

**LAKE TOWNSHIP
ROSCOMMON COUNTY, MICHIGAN
ANTI-BLIGHT ORDINANCE**

Ordinance No. 52

At a meeting of the Township Board of Lake Township, Roscommon County, Michigan, held at the Lake Township Hall on September 11, 2018, at 7:00p.m., Township Board Member Roger Kohn moved to introduce the following Ordinance, which motion was seconded by Township Board Member Tonya Clare:

An ordinance to promote the health, safety, and welfare, by providing for the regulation, prevention, reduction, or elimination of the blight or potential blight in the Township, defining and prohibiting blight; declaring certain acts, apparatus, accumulations, violations, and activities as public nuisances per se; providing the procedure for abatement of public nuisances, enforcement of this ordinance, and recovery of costs incurred by Lake Township; and repealing all ordinances or parts of ordinances in conflict with this ordinance.

LAKE TOWNSHIP, ROSCOMMON COUNTY, MICHIGAN ORDAINS:

SECTION 1: TITLE: This ordinance shall be known and cited as the Lake Township Anti-Blight Ordinance.

SECTION 2: DEFINITIONS

1. "Abate" or "Abatement" means demolition, removal, repair, maintenance, construction, reconstruction, replacement, and reconditioning of structures, appliances, appurtenances or equipment as well as removal, transportation, purchase, disposal and treatment of refuse or other substance or media capable of causing a nuisance and the use of mechanical means to control, eradicate, and eliminate the nuisance conditions.
2. "Building Materials" means 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.
3. "Litter or Junk" means all rubbish, refuse, waste material, and garbage, including, but not limited to: organic refuse; food wastes; drug paraphernalia; ashes; dead animals; fish; animal bones; hides; rotten soap; parts of machinery or motor vehicles; dismantled, partially dismantled, inoperable, neglected or unused motor homes, trailers, campers or watercraft; grease; tallow; offal; shell; food containers or wrappings; cans; bottles; jars; crockery; garbage; discarded or abandoned furniture or materials, including camping and picnic gear and equipment; cartons; boxes; crates; rags; clothing; bedding; floor covering; wallpaper; sweepings; waste paper; newspapers or magazines; discarded appliances; excrement; construction debris and building materials; yard debris or rubbish including, but not limited to, grass clippings, clippings from hedges or shrubs, or detached tree branches; industrial waste; and unclean or noxious fluids or gases.

4. "Public Nuisance" means whatever annoys, injures, or endangers the safety, health, welfare, comfort, or repose of the public; offends public decency or aesthetic sensibilities; interferes with, obstructs, or renders dangerous any street, highway, navigable lake, or stream; or in any way renders the public insecure in life or property, and is hereby declared to be a public nuisance. Public nuisances shall include, but shall not be limited to, whatever is forbidden by any provision of this Ordinance.

SECTION 3: PUBLIC NUISANCE PROHIBITED; PUBLIC NUISANCES PER SE: Public Nuisances are prohibited in the Township. No person shall commit, create, or maintain any public nuisance. The following acts, apparatus, accumulations, violations, and activities within the Township are hereby prohibited as public nuisances *per se*, unless otherwise permitted by the Township Zoning Ordinance:

1. No person shall maintain or permit to remain on premises owned or occupied by him or her; or throw, place, or leave; or permit the throwing, placing, or leaving on the premises of another any of the following substances: junk, garbage, discarded furniture, appliances and household goods, building materials, construction debris, tires, or mobile home components in any of the following locations:
 - a. Any public street, highway, lane, road, alley, public place, square, sidewalk, or any lands within the boundaries of the Township owned by the Township or other municipal corporation.
 - b. Any river, lake, stream, or other body of water.
 - c. Any private place or premises where in the opinion of the Township Ordinance Enforcement Officer or his/her agent, the specified substances constitute a dangerous condition or are detrimental to the public health, safety, or welfare or offend aesthetic sensibilities or may cause sickness or attract flies, insects, rodents, or vermin.
2. Leaving, keeping, storing or maintaining a junk motor vehicle on any premises, unless such vehicle is completely enclosed within a lawful building. For purposes of this Ordinance, a junk motor vehicle is any vehicle that is self-propelled or intended to be self-propelled, or any portion of such a vehicle, that:
 - a. Is subject to registration under the Michigan Vehicle Code, MCL 257.1, et seq, and has not been registered or does not display an unexpired and valid license plate for the vehicle; or
 - b. Has remained on a premises for a period of thirty (30) days or more, and does not have an engine in running condition, four (4) inflated tires and a battery, or is incapable of safe operation on the streets and highways as required by the Michigan Vehicle Code; or
 - c. For any reason, including dismantling, disrepair or otherwise, is not operable, not repairable, cannot be started, or is unable to be propelled under its own power.

