

Blight Ordinance

(as amended)

AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN NORTH STAR TOWNSHIP, GRATIOT COUNTY, MICHIGAN; TO PROVIDE FOR THE ENFORCEMENT HEREOF; AND TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF; PURSUANT TO THE ENABLING AUTHORITY THEREFORE PROVIDED BY ACTS 344 (MCL 125.71 ET SEQ.) AND 246 (MCL 41.181 ET SEQ.) OF THE PUBLIC ACTS OF 1945 AS AMENDED.

THE TOWNSHIP OF NORTH STAR, GRATIOT COUNTY, ORDAINS:

Section 1. PURPOSE

Consistent with the letter and spirit of act No. 344 of the Public Acts of 1945, as amended, it is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in North Star 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 North Star Township owned, leased, rented or occupied by such person, firm or corporation.

- A. The carrying out of repair, restoration and maintenance procedures or projects on vehicles is prohibited
 - 1. when such work is not conducted entirely within the interior of a building or,
 - 2. procedures or projects out-of-doors exceed forty-eight (48) hours in duration or require the vehicle to be immobile or inoperable in excess of forty-eight hours.
- B. Inoperable or unlicensed vehicles and vehicle parts must be stored inside a building.
- C. The storage upon any property of building materials unless there is in force a valid building permit issued by the Township of North Star for construction upon said property and said materials are intended for use in connection with such construction. Building materials 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 constructing any structure.

- D. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind without a land-fill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty days. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of woods, 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.
- E. 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.
- F. In any area, the existence of any vacant dwelling, garage or other outbuilding 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.
- 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 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. Any violation of this Ordinance shall constitute a nuisance per se. Violation of, or any failure to comply with, the provisions of this Ordinance shall be deemed a misdemeanor and shall be punishable by a fine not to exceed five hundred dollars (\$500.00) or by imprisonment but not to exceed ninety (90) days or both. Each day that a violation of this Ordinance is continued or permitted to exist without compliance shall constitute a separate offense punishable upon conviction in the manner prescribed in the Section, provided no person shall be imprisoned for a period in excess of ninety (90) days.
- C. In the event a Court Order is entered ordering the abatement of such nuisance, the Township designee may, if the Defendant fails to obey such Order, take such measures as necessary or as directed by the Township designee to abate such nuisance and the entire cost thereof including all costs and attorney fees shall, at the option of the Township designee, become a lien against the premises upon which the nuisance was located and shall be added to the tax rolls, or become a deficiency Judgment to be enforce by levy, execution, garnishment or otherwise.

Section 4. SEVERABILITY

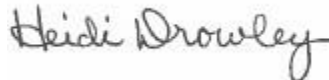
Should any provision or part of the within Ordinance be declared by any court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of the balance of this Ordinance which shall remain in full force an effect.

Section 5. EFFECTIVE DATE AND ADOPTION

- A. This ordinance shall become effective thirty (30) days after its publication as required by law. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

- B. This Ordinance was adopted by the Township Board of the Township of North Star, Gratiot County, Michigan at the Regular meeting thereof held on Monday, November 9, 2020.

Heidi Drowley

A handwritten signature in cursive script that reads "Heidi Drowley".

North Township Clerk

Published: **December 17, 2020**

Effective date: **January, 17, 2021**