

**Windsor Charter Township
Eaton County, Michigan
Public Nuisances Ordinance
Ordinance No. 38
First Reading**

At a meeting of the Township Board of Windsor Charter Township, Eaton County, Michigan, held at the Windsor Charter Township Hall on March 11, 2014, at 7:30 p.m., Township Board Member Marcie Dailey moved to introduce the following Ordinance for posting, publication and subsequent final adoption, which motion was seconded by Township Board Member:

Dan Blair:

An Ordinance to promote the health, safety, and welfare of the people of Windsor Charter Township, Eaton County, Michigan, by defining and prohibiting public nuisances; declaring certain acts, apparatus, accumulations, violations, and activities as public nuisances per se; providing the procedure for abatement of public nuisances, enforcement of this Ordinance, and recovery of costs incurred by Windsor Charter Township; and repealing all Ordinances or parts of Ordinances in conflict with this Ordinance.

THE CHARTER TOWNSHIP OF WINDSOR, EATON COUNTY, MICHIGAN, ORDAINS:

SECTION 1: TITLE. This Ordinance shall be known and cited as the Windsor Charter Township Public Nuisances Ordinance.

SECTION 2: PUBLIC NUISANCE DEFINED AND PROHIBITED. The term “*Public Nuisance*” means whatever injures or endangers the safety, health, welfare, comfort, or repose of the public; offends public decency; interferes with, obstructs, or renders dangerous any street, highway, navigable lake, or stream; or in any way renders the public insecure in life or property, and is hereby declared to be a public nuisance. Public nuisances shall include, but shall not be limited to, whatever is forbidden by any provision of this Ordinance. No person shall commit, create or maintain any public nuisance.

SECTION 3: PUBLIC NUISANCES *PER SE*. The following acts, accumulations, violations, and activities within the Township are hereby declared to be public nuisances *per se*:

1. No person shall maintain or permit to remain on premises owned or occupied by him or her; or permit the throwing, placing, or leaving on the premises of another any of the following substances: garbage, ashes, dead animals or remnants of animals, grease, garbage, discarded furniture, appliances and household goods, construction debris, concrete, electrical materials, industrial waste, unclean or nauseous fluids or gases, in any of the following locations:
 - A. Any public street, highway, lane, road, alley, public place, square, sidewalk or any lands within the boundaries of the Township owned by the Township or other municipal corporation.

- B. Any river, lake, stream, other body of water, storm water, or public drains.
 - C. Any private place or premises where in the opinion of the Township Code Enforcement Officer or his/her agent the specified substances constitute a dangerous condition or are detrimental to the public health, safety, or welfare or may cause sickness or attract flies, insects, rodents, or vermin, except for reasonable recycling and composting.
2. The emission of noxious fumes or gas, smoke, ashes, soot, or dust in such quantities as to render occupancy of property dangerous to a person of reasonable sensibilities.
 3. The keeping, placing, injecting, dumping, or discharging by any means of toxic or hazardous waste, explosives, inflammable liquids, or other dangerous substances into the air, water, or subsurface soil, or onto the surface of the ground, or stored in any manner or in any amount contrary to the provisions of any statute or applicable administrative regulation of the state.
 4. The keeping of horses or livestock unless expressly permitted by Township Ordinances or State Law or the failure to maintain sufficient fences, barricades, or restraints to keep such animals from entering the public way or the property of another.
 5. The keeping outside of any building, structure, or dwelling, in a place accessible to children, any abandoned, unused, or discarded icebox, refrigerator, or any other airtight container of any kind without being maintained in a manner that can be easily opened from the inside.
 6. Leaving, keeping, storing or maintaining a junk motor vehicle on any premises, unless such vehicle is enclosed within a lawful building. For purposes of this Ordinance, a junk motor vehicle is any vehicle that is self-propelled or intended to be self-propelled, or any portion of such a vehicle, that:
 - A. Is subject to registration under the Michigan Vehicle Code, MCL 257.1, et seq, and has not been registered or does not display an unexpired and valid license plate for the vehicle; or
 - B. Has remained on a premises for a period of ninety (90) days or more, and does not have an engine in running condition, four (4) inflated tires and a battery, or is incapable of safe operation on the streets and highways as required by the Michigan Vehicle Code; or
 - C. For any reason, including dismantling, disrepair or otherwise, is not operable, not repairable, cannot be started, or is unable to be propelled under its own power.

Junk motor vehicles, for purposes of this Ordinance, shall not include vehicles lawfully kept as stock in trade by a state-licensed dealer in motor vehicles.