Junk motor vehicles, for purposes of this Ordinance, shall not include vehicles lawfully kept as stock in trade by a state-licensed dealer in motor vehicles.

3. Leaving, keeping, storing or maintaining an abandoned vehicle on any private or public property within the Township. For purposes of this Ordinance, an abandoned vehicle is either:
 - a. A vehicle that has remained on private property without the consent of the owner; or
 - b. A vehicle that has remained on public property for a period of not less than 72 hours.

In addition to the procedures allowed by this Ordinance for the abatement and removal of public nuisances, an abandoned vehicle may be disposed of as provided for in the Michigan Vehicle Code, MCL 257.252a, et seq.

4. The outdoor storage of mobile homes (other than those which are legally used and occupied for dwelling purposes), truck bodies, or semi-trailers, either as vacant units or storage units.
5. Allowing the excessive growth of weeds or grass to a height greater than ten (10) inches on average. This Section 5 does not apply to the following parcels:
 - a. Land used for agricultural purposes, including weeds in fields devoted to growing any small grain crops such as wheat, oats, barley or rye.
 - b. Portions of lots used for flower gardens, shrubbery or vegetable gardens.
 - c. Naturally wooded areas or regulated wetlands.
 - d. Areas designated as preserved for open space.
 - e. Parcels larger than 2.5 acres.
6. Any structure or part thereof which because of fire, wind or other natural disaster, or merely by virtue of physical deterioration, is no longer habitable as a dwelling or useful for any other purposes for which it may originally have been intended.
7. The making, continuing, or causing to be made, or knowingly assisting, allowing, or encouraging any other person or persons to make, continue or cause any loud noise which either disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others, within the limits of the Township. Such noises deemed to be loud, disturbing noises in violation of this Ordinance include, but are not limited to:
 - a. The sounding of any horn or signaling device on any automobile, motorcycle, or other vehicle on any street or public place of the Township except as a danger warning; the creation by means of any such signaling device of any unreasonable loud or harsh sound; and the sounding of any such device for an unnecessary and unreasonable period of time.

- b. The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor boat, or motor vehicle except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
 - c. The use of any automobile, motorcycle, or vehicle so out of repair, so loaded, or in such a manner as to create loud and unnecessary grating, grinding, rattling, or other noise.
 - d. Intentionally or by the immoderate operation of a motor vehicle to cause tires to scream or screech.
 - e. The using, operating, or permitting to be played, any radio receiving set, musical instrument, phonograph, loudspeaker, or any other mechanical or electrical device capable of producing or reproducing sound in such manner as to disturb the peace, quiet, and comfort of the neighboring inhabitants or at any time with louder volume than is necessary for convenient hearing for the person or persons who are in the room or vehicle in which such machine or device is operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine, or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of fifty (50) feet from the building, structure, or vehicle in which it is located shall be prima facie evidence of a violation of this Section.
 - f. The creation of any excessive noise on any street adjacent to any school, institution of learning, church, or court while the same are in use, or adjacent to any hospital, which unreasonably interferes with the functions of such institution, or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in such streets indicating that the same is a school, hospital, or court street.
8. None of the prohibitions enumerated above shall apply to the following:
- a. Any police vehicle, ambulance, fire engine or emergency vehicle while engaged in necessary emergency activities.
 - b. Warning devices emitting sound for warning purposes as authorized by law.
 - c. The storage of machines and agricultural equipment and the noises of animals and machines as a result of farming operations, including those operations protected by the Michigan Right to Farm Act (RTFA) and conforming to generally accepted agricultural management practices (GAAMPs) developed by the Michigan Department of Agriculture.

