

## ASH TOWNSHIP

### ORDINANCE # 32-1991-A

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Ash Township, Monroe 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 ASH, MONROE COUNTY, HEREBY 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 Ash 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 Ash Township owned, leased, rented used or occupied by such person, firm or corporation.

- A. In any area the storage upon any property of junk automobiles, except in completely enclosed building. For the purpose of this Ordinance, the term "junk automobiles" shall include any motor vehicle which does not have in effect a current and valid license 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 or lacks all of its component parts.
- B. In any areas other than that which is zoned for and whose primary purpose is the storage and or sale of building materials, the storage of building materials unless there is in force a valid building permit issued by the Township of Ash for construction upon said property and said materials are

intended for the use in connection with such construction. 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 material used in constructing any structure.

- 1) All excess or unused materials must be removed within 30 days after a certificate of occupancy is granted.
- C. In any area, the storage or accumulation of junk, trash, debris, 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 fifteen days. The term "junk" shall include, but not be limited to: parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, 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 outbuildings 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 and unless such construction is completed within a reasonable time.
  - G. In any area, the storage of or presence of any mechanism or equipment, motorized or not motorized, which is inoperable in any way for which it is designed for any reason and / or does not have all of its component parts attached is forbidden.

### Section 3: Enforcement and Penalties

- A. This ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. 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 ten days after service of notice upon him. 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.

- C. Failure to comply with such notice within time allowed by the owner and / or occupant shall constitute a violation of this Ordinance.
- D. Violation of this Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not exceeding Five Hundred (\$500.00) Dollars or by imprisonment not exceeding ninety (90) days or by both such fine and imprisonment in the discretion of the Court.

#### Section 4: Effective Date and Adoption

- A. This Ordinance shall become effective thirty (30) days after its publication as required by law.
- B. This Ordinance was adopted by the Township Board of the Township of Ash Monroe County, Michigan, at a regular meeting there of held on April 1991

I Kenneth R. Swick, the Clerk of Ash Township, Monroe County, Michigan, do certify that the above Ordinance was approved and adopted by the Ash Township Board at a regular meeting thereof, held on April 1991