

BLIGHT PREVENTION AND ELIMINATION

5.40 Purpose: Consistent with the letter and spirit of Act No. 344 of the Public Acts of Michigan for 1945 as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in the Village of Waldron by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the Village.

5.41 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. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the Village owned, leased, rented or occupied by such person:

- 1) The storage of 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 inoperative for any reason for a period in excess of 30 days including a vehicle which is not in operation for lack of a license. Excepted from the provisions of this sub-paragraph are unlicensed but operative vehicles which are kept as stock in trade of a regularly licensed and established new or used automobile dealer.
- 2) The storage on any property of building materials unless there is in force a valid building permit for construction upon the property and said building materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structure.
- 3) The storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner so as not to create a nuisance for a period not to exceed thirty days. The term "junk" shall include parts to machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or other material, old tires or other cast-off material of any kind, whether or not the same could be put to any reasonable use.
- 4) The existence of any structure or damaged partial structure which, because of fire, wind or other natural disaster, and physical deterioration is no longer habitable as a dwelling nor useful for any purpose for which it may have been intended.
- 5) The existence of any vacant building, 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.

6) The existence of any incomplete structure unless structure is in the course of construction in accordance with a valid and subsisting building permit issued by the County unless such construction is completed within a reasonable time.

5.42 Enforcement: This ordinance shall be enforced by the Police Department of the Village, County Sheriff's Department or any Village official. The owner, if possible, and the occupant of any property upon which any causes of blight or blighting factors set forth if found to exist, shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within ten days after service of a notice upon him/her. Failure to comply with such notice within the time allowed by said owner and/or occupant shall constitute a violation of this ordinance.

5.43 Effective Date: This Ordinance will be in effect in this governmental unit fifteen (15) days after publication as required.

Harold Douglas moved for adoption of the foregoing; supported by **Roy Hall**.

AYES: {6} COUNCIL MEMBERS: *Roy Hall, Jeff Bernath, Brad Frey, Harold Douglas, Shawn Barnhart, and President Richard Buck.*

NAYS: {0} COUNCIL MEMBERS: *None*

ABSENT {1} COUNCIL MEMBERS: *Rick Bays*

CERTIFICATE OF CLERK

The foregoing Ordinance was adopted by the Village Council of the Village of Waldron, Hillsdale County, Michigan at a regular meeting conducted on **November, 13, 2007** and was published in a newspaper of general circulation on **December 11, 2007**.

Ruth Hotchkiss

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Village of Waldron Clerk