7. Leaving, keeping, storing or maintaining an abandoned vehicle on any private or public property within the Township. For purposes of this Ordinance, an abandoned vehicle is either:
 - A. A vehicle that has remained on private property without the consent of the owner;
or
 - B. A vehicle that has remained on public property for a period of not less than 48 hours.

In addition to the procedures allowed by this Ordinance for the abatement and removal of public nuisances, an abandoned vehicle may be disposed of as provided for in the Michigan Vehicle Code, MCL 257.252a, *et seq.*

8. Knowingly, and without the consent of the Township or the owner of private property in the Township, dumping, depositing, placing, throwing, or causing or permitting the dumping, depositing, placing, throwing, or leaving of litter on public or private property within the Township other than property designated and set aside for such purpose. The registered owner or lessee of a vehicle from which litter is thrown, dropped, dumped, deposited, placed or left is presumed to be the person responsible for littering.
9. Violating the following noise regulations:
 - A. General Regulation. No person, firm or corporation shall cause or create any unreasonable loud noise, injurious to the health, peace, or quiet of the residents and property owners of the Township.
 - B. Specific Violations. The following noise disturbances are hereby declared to be a violation of this Ordinance; provided, however, that the specification of the same is not to be construed to exclude other violations of this Ordinance not specifically enumerated:
 - (i) The emission or creation of any excessive noise that unreasonably interferes with the operation of any school, church, hospital or court.
 - (ii) The keeping of any animal that emanates frequent or extended noise that unreasonably disturbs the quiet, comfort or repose of a person of reasonable sensitivities; such as allowing or permitting any dog to bark repeatedly in an area where such barking can be clearly heard from nearby residential property.
 - (iii) The operation of any automobile, motorcycle or other vehicle so out of repair or so loaded or constructed as to cause unreasonable and unnecessary noise, including the noise resulting from exhaust, that is clearly audible from nearby properties.

- (iv) The creation of a loud or excessive noise unreasonably disturbing to the quiet, comfort or repose of a person of reasonable sensitivities in connection with the operation, loading or unloading of any vehicle, or trailer in connection with the repairing of any such vehicle in or near residential areas.
 - (v) The operation of any track, proving ground, testing area or obstacle course for motor vehicles, motorcycles, boats, racers, automobiles or vehicles of any kind or nature in any area of the Township where the noise emanating there from would be unreasonably disturbing to the quiet, comfort or repose of a person of reasonable sensitivities. Under no circumstances shall any track, proving ground, testing area or obstacle course be operated before 8 a.m. or after 9 p.m. on any day.
- C. Exceptions. None of the prohibitions enumerated above shall apply to the following:
- (i) Any police vehicle, ambulance, fire engine or emergency vehicle while engaged in necessary emergency activities.
 - (ii) Excavation or repair of bridges, streets or highways or other property by or on behalf of the State of Michigan, Windsor Charter Township, or the County of Eaton, between sundown and 7 a.m. when the public welfare, safety and convenience render it impossible to perform such work during other hours.
 - (iii) Warning devices emitting sound for warning purposes as authorized by law.
 - (iv) Animal and machine noises produced as a result of farming operations, including those operations protected by the Michigan Right to Farm Act (RTFA) and conforming to generally accepted agricultural management practices (GAAMPs) developed by the Michigan Department of Agriculture and Rural Development.
 - (v) Township approved or sponsored activities, including parades, festivals, fairs or events.

SECTION 4: ABATEMENT; NOTICE; MUNICIPAL CIVIL INFRACTIONS AND CIVIL PROCEEDINGS; AUTHORITY OF OFFICERS TO ABATE PUBLIC NUISANCES.

1. Public Nuisances on Township Property. Whenever any public nuisance described in Sections 2 or 3 shall exist upon Township property or upon the property of another municipal corporation within the boundaries of the Township, such public nuisance may

be abated by the Township Code Enforcement Officer or his/her agent upon approval of the Township Board without notice and the cost of abatement charged as provided in Section 6.

