

**TROWBRIDGE TOWNSHIP
ALLEGAN COUNTY, MICHIGAN**

NOTICE OF ADOPTION OF ORDINANCE

To: The residents and property owners of the Trowbridge Township, Allegan County, Michigan, and any other interested persons:

PLEASE TAKE NOTICE that at a regular meeting of the Trowbridge Township Board held on Tuesday, July 2, 2002, the Board adopted Ordinance No. 02-1, a Blight Elimination Ordinance. A summary of the ordinance appears below.

SECTION I PURPOSE The purpose of this ordinance is to prevent, reduce or eliminate blight in the Township.

SECTION II CAUSES OF BLIGHT OR BLIGHTING FACTORS PROHIBITED. This section describes the blighting factors that are prohibited within the township which includes storing two junk automobiles unless they are stored in an enclosed building or in a screened rear yard. The ordinance also prohibits the accumulation of any junk, trash, rubbish or refuse of any kind or maintain any structure which has been damaged and no longer usable.

SECTION III ENFORCEMENT This provides that a designated official must investigate and notify the person of a violation by a letter. If the correction is not made within 30 days then a civil infraction ticket shall be issued.

SECTION IV PENALTIES This provides that the first offense is \$75.00 up to \$500.00. The person is also responsible for any cost to the township in any prosecution.

SECTION V EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES. The ordinance shall takes effect 30 days following adoption and publication.

PLEASE TAKE FURTHER NOTICE that the entire ordinance may be inspected, and a copy purchased, at 3144 Lakeview Drive, Allegan, Michigan by telephone call to said Clerk at 616-673-5769.

TOWNSHIP OF TROWBRIDGE
Edward L. Wedge, Clerk
3144 Lakeview Drive
Allegan, MI 49010
616-673-5769

TOWNSHIP OF TROWBRIDGE
ALLEGAN COUNTY, MICHIGAN

TROWBRIDGE TOWNSHIP ORDINANCE NO. 02-1

Adopted: July 2, 2002

Effective Date: August 24, 2002

BLIGHT ELIMINATION ORDINANCE

An ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Trowbridge Township, Allegan County, Michigan; to provide for the enforcement hereof; and to provide penalties for the violation hereof. Pursuant to the enacting authority therefore provided by Act 344 of the Public Acts of 1945, as amend.

THE TOWNSHIP OF TROWBRIDGE
ALLEGAN 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 Trowbridge Township by the prevention of elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in said Township.

SECTION II

CAUSES OF BLIGHT OR BLIGHTING FACTORS PROHIBITED

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 Trowbridge Township owned, leased, rented or occupied by such person, firm or corporation.

- A. In any area it shall be unlawful to store or locate more than two "junk automobiles" unless they are stored in an enclosed building or kept in a screened rear yard. In no event shall any junk automobile be located in the front yard. 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. It shall be unlawful to store or accumulate any junk, trash, rubbish, or refuse of any kind except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 15 days in any zoned district. The term junk shall include unused appliances stored in the open, remnants of woods, metal or any other material or other cast-off material of any kind (except for machinery) whether or not the same could be put to any reasonable use.
- C. It shall be unlawful to keep or maintain any structure or part of any structure which, because of fire, wind or other natural disaster, or physical deterioration is no longer useful (or if a dwelling or mobile home, no long habitable), nor useful for any other purpose of which it may have been intended in any zoned district.

SECTION III

ENFORCEMENT

- A. This ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. Enforcement Procedure.
 - 1. After investigating a complaint and finding that a property is in violation of this ordinance, the designated official shall write a letter on township letterhead, sent to the address where the violation has occurred, to the owner of the property as listed on the tax assessment roll and to any individual actually residing on the premises.
 - 2. The designated official shall describe the nature of the violation, refer to the ordinance and send a copy of the ordinance to the owner and/or residents.
 - 3. The letter shall state that they have 30 days in which to bring their property into compliance.
 - 4. The designated official shall investigate at the end of 30 days and if the violation has not been corrected, to direct the person charged with enforcement of a civil infraction to issue a civil infraction ticket.

SECTION IV

PENALTIES

Any person who violates any of the provisions of this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan statute, punishable by a civil fine determined in accordance with the following schedule:

	Fines
--- 1st offense within 3-year period*	\$ 75.00
--- 2nd offense within 3-year period*	150.00
--- 3rd offense within 3-year period*	325.00
--- 4th or more offense within 3-year period*	500.00

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

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, to which the 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 \$500.00 be ordered. Each day that a violation exists shall constitute a separate offense.

SECTION V

EFFECTIVE DATE AND REPEAL OF CONFLICTING ORDINANCES

This Ordinance shall take effect 30 days following adoption and publication of the same. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

TOWNSHIP OF TROWBRIDGE

Edward L. Wedge, Clerk

3144 Lakeview Drive

Allegan, MI 49010

616-673-5769