

ORDINANCE NC 2.

AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN BACKUS TOWNSHIP, ROSCOMMON COUNTY, MICHIGAN: TO PROVIDE FOR THE ENFORCEMENT HEREOF: AND TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF.

THE TOWNSHIP OF BACKUS ORDAINS:

Section 1. Purpose.

It is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in Backus Township by the prevention or elimination of certain environmental causes of blight or blighting factors which 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 this Ordinance, no persons, 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 Backus Township owned, leased, rented or occupied by such person, firm or corporation.

A. For residential purpose, the storage upon any property of junk automobiles, that will be rendered totally inoperative shall be enclosed in a building. For the purpose of the Ordinance, the term "inoperative automobiles" shall include any motor vehicle which is not in working order and that which the owner may not be able to acquire a license for, due to said conditions of automobile. Excluding Farm Machinery.

B. In any area, the storage or accumulation of junk, trash, rubbish or refuse of any kind without a land fill 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 any reasonable use.

C. 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, not useful for any other purpose of which it may have been intended.

STATE OF MICHIGAN }  
County of Roscommon } ss

FILED THIS 21 DAY OF

Apr. A.D. 19 82

ROBERT W. SMITH  
COUNTY CLERK

BY Walter E. Bauer  
DEPUTY

D. 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.

Section 3. ENFORCEMENT AND PENALTIES.

A. This Ordinance shall be enforced by such persons who shall be so designated by the Township Board.

B. 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 ten days after service of the notice upon him. Such notice may be given personally or by 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.

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

D. Violation of this Ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not exceeding Five Hundred and no/100 (500.00) Dollars or by imprisonment in the discretion of the Court.

Section 4. EFFECTIVE DATE AND ADOPTION.

A. This Ordinance shall become effective immediately

B. This Ordinance was adopted by the Township Board of the Township of Backus, Roscommon County, Michigan, at a regular meeting thereof held on MAR. 2, 1982

Mary M. Ripke  
Township Supervisor

Published: April 15 1982

Ripke Voting *yes* Kruse Voting *yes*  
Collins Voting *yes* Scott Voting *yes* Walter Voting *yes*

*to reschedule April 8 - 9 for next  
issues*

**AMENDMENT TO THE BACKUS TOWNSHIP BLIGHT ORDINANCE**

In addition to the remedies set forth above, the Township shall have the right to remove the blight by taking the following steps:

- a. Written notice shall be sent by first class mail to the owner of record on the Township tax roll and any other person or entity which has advised the Township that it claims an interest in the subject property. Such notice shall advise that a blight condition exists on the property and that it must be removed from the property within 30 days of the date of the notice, and, further, that if the blight is not removed, the Township may remove the blight and place a lien upon the property for all costs associated with the removal, the same to be paid together with the taxes on the property.
- b. If at the end of 30-day period the blight condition continues to exist, the Township shall have the right to retain the services of a contractor and such contractor shall have the right to enter upon the property to remove the blight.
- c. All expenses of such removal shall be paid by the owner of the property together with an administrative charge of \$100.00 per residential parcel and \$200.00 per commercial parcel.
- d. Charges for blight removal by a Township contractor shall be a lien upon the property. Whenever a bill for such charges remains unpaid for 60-days after it has been rendered, the official or officials in charge of the collection thereof shall, prior to August 1 of each year, certify to the Township Assessor the facts of such delinquency, whereupon the Township Assessor shall enter such delinquent charges against such premises and the same shall be collected and the lien thereof enforced in the same manner as general Township taxes against such premises are collected and the lien thereof enforced.
- e. Notice of such lien claim shall be mailed to the owner of the premises on the Township tax roll at the last known address, provided, however, that failure of the Township to record such lien claim or mail such Notice, or the failure of the owner to receive such Notice shall not affect the right to foreclose therein for such charges.

Effective Date:

This amendment shall take effect, immediately following publication, as required by law.

This amendment was adopted by the Township Board of Backus Township, Roscommon County, Michigan, at a regular meeting thereof held January 03, 2005. On a roll call vote, 4 ayes votes recorded. No nay and 1 absent.

I certify this is a true and correct copy of the Backus Township Amendment to the Blight Ordinance

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Louise M. Nagy  
Backus Township Clerk