

IRON RIVER TOWNSHIP  
IRON COUNTY, MICHIGAN

Ordinance No. 2016-5 Preventing Blight,  
Blighting Factors and Unsafe Buildings

Iron River Township, County of Iron, State of Michigan ORDAINS;

**PURPOSE:**

The purpose of this Ordinance is to provide a clean, orderly, healthy and attractive environment free of blight and unsafe buildings to prevent, reduce and eliminate blight and/or potential blight, unsafe buildings and causes thereof throughout Iron River Township.

**REGULATION:**

The following conditions and/or circumstances and/or uses are deemed to be blight and/or blighting factors and/or unsafe buildings and/or structures:

- A. Storage of building materials in residential areas: In District A, must have a valid zoning and building permit to store building materials outside during construction. After construction is completed, all building materials must be cleaned up and cannot be stored outside. All other residential districts must have a zoning permit and building permit. After construction is completed, building materials must be in an organized neat pile of useable materials to be stored in the rear yard, with the same setbacks as for structures. 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 materials used in constructing any structure.
- B. Storage of junk, refuse, etc., in residential areas: In any area zoned for residential purposes, the outdoor storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance and consistent with requirement of related Township's Ordinances. The terms "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind, whether or not the same could be put to any reasonable use.
- C. Uninhabitable or useless structure: 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, as a dwelling, nor useful for any other purpose for which it may have been intended.

- D. Partially completed structures: 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 subsisting building permit issued by the proper authority.
- E. Unprotected vacant buildings in residential areas: In any area zoned for residential purposes, the existence of any vacant dwelling, garage or other buildings, unless such buildings are kept securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals, including buildings that are not structurally sound, have become infested, are collapsing and/or likely to collapse. Vacant as used herein is defined as empty.

The foregoing is not exclusive.

**PROCEDURE:**

Unless the circumstances present a situation of significant impending danger, the Supervisor and/or Code Enforcement Officer shall complete a report concerning a violation. The report shall note the conditions which create the violation(s) and the work required to remediate. On completion, the report shall be presented to the owner/occupant of the premises and advise of a reasonable time to remediate, not less than thirty (30) days, not more than ninety (90) days after notice. If the owner/occupant cannot be served with reasonable effort, service of notice shall be by posting on the premises. If the owner/occupant disputes the report he/she may, within ten (10) days of receipt of notice/posting, file with the Clerk a request for hearing, such request shall specify the scope of the dispute. Within fourteen (14) days of such request for hearing the Township Board shall meet and hear the position of the Supervisor and/or Code Enforcement Officer and the owner/occupant. Following hearing the Board may:

1. Uphold the notice and requirements as specified;
2. Modify the notice and requirements; and/or
3. Cancel the notice.

If the owner/occupant fails to comply with the requirements of the notice the owner/occupant shall be in violation of this Ordinance.

If the owner/occupant fails to remediate the condition as required by the notice the Township may do as necessary to resolve the violation.

**OWNER/OCCUPANT RESPONSIBILITY:**

The owner of fee title according to the Iron County Register of Deed's records is responsible here under without regard to actual occupancy or creation of the violating condition. The occupant, if not the owner, shall also be responsible; civil fines as specified herein shall be assessed against owner(s), occupant(s) individually. Money Judgments shall be joint and several against all owners/occupants.

**APPLICATION:**

This Ordinance shall apply to all premises in Iron River Township from the effective date hereof, without regard to conditions prior to the effective date.

**NOTICE TO BE PUBLISHED:**

The Township shall publish notice of this Ordinance in the manner required by law.

**EFFECTIVE DATE OF ORDINANCE:**

This Ordinance shall become effective and enforceable within the Township ten (10) days after the date of publication.

ADOPTED this 5<sup>th</sup> day of October, 2016 at a special meeting of the Iron River Township Board.

IRON RIVER TOWNSHIP,

By: Amber Lat  
\* AMBER LATURI  
Its: Clerk

STATE OF MICHIGAN    )  
  ) ss  
COUNTY OF IRON     )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of Jan, 2017 by AMBER LATURI, Township Clerk.

Lisa Eullinger-Gorkiesky  
\* LISA EULLINGER-GORKIESKY  
Notary Public, Iron Co., MI.  
My Commission expires on: 6/18/20

Adopted: 10-5-16  
Published: 1-11-17  
Effective: 1-21-17  
To County Clerk: 2-3-17