

CITY OF BANGOR
VAN BUREN COUNTY, MICHIGAN
ORDINANCE NO. 291
BLIGHT ORDINANCE

An Ordinance to prevent, reduce, or eliminate blight, blighting factors, or causes of blight within the City of Bangor, Van Buren County, Michigan, and to provide for the enforcement of the ordinance and penalties for violations of the ordinance.

THE CITY OF BANGOR ORDAINS:

SECTION 1 PURPOSE

It is the purpose of this Ordinance to prevent, reduce, or eliminate blight or potential blight in the City of Bangor by the prevention or elimination of certain environmental causes of blight or blighting factors that exist or which may in the future exist.

SECTION 2 CAUSE OF BLIGHT AND BLIGHTING FACTORS FOR RESIDENTIAL USES

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 this Ordinance, no person, firm, organization or other entity shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the City of Bangor owned, leased, rented, or occupied by such person, firm, organization, or other entity.

- (A) In any area zoned or used for residential purposes, no inoperable vehicle shall be stored upon any property unless the method of storage meets those requirements as listed in INOPERABLE VEHICLE ORDINANCE. The term 'inoperable vehicle' shall be applied to this ordinance as defined in the INOPERABLE VEHICLE ORDINANCE.
- (B) In any area zoned or used for residential purposes, there will be no open storage on any property of building material, either new or removed, unless a valid building permit has been issued for the property in question by the City of Bangor. Building materials shall include, in part, lumber, bricks, concrete, cinder blocks, plumbing materials, electrical wiring or equipment, heating and cooling supplies or equipment, shingles, etc.
- (C) In any area zoned or used for residential purposes, there will be no open storage or accumulation of junk, trash, debris, rubbish, or refuse of any kind except that generated by domestic use. Domestic refuse shall be stored in such a manner as

not to create a nuisance for a period not to exceed seven (7) days. The term “junk” shall include but not be limited to parts of machinery or automobiles, unused or discarded appliances stored in the open, remnants of metal, wood, or any other discarded material which could not be used immediately in a reasonable manner. “Open storage” as used in this ordinance shall mean such storage or accumulation that is visible from any public street sidewalk, or adjoining property.

- (D) In any area zoned or used for residential purposes, the failure to maintain the exterior of any building in a well-groomed condition in which windows are glazed, exterior surfaces are kept clean and painted, porches and stairs are stable and free of cracked boards and/or blocks.
- (E) In any area the existence of any structure or part of the structure which because of fire, wind, natural act of God, or physical deterioration is no longer inhabitable as a dwelling nor useful for any other purpose for which may have been intended.
- (F) In any area zoned or used for residential purposes, the existence of any vacant dwelling, garage, or other building, unless said structure is kept securely locked, windows are glazed, exterior surfaces are kept clean and painted, porches and stairs are stable and free of cracked boards and/or block, and are otherwise protected to prevent entry of the elements, unauthorized persons, or animals.
- (G) In any area zoned or used for residential purposes, the existence of any partially completed structure, unless such structure is in the course of construction and a valid building permit issued by the City, and said permit is on premise and in plain view of any public street or sidewalk.
- (H) In any area zoned or used for residential purposes, the storage of firewood that is not stacked in a neat, orderly manner with a height not exceeding five (5) feet is prohibited. The storage of firewood shall be restricted to the rear yard or an interior side yard of the premises.

SECTION 3 NON-RESIDENTIAL CAUSES OF BLIGHT

The causes of blight or blighting factors set forth above as applicable to areas zoned or used for residential purposes are hereby determined to be causes of blight or blighting factors if located in areas zoned or used for any other purposes other than residential. Non-residentially zoned or other areas not being used for residential purposes shall be subject to the provisions of this Ordinance unless such uses of the property are incidental to and necessary for the carrying out of any business or occupation lawfully permitted to exist on the property in question.

SECTION 4 ENFORCEMENT AND PENALTIES

- (A) The owner and/or the occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 2, Sub-sections B, C, and/or H, 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 ten (10) days after service of the notice upon him. Such notice may be served personally, by registered mail, return receipt requested, or by affixing the notice to the front door of the primary structure located on the property. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress. Decisions about additional time are solely within the discretion of the enforcement officer.
- (B) The owner and/or occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 2, Sub-sections D, E, F, and/or G, 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 twenty-one (21) days after service of the notice upon him. Such notice may be served personally or by registered mail, return receipt requested, or by affixing the notice to the front door of the primary structure located on the property. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress. Decisions about additional time are solely within the discretion of the enforcement officer.
- (C) Failure to comply with such notice within the time allowed by the owner and or occupant shall constitute a violation of this Ordinance.
- (D) A violation of this ordinance is a nuisance per se which may be abated in any manner available under Michigan law. Any person who violates this ordinance is responsible for a municipal civil infraction as defined by state law, and shall be subject to a civil fine of \$250.00 per day for a first violation, and a fine of \$500.00 per day for each subsequent violation.
- (E) If the owner, agent, or occupant of the property fails to remove or eliminate such causes of blight or blighting factors from such property within the time frame established by this Ordinance, the City, or its agent, may enter upon the property and remove or eliminate such causes of blight and all expenses incurred shall be paid by the owner of the property.
- (F) The City shall have a lien on the real property from which the blight or blighting condition was removed or eliminated in the amount of the actual cost to the City to remove or eliminate the blight or blighting factor until such costs are paid by the owner. If these costs have not been paid prior to the preparation of the next tax assessment roll, then such amount shall be assessed as a special tax against the property on the assessment roll and collected in all respects as other taxes under

the general tax laws of this state.

- (G) The City may adopt policies and procedures to provide notice to persons responsible for blight. Such policies and procedures do not alter in any way the obligations of persons responsible to maintain property.

SECTION 5 SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, paragraph, section, or subsection is declared void or inoperable for any reason, it shall not affect any other part or portion hereof.

SECTION 6 EFFECTIVE DATE

This Ordinance shall become effective 10 days after the date on which it is adopted.

At a regular meeting of the City Council of the City of Bangor held on Monday, August 4th, adoption of the foregoing ordinance was moved by Jeremy Uplinger, Councilmember and supported by Pati Martinez-Serratos, Mayor Pro-Tem.

Voting for: McCrumb, Doroh, Uplinger, Martinez-Serratos, Farmer

Voting against: None

Absent: Rivers, Garcia,

Mayor Farmer declared the ordinance adopted.

CERTIFICATION

I further certify that Council Member Jeremy Uplinger moved for adoption of said amendment to Ordinance No. 291, and that Mayor Pro-Tem Pati Martinez-Serratos seconded said motion.

I further certify that the following members voted for adoption of said Ordinance: McCrumb, Doroh, Uplinger, Martinez-Serratos, Farmer and that the following members voted against such Ordinance: None.

I further certify that said Ordinance No. 291 has been recorded in the Ordinance Book of the City of Bangor.

The foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Bangor, County of Van Buren, and State of Michigan, at a Regular meeting held this 4th day of August, 2025, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, the same being the Open Meetings Act, and the Minutes of said meeting have been or will be made available as required by said Act.

Shelly Umbanhowar
City Clerk
City of Bangor