

ARTICLE 19 BLIGHT ELIMINATION

19.1 PURPOSE

Consistent with the letter and spirit of Act 344 P.A. 1945, as amended, it is the purpose of this Article to prevent, reduce, or eliminate blight in Clark Township by the prevention and/or elimination of certain environmental causes of blight or blighting factors in said Township.

19.2 CAUSES OF BLIGHT OR BLIGHTING FACTORS

19.2.1 It is hereby determined that the following uses, structures and activities are causes of blight which, if allowed to exist, will tend to result in blighted or undesirable neighborhoods. On or 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 Clark Township owned, leased, rented or occupied by such firm or corporation.

19.2.2 In any area, the storage upon any property of junk automobiles, except in a completely enclosed building, within a screened confine, or a junk yard all of which shall be approved by the Clark Township Planning Commission and licensed by the Clark Township Board. For the purpose of this Article, the term “junk automobiles” shall not include any motor vehicle which can be licensed by the State of Michigan, but shall include, whether so licensed or not, any motor vehicle which is inoperative.

19.2.3 In any area, the storage upon any property of building materials unless there is in force a valid building permit issued by the Township of Clark for construction upon said property and said materials are intended for use in connection with such construction. Building materials are allowable on premise without a building permit being in force provided they are orderly stacked and properly screened. 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 other materials used in constructing any structure. Nothing in this subsection shall be construed to prohibit storage of materials or required screening, of a retail building supplier of inventory.

19.2.4 In any area, the storage of junk, trash, rubbish or refuse of any kind or an accumulation of material which is highly visible and injurious to the well being of the residents, except domestic refuse stored in such a manner as to not create a nuisance for a period not to exceed fifteen days. The term “junk” shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in

the open, metal or any other material or other cast off item of any kind whether or not the same could be put to any reasonable use.

19.2.5 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, nor useful for any other purpose of which it may have been intended.

19.2.6 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.

19.2.7 In any area, the existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid and subsiding building permit issued by the Township of Clark and unless such construction is completed within the time constraints of the building permit.

19.3 ENFORCEMENT AND PENALTIES

19.3.1 This Article shall be enforced by the Clark Township Zoning Enforcement Officer and if necessary the Township Attorney, and further if necessary any Court system deemed appropriate under Michigan law. All such enforcement shall comply with the provisions of Article 22 of this Ordinance.

19.3.2 The owner, if possible, and/or the occupant of any property upon which any of the causes of blight or blighting factors set forth in this article is found to exist shall be notified in writing by the Clark Township Zoning Enforcement Officer, as per Article 22 of this Ordinance, and further instructed to remove or eliminate such causes of blight or blighting factors from such property.

19.3.3 Violation of the provisions preventing the above listed Blight or Blighting Factors shall subject the landowner, and/or the resident of said offending property / building to the provision of Article 22 of this Ordinance, and all of the remedies available to the Township found therein.

19.4 EFFECTIVE DATE AND ADOPTION

19.4.1 This ordinance shall become effective thirty (30) days after its publication as required by law.

19.4.2 This ordinance was adopted by the Township Board of the Township of Clark, Mackinac County, Michigan at a meeting held on October 6, 1989.