

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; TO PROVIDE FOR THE ENFORCEMENT HEREOF; AND TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF. PURSUANT TO THE ENACTING AUTHORITY THEREFORE PROVIDED BY PUBLIC ACT 344 OF 1945, AS AMENDED, THE BLIGHTED AREA REHABILITATION ACT (MCL 125.71, *et seq.*).

THE TOWNSHIP OF NORTHFIELD, WASHTENAW COUNTY, HEREBY ORDAINS:

**Section 1: 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 Northfield 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 Northfield 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 Northfield Township owned, leased, rented or occupied by such person, firm or corporation.

In any area zoned for residential purposes, 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.

In any area zoned for residential purposes, the storage upon any property of building materials unless there is in force a valid building permit issued by Northfield Township 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.

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.

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.

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.

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**

This ordinance shall be enforced by such persons who shall be so designated by the Northfield Township Board of Trustees.

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 10 days after service of the 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.

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

A person violating this ordinance shall be subject to the following:

- (a) For the first offense, a violator is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$50.00, plus costs.
- (b) For the second offense, a violator is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$100.00, plus costs.
- (c) For the third offense, a violator is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$200.00, plus costs.
- (d) For the fourth offense, a violator is responsible for a municipal civil infraction and is subject to payment of a civil fine of not less than \$500.00, plus costs.

Each day on which any violation of this section or any ordinance continues constitutes a separate offense and shall be subject to penalties or sanctions as a separate offense.

In addition to any remedies available at law, Northfield Township may bring an action for an injunction or other process against a person to restrain, prevent or abate any violation of this section or any Township ordinance.

### **Section 4: Effective Date and Adoption**

This ordinance shall become effective thirty (30) days after its publication as required by law.

\_\_\_\_\_  
MICHELE MANNING, Clerk

\_\_\_\_\_  
MICHAEL CICHELLA, Supervisor

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

Effective: \_\_\_\_\_

**CLERK CERTIFICATION**

I, Michelle Manning, being duly elected Clerk for Northfield Township, Washtenaw County, Michigan, State that on \_\_\_\_\_, 2008, at a regular meeting of the Northfield Township Board of Trustees, member \_\_\_\_\_ moved and member \_\_\_\_\_ supported a motion to adopt “**AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; TO PROVIDE FOR THE ENFORCEMENT HEREOF; AND TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF. PURSUANT TO THE ENACTING AUTHORITY THEREFORE PROVIDED BY PUBLIC ACT 344 OF 1945, AS AMENDED, THE BLIGHTED AREA REHABILITATION ACT (MCL 125.71, et seq.).**”

The following members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent or Abstain: \_\_\_\_\_

The ordinance was declared adopted and published in the Ann Arbor News on \_\_\_\_\_ and became effective thirty days following the date of its publication.

\_\_\_\_\_  
Michele K. Manning, Clerk