

Antioch Township, Wexford County, Michigan

Blight Prevention Ordinance

Ordinance No. 2026-1

AN ORDINANCE TO PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE PEOPLE OF ANTIOCH TOWNSHIP, WEXFORD COUNTY, MICHIGAN, BY REGULATING BLIGHT OR POTENTIAL BLIGHT AND FOR THE ESTABLISHMENT OF ENFORCEMENT PROCEDURES AND PENALTIES FOR VIOLATION OF THIS ORDINANCE.

The Township of Antioch, County of Wexford, State of Michigan, ordains:

SECTION 1: TITLE. This Ordinance shall be known and cited as the Antioch Township Blight Prevention Ordinance.

SECTION 2: PURPOSE. The purpose of this Ordinance is to establish Township oversight designed to regulate or eliminate blight, potential blight, and junk, and to eliminate dangerous structures within the Township to the extent permissible by Michigan law.

SECTION 3: DEFINITION OF TERMS. As used in this Ordinance, including in this section, the following words and terms shall have the meanings stated herein:

1. *“Blighted property”* means property that meets any of the following criteria as stated in part in MCL 125.72, *et. seq.*:
 - A. The property is an attractive nuisance because of physical condition or use.
 - B. The property is a fire hazard or is otherwise dangerous to the safety of persons or property.
 - C. The property has had the utilities, plumbing, heating, or sewage disconnected, destroyed, removed, or rendered ineffective for a period of 6 months or more so that the property is unfit for its intended use.
 - D. It is recognized that blight is observable at different stages of severity, and that moderate blight unremedied creates a strong probability that severe blight will follow. Therefore, the conditions that constitute blight are to be broadly construed to permit a municipality to make an early identification of problems and to take early remedial action to correct a demonstrated pattern of deterioration and to prevent worsening of blight conditions.
2. *“Junk”* meets any of the following criteria:
 - A. Ferrous or non-ferrous material, rubber, cloth, paper, rubbish, refuse, litter, batteries;
 - B. Materials from demolition, waste building materials;

- C. Items abandoned, scrap parts or items for salvaging, automobiles, farm equipment, boats, trailers, campers, mobile homes, appliances and all other machines.
 - D. Storage of household or yard rubbish, or trash *except* for such reasonable periods to await regular removal and disposal per law.
3. “*Dangerous building*” means any building or structure, residential or otherwise, that has one or more of the following defects or is in one or more of the following conditions:
- A. A portion of the building or structure is damaged by fire, wind, flood, water, or other cause so that its structural strength or stability is appreciably less than it was before the damage occurred and does not meet the minimum requirements of the Housing Law of Michigan, Public Act 167 of 1917, as amended, MCL 125.401 *et. seq.*, or the applicable Building Code for that building or structure, purpose, or location.
 - B. The building or structure is dilapidated or deteriorated and becomes an attractive nuisance to those who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral persons.
 - C. The building or structure used or intended to be used for dwelling purposes including the adjoining grounds, because of dilapidation, damage, or faulty construction is unsanitary, unsafe, or unfit for human habitation, is in a condition that the Blight Ordinance Official determines is likely to cause sickness or disease or is likely to harm the health, safety, or general welfare of the people living in the dwelling, including a building or structure with residual toxicity created by the production or use of illegal drugs.
 - D. The building or structure is vacant and dilapidated, and the building is open and exposed to the elements or accessible to trespassers.
 - E. The building or structure is vacant and has one of the following conditions:
 - (i) A part of the building or structure is likely to fall, become detached or dislodged, or collapse, or has already done so, and is in a condition that can injure persons or damage property.
 - (ii) The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, is likely to harm the health, safety or general welfare of people.
4. “*Enforcing agency/municipality*” means Antioch Township, the Blight Ordinance Official designated to enforce this Ordinance.
5. “*Party in Interest*” means a person or entity, including an agent of the owner or lessee of the property, or occupant of the property whose interest in the blighted

property will be affected by application of this Ordinance to a building, structure, or land.

6. “*Vacant or Abandoned*” means a building or structure that has no authorized human occupants.
7. “*Private Premises/Private Property/Property*” means any lot or parcel of land owned or occupied by any person whether or not improved with any house, dwelling, building or other structure, whether inhabited or temporarily or continuously uninhabited or vacant.

