

**ST. CLAIR TOWNSHIP**  
1539 S. Bartlett Rd. St. Clair, MI 48079  
Phone (810) 329-9042 Fax (810) 329-1198  
**www.twp.stclair.mi.us**

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**ORDINANCE NO. 169**  
**ST. CLAIR TOWNSHIP BLIGHT AND JUNK ORDINANCE**

An ordinance to provide for the regulation and control of blight in the Township of St. Clair, St. Clair County, Michigan

THE TOWNSHIP OF ST. CLAIR, ST. CLAIR COUNTY, MICHIGAN ORDAINS,

**Section 1. Purpose**

Blight, potential blight, certain environmental causes of blight, or blighting factors which exist or may in the future exist shall be prevented, reduced, or eliminated, consistent with the letter and spirit of Act. No. 344 of Public Acts of 1945, as amended.

**Section 2. Definitions**

A. **Building Materials.** The term building materials shall include but shall not be limited to 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 material used in constructing any structure.

B. **Junk .** The term “junk” shall include, but shall not be limited to parts of motor vehicles, unused household appliances, inoperable machinery including air or water craft, scrap metal or any other used materials of any kind.

C. **Junk Motor Vehicles.** For the purpose of this ordinance the term “junk motor vehicles” shall include any motor vehicles which is not licensed for use as required by the State of Michigan, or which is inoperative.

D. **Structure.** The term “structure” shall also included house trailers, any mobile living unit in the conditions described in Section 3.G below.

E. **Public View/Out of Public View.** The term “public view” means anything or item which can be readily seen from a public road or adjacent property. The term “out of public view” is defined as one having property able to accommodate items being stored as not to encroach or compromise adjacent property(s) and at all times to be well kept and organized.

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**Section 3. Restrictions**

On and after the effective date of this Chapter, no person, firm or corporation of any kind shall maintain or permit to be maintained the following uses, structures and activities upon any leased, owned or occupied property, since they are causes of blight or blighting factors which if allowed to exist will tend to result in blighted and undesirable neighborhoods, unless such uses, structures and activities are allowed by Ordinance provisions providing for the licensing of junk yards and secondhand dealers:

- A. Junk Motor Vehicles.** The storage upon any property of junk motor vehicles which is not in a completely enclosed building or out of public view is prohibited.
- B. Abandoned Vehicles.** The abandonment or placement of any vehicle on property for a period of twenty-four (24) continuous hours or more without consent of the owner or occupant of the property, or for a period for twenty-four (24) continuous hours or more after the consent of the owner or occupant of the property has been revoked.
- C. Building Materials.** The storage upon any property of building materials unless there is in force a valid Building or Zoning Permit issued by St. Clair Township for construction upon said property and said materials are intended for use in connection with such construction.
- D. Junk.** The storage or accumulation of junk, trash, rubbish or refuse of any kind without a Landfill Permit is illegal, except domestic refuse stored in an enclosed container, building or structure and in such a manner not to create a nuisance for a period not to exceed fifteen (15) days.
- E. Machinery and/or Equipment.** Machinery and/or equipment for outdoor use which is in good working order must be housed or stored in an orderly manner that is out of public view if possible and does not violate Township Ordinance provisions of State of Michigan laws governing junk and storage yards. Notwithstanding the above, however, operative machinery that is in current use on the premises in relationship to a farming or construction activity, is exempt from the provisions of this Section.
- F. Vacant Buildings.** The existence of a vacant dwelling, garage or other out-building, unless such buildings are kept securely locked, windows kept glassed, or neatly boarded up and otherwise protected to prevent casual entry thereto by unauthorized persons.
- G. Uninhabitable Structures.** 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 or is a dangerous structure of building as defined in Act. No. 6 of Public Acts of 1969, as amended, shall be deemed a violation and ordered removed or eliminated, the purpose

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thereby being to avoid injury to children and others attracted to such structures or mobile living units and the devaluation of property value upon adjoining residents and property owners.

**H. Partially Completed Structures.** The existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid and existing Building Permit issued by the Township and unless such construction is completed within a reasonable time.

**Section 4. Enforcement Authority**

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

**Section 5. Violations**

**A. Notification.** The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth in this Ordinance 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 (10) days after service of the notice upon him. Such notice may be personally delivered or by certified mail, return receipt requested.

**B. Granting of Additional Time.** Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such causes of blight or blighting facts are in progress.

**C. Failure to Comply.** Failure to comply with such notice within time allowed by the owner and/or occupant shall constitute a violation of the Ordinance and be treated as a civil infraction.

**Section 6. Severability**

The provisions of this Ordinance are hereby declared to be severable. If any cause, sentence, paragraph rule, regulation, section or subsection is declared void or inoperable for any reason by any Court, it shall not affect any other part or portion thereof, other than the part declared void or inoperable.

**Section 7. Repeal**

All Ordinances or parts of ordinances in conflict herewith are hereby repealed including specifically Ordinance No. 150.

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**Section 8. Penalty**

All violations of this Ordinance shall be civil infractions, and upon conviction thereof, shall be punishable by a fine of not less than Fifty (\$50.00) dollars nor more than Five Hundred (\$500.00) dollars.

**A. No Exemption from Compliance.** The imposition of any sentence shall not exempt an offender from compliance with the provisions of this Ordinance.

**B. Other Appropriate Relief.** The foregoing penalties shall not prohibit the Township from seeking injunctive relief against a violator or such other appropriate relief as may be provided by law.

**C. Each Day a Separate Offense.** A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

**D. Rights and Remedies are Cumulative.** The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

**Section 9. Effective Date**

This Ordinance shall become effective upon publication after adoption.

**Section 10. Inspection of Ordinance.**

A copy of this Ordinance may be inspected or purchased at the Township Hall, 1539 S. Bartlett Rd., St. Clair, MI 48079 during regular office hours.

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Joyce A. Skonieczny, Clerk

Publish: October 11, 2006

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I hereby certify that the foregoing constitutes a true and complete copy of Ordinance Number 169 duly adopted by the Township Board of the Township of St. Clair, St. Clair County, Michigan at a regular meeting held on the 2<sup>nd</sup> day of October 2006, at which all members were present, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1975, and that minutes of said meeting were kept and have been or will be made available as required by said Act.

I further certify that Supervisor Kilby moved adoption of said Ordinance and that Trustee Karas supported said Motion.

I further certify that the following members voted for the adoption of said Ordinance Supervisor Kilby, Clerk Skonieczny, Trustees Silk and Karas and that the following members voted against adoption of said Ordinance Treasurer Miskus, Trustees Boeck and Boulter.

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Joyce Skonieczny, Clerk  
Township of St. Clair