

Huron Township Blight Ordinance

An ordinance to prevent, reduce, or eliminate blight, blighting factors, or causes of blight within Huron Township, Huron County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. Pursuant to the enacting authority, therefore provided by Act 344 of the Public Acts of 1945, as amended.

THE TOWNSHIP OF HURON, HURON COUNTY ORDAINS:

Section 1: Purpose

Consistent with the letter and spirit of Public Act 344 of 1945, as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in Huron Township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in said township.

Section 2: Causes of Blight or Blighting Factors

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. On and after the effective date of this ordinance, no person, firm or corporation of any kind shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in Huron Township owned, leased, rented or occupied by such person, firm or corporation.

- A. In any area zoned for residential or commercial purposes, the storage upon any property of junk automobiles, except in a completely enclosed building. For the purpose of this ordinance, the term "junk automobile" shall include any motor vehicle which is not licensed for use upon the highways of the State of Michigan, and shall also include, whether so licensed or not, any motor vehicle which is inoperative.
- B. In any area zoned for residential purposes, the storage upon any property of building materials unless there is in force a valid building permit issued by Huron County for construction upon said property and said materials are intended for use in connection with such construction. Building material shall include but 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 construction of a structure.
- C. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind without a landfill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 15 days. The term "junk" shall include 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.
- D. In any area, the existence of any structure or part of any structure which, because of fire, wind or other natural disaster, or physical deterioration is no longer habitable, or useful for any other purpose of which it may have been intended.
- E. In any area, the existence of any vacant dwelling, garage or other out-buildings unless such buildings are kept securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, or other unauthorized persons.
- F. 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 existing building permit issued by the county and unless such construction is completed within 12 months. Upon showing good cause, an extension of the period may be granted.

Section 3: Enforcement and Penalties

- A. This ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 2 hereof is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 10 days after service of the notice upon him. Such notice may be served personally or by certified mail, return receipt requested. In the event the certified mail is returned for any reason, then, and in such event, the notice may be posted on property and said posting shall constitute notice to the owner. Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.
- C. Failure to comply with such notice within the time allowed by this ordinance shall constitute a violation of this ordinance by the owner and/or occupant.
- D. If the person so notified does not abate the nuisance within 10 (ten) days, or such longer time as the board may specifically authorize by resolution, the township board through its duly authorized agent may proceed to abate such nuisance, keeping an account of the expenses of the abatement, and such expense shall be charged and paid by such owner or occupant.
- E. Charges for such abatement shall be a lien upon the premises. Whenever a bill for such charges remains unpaid for 60 (sixty) days after it has been rendered, the township board shall by resolution, certify said charges against the property to which the bill is rendered, to the township treasurer. It shall be the duty of the township treasurer, upon certification by the township board, to assess said charges against the property and said charges so assessed shall be due and payable with the next following statement for taxes to the Township of Huron.
- F. In addition to the remedy provided for in Section E, a person who violates this ordinance is responsible for a civil infraction subject to payment of a civil fine of not less than \$100, reimbursement to the township for charges assessed for the expense of the abatement, plus costs and other sanctions for each infraction. Repeat offenses under this ordinance shall be subject to increased fines as provided in Section 3, G of this ordinance.
- G. Increased civil fines may be imposed for repeated violations by a person of any requirement or provision of this ordinance. As used in this ordinance "repeat offense" means a second (or any subsequent) civil infraction violation of the same requirement (I) committed by a person within any 18 month period and (II) for which the person admits responsibility or is determined to be responsible.

The increased fine for a repeat offense shall be as follows:

- (A) The fine for any offense which is a first offense shall be no less than \$200 plus reimbursement to the township for charges assessed for the expense of the abatement, plus cost and other sanctions for each infraction.
- (B) The fine for any offense which is a second repeat offense or for any subsequent repeat offense shall be no less than \$500, plus reimbursement to the township for charges assessed for the expense of the abatement, plus costs and other sanctions for each infraction.

Section 4: Effective Date and Adoption

- A. This ordinance shall become effective thirty (30) days after its publication as required by law.
- B. This ordinance was adopted by the Township Board of Huron Township, Huron County, Michigan, at a regular meeting held on February 21, 2000.