

BUILDING/ORDINANCE COMPLIANCE
DEPARTMENT

BLIGHT ORDINANCE PRESENTATION



City Council Meeting
June 21, 2006

PRESENTATION OUTLINE

1. Current Ordinance related to blight (see ordinances attached)

- Blight prevention
- Junk vehicles and junk
- Weed control
- Use and maintenance of property as approved
- Dangerous buildings

2. Current Enforcement Procedures

- Proactive patrols – all areas of the city
- Identify and enforce major blighting issues
- Identify and enforce major use and site maintenance issues
- Investigate and respond to complaints
- Limited ability to respond to overgrown landscaping and building maintenance issues
- Blight ordinance used to resolve maintenance issues on vacant structures through court process

3. New Ideas for Applying of our Current Ordinances

- Use court process to resolve maintenance issues on occupied building
 - Owners may have financial or disability issues
- Outdoor sales
 - New application for roadside stand permits
 - Produce and flower on sidewalk
 - Not allowed under building canopy
 - Special events permit for sidewalk and yard sales
 - Sale of all merchandise allowed
 - Not allowed under building canopy
 - Limited time frame

4. Future ordinance changes and programs being considered

- Partnership with the community
 - Homeowner Associations
 - Handbook being developed
 - Business owners
 - Site maintenance program
- Adopt the Property Maintenance Code
 - March 5, 2002 Property Maintenance Report (see report attached)
 - Dearborn, Dearborn Heights, Rochester, Royal Oak, Port Huron, Detroit
 - Reactive enforcement
 - Reasonable application
 - How do we deal with overgrown landscaping?
- Streamlining the court process
 - Designate a day for all communities to bring zoning and blight issues to the Magistrate

5. Your questions, thoughts, ideas and concerns