

**TOWNSHIP OF GOODLAND
COUNTY OF LAPEER, MICHIGAN
ORDINANCE NO. 1003
BLIGHT ORDINANCE**

An Ordinance to protect the public health, safety and welfare of the residents of Goodland Township by eliminating blight and the causes of blight within Goodland Township, to define and prohibit blight and provide penalties for the violations hereof.

SECTION 1. SHORT TITLE

This Ordinance shall be known and cited as the Goodland Township Blight Ordinance.

SECTION 2. DEFINITIONS

The following words, terms and phrases when used in this Ordinance shall have the following meaning:

- (a) "*Accessory Vehicle*" shall mean any vehicle designed to be towed behind a motor vehicle.
- (b) "*Building Materials*" shall include, without limitation, lumber, brick, 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) "*Dumping or Landfilling*" shall include burying or otherwise disposing of items on property not licensed as a landfill pursuant to the Michigan Solid Waste Management Act.
- (d) "*Junk*" shall include, without limitation, cast-off parts of machinery or motor vehicles, broken and unusable furniture, dilapidated fences (cast-off or in-place), stoves, refrigerators and other appliances, remnants of wood, metal or other cast-off material of any kind, whether or not such items could be put to any reasonable use. The term junk does not include farm machinery, which is usable and/or operable and located on a bona fide, operating farm with a Farm Service Agency Number if the farm machinery is being kept for use in the farm operation and stored/maintained at least 10 feet from all property lines.
- (e) "*Junk Boat, Automobile or Motor Vehicle*" shall include any boat, automobile or motor vehicle which is not licensed for use upon the waters

or highways of the state and shall also include, whether licensed or not, any boat or motor vehicle which is inoperative.

- (f) "*Person*" shall include, without limitation, all natural persons, firms, co-partnerships, corporations, and all associations of natural persons, incorporated or unincorporated, whether acting by themselves, or by a servant, agent or employee.
- (g) "*Trash and Rubbish*" shall include any and all forms of debris or refuse not otherwise classified in this Ordinance.

SECTION 3. UNLAWFUL CONDUCT AND CONDITIONS

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 conditions, and are declared unlawful. No person, firm or corporation shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property owned, leased, rented or occupied by such person, firm or corporation

- (a) The storage or accumulation of junk or junk automobiles, junk motor vehicles, junk boats, junk accessory vehicles or any part thereof except in a completely enclosed building.
- (b) The storage or accumulation of building materials unless there is in force a valid building permit issued by the Township of Goodland for construction upon the property and the materials are intended for use in connection with such construction; or except where such building materials are part of the stock in trade or business located upon the property in which case the materials must be stored in such a manner as not to create a nuisance.
- (c) The storage or accumulation of junk, trash, rubbish, garbage or refuse of any kind without a landfill permit, except domestic refuse originating on the premises and stored in such a manner as not to create a nuisance for a period not to exceed 14 days.
- (d) The outdoor storage of mobile homes (other than those which are legally used and occupied for dwelling purposes), truck bodies, bus bodies, or semitrailers, cargo shipping containers or similar portable storage containers. The outdoor storage prohibition on semitrailers shall not apply to semitrailers which are currently licensed, insured, and have a valid MDOT certificate. Bona fide, operating farms with a Farm Service Agency

Number may utilize one or two unlicensed semitrailers, cargo shipping containers or similar portable storage container for farm storage. In addition, commercial or industrial enterprises located on Commercial or Industrial zoned property may utilize one or two semitrailers, cargo shipping containers or similar portable storage container for storage purposes.

- (e) The dumping or landfilling of any junk or garbage.
- (f) The existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid building permit issued by the Township of Goodland, this includes buildings or structures which have been damaged by fire, wind, flood or subject to other deterioration to the extent that they are no longer habitable or usable.

SECTION 4. PENALTY

Any person who violates the provisions of this Ordinance shall upon conviction thereof, be guilty of a misdemeanor and subject to a penalty not to exceed five hundred dollars (\$500) or imprisonment in the county jail for a period not to exceed ninety (90) days, or both such fines and imprisonment.

All persons who violate any of the provisions of this Ordinance, whether its owner, occupant, lessee, agent, servant or employee shall be equally liable as principals.

SECTION 5. ENFORCEMENT

The Township Board hereby authorizes the Township Supervisor, Clerk, Code Enforcement Officer or their designee to enforce or assist in the enforcement of this Ordinance and to issue citations under this Ordinance.

The Township may also sue, in any court of competent jurisdiction for civil relief, including damages or injunctive relief, and may recover its fees, costs and expenses

incurred from any person, partnership, firm, association or corporation who violates the provisions of this Ordinance.

SECTION 6. REPEALING OF ORDINANCE 1002 AND OTHER CONFLICTING PROVISIONS

Goodland Township Blight Ordinance, being Ordinance No. 1002 adopted on September 24, 2014 is hereby repealed in its entirety. All other resolutions, ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 7. SEVERABILITY

If any section, paragraph, clause or provision of this Ordinance is for any reason held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 8. PUBLICATION

A true copy of this Ordinance or a summary thereof shall be published in a newspaper of general circulation in the Township of Goodland.

SECTION 9. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after the publication of a true copy or summary thereof as provided in Section 8.

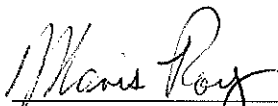
CERTIFICATE OF TOWNSHIP CLERK

I certify that the foregoing constitutes a true and complete copy of the Ordinance duly adopted by the Township Board of the Township of Goodland, Lapeer County, Michigan, at a meeting held on the 8 day of January A.D., 2019.

I further certify that the following Township Board Members were present at the meeting: Ron Cischke, Mavis Roy, Mike Juip

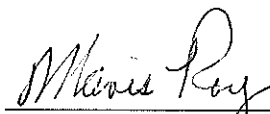
and the following Township Board members were absent: Louis Parsch, Norm Tanis

I further certify that Member Juip moved for the adoption of the Ordinance, and that motion was supported by Member Roy. I further certify that the following Township Board Members voted for the adoption of the Ordinance: Ron Cischke, Mavis Roy, Mike Juip and that the following Township Board Members voted against adoption of the Ordinance: N/A.


MAVIS ROY, Clerk
Goodland Township

CERTIFICATE OF PUBLICATION

I, the undersigned Township Clerk of the Township of Goodland, do hereby certify that on January 30, 2019, the foregoing Ordinance, or Summary thereof, was duly published in a newspaper having general circulation within the Township of Goodland.


MAVIS ROY, Clerk
Goodland Township