

35.050 BLIGHT ELIMINATION ORDINANCE

Ord. No. 94-1

Effective: August 12, 1994

AN ORDINANCE TO PREVENT, REDUCE AND/OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN BLUMFIELD TOWNSHIP, SAGINAW, COUNTY, MICHIGAN; TO PRESERVE THE PEACE, WELFARE, ORDER, HEALTH, AND SAFETY OF A PERSONS AND PORPERTY; 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.

Ord. # and adoption date	Affected Section(s)	Amendment Summary
#94-1 12/14/23	Introduction	Insertion of purpose and reason within introduction
	35.052 Sec. 2	Correction of verbiage.
	35.052 Sec. 2-A, B, C	Created breakdown of Residential, Commercial, and Agricultural
	35.052 Sec. 2- A, B, C	Insertion of grass and uncontrolled weed growth of 8"
	35.052 Sec 2.C.II	Insertion of outdoor storage of non-operable, non-working machine equipment.
	35.052 Sec 2.C.III	Insertion of any metals, rock or stones, or other necessary materials stored in Agricultural.
	35.052 Sec 4.	Insertion of definitions into the same category.

35.051 Purpose.

Sec. 1. 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 Blumfield Township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or may exist in the future. 35.052 Causes of Blight or Blighting Factors.

Sec 2. On and after the effective date of this ordinance, no person, firm, corporation of any kind, will be permitted the allowance of blight or blighting factors whether the property in Blumfield Township is owned, leased, rented, or occupied. The following items, but not limited to, have been determined that there are many causes of blight or blighting factors and if allowed to exist in Blumfield Township it will result in blighted and undesirable neighborhoods.

- A. Any area zoned or taxed as **Residential**, must be in compliance with, but not limited to, the following;
- I. The outdoor storage of any “junk automobiles” is not permitted. All “Junk Automobiles” shall be stored in a completely enclosed building. (See definitions in Sec. 4: ***Junk automobiles***)
  - II. The storage of building materials for longer than fifteen (15) days is not permitted unless there is an active and valid building permit issued by the Approved Authorities of Blumfield Township for construction on the property where the material is being stored. The materials should be intended for use in connection with such construction. (See definitions in Sec. 4 ***Building Materials***)
  - III. The storage or accumulation of junk, trash, rubbish or refuse of any kind shall not exceed a fifteen (15) day period. (See definitions in Sec. 4 ***Junk***)
  - IV. Any structure because of fire, wind, additional natural disaster, or physical deterioration that no longer has the ability to be used for its original purpose must be mended to its original purpose or removed from the property.
  - V. A partially completed structure cannot be left unless such structure is in the course of construction in accordance with an active and valid building permit issued by the Approved Authorities of Blumfield Township and unless such construction is completed within a reasonable time.
  - VI. A vacant dwelling, garage or other out-building must be securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, or other unauthorized persons.
  - VII. The growth of weeds and/or grass must be maintained to a generally accepted community standard of less than 8 inches. (Amendment adopted 12-11-01, Eff. Dec. 19, 2001. Amendment adopted 2023, Eff. 2023)
- B. Any area zoned or taxed as **Commercial** shall be in compliance with, but not limited to, the following;
- I. The outdoor storage of any “junk automobiles” is not permitted. All “Junk Automobiles” shall be stored in a completely enclosed building. (See definitions in Sec. 4: ***Junk automobiles***)
  - II. The storage of building materials for longer than fifteen (15) days is not permitted unless there is an active and valid building permit issued by Approved Authorities of Blumfield Township for construction on the property where the material is being stored. The materials should be intended for use in connection with such construction. (See definitions in Sec. 4 ***Building Materials***)
  - III. The storage or accumulation of junk, trash, rubbish or refuse of any kind shall not exceed fifteen (15) day period. (See definitions in Sec. 4: ***Junk***)
  - IV. Any structure because of fire, wind, additional natural disaster, or physical deterioration that no longer has the ability to be used for its original purpose must be mended to its original purpose or removed from the property.
  - V. A partially completed structure cannot be left 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.

- VI. A vacant dwelling, garage or other out-building must be securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, or other unauthorized persons.
  - VII. The growth of weeds and/or grass must be maintained to a generally accepted community standard of less than 8 inches. (Amendment adopted 12-11-01, Eff. Dec. 19, 2001. Amendment adopted 2023, Eff. 2023)
- C. In any area zoned or taxed as **Agricultural** shall be in compliance with, but not limited to, the following;
- I. The storage or accumulation of junk, trash, rubbish or refuse of any kind for a period not to exceed fifteen (15) days. (See definitions in Sec. 4: **Junk**)
  - II. The outdoor storage of any non-working, non-operable, or non-functional agricultural equipment of any kind is not permitted.
  - III. The storage of any metals, rock or stones, or other necessary materials in large quantities can be stored in a generally accepted manner within Blumfield Township determined by Township Authorities. The materials may not contain blight, hazard materials, or junk.
  - IV. Any structure because of fire, wind, additional natural disaster, or physical deterioration that no longer has the ability to be used for its original purpose must be mended to its original purpose or removed from the property.
  - V. A partially completed structure cannot be left 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.

35.053. Enforcement, Penalties and Other Inconsistent Ordinances Sec.

3.

- A. This Ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. Any other Township Ordinance inconsistent with the provisions contained herein is null and void.
- C. 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 from such property within fourteen (14) days after service of the notice upon him/her. Such notice will be sent via certified mail, return receipt requested. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.
- E. Violation of this Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not exceeding Five Hundred 00/100 Dollars (\$500)

or by imprisonment not exceeding Ninety (90) days or by both such fine and imprisonment at the discretion of the Court.

F. If the property owner and/or occupant has failed to comply with the terms and conditions set forth in the notice, the Township may proceed to abate, remediate, or otherwise eliminate the offensive condition and assess any costs incurred by the Township, including any attorney's fees and other costs, against the real property and upon the tax roll to be collected in a manner similar to other properly assessed property taxes and/or take any other in persona action against the owner and/or occupant to collect the accrued amounts expended by the Township. Interest may accrue on all assessed costs at the legally applicable rate. (Amendment adopted 12-11-01, Eff. Dec. 19, 2001)

#### 35.053. Definitions

##### Sec. 4.

***Junk Automobiles*** shall include any motor vehicle which is not licensed or registered and/or in the current state unable to drive upon the Michigan State Highways.

***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.

***Junk*** shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, metal or any other materials or other cast-off material of any kind whether or not the same could be put to any reasonable use.

***Agricultural junk*** shall include motor vehicles, appliances stored in the open, or any cast off-materials of any kind, other than previously notated above, whether or not the same could be put to any reasonable use.