2. **Public Nuisances on Private Property.** Whenever any public nuisance shall exist on private premises within the Township, upon approval of the Windsor Charter Township Board, the Township Code Enforcement Officer or his/her agent shall give notice in writing by certified mail, return receipt requested, addressed to the owner or occupant of the property where the public nuisance exists or to the person otherwise responsible for such public nuisance. Such notice shall specify the location and nature of the public nuisance and shall indicate that such owner or occupant or person otherwise responsible is required to repair, tear down, abate, or otherwise remove the public nuisance within ten days of the receipt of the notice. Following the issuance of such notice, the Township Board may direct the Township Code Enforcement Officer or his/her agent to proceed to initiate civil infraction or other civil proceedings permitted by law to abate the public nuisance.
3. **Civil Infractions.** Any person or other entity who causes or permits to continue a public nuisance as prohibited by the Ordinance is responsible for a municipal civil infraction as defined by Michigan law and is subject to a civil fine of not more than \$500.00, plus costs, which may include all direct or indirect expenses to which the Township has incurred in connection with the violation. A violator of this Ordinance shall also be subject to such additional sanctions, remedies, and judicial orders as are authorized under Michigan law. Each day a violation of this Ordinance continues to exist constitutes a separate violation.
4. **Abatement by Township Officials.** If the Township intends to abate the nuisance by entering the property and causing the work to be done to repair, tear down, abate, or otherwise remove the nuisance and charge the cost thereof to the property owner, the Township shall provide notice of such intent, and the advisement of the owner or occupant that a hearing may be requested within the ten-day period pursuant to Section 5 of this ordinance, shall be done. If no hearing is requested in the time allotted, or following a hearing held pursuant to Section 5, such nuisance may then be repaired, torn down, abated, or otherwise removed by the Township Code Enforcement Officer or his/her agent and the cost thereof charged as provided in Section 6. If the actual owner or occupant of the premises is unknown or cannot be located, notice may be given by posting a copy of such notice upon a conspicuous part of the property where the public nuisance is located and by mailing a copy of such notice by certified mail, return receipt requested, addressed to the owner or party in interest at the address shown on the Township tax records at least 10 days before further action by the Township Code Enforcement Officer.

SECTION 5: HEARING. If, after notice provided under Section 4(4), the recipient of the notice requests a hearing as therein provided, a hearing shall be held before a hearing officer appointed by the Township Board to determine whether a violation of this Ordinance has or is occurring on the property in question. The appointed hearing officer shall make a decision with

written findings of fact based upon his investigation and evidence presented at the hearing as to whether the condition in question violates the provisions of this Ordinance. If the appointed hearing officer determines that the condition violates the provisions of this Ordinance, he shall file a copy of the written findings of fact with the Township Board and order the person requesting the hearing or owner or occupant of the premises in question to repair, tear down, abate, or otherwise remove the nuisance in question within a reasonable time, but not less than 14 days. If the public nuisance is not repaired, torn down, abated, or otherwise removed within the period allowed in the order, the Township Ordinance Enforcement Officer or his/her agent may repair, tear down, abate, or otherwise remove such public nuisance and charge the cost thereof as provided in Section 6 upon approval of the Township Board.

SECTION 6: ABATEMENT; COSTS. All expenses incurred by the Township Ordinance Enforcement Officer or his/her agent in repairing, tearing down, abating, or otherwise removing a public nuisance under this Ordinance shall be charged to the person responsible, the occupant of the land in question, or the person who appears as owner or party in interest upon the last local tax assessment records of the Township. If such person fails to pay the charge within 30 days after a statement is mailed to him or her, the amount of expenses incurred by the Township in repairing, tearing down, abating, or otherwise removing the public nuisance may be paid from the Township general fund and the amount thereof assessed against the lands on which the expenditures were made on the next general assessment roll of the Township and shall be collected in the same manner as other taxes are collected. The Township shall have a lien upon such lands for such expense, such lien to be enforced in the manner prescribed by the general laws of the state providing for the enforcement of tax liens.

SECTION 7: PUBLIC NUISANCES; EMERGENCY ABATEMENT; COSTS. The Township Ordinance Enforcement Officer may act to abate a public nuisance without giving notice as specified in Section 4, if the public health, safety, or welfare requires immediate action. The cost of abating such nuisance shall be charged as specified in Section 6.

SECTION 8: SEVERABILITY. The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section, or provision is hereafter declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION 9: REPEAL. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided that this Ordinance shall not be construed to repeal expressly or by implication any provision of the Township Zoning Ordinance.

SECTION 10: EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days following publication or posting after final adoption by the Township Board.

Roll Call: Dailey: Yea; Kandler: Yea; Braman: Yea; Myers: Yea; Blair: Yea
Absent: Butler; Slucter

YEAS: 5_____

NAYS: 0_____

ABSENT/ABSTAIN: 2_____

Sue Butler, Windsor Charter Township Supervisor