

ORDINANCE NO. 2003-2
GROUT TOWNSHIP BLIGHTED STRUCTURE

AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHTED STRUCTURES WITHIN THE TOWNSHIP AND TO SECURE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY PROHIBITING THE MAINTENCE OF SUCH STRUCTURES.

NOW THEREFORE, THE TOWNSHIP ORDAINS:

SECTION 1. Title.

This ordinance shall be known as the " GROUT Township Blighted Structure Ordinance" (referred to herein as "This Ordinance").

SECTION 2. Definitions.

Blighted Structure includes, without limitation, any dwelling, garage or out-building, warehouse, or any other structure or part of a structure which because of fire, wind or other natural disaster, physical deterioration, demolition or partial demolition when said demolition is not carried out within a reasonable period of time, is no longer habitable as a dwelling, nor useful for the purpose for which it may have been intended, or has uncovered openings which may provide unrestrained access to enter the structure.

SECTION 3. Unlawful to cause Blighted Condition.

No person, owning or occupying any lot or land within the Township shall maintain any blighted structure on said lot or land except upon the premises of a licensed or approved junk dealer, junk buyer, or dealer in second hand goods or junk for sale.

SECTION 4. Declaration of Nuisance.

The presence of a blighted condition on any platted or unplatted parcel of land is in violation of the terms of this Ordinance and is hereby declared a public nuisance per se.

SECTION 5. Notice to Remedy Condition.

Upon the discovery of a prohibited condition existing as set forth in the Ordinance, the Township Enforcement Officer or the duly authorized representative of the Township of GROUT shall notify the owner of the property of such condition and require that it be remedied within ten (10) calendar days. The notification may be given in person, or by first class mail, addressed to the last known address of the property owner, or by posting the premises.

SECTION 6. Failure to Remedy Prohibited Condition: Lien.

Should the owner fail to remedy the condition after notice as described herein, the Ordinance. The Township Enforcement Officer or the duly authorized representative of the Township of

GROUT may remedy the condition or cause the same to be done by personnel of the Township or by private contractor, and the actual cost of remedying the prohibited condition plus 10% for inspection and overhead and other additional costs in connection therewith, shall be collected as a special assessment against the premises as provided in the statutes and shall become a lien against the property. Levying or collecting such a special assessment shall not relieve any person offending against this Ordinance from the penalty prescribed for the violation of same.

SECTION 7. Violation.

- (a) Any violation of or any failure to comply with the provisions of this Ordinance shall be deemed a misdemeanor and shall be punishable by a fine not to exceed \$500.00 and/or 90 days in jail. Each day that a violation of this Ordinance is continued or permitted to exist without compliance shall constitute a separate offense punishable upon conviction in the manner prescribed in this Section. The Township may proceed under Paragraph 6 or 7, or both.
- (b) In addition to any remedies available at law, the township may bring an action for an injunction or other process against any person to restrain, prevent or abate any violation of this Ordinance.

SECTION 8. Severability.

The provisions of this Ordinance are hereby declared to be severable, and if any clause, sentence, paragraph, section or sub-section is declared to be void or ineffective for any reason, it shall not affect any other part or portion hereto.

SECTION 8. Effective Date.

This Ordinance shall become effective thirty (30) days from the date of publication in a newspaper in general circulation within the Township of GROUT.



The foregoing ordinance, **Grout Township Blighted Structure Ordinance 2003-2**, was offered by Board Member Kliewoneit, and seconded by Board Member Nash.


By roll call vote, the following voted "aye": Shearer, Stahl, Kliewoneit, Conner, and Nash
"nay": none
absent: none

The Supervisor declared the ordinance adopted.


Clerk

CERTIFICATE

I, Barbara Stahl, the duly elected and acting Clerk of Grout Township, hereby certify that the foregoing ordinance, **Grout Township Blighted Structure Ordinance 2003-2** was adopted by the Township Board of said Township at the regular meeting of said Board held on January 6, 2003, at which meeting a quorum was present, by a roll call vote of said members as hereinbefore set forth.


Clerk

ORDINANCE ADOPTED: January 6, 2003

ORDINANCE PUBLISHED: January 22, 2003 in the *Gladwin County Record*

ORDINANCE FILED WITH GLADWIN COUNTY CLERK: January 23, 2003

ORDINANCE EFFECTIVE DATE: February 22, 2003

