

## ORDINANCE ACT 15A

*An Ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within London Township, Monroe County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. Pursuant to the enacting authority therefore provided by act 344 of the Public Acts of 1945, as amended.*

### THE TOWNSHIP OF LONDON, MONROE COUNTY ORDAINS:

#### **Section 1: Purpose**

Consistent with the letter and spirit of Public Act 344 of 1945 as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in London Township by the prevention or elimination of certain causes of blight or blighting factors which exist or which may in the future exist in said township.

#### **Section 2: Causes of Blight or Blighting Factor**

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 London Township owned, leased, rented or occupied by such person, firm or corporation.

- A. 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 highway of the State of Michigan for a period in excess of (60) 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 (60) days.
- B. The storage upon any property of building materials unless there is a valid building permit issued by London Township for construction upon said property and said materials are intended for use in connection with 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 other materials used in constructing and structure.
- C. The storage or accumulation of junk, trash, rubbish or refuse of any kind upon any property without a landfill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 15 days. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of woods, 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. The existence of any structure or part of any structure, which, because of fire, wind or other natural disaster, or physical deterioration is no longer habitable, if a dwelling, nor useful for any other purpose of which it may have been intended.

E. The existence of any vacant dwelling, garage or other out-building unless such buildings are kept securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance by vandals, or other unauthorized persons.

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 and unless such construction is completed within a reasonable time.

### **Section 3: Enforcement and Penalties**

- A. This Ordinance shall be enforced by the Building Official of London Township.
- 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 10 days after service of the notice upon him. Such notice may be served personally or by certified 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 by the owner and/or occupant to comply with such notice within the time allowed 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 exceeding Five Hundred (\$500.00) dollars or by imprisonment not exceeding Ninety (90) days or by both such fine and imprisonment in the discretion of the Court. Each day a violation exists shall be considered a separate violation.

### **Section 4: Repeals**

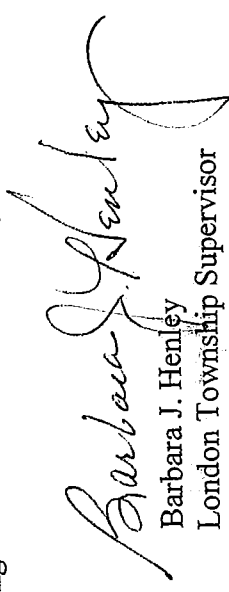
London Township Ordinance No. 15 and any other ordinance or provision of any ordinance, which conflicts with the terms of this ordinance is hereby repealed.

### **Section 5: Severability**

If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance.

### **Section 6: 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 the London Township, Monroe County, Michigan, at a Regular meeting thereof held on October 1, 2014.



Barbara J. Henley  
London Township Supervisor

8-15-14