SECTION 4: PROHIBITION OF BLIGHT PROPERTY OR DANGEROUS BUILDINGS.

It is unlawful for any owner, owner’s agent, or party in interest, of property, building, or structure to own or maintain any property, building, or structure or part thereof which is Blighted Property, contains Junk, or a Dangerous Building as defined in this Ordinance.

1. Exceptions. The provisions of this section shall apply in all areas of the township except (in adherence with township or county zoning and other applicable laws and regulations) where junk is stored in a completely enclosed building, by a licensed junk dealer, or stored behind a solid fence of sufficient height to shield the junk from neighboring land and public roads.

SECTION 5: NOTICE OF BLIGHT PROPERTY/AREA OR DANGEROUS BUILDING

1. Notice Requirements. Notwithstanding any other provision of this Ordinance, if a property, building, or structure is found to be a Blight Property or a Dangerous Building, the Enforcing Agency may issue a notice that the property, building, or structure is a Blight Property or a Dangerous Building.
2. Issuance of Notice. A notice that the property, building, or structure is a Blight Property or a Dangerous Building may not be issued by the Enforcing Agency without approval of the Antioch Township Board.
3. Parties Entitled to Notice. The notice shall be served on each owner of, or party in interest to, the property, building, or structure as determined by the name(s) listed for the property on the last local tax assessment records of Antioch Township. Upon request in person, a copy of the notice may also be provided to an agent of the owner and to any persons residing on the property, in the building, or structure.
4. Contents of Notice. The notice shall specify the implementation and enforcement of remedies. The notice shall state that the owner or party in interest has sixty (60) days to show improvement of the property, building, or structure before a fine will be levied.
 - A. If the owner or party in interest shows improvement of the property, an extension (of a second 60 days) may be granted at the discretion of the Board.

SECTION 6: VIOLATION

1. Violation of Ordinance. Failure or refusal of the owner or part in interest to comply with the Ordinance constitutes a municipal civil infraction.

SECTION 7: ENFORCEMENT

1. Issue of Citations. By resolution, the township board may designate the authorized local officials as defined in Chapter 87 of PA 1961, No. 236; MCLA 600.87.G1, *et. seq.*, to issue municipal civil infraction citations for violations of this Ordinance. In the interim, the township supervisor and any board trustee are all authorized, individually, to issue the citations.
2. Sanctions. The sanction shall be a civil fine, plus costs, which may include all direct or indirect expenses, which Antioch Township has incurred in connection with the violation as authorized under the aforementioned Chapter 87.
3. The Fine Schedule. In addition to all direct or indirect expenses incurred shall be as follows:
 - A. First offense: \$250.00
 - B. In the case of a subsequent offense within one (1) year of the date of the initial infraction: \$500.00
 - C. In the case of a subsequent offense within one (1) year of the date of the second infraction, \$1000.00, and a like amount for all subsequent offenses, regardless of the interval between them.
4. Other Actions. Violation of this Ordinance is deemed a nuisance *per se* and in addition to any other legal remedies available, Antioch Township may bring an action for an injunction or other process to restrain, prevent, or abate any violation of this Ordinance.
5. Failure to abate the condition. If the owner fails to satisfactorily abate the condition, Antioch Township, or designated agent, may enter the property upon notification to do so and be reimbursed by the offender for any costs, which costs may be recovered by the creation of a lien that is placed on the tax rolls.

SECTION 8: SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect the remainder of such Ordinance which shall continue in full force and effect.

SECTION 9: REPEAL. All other ordinances or parts of ordinances in conflict herewith are hereby repealed; provided that this Ordinance shall not be construed to repeal expressly or by implication any provision of the applicable Building Code (or maintenance, electric, plumbing, or similar code) for a Dangerous Building or Zoning Ordinance.

SECTION 10: EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days following publication or posting after final adoption by the Township Board.

Roll Call:

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Tom Williams, Supervisor
Antioch Township

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Antioch Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2026, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Cadillac News newspaper, a newspaper that circulated within Antioch Township, on _____, 2026.
3. Within one (1) week after such publication, I recorded the above Ordinance in a book of Ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Wexford County Clerk on _____, 2026.

ATTESTED:

Darby Terpstra, Clerk
Antioch Township