

**SUPERIOR TOWNSHIP
CHIPPEWA COUNTY, MICHIGAN**

ORDINANCE NO. 7

Adopted: August 22, 2011

Effective: 9/17, 2011

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Superior Township, Chippewa County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. Pursuant to the enacting authority therefore provided by Public Act 344 of 1945, as amended, the Blighted Area Rehabilitation Act (MCL 125.71, *et seq.*)

**THE SUPERIOR TOWNSHIP BOARD
CHIPPEWA COUNTY, MICHIGAN**

ORDAINS:

**Section I:
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 Superior 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 Superior Township.

**Section II:
Causes 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 Superior Township owned, leased, rented or occupied by such person, firm or corporation.

In any area zoned for residential purposes, the storage upon any property parcel of junk automobiles, except in a completely enclosed building, shall be restricted to two (2) on a parcel. These automobiles must be removed within ninety (90) days. 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, and shall also include, any motor vehicle which is inoperative. Any drivable vehicle is exempt.

All unlicensed, inoperable vehicles must meet the setback requirements for front, side, and rear yard as set forth in the Superior Township Zoning Ordinance.

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 Superior Township for construction upon said property and said materials are intended for use in connection with such construction. Building materials shall include but shall 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 and structure.

In any area, the storage or accumulation of junk, trash, rubbish or refuse except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 30 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. No blight shall occur if the "junk" material is stored out of the sight of all roads, highways and/or neighboring properties.

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 habitable, if a dwelling, nor useful for any other purpose of which it may have been intended.

In any area, 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 thereto by vandals, or other unauthorized persons.

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 one year.

Section III: **Enforcement and Penalties**

This ordinance shall be enforced by such persons who shall be so designated by the Township Board.

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 30 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 and/or the Township Board where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress. If the owner or occupant of the blighted property feels that they are not in violation of this ordinance, that person should request a hearing with the Township Board.

A. Violation. Failure to comply with such notice within the time allowed by the owner and/or occupant shall constitute a violation of this ordinance. Each day that a violation exists shall constitute a separate offense.

B. Municipal Civil Infraction. A violation of this Ordinance is a municipal civil infraction as defined by Michigan statute and shall be punishable by a civil fine determined in accordance with the following schedule:

	Fine
-1 st Offense	\$100.00
-2 nd Offense	200.00
-3 rd Offense	400.00
-4 th or More Offense	500.00

Additionally, the violator shall pay costs, which shall include all expenses, direct and indirect, which the Township of Superior has incurred in connection with the municipal civil infraction. In no case, however, shall such costs be less than \$9.00.

C. Remedial Action. Any violation of this Ordinance shall also constitute a basis for injunctive relief or other appropriate remedy in any court of competent jurisdiction to compel compliance with this Ordinance and enforce the provisions thereof.

Section IV:
Effective Date and Adoption

This ordinance shall become effective eight (8) days after its publication as required by law.

Superior Township
William Beaune, Clerk
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(906) 248-5213