

FILLMORE TOWNSHIP
ESTABLISHED 1849
ALLEGAN COUNTY

RESOLUTION 2016-01 effective July 12, 2016

Blight Ordinance
Fillmore Township, Allegan County, Michigan

Section 1.0 Purpose: It is the purpose of this ordinance to prevent, reduce, or eliminate blight, blighting influences, and potential blight in Fillmore Township by the prevention, reduction or elimination of certain environmental causes, influences, or factors which exist or may exist in the Township.

Section 2.0 Causes of blight, blighting influences, or blighting factors: The Township hereby determines that the following uses, structures, and activities of blight which, if allowed to exist, will result in reducing the health, safety, and welfare of Township residents and businesses as well as reducing property values. On and after the effective date of this ordinance, no person, firm or corporation of any kind will be allowed to initiate or continue blight and blighting factors upon any property in the Township, which is owned, leased, rented, or occupied by such person, firm, or corporation.

- 2.01 In any area, the storage upon any property of one or more junk vehicles, except in a completely enclosed building. For the purposes of this ordinance, the term "junk" vehicle shall include any motor vehicle which is not licensed for use upon state highways or cannot be lawfully driven on public streets or roads. The term "junk" shall also include vehicles which are "inoperable" defined as incapable of being operated or driven under its own power by reason of dismantling, disrepair or other reason for a period of sixty (60) days from notification. Recreational vehicles, travel trailers, snow mobiles, and other similar vehicles that are typically used for travel or recreation that are either licensed annually or during the period of use which are operable and in good repair shall be parked in the rear or side yard parallel to the principal dwelling or an accessory structure shall be exempt from this regulation.
- 2.02 In any area, the storage upon any property of building materials, except in an enclosed building, unless there is a current building permit issued for construction on the property and the materials are intended for use in the construction of the structure for which the permit was issued. Building materials shall include but not limited to: wood, lumber, bricks, blocks, plumbing and electrical equipment, HVAC materials, shingles, mortar, cement or similar construction materials.
- 2.03 In any area, the storage or accumulation of junk, rubbish, or refuse of any kind, except domestic or agricultural refuse stored in manner so as to not create a nuisance for a period of not less than thirty (30) days. Junk shall be defined as: motor vehicles, appliances, machinery, merchandise or products with parts missing, or other scrap materials that are damaged, deteriorated, or in such a

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condition which prevents them being used in a manner consistent with their original purpose.

- 2.04 In any area, the existence of any structure or part of a structure which, because of fire, wind, natural disaster or physical deterioration is no longer habitable or useful for any purpose.
- 2.05 In any area, the storage upon any property of one (1) or more junk or inoperable watercraft, except in a completely enclosed building. Junk or inoperable watercraft shall include boats or water recreational vehicles which are not registered with the state of Michigan or cannot be lawfully used or which cannot be used on any waterway.

Section 3.0 Enforcement: The owner and/or occupant of any property upon which any of the causes of blight, blighting influences, or blighting factors as set forth herein shall be notified in writing to remove or eliminate such causes, influences, and or factors within thirty (30) days of notification. Such notice may be served personally or by certified mail, return receipt requested, by leaving the notice with an adult on the premises, or by affixing the notice on two prominent places on the premises, in which case a copy of the notice shall be sent to the owner(s) or occupant(s) at their last known address by regular mail with proof of mailing. Additional time may be granted by the Township where legitimate efforts to reduce or eliminate blight or blighting factors are in progress.

Failure to comply with such notice within the time allowed by the owner and/or occupant shall constitute a violation of this ordinance.

Section 4.0 Penalties: Violations of any provision of this Ordinance shall be result in a civil infraction issued by a person authorized by the Township to enforce this Ordinance. Notice of violation is in the form of a civil infraction ticket which contains a fine. The fine shall be \$0.00 for the first offense, \$200 for the second offense, and \$500 for the third offense. Points may be added to the violator's driving record by the Michigan Secretary of State.