

ORDINANCE NO. 1000

Section 1. PURPOSE

An Ordinance to protect the public health, safety and general welfare by eliminating blight within Goodland Township; to define and prohibit blight; to provide for enforcement; and to provide penalties for violation hereof.

Section 2. BLIGHT DEFINED

- A. It is hereby determined that the following uses, structures, and activities constitute blight, which, if allowed to exist, will result in unsafe, unsanitary and undesirable neighborhoods. No person, firm, or corporation shall maintain or permit to be maintained any of the following types of blight upon any premises in Goodland Township owned, leased, rented, or occupied by such person, firm, or corporation.
1. The storage upon any premises of any junk automobile, except in a completely enclosed building. The term "junk automobile" shall include any motor vehicle, which is not currently licensed for use upon the highway, and any motor vehicle that has been inoperative for any reason for a period in excess of sixty (60) days.
 2. The outdoor storage upon any premises of building materials unless a currently valid building permit has been issued by the Township for construction upon said premises, 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, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure. Provided, that outdoor storage of building materials which is not in violation of applicable zoning or safety regulations is permitted if said materials are kept out of view of the public and abutting premises. Provided further, that all construction debris shall be removed from any premises before occupancy thereof.
 3. The storage or accumulation of junk, trash, rubbish, or refuse of any kind, except domestic refuse originating on the premises and stored for a period not to exceed thirty (30) days in such a manner as not to create a nuisance. The term "junk" shall include motor vehicle parts, unused appliances, wood or metal remnants, or any other materials or cast-off items of any kind stored in the open, whether or not same could be put to any reasonable use. Non-operating farm machinery shall be kept out of general public view and at least ten (10) feet from property lines.
 4. The existence of any vacant dwelling, unless the same is kept securely locked, windows kept glazed or neatly boarded up, and otherwise protected to prevent entrance thereto by vandals.
 5. The existence of any structure or part of structure which because of fire, wind or other natural disaster, or physical deterioration is no longer habitable as a dwelling nor currently useful for any other purpose.
 6. The existence of any partially completed structure, unless such structure is in the course of construction in accordance with a currently valid building permit issued by the Township.

Section 3. ENFORCEMENT AND PENALTIES

- A. This Ordinance shall be enforced by an officer designated by the Township Board.
- B. The occupant of any property upon which any blight as set forth in Section 2 hereof is found to exist shall be notified in writing to eliminate such blight from such property within ten (10) days after notification. Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such blight are undertaken within the ten day period. The owner of the property, if different from the occupant, shall also be notified by regular mail sent out to the address of record on the Township tax roll.

- C. Failure to comply with such notice within the time allowed shall constitute a violation of this Ordinance. Each day that there is such failure to comply shall constitute a separate offense.
- D. Violation of this Ordinance shall be a misdemeanor, which shall be punishable upon conviction thereof by a fine not to exceed five hundred dollars (\$500.00) and/or imprisonment not to exceed ninety (90) days.

Section 4. SEVERABILITY

This Ordinance and the various sections, paragraphs, and clauses thereof are hereby declared to be severable. If any section, paragraph, or clause is adjudged unconstitutional or invalid, the remainder of the Ordinance shall not be affected thereby.

Section 5. 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 Goodland Township, Lapeer County, Michigan, at a regular meeting thereof held on October 28, 1976.

Lea J. Lockwood, Clerk

******This ordinance became effective in 1976******