

TOWNSHIP OF METAMORA
Ordinance No. 12-1

ANTI-BLIGHT ORDINANCE

An ordinance to prevent reduce or eliminate blight, blighting factors or Causes of blight within Metamora Township, Lapeer County, Michigan; to Provide for notices, hearings, appeals, and enforcement hereto; and to Provide for the tax roll assessment of the costs of eliminating said blight.

THE TOWNSHIP OF METAMORA ORDAINS:

Section 1. Purpose.

It is the purpose of the Ordinance to prevent, reduce or eliminate blight or potential blight in Metamora 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 Metamora Township owned, leased, rented, or occupied by such person, firm, or corporation.

In any Zoning district, 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 or trailer which is not licensed for use upon the highways of the States of Michigan, and shall also include, whether so licensed or not, two or more motor vehicles which are inoperable.

In any Zoning district, the storage upon any property of building materials unless there is in force a valid building permit issued by Metamora Township for construction upon said property and said materials are intended for 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, shingle, mortar, nails, screws, or any other materials used in constructing any structure. This provision of the ordinance shall not apply to those situations where no valid building permit is

necessary by operation of MCL 125.1510(7) or (8) regarding agricultural purposes or ordinary repairs of a building or structure as set forth therein.

In any Zoning district, 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 10 days. The term "junk" shall include parts of machinery or motor vehicles, motor vehicles parts, unused appliances stored in the open, remnants of wood, or firewood in amounts that would exceed a reasonable or seasonal use, metals, or any other material or cast off materials of any kind whether or not the same could be put to reasonable use.

In any Zoning district, the existence of any structure or part of any structure which, because of fire, wind or other natural disaster, or physical deterioration is not longer habitable or useable, nor useful for the purpose for which it was intended.

In any Zoning district, the existence of any structure or part of a structure which becomes vacant, open at windows or doors, exposed to the elements of accessible to entry, becomes unsanitary, or unfit for human habitation or for any reason is in a condition that is likely to work injury to the health, safety, or welfare of the general public.

In any Zoning district with the exception of agricultural, the existence of weeds greater than 8" in height shall be considered a blighting factor.

Section 3. Inspection.

The Building or Zoning Official shall inspect, notice, and enforce the provisions of this Ordinance on all structures, or activities constituting Blight or having Blight factors as defined in this Ordinance.

Section 4. Notices.

When Building or Zoning Official finds any property in violation of this Ordinance, the Official shall issue a notice, which will specify the nature of the Blight condition, the repair, demolition, and/or removal necessary to effect compliance, and a reasonable time frame for completion.

A notice shall include:

- A. Shall be directed to the person or person(s) in whose name the property appears on the most recent township tax assessment records.
- B. Shall be sent by regular mail or otherwise delivered at least ten (10) days after the date of inspection.

Section 5. Compliance.

Compliance with the Building or Zoning Officials notice requiring the elimination, repair, demolition of the causes of blight or blighting factors, shall be the responsibility of the duly notified person(s) having an interest in the property. Failure to comply with a notice issued by the Building or Zoning official shall result in the issuance of a Municipal Civil infraction for each day the violation(s) continue beyond the compliance time frame set forth in the notice.

Section 6. Failure to Comply; Lien.

If the responsible person(s) do not comply with the Township's notices within the time specified, the Township may arrange to have the required elimination, repair, demolition, or other work completed. The cost of such required elimination, repair, demolition, or other work shall be a lien against said real property on which the condition was located and shall be assessed against said real property on the next tax roll.

Section 7. Appeal.

A person affected by a notice of the Township requiring the elimination, repair, demolition, or other work on the property in which said person has an interest, may appeal the action to the Circuit Court by filing an action within twenty (20) days from the date of the action initiated by the Township.

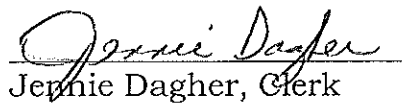
Section 8. Effective Date.

This ordinance shall become effective upon the date of publication.

We, the undersigned, Supervisor and the Clerk of the Township of Metamora, Lapeer County, Michigan, do hereby certify that this Ordinance was passed by the Metamora Township Board on the 9th day of March 2009, and was published in the County Press on the 15th day of March, 2009.



Dave Best, Supervisor



Jennie Dagher, Clerk

RECEIVED
MAR 25 2009
BY:

AFFIDAVIT OF PUBLICATION
The County
1521 Inlay City
Lapeer, MI 484

STATE OF MICHIGAN, COUNTY

The undersigned, Stacey Hulber being duly sworn that she is the Clerk of the newspaper published in the English language for the dissemination of a general character, which are duly qualified newspapers, and that notice, publication or advertisement of:

Metamora Township

Published in the following edition(s):
Lapeer County Press 03/15/09

Sworn and subscribed before me this 03/16/2009
Stacey Hulber
Stacey Hulber

Candice E. Murray
Candice E. Murray
Notary Public, State of Michigan
Acting in Lapeer County

My commission expires: _____

Advertisement Information:
Client No: 00034511 Ad No: 13962
Class 1050 Legal Notices PO:
Total Units: 25.69
Sort Description: TOWNSHIPOFMETAMORAORDINANCE

InvNo	Net Invoice	Payments	Balance
LCCM058679	\$448.78	\$0.00	\$448.78
Sum	\$448.78	\$0.00	\$448.78

The County Press - 1521 Inlay City

OFFICIAL NOTICE

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