Ordinance 84

Blight

An ordinance to provide for the exercise of certain municipal powers of the Township of Whiteford to promote the health, safety, and welfare of persons and property in the township and to provide penalties for the violation of the provisions thereof.

THE TOWNSHIP OF WHITEFORD, MONROE COUNTY, MICHIGAN ORDAINS:

Section 1. Purpose.

Consistent with the letter and spirit of Public Act No. 344 of 1945 (MCL 125.71 et seq.), it is the purpose of this article to enhance and protect the health, safety and welfare of township residents by preventing, reducing or eliminating blight or potential blight in the township through 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.

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 the ordinance from which this article is derived, no person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the township owned, leased, rented or occupied by such person.

a. In any area, the storage upon any property of junk automobiles, except in a completely enclosed building. For the purpose of this section, the term "junk automobiles" includes any motor vehicle which is not licensed for use upon the highways of the state, and shall also include, whether so licensed or not, any motor vehicle which is inoperative.

b. In any area, the storage upon any property of building materials unless there is in force a valid building permit issued by or for the township for construction upon said property and said materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinderblocks, 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.

c. 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.

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 of which it may have been intended.

e. In any area, the existence of any vacant dwelling, garage or other outbuilding 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.

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 reasonable time.

g. In any area, the painting, posting, or in any way affixing any notice, banner, poster, advertisement or other paper or device designed or calculated to attract public attention, to any utility post, tree, structure, object or improvement except as specifically authorized and approved by the township, or as may be authorized or required by other ordinance or law. Under no circumstances may any sign be erected on the public right-of-way, except for signs of a political subdivision of the state. The township may remove and destroy or otherwise dispose of, without notice to any person, any sign which is erected on the public right-of-way in violation of this section.

Section 3. Enforcement and penalties.

a. Such persons who shall be so designated by the township board shall enforce this article. Except as to those signs in the public right-of-way which may be removed and destroyed or otherwise disposed of by the township, 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 is 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 the notice upon him. Such notice may be served personally or by mail. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

b. *Penalties and Remedies for Violations*. Any person violating any provision of this Ordinance shall be deemed responsible for a civil infraction fine of $500 plus the costs of prosecution.

Enforceability or Mandatory Injunction

In addition to the penalties in Section 3, above, any violation of this Ordinance shall be deemed a nuisance per se, permitting the Township Board, its officers, agents or any private citizen to take such action in any Court of competent jurisdiction to cause the abatement of such nuisance, including injunctive relief.

Section 4. Severability

If any court of law of equity within the State of Michigan determines that any provision within this Ordinance is unconstitutional, void, voidable, or unenforceable, the remaining provisions of the same Section and other Sections of this Ordinance shall be deemed separate, distinct and valid in all respects from said provision.

Section 5. Effective Date

This Ordinance shall take effect thirty (30) days after publication in a newspaper circulating within the Township of Whiteford, Monroe County, Michigan.

AUTHENTICATION

WHITEFORD TOWNSHIP BOARD
COUNTY OF MONROE
STATE OF MICHIGAN

AUTHENTICATED:

By:_____
Christine Bischoff
Whiteford Township Clerk

By:_____
Jeffrey Thomas
Whiteford Township Supervisor

I, Christine Bischoff, do hereby certify that I am the duly elected and acting Clerk of the township of Whiteford, and I do hereby certify that this Ordinance was adopted by the Whiteford Township Board of Trustees, Monroe County, Michigan, at a regular meeting of the Whiteford Township Board of Trustees held at the Whiteford Township Hall, 8000 Yankee Road, Suite 100, Ottawa Lake, Michigan 49267, on the 28th day of April, 2026 and that this Ordinance was offered for adoption by Steve Morgan and was seconded by Lee Strahan the vote being as follows:

YEAS: Steve Morgan, Bob Lloyd, Christine Bischoff, Lee Strahan, Jeff Thomas
NAYS: None
ABSENT / ABSTAIN: None

I, Christine Bischoff, Whiteford Township Clerk, do hereby certify that the foregoing is a true copy of an Ordinance adopted at a regular meeting of the Whiteford Township Board of Trustees on the 28th day of April, 2026.

_____ ADOPTED: April 28, 2026

Christine Bischoff, Clerk
Whiteford Township, Michigan

PUBLISHED: May 4, 2026
EFFECTIVE: June 3, 2026