

TOWNSHIP OF WEBBER

COUNTY OF LAKE
STATE OF MICHIGAN

ORDINANCE NO. 1016-0409

AN ORDINANCE TO PREVENT, REDUCE, AND ELIMINATE BLIGHT; TO DEFINE BLIGHTED CONDITIONS; TO PROVIDE FOR ENFORCEMENT AND PENALTIES; AND TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE.

THE TOWNSHIP OF WEBBER ORDAINS:

SECTION 1. TITLE

This Ordinance shall be known and cited as the **“Township Blight and Nuisance Ordinance.”**

SECTION 2. PURPOSE AND INTENT

The purpose of this Ordinance is to promote the health, safety, and general welfare of the residents of Webber Township by preventing and eliminating blighted conditions that:

- Reduce property values
- Contribute to neighborhood deterioration
- Create health or safety hazards
- Constitute a public nuisance

This Ordinance is adopted pursuant to the authority granted to townships under the laws of the State of Michigan.

SECTION 3. DEFINITIONS

Blight means any condition of property that constitutes a public nuisance, safety hazard, or visual deterioration that negatively affects surrounding property.

Owner means any person, firm, corporation, or entity holding legal title to property.

Property includes land, structures, buildings, and improvements.

SECTION 4. PROHIBITED BLIGHT CONDITIONS

No owner or occupant shall permit any of the following blight conditions to exist on property within the Township:

1. **Accumulation of junk, trash, or debris**, including, but not limited to, discarded appliances, furniture, scrap materials, or refuse not properly contained.
2. **Abandoned or inoperable vehicles** stored outdoors for more than thirty (30) days unless fully enclosed in a building or properly licensed and operable.
3. **Dilapidated or unsafe structures**, including buildings that are partially destroyed, structurally unsound, or not properly maintained.
4. **Damaged campers**, that have broken windows, doors or caved in roofs, not road worthy.
5. **Overgrown vegetation**, including weeds or grass exceeding eight (8) inches in height, except in designated agricultural areas.
6. **Open storage of building materials** not actively used for construction within a reasonable time.
7. **Unsecured vacant buildings** that allow unauthorized entry.
8. Any condition determined by Webber Township to be a **public nuisance or hazard**.

SECTION 5. RESPONSIBILITY OF PROPERTY OWNERS

Every owner or occupant of property within Webber Township shall maintain the property in a clean, safe, and sanitary condition and shall prevent the existence of blight as defined in this Ordinance.

SECTION 6. ENFORCEMENT

This Ordinance shall be enforced by one or more of the following officials as designated by the Webber Township Board:

- Township Ordinance Enforcement Officer
- Zoning Administrator

Authorized officials may inspect property and issue **written notices of violation**.

SECTION 7. NOTICE OF VIOLATION (See attached enforcement procedures)

When a violation is found, the Township shall provide written notice to the property owner which shall:

1. Describe the violation
2. Specify corrective action required
3. Provide a compliance period of not less than **10 days**, unless an emergency exists

Notice may be served by:

- Personal delivery
- First-class mail
- Posting on the property

SECTION 8. MUNICIPAL CIVIL INFRACTION AND PENALTIES (See attached enforcement procedures)

Any person who violates this Ordinance shall be responsible for a **municipal civil infraction** and may be subject to:

- A fine of up to **\$500.00**, plus costs
- Additional fines for repeat offenses

Each day a violation continues shall constitute a separate offense.

SECTION 9. ABATEMENT BY THE TOWNSHIP

If the property owner fails to correct the violation within the required time, the Township may:

- Enter the property to correct the condition, and
- Assess the cost of abatement against the property as a **lien or special assessment**.

SECTION 10. SEVERABILITY

If any section or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 11. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

SECTION 12. EFFECTIVE DATE

This Ordinance shall take effect **30 days after publication** following adoption by the Webber Township Board.

TOWNSHIP BOARD APPROVAL

Adopted by the Township Board of the Township of Webber, County of Lake, State of Michigan, at a regular meeting held on the 9th day of April, 2016

NO: -0-

ABSENT: -0-

yes: Kelly McLune, Pat Williams, Kathy Rose, Deb Hanes
Shawn Munson
Debra Hanes

Township Supervisor
Debra Hanes

Township Clerk

CERTIFICATION I hereby certify that the foregoing Ordinance was adopted by the Township Board of the Township of Webber at a meeting held on 4/9, 2016

Debra Hanes

Township Clerk
