 50,000 Mile Mechanical Failure Protection On New Cars And A 12 Month Or 20,000 Mile Protection On Used Cars.

### READY, WILLING, AND ABLE

used cars  
WE RUN A VERY SIMPLE BUSINESS

## BRUCE PETRO

Olds-Cadillac-GMC-Fiat  
267-7188

Rd. 15 North

Warsaw

## WYANT



MON., TUES., THURS., FRI.  
8:30 A.M.  
WED. 8:30 A.M.  
SAT. 8:30 A.M.

OUT OF THE WAY, BUT OUT OF THIS WORLD!