

**LITTLE TRAVERSE TOWNSHIP  
BLIGHT ELIMINATION ORDINANCE**

**No. 3-92-2**

*[ Amended No. 1-98-2 ]*

An Ordinance to prevent, reduce or eliminate blight, blighting factors or causes of blight within Little Traverse Township and thereby protect the health, safety and general welfare of its citizens and to provide for enforcement thereof; and to provide penalties for the violation thereof. Pursuant to the enacting authority therefore provided by Act 246 of the Public Acts of 1945, as amended.

**THE TOWNSHIP OF LITTLE TRAVERSE, EMMET COUNTY, MICHIGAN  
ORDAINS:**

**Section 1. PURPOSE**

Whereas, the legislature of this State has determined by the enactment of Act No. 344 of the Public Acts of 1945, that blighted areas are detrimental or inimical to the health, safety, morals and general welfare of the citizens of this State and to the economic welfare of the municipalities;

It Is Therefore, the purpose of this Ordinance to permit, reduce and to eliminate blight or potential blight in Little Traverse Township by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in said Township.

**Section 2. INTENT**

It is the intent of these regulations to establish reasonable guidelines and standards concerning the storage of materials and/or vehicles on properties, that if not regulated would have the potential to cause blight and imperilment of taxable values and in general, be detrimental to the health, safety and general welfare of the citizens of Little Traverse. The exercise of these regulations, shall within reason, not:

- Interfere with the normal and good practice operations of farms, farm lands, or forest lands.
- Discourage the keeping and/or restoration of vehicles having antique or classic value, and other vehicles stored temporarily that are not in junk or salvage condition.
- Prevent normal good practice storage of fuel wood and/or lumber intended for building projects (new and used).
- Abrogate any other normal good practice use of property that is in character with the neighborhood area.

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The exercise of these regulations in Little Traverse Township shall give full consideration to the property's neighborhood environment, the intention of the landowner with respect to materials stored, the period of time that the storage is to be maintained, the zoning classification of the property, the impact on tourism, and in general, the impact on the character of Little Traverse Township.

**Section 3: 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 the 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 Little Traverse Township owned, leased, rented or occupied by such person, firm or corporation.

- A. In any area of Little Traverse Township the storage upon any property of junk automobiles, trailers, or contractor's equipment in disrepair or boats in disrepair, except in a completely enclosed building or completely shielded from view from adjoining properties or a public road by means of one or more of the following which the effectiveness has been approved by the Township Board: plantings, natural vegetation, topography or a structure approved by the Township.

For the purpose of this Ordinance, the term "junk automobiles, junk motor driven vehicles, trailers in disrepair and contractor's equipment in disrepair" shall include any such item which is not licensed for use upon the highways of the State of Michigan for a period in excess of sixty (60) days and shall also include any such item which has not been in use for any reason for a period in excess of sixty (60) days. Motor driven equipment which is unlicensed but being used entirely for off-highway work on land used as agricultural is exempt from the provision of Section 3.

- B. Unsightly, casual or unmanaged storage of new or used building materials where no use intent is evident and where the visual affect of such storage is determined to be a blighting influence on the surrounding area, neighborhood or adjacent properties.
- C. In any area, that storage or accumulation of junk, trash rubbish or refuse of any kind without a landfill permit, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed fifteen days. The term "junk" shall include motor vehicles, unused appliances, remnants of wood, metal or any

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

- D. In any area, the existence of any structure or part of any structure which, in the judgment of the Little Traverse Township Ordinance Enforcement Officer, because of fire, wind or other natural disaster, or physical deterioration is no longer habitable, nor useful for any other purpose for which it may have been intended.
- E. In any area, the existence of any derelict, vacant dwelling, garage or other out-building unless such buildings are kept securely closed, window panes kept in place and unbroken or neatly boarded up and otherwise protected to prevent entrance thereto.
- F. In any area, the existence of any partially completed structure unless such structure is in the course of construction.
- G. House trailers, mobile homes, or recreational vehicles in disrepair or not in normal use for a period of one year.

