

LEE TOWNSHIP ORDINANCE NO. 2014

“BLIGHT ELIMINATION”

AN ORDINANCE TO AMEND ORDINANCE #2006, AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN LEE TOWNSHIP, ALLEGAN COUNTY, MICHIGAN; TO PROVIDE FOR THE ENFORCEMENT HEREOF; AND TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF. PURSUANT TO THE ENACTING AUTHORITY THEREFORE PROVIDED BY ACT 344 OF THE PUBLIC ACTS OF 1945, AS AMENDED.

THE TOWNSHIP OF LEE, ALLEGAN COUNTY, MICHIGAN ORDAINS:

**Section 1. Ordinance Title.**

This Ordinance shall be known as and may be cited as “The Township of Lee Blight Elimination Ordinance”.

**Section 2. Purpose.**

Consistent with the letter and spirit of Public Act 344 of 1945, as amended, it is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in Lee 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 3. 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 Lee Township owned, leased, rented or occupied by such person, firm or corporation.

- A. In any area, 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 inoperative.
- B. In any area, the storage upon any property of building materials unless there is in force a valid building permit issued by Lee Township or its agent 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, 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.

- C. In any area, the 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 not to exceed 15 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.
- D. 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.
- E. In any area, 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.
- F. 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 or its agent and unless such construction is completed within a reasonable time.

**Section 4. Enforcement and Penalties.**

- A. 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 3 hereof is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 10 days after service of the notice upon him/her. 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.
- B. Failure to comply with such notice within the time allowed by the owner and/or occupant shall constitute a violation of this Ordinance.
- C. Any person in violation of this Ordinance shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$500 and costs of prosecution or by imprisonment in the County Jail for a term not exceeding ninety (90) days, or by both fine and imprisonment in the discretion of the Court. Each day that a violation of this Ordinance exists shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance. Provisions of this Ordinance may also be enforced by suit for injunction, damages or other appropriate legal action.

**Section 5. Validity.**

- C. In any area, the 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 not to exceed 15 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.
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**Section 5. Validity.**

The several provisions of this Ordinance are declared to be separate; if any court of Law shall hold that any section or provision thereof is invalid, such holding shall not affect or impair the validity of any other section or provision of this Ordinance.

Ordinance #2014, shall become effective upon adoption.


Motion to adopt Ordinance #2014 by member Moore seconded by member Lowery at a regular meeting of the Township Board held on Monday, June 12, 2000 at 7:30 p.m.

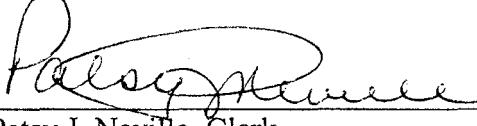
Yes: Black, Larson, Lowery, Moore and Neville

No: None

Absent: None

Adopted this 12th day of June 2000.

  
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Sally Moore, Supervisor  
Lee Township, Allegan County, Michigan

  
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Patsy J. Neville, Clerk  
Lee Township, Allegan County, Michigan