

Ordinance #06190601
LAKETON TOWNSHIP ANTI-BLIGHT ORDINANCE
June 19, 2006
Amended September 8, 2006

Section 1 Enabling Authority

This ordinance is adopted in accordance with and pursuant to Act No. 344 of the Public Acts of Michigan of 1945, as amended.

Section 2 Purpose

It is hereby found and declared that certain areas of the Township have or may become blighted, with the consequent impairment of taxable values upon which, in large part, township revenues depend; that such blighted areas are detrimental to the health, safety and general welfare of the citizens and to the economic welfare of the Township; further, that in order to improve and maintain the general character of the Township it is necessary to prevent and rehabilitate such blighted areas; that the conditions found in blighted areas cannot be remedied by the ordinary operations of private enterprise, with due regard to the general welfare of the public, without public participation; that the purposes of this article are to rehabilitate such areas by eliminating blight and blighting factors within such areas for the protection of the health, safety and general welfare of the Township, to preserve existing values of other properties within or adjacent to such areas, and to preserve the taxable value of the property within such areas; and the necessity and the public interest for provisions set forth in this ordinance is hereby declared as a matter of legislative determination to be a public purpose.

Section 3 Causes, factors enumerated

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person shall maintain or permit to be maintained any of the following causes of blight or blighting factors upon any property in the Township owned, leased, rented or occupied by such person.

1. In any area, the storage upon any property of junk automobiles, except in a completely enclosed building or within approved screened areas. For the purpose of this article the term "junk automobiles" shall include any motor vehicle which is not licensed for use upon the highways of the state for a period in excess of thirty (30) days and shall also include whether so licensed or not any motor vehicle which is inoperative for any reason for any period in excess of thirty (30) days.
2. In any area, the storage upon any property of unlicensed recreational equipment, except in a completely enclosed building or approved screened area. For the purpose of this subsection, the term "recreational equipment" shall include any travel trailers, pickup campers or coaches, motorized dwellings, tent trailers, boat

and boat trailers, snowmobiles, horse trailers, dune buggies and other similar equipment.

3. In any area, the storage upon any property of building materials unless there is in force a valid building permit issued by the Township for construction upon the property and the materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structure.
4. In any area, the existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the Township, and unless such construction is completed within a reasonable time.
5. In any area, the storage upon any property of miscellaneous equipment. Miscellaneous equipment shall include, but not be limited to, lawn equipment, tractors, and equipment attachments like plows.
6. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The terms "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind whether or not the same could be put to any reasonable use.
7. In any area the existence of any structure or part of a structure which because of fire, wind or other natural disaster or physical deterioration is no longer habitable as a dwelling nor useful for any other purpose for which it may have been intended.
8. In any area the accumulation of yard waste including leaves, brush, unsplit or unstacked firewood.
9. In any area the use of semi-trailers or other vehicles for storage.

Section 4 Enforcement

1. The building inspector, zoning administrator or their designee shall enforce this article and shall periodically inspect the township for cases of blight or blighting factors within the township.
2. The owner and the occupant of any property upon which any of the causes of blight or blighting factors as set forth in this article are found to exist, shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within ten (10) days after service of the notice. Such notice may be served personally or by registered mail, return receipt requested. If diligent efforts to serve

the occupant and owner personally or by registered mail, return receipt requested, are unsuccessful, it shall be deemed sufficient notice if the written notice is mailed by first class mail to the occupant and the owner if possible, and if a copy of the written notice is posted in a conspicuous location on the property in question. In addition, once the notice described in this subsection has been given, it shall be deemed sufficient notice for as long as the causes of blight described in the notice remain uncorrected. Additional time to remove the causes of blight or blighting factors may be granted by the code enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

3. Failure to comply with such notice by the owner and/or occupant by the removal of the causes of blight or blighting factors within the time allowed shall constitute a misdemeanor. Continuation of a blighted property shall constitute a nuisance per se.
4. If the owner or occupant fails to remove or eliminate the causes of blight or blighting factors within the time stated in the notice therefor, the enforcing officer is hereby authorized to enter upon such private premises and abate the nuisance by removing the cause and clearing the private premises. The cost of abating such nuisance, plus an additional 25 percent for overhead and other expenses, shall constitute a lien against the private premises and shall be charged to the occupant thereof or to the owner of unoccupied premises, as the case may be. If not paid within 60 days after the bill for such charges has been rendered such charge may be added to the tax roll as an assessment and collected as a special assessment against the premises in the manner provided by law or in any other manner authorized for the collection of debts owed to the township.

The Laketon Township Board hereby repeals the "*Garbage and Waste Disposal Ordinance*," Published July 18, 1957.

Yeas: Mrs. Zeller, Mrs. Zaagman, Mr. Kane and Mr. Weessies

Nays:

I, Edward Weessies, the duly elected, qualified and acting clerk for Laketon Township, do hereby certify that the foregoing ordinance was duly adopted at a regular meeting of the Laketon Township Board on June 19, 2006.

Edward J. Weessies, Clerk

Adopted: June 19, 2006
Publish: June 24, 2006
Effective: July 25, 2006
Amended: September 8, 2006