

GREENWOOD TOWNSHIP, CLARE COUNTY
ORDINANCE NO. - Revised .2010

Anti- Blight Elimination Ordinance

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Greenwood Township, Clare 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.).

Section 1: 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 Greenwood 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 Greenwood Township.

Section 2: 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 Greenwood Township owned, leased, rented or occupied by such person, firm or corporation.

In residential areas, 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.

In residential areas, the storage upon any property of building materials unless there is in force a valid building permit issued by Clare County 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 any structure.

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 15 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.

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 county and unless such construction is completed within a reasonable time.

Section 3: 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 be certified mail, return receipt requested. Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

Failure to comply with such notice within the time allowed by the owner and/or occupant shall constitute a violation of this ordinance.

Violation of this ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not exceeding five hundred (\$500) dollars or by imprisonment not exceeding ninety (90) days or by both such fine and imprisonment in the discretion of the Court.

Section 4: Effective Date and Adoption

This ordinance shall become effective thirty (30) days after its publication as required by law.

Section 5: Validity

Should any section, clause or provision of the ordinance be declared by a Court of competent jurisdiction to be invalid, such holding shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6: Notification

Any blight complaints must be in writing and brought before the Township Board, either in person or via mail with a signature or signatures of the persons submitting the complaint.

Section 7: Non-Repeal

This ordinance shall not be construed to repeal by implication any other ordinance of Greenwood Township pertaining to the same subject matter.

Section 8: Effective Date

This ordinance shall take effect on _____.

Miles House, Supervisor _____ Yes ___ No ___

Dave Lawrence, Treasurer _____ Yes ___ No ___

Linda Bailow, Clerk _____ Yes ___ No ___

Jim Korman, Trustee _____ Yes ___ No ___

Lester Vida, Trustee _____ Yes ___ No ___

GREENWOOD TOWNSHIP
CLARE COUNTY, MICHIGAN
AMENDMENT TO ANTI-BLIGHT ELIMINATION ORDINANCE
Ordinance No. 0617 A

At a meeting of the Township Board of Greenwood Township, Clare County, Michigan, held at the Greenwood Township Hall on June 7, 2017, at 7:00 p.m., Township Board Member Jess McLaughry moved to introduce the following Ordinance for publication and adoption, which motion was seconded by Township Board Member JAMES KORMAN :

An Ordinance Amending the Greenwood Township Anti-Blight Elimination Ordinance to provide for the enforcement of that Ordinance violations through the issuance of Municipal Civil Infraction Violation Notices and Municipal Civil Infraction Citations, and to repeal all conflicting Ordinances or parts of Ordinances.

GREENWOOD TOWNSHIP, CLARE COUNTY, MICHIGAN HEREBY ORDAINS:

SECTION 1: AMENDMENT TO ANTI-BLIGHT ELIMINATION ORDINANCE, SECTION 3: ENFORCEMENT AND PENALTIES. Section 3 of the Greenwood Township Anti-Blight Elimination Ordinance shall be amended to read as follows:

Section 3: Enforcement and Penalties

This Ordinance shall be enforced by those persons designated by the Township Board, and if no such person is designated, by the Township Supervisor.

The owner, if possible, and the occupant of any property upon which any of the blighting factors set forth in Section 2 is found to exist shall be notified in writing to remove or eliminate those blighting factors from such property within 30 days. Such notice may be served personally or by certified mail, return receipt requested. Additional time for compliance may be granted by the enforcement officer where bona fide efforts to remove or eliminate the blighting factors are in progress, as determined in the enforcement officer's sole discretion.

Failure to remove blighting factors within the time period provided for by the enforcement officer shall constitute a violation of this ordinance. Violation of a provision of this Ordinance or failure to comply with any of its requirements, shall constitute a misdemeanor or may be subject to and found responsible for a municipal civil infraction. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction of misdemeanor, be fined not more than \$500.00 or imprisoned for not more than 90 days, or both, and in addition, shall pay all costs and expenses involved in the case. Any person who is found subject to and responsible for a civil infraction shall subject to a fine not exceeding five hundred dollars (\$500.00) plus court costs, attorney fees and abatement costs of each violation, together with all other remedies pursuant to

MCL 600.8701, *et seq.* Each day a violation continues shall be deemed a separate municipal civil infraction.

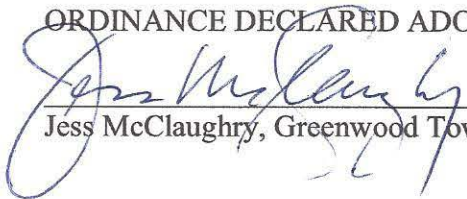
SECTION 2: SEVERABILITY: The provisions of this Ordinance are hereby declared to be severable and if any part is declared invalid for any reason by a court of competent jurisdiction it shall not affect the remainder of the Ordinance which shall continue in full force and effect.

SECTION 3: REPEAL: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4: EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days following publication or posting after final adoption by the Township Board.

YEAS: DAVID LAWRENCE, LINDA BAILOW, JESSE MCLAUGHRY, JAMES KORMAN AND BARBARA FERRETT
NAYS: NONE
ABSENT/ABSTAIN: NONE

ORDINANCE DECLARED ADOPTED.



Jess McClaughry, Greenwood Township Supervisor

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Greenwood Township Board at a meeting held on June, 7, 2017, pursuant to the procedures required by law.

Linda Bailow
Linda Bailow
Greenwood Township Clerk

AFFIDAVIT OF POSTING AND PUBLICATION

The undersigned Clerk of the Township of Greenwood hereby certifies that this Ordinance was duly adopted by the Greenwood Township Board at a meeting held on the 7th day of JUNE, 2017, and was published in the Clare Cty. Clear on the 14th day of JUNE, 2017.

Linda Bailow
Linda Bailow, Clerk

NOTICE OF ADOPTION
CIVIL INFRACTION ORDINANCE

Greenwood Township

Clare County, Michigan

ORDINANCE NO. 04-2016

Please take notice that, on April 4, 2016, the Township Board of Greenwood Township adopted Ordinance No. 04-2016, which regulates and authorizes civil infractions in the Township. Copies of the Ordinance may be obtained from Linda Bailow, Greenwood Township Clerk, at 3447 W. Temple, Harrison, Michigan 48625.

The Ordinance provides, in summary, for the enforcement of certain township ordinances by the civil infraction process. The Ordinance has the following sections and catch lines: Section 1: Title; Section 2: Definitions; Section 3: Municipal Civil Infraction Action; Commencement; Section 4: Municipal Civil Infraction Citations; Issuance and Service; Section 5: Municipal Civil Infraction Citations; Contents; Section 6: Establishment, Location and Personnel of the Municipal Ordinance Violations Bureau; Section 7: Schedule of Civil Fines/Costs; Section 8: Records and Accounting; Section 9: Availability of Other Enforcement Options; Section 10: Severability; Section 11: Repeal; and Section 12: Effective Date. This Ordinance shall be effective thirty (30) days after publication of this Notice.

Published by Order of the Township Board
Greenwood Township, Clare County, Michigan
Linda Bailow, Township Clerk
(989) 539-5002

Publication Date: April 20, 2016