**Section 4. ENFORCEMENT AND PENALTIES**

*[Amended by Ordinance No. 1-98-2, adopted January 10, 1998, effective February 21, 1998]*

**[ SECTION 1509. ENFORCEMENT AND SANCTIONS. ]**

- A. The Township Board shall appoint an Ordinance Enforcement Officer to administer this Ordinance. The Ordinance Enforcement Officer is hereby designated as the Authorized Township Official to issue Municipal Civil Infraction citations and Municipal Civil Infraction notices for violations of this Ordinance, as provided by the Little Traverse Township Municipal Civil Infraction ordinance.
- B. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any two (2) persons with a complaint must file a written signed complaint to the Township Board. The complaint shall state fully the causes and basis of the violation. The Township Board shall record properly such complaint, and turn the complaint over to the Enforcement Officer within thirty (30) days to complete an investigation as to the alleged violation. The Enforcement Officer shall thereafter report his/her findings and recommendations to the Township Board.

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- C. If, after having received the Enforcement Officer's report, the Township Board believes that a violation of the Ordinance has occurred, then the owner, if possible, and/or the occupant of the property upon which any of the causes of blight or blighting factors set forth in Section 3 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 thirty (30) days of service of the notice. Such notice may be provided by personal service or by certified mail with return receipt requested. An additional 30 day period may be granted by the Township Board upon application, should further time be necessary to eliminate the offending condition.
- D. Failure to comply with notice to eliminate the offending blight by owner and/or occupant after expiration of the time or times set forth in Paragraph C above shall constitute a separate violation of this Ordinance.
- E. The Owner or agent, and any person or entity who shall violate any of the provisions of this Ordinance and fails to comply with such notice and requirements thereof within the time allowed, is responsible for a Municipal Civil Infraction, subject to payment of a civil fine pursuant to the Little Traverse Township Municipal Civil Infraction Ordinance, as amended, plus costs and other sanctions, for each violation (as authorized by Section 3 of Act 246 of the Public Acts of Michigan of 1945, as amended, the Little Traverse Township Municipal Civil Infraction Ordinance, and other applicable laws).
- F. Repeat offenses under this Ordinance shall be subject to increased fines as provided by the Township's Municipal Civil Infraction Ordinance, as amended.
- G. Each and every day such violation continues shall be deemed a separate and distinct violation subject to separate sanctions. Whoever assists in the commission of such violation shall also be guilty of a separate violation, subject to sanctions as provided by this Ordinance. The paying of a fine or sanctions under this Ordinance shall not exempt the offender from meeting the requirements of this Ordinance.
- H. A violation of this Ordinance is deemed to be a nuisance, per se. In addition to any remedies available at law, the Township may bring an action for an injunction or other process against any person to restrain, prevent or abate any violation of this Ordinance. ]

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**Section 5: EFFECTIVE DATE AND ADOPTION**

- A: This Ordinance shall become effective thirty (30) days after its publication as required by law.
- B: This Ordinance was adopted by the Township Board of the Township of Little Traverse, Emmet County, Michigan, at a Regular meeting thereof held on March 14, 1992.

I, Lynda L. Arman, being the Clerk of Little Traverse Township, do hereby certify that the above is a true copy of an ordinance adopted at a Regular Meeting of the Little Traverse Township Board called to order at 1:00 P.M. at the Township Hall by Supervisor John March 14, 1992.

The ordinance was offered by Lloyd Allording and supported by Vernon LaCount.

Vote by roll call as follows:

John yes  
Arman yes  
Allording yes  
LaCount yes  
Rockwell yes

Signed Lynda L. Arman  
Lynda L. Arman, Clerk

Date 3-14-92  
March 14, 1992

Orig. Ord. No. 3-92-2: adopted 3/14/92, published 3/18/92, effective 4/18/92.

[ Amended by Ord. No. 1-98-2: adopted 1/10/98, published 1/21/98, effective 2/21/98 ].