SPRINGPORT TOWNSHIP
JACKSON COUNTY, MICHIGAN

AMENDED BLIGHT ELIMINATION ORDINANCE
ORDINANCE NO. 41 (4.70)

An amended Ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within **Springport Township**, Jackson County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. The **Township of Springport**, Jackson County, ordains:

SECTION 1: PURPOSE

It is the purpose of this Ordinance to prevent, reduce, or eliminate blight or potential blight in **Springport 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: INTENT

It is the intent of these regulations to establish reasonable guidelines and standards concerning blight in **Springport Township**, that if not regulated would have the potential to cause blight and devalue property. The exercise of these regulations, shall within reason, not:

- Interfere with the normal and good practice operations of farms, farm lands, or forest lands. This Ordinance does not apply as to motor driven equipment which is unlicensed but being currently used entirely for off-highway work on land zoned agricultural and which is fully operational.
- Prevent normal good practice of fuel wood and/or lumber intended for building projects (new and used).
- Abrogate any other normal good practice use of property that is in character with the neighborhood area.

The exercise of these regulations in **Springport Township** shall give full consideration to the property's neighborhood environment, the intention of the landowner with respect to materials stored, the period of time that the storage is to be maintained, the zoning classification of the property, the environmental features of the property and adjoining properties, the impact on tourism, and in general, the impact on the character of **Springport Township**.

SECTION 3: 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 the 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 **Springport Township** owned, leased, rented or occupied by such person, firm or corporation.

A. JUNK AUTOMOBILES

The storage upon any property of junk automobiles, except in a completely enclosed building or shielded from public view by one or more of the following which has been approved by the **Township**; plantings, natural vegetation, topography or structure approved by the **Township**. For the purpose of this Ordinance, the term "junk automobiles" shall include any motor vehicle which is not licensed for use upon public roads and shall also include, whether licensed or not, any motor vehicle which is inoperative for a period of thirty (30) days or longer.

B. AUTOMOBILE PARTS, EQUIPMENT AND MACHINERY

The storage upon any property of any automobile parts, equipment or machinery in disrepair, boats or trailers in disrepair, except to the extent such items are kept in a completely enclosed building or are shielded from public view by one or more of the following which has been approved by the **Township**: plantings, natural vegetation, topography or structure approved by the **Township.**

C. BUILDING MATERIALS

In any area of **Springport Township** the storage upon any property of building materials unless there is in force a valid Building Permit issued for construction upon said property and said materials are intended for use in connection with such construction. Building materials shall include but not be limited to, lumber, bricks, concerted, cement, cinder blocks, plumbing and drainage materials, electrical wiring or heating ducts or equipment, roofing materials, builder's hardware, or any other materials made to be used in constructing any structure. Neatly piled building materials, however, may be stored on property on a temporary basis, if the Township Ordinance Enforcement Officer determines in writing (1) that the materials, as stored,

will not be unsightly or cause blight and (2) how long such materials can be stored at such property.

D. JUNK, TRASH AND RUBBISH

The storage or accumulation of junk, trash, rubbish or refuse of any kind, except in a completely enclosed building or completely shielded from view from adjoining properties or a public road by means of one or more of the following which has been approved by the **Township**: plantings, natural vegetation, topography or structure approved by the **Township.** The term "junk" shall include stoves, refrigerators or other appliances, remnants of wood except firewood neatly stacked, metal or other cast off materials of any kind stored in the open whether or not such materials could be put to any reasonable use.

E. INCOMPLETE BUILDING

The existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid existing building permit.

F. DAMAGED OR UNSUED BUILDINGS

The existence of any structure or part of structure which because of fire, wind, natural disaster, or physical deterioration, which in the judgment of the County/Township Building Inspector is an unusable structure as defined in the State Building Code, and or **Township** Ordinance and is no longer habitable as a dwelling or useful for any other purpose for which it may have been intended.

G. HOUSE TRAILERS, MOBILE HOMES, CAMPERS, OR RECREATIONAL VEHICLES

House trailers, mobile homes, campers, or recreational vehicles in disrepair or not in normal use or a period of one (1) year.

SECTION 4: ENFORCEMENT AND PENALTIES

A. This Ordinance shall be enforced by the Ordinance Enforcement Officer, acting under the authority of the **Township Board**, or by any other official 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 3 above is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 30 days after service of the notice upon such owner or occupant. Such notice may be delivered personally or sent by certified mail, return receipt requested. Additional time may be granted by the **Township** Ordinance Enforcement Officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

C. If the owner or occupant fails to comply with the notice to eliminate the offending blight within the times set forth in subparagraph B above, the **Township Board** may thereafter authorize issuance of a citation for violation of this Ordinance.

D. A violation of this Ordinance is a municipal ordinance, for which the fine shall be not more than $500.00 and or up to 90 days in jail, in addition to all other costs, damages, expenses, and other fees and remedies provided or allowed by law. Each day that a violation occurs shall be considered a separate violation.

E. The issuance of a citation for a municipal ordinance violation shall not in any way limit the **Township** from seeking enforcement of this Ordinance in any other manner, including, but not limited to, an action to abate any nuisance created by a violation of this Ordinance and to recover any costs, expenses, damages, and fees, including attorney fees, that may be permitted or allowed by law in connection with such abatement and the enforcement of this Ordinance.

F. If the Township Council determines that blight or blighting factors exist or that the blight or blighting factors have not been removed after service of appropriate notices, the cause of the blight or blighting factors may be removed by the Township upon the direction of the Township Supervisor or his/her designee and the cost of such removal shall be billed to the owner of the subject property and all invoices, which remain unpaid for more than 30 days shall become a lien on the property and assessed against such property

collectable in the same manner as other Township or County assessments, collectible by the Township and/or County and placed on the tax rolls.

SECTION 5: EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days after publication as required b y law.

SECTION 6: SEVERABILITY

This ordinance and its various sections, subsections, sentences, phrases, and clauses are severable. If any section, subsection, sentence, phrase or clause is adjudged unconstitutional of invalid, the remainder of this ordinance shall not be affected thereby.

SECTION 7: REPEAL

All prior blight ordinances and nay other ordinances or parts thereof, that are in conflict in whole or in part with any provisions of this ordinance as of its effective date and hereby repealed to the extent of such conflict.

Clerk's Certification

I hereby certify this ordinance was adopted by the **Springport Township Board** of Trustees at a regular meeting held on September 14, 2020 and the vote was as follows:

FOR:

AGAINST:

I further certify this ordinance was published in the Springport Signal on October 1st 2021.

Jaclyn K. Rickle
Springport Township Clerk