

ANTI-BLIGHT ORDINANCE

An Ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Monitor Township, Bay County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof.

By the authority granted to the Township by Act 344 of the Public Acts of 1945, as amended.

THE TOWNSHIP OF MONITOR ORDAINS:

SECTION 1. Purpose.

Consistent with the letter and spirit of Act No. 344 of the Public Acts of 1945, as amended, it is the purpose of the ordinance to prevent, reduce or eliminate blight or potential blight in Monitor 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. Cause 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 Monitor Township owned, leased, rented, or occupied by such person, firm or corporation.

- A. 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 for a period in excess of sixty days and shall also include whether so licensed or not, any motor vehicle which is inoperative for any reason for a period in excess of sixty days.
- B. 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 the 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, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure.
- C. In any area zoned for residential purposes, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty days. The term

"junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, 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.

- D. In any area 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 useful for any other purpose for which it may have been intended.
- E. In any area zoned for residential purposes, the existence of any vacant dwelling, garage, or other out-buildings are kept securely locked, windows kept glazed, or neatly boarded up and otherwise protected to prevent entrance thereto by vandals.
- F. 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. Non-Residential Causes of Blight

The causes of blight or blighting factors set forth above as applicable to areas zoned for residential purposes are hereby determined to be causes of blight or blighting factors and subject to the prohibitions of this Ordinance if located in areas zoned for other than residential purposes, unless such uses of property are incidental to and necessary for the carrying out of any business or occupation lawfully being carried on upon the property in question.

SECTION 4. Enforcement and penalties

- A. This Ordinance shall be enforced by such persons who shall be so 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 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 ten days after service of the notice upon him. Such notice may be served personally or by registered 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.
- C. Failure to comply with such notice within the time allowed by the owner and/or occupant shall constitute a violation of this ordinance.
- D. Violation of this ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not to exceed \$100.00 or by imprisonment not exceeding thirty days or by both

such fine and imprisonment in the discretion of
the Court.

SECTION 5 Effective Date

This Ordinance shall be published in the Bay City Times,
Bay City, Michigan, within ten days from date hereof and shall
become effective thirty days after said publication.



L. N. WHITMAN
Monitor Township Clerk

Dated: This 23 day of February, 1966

CHARTER TOWNSHIP OF MONITOR

COUNTY OF BAY, MICHIGAN

ORDINANCE NO. 5a

AN ORDINANCE AMENDING ORDINANCE NO. 5 SO AS TO INCLUDE CERTAIN MOBILE HOME TRAILERS NOT IN USE FOR RESIDENTIAL PURPOSES AS A CAUSE OF BLIGHT WITHIN THE TOWNSHIP.

THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

SECTION I

Subsection D of Section 2 of Ordinance No. 5 of the Township of Monitor is hereby amended to read as follows:

D(1) In any area within the Charter Township of Monitor, the existence of any structure or portion thereof, or mobile home trailer, or portion thereof, which because of fire, wind or other natural disaster or physical deterioration is no longer habitable or being inhabited as a dwelling, nor useful or being used for any other residential purpose.

(2) For any area within the Charter Township of Monitor, except within the confines of any duly licensed mobile home park, the existence of any mobile home trailer which shall remain uninhabited for a period in excess of ninety(90) days.

SECTION II

Subsection B of Section 4 of Ordinance No. 5 of the Township of Monitor is hereby amended to read as follows:

B. Any person who shall allow or maintain any of the causes of blight or blighting factors as set forth in Section 2, as amended, shall be in violation of this Ordinance. The Township's designated officer shall notify any person deemed in violation of this Ordinance in writing, by certified mail, return receipt requested, that he shall have ten (10) days to remove or eliminate such causes of blight or blighting factors. Failure to comply with such notice within the allowed time shall cause the enforcement officer to proceed to enforce the terms of this Ordinance in any Court of competent jurisdiction.

SECTION III

Subsection C of Section 4 of Ordinance No. 5 of the Township of Monitor is hereby amended to read as follows:

C. The causes of blight or blighting factors as set forth in Section 2, as amended, shall be, and hereby are, declared to be nuisances per se. Any Court of competent jurisdiction may order such nuisance abated.

SECTION IV

All other terms and conditions of said Monitor Township Ordinance No. 5 shall remain the same and are hereby ratified.

SECTION V

This Ordinance once adopted shall be published in a newspaper circulated within the Charter Township of Monitor, County of Bay, Michigan.

This Ordinance shall become effective thirty-one (31) day after

publication.

TOWNSHIP OF MONITOR

By: Willis F. Willy
Willis F. Willy, Supervisor

By: Herbert W. Steih
Herbert W. Steih, Clerk

Date of 1st Reading: October 5, 1981

Date of 2nd Reading: October 12, 1981

RICHARD L. AUSTIN • ATTORNEY AT LAW • 702 CHURCH STREET • FLINT, MICHIGAN 48502 • TELEPHONE (313) 767-8860

