

STATE OF MICHIGAN
COUNTY OF IOSCO
TOWNSHIP OF GRANT
ORDINANCE NUMBER
BLIGHT CONTROL ORDINANCE

Ordinance To Provide For: The regulation and control of the storage, accumulation, and disposition of junk, trash, rubbish, and building materials: the maintenance of blighted structures and other blighted factors or causes of blight and deterioration thereof as it relates to any property within the jurisdictional boundaries of the Grant Township, and to provide penalties for the violation thereof.

Minimum Standards: The provisions in this ordinance shall not be construed to prevent the enforcement of other codes, ordinances or regulations which prescribe standards other than are provided in this ordinance. The ordinance shall not be intended to affect violations of any other ordinance, code or regulation existing prior to the effective date of this code, and any such violation may be governed and continued to be punished under the provisions of those ordinances, codes, or regulations in effect at the time the violation was committed and/ or this ordinance as may be appropriate.

THE TOWNSHIP OF GRANT HEARBY ORDAINS:

Sec. 1. DEFINITIONS.

The following words or terms when used herein shall be deemed to have the meanings set forth below:

(a) The term "junk" shall include, without limitation, parts of machinery, water craft or motor vehicles, broken and unusable furniture, stoves, refrigerators, or other appliances, or remnants of wood, piles of fill dirt, or leaves, that can be transferred to the compost site, metal, or any other cast-off material of any kind, whether or not the same could be put to any reasonable use.

(b) The term "blighted structure" shall include, without limitation, any dwelling, garage or outbuilding, or any factory, shop, store, office building, warehouse, or any other structure or part of a structure which, because of fire, wind, or other natural disaster, or physical deterioration, is no longer deemed habitable as a dwelling, nor useful for the purpose for which it may have been intended.

(c) The term "building materials" shall include, without limitation, scrap steel, lumber, brick, 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.

(d) The term "person" shall include all natural persons, firms, co-partnership, corporations, and all associations of natural persons, incorporated or unincorporated, whether acting by themselves or by a servant, agent, or employee. All persons who violate any of the provisions of this Ordinance, whether as owner, occupant, lessee, agent, servant, or employee, shall, except as herein otherwise provided, be equally liable as principals.

(e) The term "trash" and "rubbish" shall include any and all forms of debris not herein otherwise classified.

Sec. 2. DETERMINATION.

It is hereby determined that the storage or accumulation of trash, rubbish, junk, junk motor vehicles, abandoned vehicles, building materials, and the maintenance of blighted structures upon any private property within the Township of Grant tends to result in blighted and deteriorated neighborhoods, the spread of vermin and disease, the increase in criminal activity, and therefore is contrary to the public peace, health, safety, and general welfare of the community.

Sec. 3. STORAGE, ACCUMULATION OF TRASH.

It shall be unlawful for any person to store or to permit the storage or accumulation of trash, rubbish, junk, junk motor vehicles, or abandoned vehicles on any private property in the Township except within a completely enclosed building or upon the premises of a properly zoned or legally operating or approved junk dealer, junk buyer, dealer in used auto parts,

dealer in second hand goods or junk, operator of an automobile repair garage and/or automobile wrecker business.

Sec. 4. BLIGHTED OR VACANT STRUCTURES.

It shall be unlawful for any person to keep or maintain any blighted or vacant structure, dwelling, garage, outbuilding, factory, shop, store, or warehouse unless the same is kept securely locked, the windows kept glazed, and otherwise protected to prevent entrance thereto by unauthorized persons or unless such structure is in the course of construction in accordance with a valid building permit issued by the Township of Grant and unless such construction is completed within the time provided on the building permit issued.

Sec. 5. STORAGE, ACCUMULATION OF BUILDING MATERIALS.

It shall be unlawful for any person to store or permit the storage or accumulation of building materials, on any private property, including sites under construction, except in a completely enclosed building or except where such building materials are part of the stock in trade or business located on said property or except when such materials are being used in the construction of a structure on the property in accordance with a valid building permit issued by the County of Iosco and unless such construction is completed within a reasonable time.

Sec. 6. REMOVAL BY TOWNSHIP; EXPENSE; LIEN.

This ordinance can be enforced by civil infraction or the Township may elect to proceed by way of criminal

misdemeanor providing for a punishment of ninety (90) days and/or \$100 for each day the violation continues as set forth herein, as well as seek the injunctive powers of the Court to be able to conduct clean-up and claim all costs and have same placed upon the tax rolls of the concerned property and/or place a lien for purposes of collection upon same. Additionally, the Township shall be entitled to reimbursement of all administrative and prosecution expenses, and attorney fees.

Sec. 7. ENFORCEMENT. The Township Supervisor, the Blight Enforcement Officer, the Zoning Administrator and/or Code Enforcement Officer, if same has been added, are hereby authorized to enforce this ordinance, and he/she may delegate the enforcement to any other administrative official or employee of the Township that is authorized by resolution of the Township Board to enforce same.

Sec. 8. ELECTION OF REMEDIES. The method of civil infraction as a means to address claimed violations shall be cumulative to any other legal remedies the Township may have.

Sec. 9. SEVERABILITY. The various sections, parts and clauses of this ordinance are hereby declared to be severable. If any part, clause, sentence, paragraph or section is adjudged to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Sec. 10. CONFLICTING LAWS. If any term of this ordinance conflicts with any previous ordinance, this ordinance shall prevail, and those terms inconsistent with this ordinance, are hereby repealed. Unless otherwise provided for herein, any section of any previous ordinance shall remain in full force and effect.

Sec. 11. VALIDITY.

Should any section, clause, or provision of this Ordinance be declared by any Court to be invalid, the same shall not affect the validity of the remaining portions of such Section of the Ordinance or any part thereof other than the part so declared to be invalid.

Sec. 12. REPEAL.

This ordinance shall repeal any and all blight ordinances previously enacted by the Township of Grant

Sec. 13. EFFECTIVE DATE.

This ordinance shall take effect after public review and being published in the local newspaper as directed by Michigan Law.

Ordinance Number _____

Motion to approve made by _____

Motioned seconded by _____

Members voting in the affirmative _____

Members voting in the negative _____

Date of approval _____

Date of public hearings _____

Date of publication (summary of ordinance) _____

Effective date of ordinance _____

SIGNED

Township Supervisor _____

Township Clerk _____