VILLAGE OF LAURIUM

ORDINANCE NO. 140

MAINTENANCE OF RESIDENTAL YARDS

(a) Title. This section shall be known as the "Yard Maintenance Ordinance" and may be cited as such.

(b) Purpose. The purpose of this section is to provide minimum requirements for the protection of life, limb, health, property, safety and welfare for the general public and the owners and occupants of residental buildings.

(c) Definition of Nuisance. For the purpose of this section, the term "nuisance" is defined to mean any condition or use of residential yards which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which such yards are located. This includes, but is not limited to, the keeping or maintaining or the depositing on or scattering over such yards of any of the following:

(1) Lumber, junk, trash or debris;

(2) Abandoned, discarded or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, can or containers.

(3) Any compost pile which is of such nature as to spread or harbor disease, emit unpleasant odors or harmful gas or attract rodents, vermin or other disease-carrying pests, animals or insects, provided that the presence of earthworms in a compost pile shall not consitute a nuisance.

(4) Garbage and unsanitary matter on premises unless such material is retained in containers, garbage pails or vessels which deny access to flies, insects, rodents and animals. Garbage cannot be stored outside in plastic bags or paper bags, except on the day of garbage collection.

(5) Abandoned wells, cisterns, shafts, basements, excavations, mounds of gravel or earth, abandoned and /or inoperative motor vehicles or parts thereof, structurally unsound structures or fences, trash, debris or vegetation and

(6) Container units or garbage cans which have failed to be maintained in good repair, clean and well painted.

(d) Duty of Maintenance of Private Property. No person owning, leasing, occupying or having charge of any premises shall maintain or keep any nuisance therein, nor shall any person keep or maintain such premises in a manner causing diminution in the value of the property in the neighborhood in which such prermises are located.

(e) Criminal Liability; Equitable Remedy

(1) No owner or occupant shall fail to abate a nuisance as above defined within seven days after recieving a notice to abate.

(2) In addition to the penalty provided, if an owner or occupant fails to abate a nuisance, as above defined, within fifteen days after receiving a notice to abate, the Village shall make the corrective clean-up or repairs and assess the costs against the property receiving the same and collect such costs in accordance with the special assessment procedures established. If correction of the violations involves substantial cost in the excess of two-hundred-fifty-dollars ($250.00), and /or construction activities adversely affected by the elements, the owner or occupant shall submit plans and a reasonable time frame for accomplishing the repair activities within the fifteen days to the Village Administration. The Village Administration may grant extensions based upon the merit of each individual request consistant with the nature and cost of the corrective work.

SECTION 7. This Ordinance shall be effective under publication and expiration of the time prescribed by law.

Adopted and approved by the Village Council of the Village of Laurium on this 30th day of September, 1996.

Amber Small, Village Clerk

Leonard Miller, Village President

I hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Village Council of the Village of Laurium, County of Houghton, State of Michigan, on the 30th day of September, 1996, and that public notices of said meeting was given pursuant to and in compliance with Act Number 267, Public Acts of Michigan, 1976.

Amber Small, Village Clerk