

INLAND TOWNSHIP
ORDINANCE NO. 0912 BLIGHT ELIMINATION

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Inland Township, Benzie County, Michigan; to provide for the enforcement thereof; and to provide penalties for the violation thereof; under the authority Granted to the township by Public Act 344 of 1945, as amended, the Blighted Area Rehabilitation Act.

THE TOWNSHIP OF INLAND, BENZIE COUNTY, MICHIGAN, ORDAINS:

Section 1: Purpose

Consistent with the letter and spirit of Act 344 of 1945, as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in Inland Township by prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in Inland 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 the following enumerated causes of blight or blighting factors upon any property in Inland Township owned, leased, rented or occupied by such person, firm, or corporation.

- A. In any area zoned for residential purposes within Inland Township, the storage upon any property of junk automobiles, except in a completely enclosed building. For the purpose of this ordinance the term "junk automobiles" 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 inoperable for a period in excess of 60 days, with exception of vehicles or equipment used for maintenance of said property.
- B. In any area zoned for residential purposes within Inland Township, the outdoor storage upon any property of building materials unless there is in force a valid building permit issued not more than one year previously by Benzie County for construction upon said property and said materials are intended for use in connection with such construction. Building materials shall include but shall be limited to lumber, rocks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure; provided, that outdoor storage of building materials which is not in violation of applicable zoning or safety regulations is permitted if said materials are kept out of view of the public and abutting properties; and provided further, that all construction debris shall be removed from any property within thirty days after final permit inspection approval and/or occupancy thereof.
- C. In any area within Inland Township, the outdoor 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 of not to exceed thirty days. The term

“junk” shall include parts of machinery or motor vehicles, unused stoves or other household appliances stored in the open, remnants of wood, metal or 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 within Inland Township, the existence of any vacant dwelling, garage or other out-building 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.
- E. In any area zoned other than residential within Inland Township, the causes of 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 property involved.
- F. 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, if a dwelling, nor useful for any other purpose of 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 Benzie County and unless such construction is completed within a reasonable time.

Section 3: Enforcement and Penalties

- A. This ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. Correction and Enforcement Procedures:
 - 1. The person designated by the Township to enforce this Ordinance shall:
 - a. Document facts to identify the causes of the blight or blighting factors set forth in Section 2 hereof found to exist.
 - b. Meet or communicate with the owner or occupant of the land to explain the violation.
 - c. Identify necessary measures to correct the violation.
 - d. Notify the owner, if possible, and the occupant of the property in writing to remove or eliminate such causes of blight or blighting factors from such property within ten (10) days after service of notice upon him.
 - e. Notice to the owner or occupant shall be in writing and shall be served personally or by certified mail, return receipt requested.
 - f. Failure by the owner or occupant of the property to comply with such notice within the time allowed shall constitute a violation of this Ordinance.
 - g. 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. Penalties

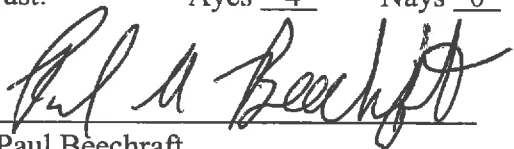
1. Any person who violates any provision of this Ordinance shall be guilty of a civil infraction and subject to penalties as follows:
 - a. Fined not less than \$100.00 plus applicable and associated additional costs incurred in enforcement by the Township.
 - b. Fined additional \$200.00 plus applicable and associated additional costs incurred in enforcement by the Township for each continuing violation of a previous violation which person had been previously determined responsible or admitted responsibility.
 - c. If the violation is not corrected within ten (10) days after service of notice, or the enforcement officer determines that progress has ceased on efforts to remove or eliminate such causes of blight or blighting factors, the enforcement officer shall turn the violation over to the Township Board. The Township Board shall have the authority to take what further legal steps are necessary to obtain compliance with this Ordinance. The Township Board may commence an action in Circuit Court for an injunction or other appropriate remedies set forth in the Blighted Area Rehabilitation statute, being MCLA § 125.71 et seq. to enforce the provisions of this Ordinance.
 - d. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law.

Section 4: Effective Date and Adoption

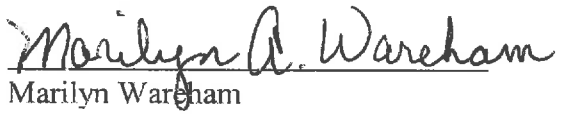
This ordinance shall become effective thirty(30) days after its publication as required by law.

Date Approved: June 8th , 2009

Votes Cast: Ayes 4 Nays 0 Absent 1

Signed 

Paul Beechraft
Supervisor



Marilyn Wareham
Clerk

Effective Date: July 8, 2009