

**CALVIN TOWNSHIP**

**CASS COUNTY, MICHIGAN**

**ORDINANCE NO. 18-06**

**PROPERTY MAINTENANCE CODE**

**ADOPTED: March 13, 2018**

**EFFECTIVE: April 23, 2018**

An Ordinance adopting the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures by providing standards to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; and the demolition of such existing structures in Calvin Township; to provide sanctions for violation(s) thereof; and to repeal all Ordinances or parts of Ordinances in conflict herewith.

**THE TOWNSHIP OF CALVIN  
CASS COUNTY, MICHIGAN**

**ORDAINS:**

**SECTION I**

**PURPOSE**

The purpose of this Ordinance is to adopt a standardized property maintenance code to regulate and govern the conditions and maintenance of structures within the Township by providing standards to ensure that structures are safe, sanitary and fit for occupation and use; to provide for the condemnation of unsafe buildings and structures; and to allow for the demolition of unsafe and dangerous structures within the Township.

**SECTION II**

**ADOPTION OF CODE**

A certain document, a copy of which is on file in the office of the Township Clerk, being marked and designated as the International Property Maintenance Code, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Calvin Township, Cass County, Michigan. All of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section III this ordinance.

**SECTION III**

**AMENDMENTS TO ADOPTED CODE**

The following sections of the adopted code are hereby amended as follows:

Section 101.1 Remove “[Name of jurisdiction]” and insert “Calvin Township”.

Section 103.5 Remove the paragraph and replace it with the following: “Fees shall be set in amounts approximating the costs to the Township thereof via resolution which shall be adopted by the Township Board and may be amended from time to time as the Board sees fit”.

Remove Section 302.4 and replace it with “8 inches”.

Remove Section 302.14 and replace it with “This section reserved for future expansion”.

Section 304.14 Remove the first instance of the phrase “[DATE]” and replace it with “May 30”. Remove the second instance of the phrase “[DATE]” and replace it with “September 30”.

Section 602.3 remove the first instance of the phrase “[DATE]” and replace it with “October 15”. Remove the second instance of the phrase [DATE] and replace it with “May 15”.

Section 602.4 remove the first instance of the phrase “[DATE]” and replace it with “October 15”. Remove the second instance of the phrase [DATE] and replace it with “May 15”.

Remove Section 106.2 and replace it with “This section reserved for future expansion”.

Remove Section 106.3 and replace it with the following:

**“106.3 Violation and Penalties.** Any person, firm, association, partnership, corporation or governmental entity that violates any of the provisions of this Ordinance, shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine determined in accordance with the following schedule:

	Minimum Fine	Maximum Fine
-1 <sup>st</sup> Offense	\$ 150.00	\$ 500.00
-2 <sup>nd</sup> Offense*	\$ 300.00	\$ 500.00
-3 <sup>rd</sup> Offense*	\$ 425.00	\$ 500.00

-4<sup>th</sup> or More Offense\*      \$ 500.00      \$ 500.00

\*within 3-year period determined on the basis of the date of commission of the offense(s).

An owner, tenant, occupant, land contract vendor or vendee who causes allows or permits a violation to exist or continue shall be liable as a principal.

Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which Calvin Township has incurred in connection with the municipal civil infraction. In no case, however, shall costs of less than \$10.00 or more than \$500 be ordered. In addition the Township shall have the right to proceed in any court of competent jurisdiction for the purpose of obtaining an injunction, restraining order, compliance order or other appropriate remedy to compel compliance with this ordinance. Each day that a violation of this ordinance exists shall constitute a separate violation of this ordinance.”

Section 106.4 is hereby eliminated in its entirety and replaced with the phrase “Section 106.4 reserved for future expansion”.

Section 107.4 is hereby amended by the removal of “106.4” and replacing the same with “106.3”.

#### **SECTION IV**

#### **SEVERABILITY**

Should any section, clause or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any other part thereof other than the parts so declared to be invalid.

#### **SECTION V**

#### **REPEAL OF CONFLICTING ORDINANCES**

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed. Any proceedings pending, including prosecutions for violations, under any previous ordinance provision being repealed hereby shall not be affected by this Ordinance and may be continued pursuant to said previous Ordinance provisions.

#### **SECTION VI**

#### **EFFECTIVE DATE**

This ordinance shall take effect 30 days following publication of a summary thereof, following adoption.

CALVIN TOWNSHIP  
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