

**PART 141 - BLIGHT****141.001 Purpose**

Consistent with the letter and spirit of Act No. 344 of the Public Acts of 1945, as amended, it is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in Allegan 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 said Township.

**141.002 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 Allegan Township owned, leased, rented or occupied by such person, firm or corporation:

- A. In any area zoned for residential purposes, 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 highways of the State of Michigan, and shall also include, whether so licensed or not, any motor vehicle which is inoperative.
- B. 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 the Township of Allegan for construction upon said property, and said materials are intended for use in connection with such construction. This section shall not be interpreted to prohibit storage, within a residence or accessory building, of building materials to be used in connection with routine household repairs or minor improvements. 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 any other materials used in construction any structures.
- C. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind without a land fill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed fifteen 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. 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 for which it may have been intended.

- E. In any area, the existence of any vacant dwelling, garage or other outbuilding, useless 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.
- F. 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 a time limit 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.

**141.003      Violations and Penalties**

- A. This Ordinance shall be enforced by the Township Building official, the Township Ordinance Enforcement Officer(s), and/or any such other person(s) as may be designated by the Township Board from time to time.
- B. Any violation of this Ordinance, 1972 PA 230, as amended, or those aforementioned portions of the State Construction Code being administered or enforced hereunder or any part of the same shall be deemed to be a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
-1st Offense within 3-year period*	\$75.00	\$500.00
-2nd Offense within 3-year period*	\$150.00	\$500.00
-3rd Offense within 3-year period*	\$300.00	\$500.00
-4th or More Offense within 3-year period*	\$500.00	\$500.00

\*Determined on the basis of the date of commission of the offense(s).

- C. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which Allegan Township has been put in connection with the municipal civil infraction. In no case, however, shall costs of less than \$9.00 nor more than \$500 be ordered. In addition, the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order, or other appropriate remedy to compel compliance with this Ordinance, 1972 PA 230, as amended, and/or those aforementioned portions of the State Construction Code. Each day that a violation exist shall constitute a separate offense.

**141.004      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 Township of Allegan, Allegan County, Michigan, at a regular meeting thereof held on October 7, 1985.