SECTION 4: ABATEMENT; NOTICE; CIVIL INFRACTIONS AND CIVIL PROCEEDINGS; AUTHORITY OF OFFICERS TO ABATE PUBLIC NUISANCES

1. **Public Nuisances on Township Property.** Whenever any public nuisance described in Section 3 shall exist upon Township property or upon the property of another municipal corporation within the boundaries of the Township, such public nuisance may be abated by the Township Ordinance Enforcement Officer or his/her agent without notice and the cost of abatement shall be charged as provided in Section 5.

2. **Public Nuisances on Private Property.** Whenever any public nuisance shall exist on private premises within the Township, the Township Ordinance Enforcement Officer or his/her agent shall give notice in writing by either personal, hand delivery or by certified mail, return receipt requested, addressed to the owner or occupant of the property where the public nuisance exists or to the person otherwise responsible for such public nuisance. Such notice shall specify the location and nature of the public nuisance and shall indicate that such owner or occupant or person otherwise responsible is required to repair, tear down, abate, or otherwise remove the public nuisance within ten days of the receipt of the notice. Following the issuance of such notice, the Township Ordinance Enforcement Officer or his/her agent may proceed to initiate civil infraction or other civil proceedings permitted by law to abate the public nuisance.
3. **Civil Infractions.** Any person or other entity who causes or permits to continue a public nuisance as prohibited by this Ordinance is responsible for a municipal civil infraction as defined by Michigan law and is subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses which the Township has incurred in connection with the violation, including attorney's fees. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law. Each day a violation of this Ordinance continues to exist constitutes a separate violation.

SECTION 5: ABATEMENT; COSTS: All expenses incurred by the Township, the Township Ordinance Enforcement Officer or his/her agent in repairing, tearing down, abating, or otherwise removing a public nuisance under this Ordinance shall be charged to the person responsible therefor, the occupant of the land in question, or the person who appears as owner or party in interest upon the last local tax assessment records of the Township. If such person fails to pay the expenses incurred by the Township in abating a nuisance within 30 days after a statement for said charges is mailed to him or her, the amount thereof shall be assessed against the lands on which the expenditures were made on the next general tax assessment roll of the Township and shall be collected in the same manner as other taxes are collected. The Township shall have a lien upon such lands for such expense, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.

SECTION 6: PUBLIC NUISANCES; EMERGENCY ABATEMENT; COSTS: The Township Ordinance Enforcement Officer may act to abate a public nuisance without giving notice as specified in Section 4, if the public health, safety, or welfare requires immediate action to prevent an imminent threat to the public health, safety or welfare. The cost of abating such nuisance shall be charged as specified in Section 5.

SECTION 7: SEVERABILITY: The provisions of this ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION 8: REPEAL: Ordinance No. 23, previously adopted by Lake Township on July 3, 1978, all other ordinances, and parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 9: ENACTMENT AND EFFECTIVE DATE: This Ordinance shall take effect thirty (30) days after publication as required by law.

YEAS: CLARE, TRIER, KOHN, EMMONS (4)

NAYS: NONE (0)

ABSENT/ABSTAIN: TONY FARHAT

ORDINANCE DECLARED ADOPTED

ORIGINAL SIGNATURE ON FILE.

Dave Emmons, Lake Township Supervisor

COPY

CERTIFICATION

I, Tonya Clare, Clerk of Lake Township, do hereby certify that the foregoing is a true and accurate copy of Ordinance No. 52 adopted by Lake Township on the 11th day of September, 2018. A summary of the Ordinance was duly published in the Houghton Lake Resorter newspaper, a newspaper that circulates within Lake Township, on September 20, 2018. Within 1 week after such publication, I recorded the Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted. I filed an attested copy of the Ordinance with the Roscommon County Clerk on September 27, 2018.

ORIGINAL SIGNATURE ON FILE.

Tonya Clare, Lake Township Clerk

COPY