

VILLAGE OF CLIFFORD**BLIGHT ORDINANCE****Ordinance No. 56**

An ordinance to protect the public health, safety and general welfare by eliminating blight within the Village of Clifford; to define and prohibit blight; to assess costs for blight removal; and to provide penalties for violations.

THE VILLAGE OF CLIFFORD ORDAINS:**ARTICLE I****Blight Defined and Prohibited**

Section 1.1. It is hereby determined that the uses of land described in this Article constitute blight which, if allowed to exist, will result in unsafe, unsanitary and undesirable conditions.

Section 1.2. No person shall maintain or permit to be maintained any of the following types of blight upon any premises owned, rented, or occupied by such person:

- (a) The outdoor storage of any junk motor vehicle. The term "junk motor vehicle" shall include any motor vehicle which is not currently licensed, and/or which has been inoperable for any reason for a period in excess of thirty (30) days.
- (b) The storage or accumulation of garbage of any kind, except domestic refuse originating on the premises and stored in a sanitary manner for a period not to exceed fourteen (14) days. The term "garbage" shall include food waste matter and discarded food containers, as well as any other household refuse.
- (c) The outdoor storage or accumulation of junk. The term "junk" shall include machinery parts, tires, containers, motor vehicle parts, mobile home components, tin cans, unused appliances, metal remnants, cast-off materials, inoperable equipment, discarded building materials, and any inoperable or discarded machinery or materials.
- (d) The outdoor storage of mobile homes (other than those which are legally used and occupied for dwelling purposes), truck bodies, bus bodies, or semi-trailers, either as vacant units or storage units. The outdoor storage prohibition on semi-trailers shall not apply to

semi-trailers which are currently licensed, insured, and have a valid MDOT certificate. In addition, commercial or industrial enterprises located on C-Commercial or I-Industrial zoned property may utilize one (1) semi-trailer for storage purposes.

- (e) The dumping or landfilling of any junk or garbage. The term "dumping or landfilling" shall include burying or otherwise disposing of items on property not licensed as a landfill pursuant to the Michigan Solid Waste Management Act.
- (f) The existence of buildings or structures which have been damaged by fire, wind, flood or other deterioration to the extent that they are no longer usable.

Section 1.3. Sections 1.2(a),(c) and (d) of this Ordinance shall not apply to junk or salvage yards with approved zoning variances or commercial businesses with prior approval or which are zoned I-Industrial and have been granted special approval under the Village of Clifford Township Zoning Ordinance.

ARTICLE II **Cutting of Grass and Weeds**

Section 2.1. Property owners, as identified in the most current tax roll, shall be notified when grass or weeds in excess of seven (7) inches in height are observed on their property. The responsible property owner shall be given ten (10) days to voluntarily comply from the date the notice of the violation is mailed.

Section 2.2. The Village Council may direct Village employees or independent contractors to undertake the necessary work to cut any grass or weeds which have not been cut by voluntary action on the part of the responsible property owner. In the event that Village employees or outside contractors are used to cut weeds or grass, the full cost of obtaining compliance, including administrative and collection costs as well as mowing costs, shall be assessed against the property on the Village tax roll.

ARTICLE III **Penalties and Enforcement**

Section 3.1. Any person, firm or corporation who violates any of the provisions of this ordinance is responsible for a municipal civil infraction, subject to payment of a civil fine plus costs and other sanctions, for each infraction pursuant to the Village of Clifford Civil Infraction Ordinance. Repeat offenses under this ordinance shall be subject to increased fines as provided for in the Village of Clifford Civil Infraction Ordinance.

Section 3.2. As an alternative to proceedings under Section 2.1, the Village may seek injunctive relief through Circuit Court to abate any violations. Any violation of this Ordinance shall constitute a nuisance per se.

Section 3.3. Any person found responsible in a court of law for blight shall eliminate such blight and shall be liable for the cost of elimination of the blight, including attorney fees incurred by the Village. If such blight is not eliminated by the responsible party, the Village may cause such blight to be eliminated and bill the cost to the responsible party. The cost of such blight elimination, if it is not voluntarily paid for by the responsible party, shall be assessed against the property on the next tax roll.

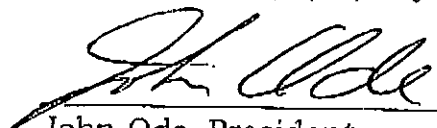
ARTICLE IV
Repeal

Section 4.1. The former Village of Clifford Blight Ordinance No. 34, as adopted on June 18, 1985, as well as the former Village of Clifford Blight Ordinance Amendment No. 34.1, as adopted on August 19, 1986, and the former Village of Clifford Blight Ordinance Amendment No. 34.2, as adopted on May 20, 2008, are all hereby repealed in their entirety.

ARTICLE V
Enactment and Effective Date

Section 5.1. This Ordinance was adopted by the Clifford Village Council at a meeting duly held on the 15 day of Sept, 2015 and was published in the LA VIEW on the 28 day of Sept, 2015.

Section 5.2. This Ordinance shall take effect twenty (20) days after the date of adoption specified in Section 5.1.



John Ode, President



Laura Fenton, Clerk