

WHITEFORD TOWNSHIP ORDINANCE NO. 30

An Ordinance to prohibit the maintenance of blighting conditions and factors and to safeguard economic structures upon which the public good depends, and to provide for the enforcement thereof and to provide penalties for the violation thereof. The Township Board of the Township of Whiteford, County of Monroe State of Michigan, does hereby ordain:

SECTION 1 PURPOSE.

It is the purpose of this Ordinance to remove, eliminate, repair, rehabilitate such structures, uses and activities which are of a nature to cause blight or blighting conditions and to safeguard economic structures upon which public good depends.

SECTION 2 CAUSES OF BLIGHT AND BLIGHTING FACTORS.

It is hereby determined that the following structures, uses and activities are causes of blight or are blighting factors which, if allowed to exist, will result in blighted neighborhoods and will harm the economic structure upon which the public good depends. On and after the effective date of this Ordinance no person, firm or corporation or any group of any kind may maintain or permit to be maintained any of these blight or blighting conditions upon any land or premises in the Township of Whiteford owned, leased, rented or occupied by such person, firm or corporation or group of any kind.

- (A) In any area zoned residential by the Ordinance of the Township of Whiteford, Monroe, County Michigan, the existence of any junk motor vehicles, except in a completely enclosed building. For the purpose of this Ordinance, the term "junk" motor vehicles shall include any motor vehicle or semi-trailer which does not have attached thereto valid registered plates for the use upon the highway or the State of Michigan, and also, whether to licensed or not, any motor vehicle or semi-trailer which is inoperative for any reason for a period in excess of sixty (60) days.
- (B) In any area zoned residential by said Zoning Ordinance, the out of doors storage upon any premises of building materials unless construction work is being done on said premises and said 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, provided further, that all construction debris shall be removed from any premises within thirty (30) days after

occupancy thereof.

- (C) In any area zoned residential by said Zoning Ordinance, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such manner as not to create a nuisance for a period not to exceed thirty (30) days. The term "junk" shall included parts of machinery or motor vehicles, construction machinery or parts thereof, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other castoff material of any kind whether or not same could be put to any reasonable use.
- (D) In any area zoned residential by said Zoning Ordinance, the existence of any vacant dwelling, garage, or outbuilding unless the same is kept securely locked, windows kept glazed and otherwise protected to prevent entrance thereto by unauthorized person or persons.
- (E) In any area zoned other than residential by said Zoning Ordinance, the causes of blight or blighting factors hereinbefore prohibited in any area zoned for residential purposes, unless such uses of property are incidental to and necessary for the carrying on of any business or occupation lawfully being conducted upon the premises involved.
- (F) In any area the existence of any structure or part of 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.
- (G) 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 of Whiteford and unless exterior construction is completed within one year after issuance thereof.

SECTION 3 ENFORCEMENT AND PENALTIES.

- (A) This Ordinance shall be enforced by the Building Official of the Township of Whiteford, County of Monroe, Michigan.
- (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 or any such thing or condition which, under the terms of this Ordinance would endanger the economic structure upon which the public good depends, from such property within ten (10)

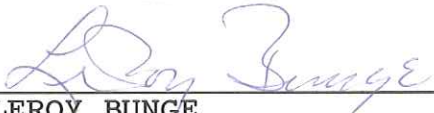
days after service of the notice upon him. Such notice may be served personally or by certified mail, return receipt requested. Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

- (C) Failure to comply with such notice within the time allowed the owner and/or occupant shall constitute a violation of this Ordinance. Each day that there is such failure to comply shall constitute a separate offense.
- (D) Violation of this Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not to exceed \$100. or by imprisonment not exceeding thirty (30) days or by both such fine and imprisonment in the discretion of the Court.

SECTION 4 EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after publication.

I, Leroy Bunge, Township Clerk of the Township of Whiteford, do hereby certify that this Ordinance was adopted by the Township Board of the Township of Whiteford, Monroe County, at a regular meeting of the Township Board held at the Whiteford Township Hall, Ottawa Lake, Michigan, on the 21st day of March, 1989.



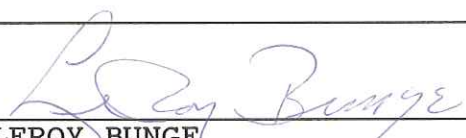
LEROY BUNGE
Whiteford Township Clerk

Vote on said Ordinance, 4 members being present and 1 member being absent, was as follows:

		<u>Members Last Names</u>
Voting in favor:	<u>4</u>	<u>Dickerson</u>
		<u>Klump</u>
		<u>Bunge</u>
		<u>Schnipke</u>
Voting against:	<u>0</u>	_____

Abstained:	<u>0</u>	_____

Absent:	<u>1</u>	<u>Creque</u>

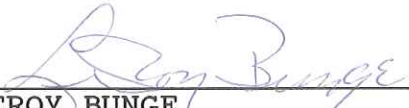


LEROY BUNGE
Whiteford Township Clerk

ATTEST:


ROBERT SCHNIPKE
Whiteford Township Supervisor

I, Leroy Bunge, Whiteford Township Clerk, do hereby certify that a copy of this Ordinance was published in the Monroe Evening News, Monroe County, Michigan, within 30 days of adoption of this Ordinance on the 30th day of March, 1989.



LEROY BUNGE
Whiteford Township Clerk

ATTEST:



ROBERT SCHNIPKE
Whiteford Township Supervisor

Date Adopted: March 21, 1989

Date Published: March 30, 1989

Date Effective: April 29, 1989