

**Valley Township
Ordinance No. 1
Township Blight
Adopted: June 14, 1993
Amended: October 11, 1993**

An ordinance to prevent, reduce or eliminate blight or potential blight in Valley Township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the Township; to designate an enforcement officer; to set penalties; and to set an effective date and repeal all ordinances or parts of ordinances in conflict herewith.

**VALLEY TOWNSHIP
COUNTY OF ALLEGAN
ORDAINS**

**SECTION I
PURPOSE**

An ordinance pursuant to Act No. 344 of the Public Acts of 1945, as amended, to prevent, reduce or eliminate blight or potential blight in Valley Township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may be in the future exist in the Township.

**SECTION II
TITLE**

This ordinance shall be known and cited as the "Township Blight Ordinance".

**SECTION III
CAUSES OF BLIGHT OR BLIGHTING FACTORS**

It is hereby determined that the following uses, structures and activities are causes of blight and blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods.

- A. In any area, the storage of junk automobiles upon any property except those which are inconspicuous from any public road right-of-way. For purposes of this Ordinance, the term "junk automobiles" shall include any motor vehicle which is left unlicensed for up to 1 (one) year the automobile is considered junk and the Ordinance applies. Not to include any motor vehicles temporarily inoperable due to minor mechanical failure, but which are not in any manner dismantled and have substantially all main component parts attached, may remain upon private property for not to exceed an aggregate total of 1 (one) year. Shall also not include nor more than one modified vehicle in fully operating condition such as a stock modified, redesigned or reconstructed vehicle for a purpose other than that for which it was manufactured may be permitted, provided no building or garage is located upon the premises in which said vehicle could be parked or stored, and further provided that in no event shall any such remodeled or reconstructed vehicle be parked in the front or side street yard area of any residential premises so as not to be conspicuous. Shall also not include all operable recreational or agricultural vehicles stored so as not to be conspicuous.
- B. In any area, building materials shall include, but 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, or any other materials used in the construction of any structure as long as there is a valid building permit issued by Valley Township or the official agency representing Valley

Township, for construction upon said property and said materials are intended for use in connection with such construction. Not to include usable building material used for a legally operated business or usable building materials neatly stored in the rear yard of an occupied premises, provided such outdoor storage is screened from the view of any public roads and complies with all appropriate Township fire codes and other ordinance requirements.

- C. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind without a landfill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed fifteen (15) days. The term "junk" shall include unusable parts of machinery or motor vehicles, unused stoves or other appliances, metal or any other materials, of any kind stored or accumulated in the open. No more than ten (10) discarded tires shall be stored or accumulated in any open area without an applicable permit or zoning classification. Litter, junk, trash, rubbish, refuse or debris of any kind shall not include firewood stored in any orderly manner.
- D. In any area, 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 useful for any purpose or is no longer habitable if a dwelling.
- E. In any area, the existence of any vacant dwelling, garage or other accessory building unless such buildings are kept secured, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, or other unauthorized persons.
- F. In any area, the existence of any partially complete structure unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the Township or the official agency representing the Township, and unless such construction is completed within a time stated in the permit or any extension thereof, or within the time limits provided in applicable regulations, in the event the permit fails to state a time for completion.

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

SECTION III **ENFORCEMENT AND PENALTIES**

- A. This Ordinance shall be enforced by such person as may be designated by the Township Board without compensation.
- 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 II hereof is found to exist shall be notified in writing to remove or eliminate such cases of blight or blighting factors from said property within ten (10) days after served personally or by certified mail, return receipt requested. Additional time will be granted by the enforcement officer where efforts to remove or eliminate such causes of blight or blight factors are in progress.
- C. Failure by the owner or occupant to comply with such notice within the time allowed shall constitute a violation of this Ordinance.
- D. Violation of the Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine no less than 50 (fifty) dollars but not to exceed 100 (one hundred) dollars plus costs, or by imprisonment for not to exceed 3 (three) days, or by both such fine and imprisonment, at the discretion of the court. Continuance of the violation after 30 (thirty) days shall constitute a separate offense.