VILLAGE OF KINGSLEY

BLIGHT AND PUBLIC NUISANCE ORDINANCE

ORDINANCE NO. 2026-01

An ordinance to protect the public health, safety, and welfare of the Village of Kingsley by preventing, reducing, and eliminating blight and public nuisance conditions; regulating junk, refuse, debris, inoperable and junk vehicles, overgrown vegetation, vacant or unsecured structures, deteriorated structures, and other exterior property conditions; providing for notice, abatement, enforcement, cost recovery, and penalties; and repealing conflicting ordinances or parts of ordinances.

Section 1. Purpose and Intent

The purpose of this Ordinance is to protect the public health, safety, and general welfare of the residents, property owners, businesses, and visitors of the Village of Kingsley by preventing, reducing, and eliminating blight, blighting factors, dangerous property conditions, and public nuisances.

This Ordinance is intended to preserve neighborhood appearance, protect property values, prevent unsafe or deteriorated conditions, discourage the accumulation of junk and refuse, regulate inoperable and junk vehicles, require vacant or abandoned structures to be secured, and provide the Village with practical enforcement, abatement, and cost recovery tools.

Section 2. Definitions

For purposes of this Ordinance, the following terms shall have the meanings stated below:

2.1 Abate or Abatement

Means the removal, repair, maintenance, demolition, securing, boarding, mowing, cleaning, disposal, treatment, correction, or other action necessary to eliminate a blight condition, public nuisance, or violation of this Ordinance.

2.2 Blight or Blight Condition

Means any condition on property that, because of deterioration, neglect, accumulation, unsafe condition, improper outdoor storage, vacancy, abandonment, disrepair, or lack of maintenance, negatively affects public health, safety, welfare, neighborhood appearance, or surrounding property.

2.3 Building Materials

Means lumber, bricks, concrete blocks, cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, roofing materials, mortar, cement, nails, screws, siding, drywall, insulation, fixtures, or other materials used or intended for construction, repair, renovation, or demolition.

2.4 Construction and Demolition Debris

Means waste building materials and rubble resulting from the construction, remodeling, repair, or demolition of houses, commercial or industrial buildings, or other structures, including but not limited to metal, concrete, glass, brick, asphalt, roofing materials, wood, and similar materials.

2.5 Dangerous Building or Dangerous Structure

Means any building, structure, or portion thereof that is unsafe, structurally unsound, damaged, deteriorated, open to unauthorized entry, exposed to the elements, unfit for occupancy, or otherwise hazardous to persons or property.

2.6 Debris

Means scattered, discarded, abandoned, broken, or waste material, including but not limited to wood, metal, plastic, glass, paper, cardboard, containers, construction debris, yard waste, household items, or similar material.

2.7 Garbage

Means animal, vegetable, food, or other putrescible waste resulting from storage, preparation, cooking, serving, or consumption of food or similar material.

2.8 Inoperable Motor Vehicle

Means a motor vehicle that is not capable of being lawfully operated on a public street or highway because of missing, damaged, or broken parts, mechanical or electrical failure, unsafe condition, or other cause. Lack of a current registration plate alone shall not, by itself, make a vehicle inoperable or a junk vehicle.

2.9 Junk

Means discarded, abandoned, unused, broken, dismantled, or cast-off material or property, including but not limited to appliances, furniture, vehicle parts, machinery parts, scrap metal, rubbish, refuse, waste material, containers, building debris, household goods, or similar items, whether of value or valueless, that are demolished, discarded, completely or partially dismantled, dilapidated, wrecked, scrapped, ruined, junked, or in such condition as to be generally unusable or inoperable in their existing state.

2.10 Junk Vehicle

Means any motor vehicle that is:

1. distressed, wrecked, dismantled, partially dismantled, scrapped, ruined, or damaged to such an extent that it is uneconomical or impractical to repair for lawful operation;
2. missing one or more major component parts;
3. used as a storage shed or storage container and is distressed or missing a major component part;
4. incapable of lawful operation because of missing or broken parts and cannot be made operational by simple mechanical or electrical repairs or by simple replacement of parts; or
5. otherwise maintained in a condition that renders it junk, wrecked, dismantled, or unusable for transportation.

"Junk vehicle" includes wreckage and parts of motor vehicles but does not include:

a. a motor vehicle in operating condition eligible for lawful use on public roads;
b. a motor vehicle in operating condition held as stock in trade by a properly licensed dealer;
c. a motor vehicle or vehicle parts lawfully located in a licensed junk yard, wrecker yard, salvage yard, repair facility, or other lawful business or use authorized by zoning or applicable law; or
d. a temporarily inoperable vehicle as described in Section 4.4 of this Ordinance.

2.11 Major Component Part

Means one or more of the following parts of a motor vehicle:

1. engine;
2. transmission;
3. hood;
4. door allowing ingress or egress to the passenger compartment;
5. front or rear bumper;
6. frame or structural support system;
7. cab or body;
8. cargo box of a pickup;
9. window glass; or

10. any other similarly significant structural or operational component of a motor vehicle.

2.12 Occupant

Means any person occupying, residing on, using, controlling, leasing, or possessing property within the Village.

2.13 Owner

Means any person, firm, corporation, partnership, association, trust, estate, or other legal entity having legal or equitable title to property, or any agent, representative, or person with control over such property.

2.14 Person Responsible

Means any owner, occupant, tenant, lessee, agent, property manager, contractor, or other person or entity responsible for the condition, maintenance, use, or control of property.

2.15 Premises or Property

Means any lot, parcel, building, structure, dwelling, accessory building, yard, driveway, or other real property located within the Village.

2.16 Public Nuisance

Means any condition, act, omission, structure, accumulation, or use of property that endangers, injures, interferes with, or adversely affects public health, safety, welfare, comfort, property, or the reasonable use and enjoyment of nearby property.

2.17 Refuse or Rubbish

Means non-putrescible solid waste, including but not limited to paper, cardboard, cans, bottles, glass, crockery, wood, bedding, furniture, clothing, plastic, appliances, yard debris, or similar discarded material.

2.18 Unsecured Structure

Means any building or structure that is open, unlocked, broken, missing doors or windows, accessible to unauthorized persons, exposed to weather, or not reasonably protected from entry, vandalism, animals, or further deterioration.

2.19 Vacant Structure

Means a building or structure that is not currently occupied or used for its lawful intended purpose.

2.20 Vegetation Nuisance

Means grass, weeds, brush, dead vegetation, noxious weeds, undergrowth, or plant material maintained in a manner that creates blight, fire hazard, vermin harborage, obstruction, health concern, or nuisance condition.

2.21 Village Enforcement Official

Means the Village Manager, Zoning Administrator, Code Enforcement Designee, or any other person designated by the Village Council or Village Manager to administer or enforce this Ordinance.

Section 3. Blight and Public Nuisance Conditions Prohibited

No owner, occupant, or person responsible shall maintain, permit, allow, or fail to correct any blight condition or public nuisance on any property within the Village.

The following conditions are declared to be blight conditions and public nuisances.

Section 3.1 Junk, Refuse, Rubbish, Garbage, and Debris

No person shall store, accumulate, deposit, keep, or permit the open storage or accumulation of junk, refuse, rubbish, garbage, debris, discarded appliances, discarded furniture, scrap materials, waste materials, abandoned household items, construction or demolition debris, or similar materials on any property, except as otherwise permitted by this Ordinance or other applicable law.

Domestic refuse stored in proper containers for regular collection shall not be considered a violation, provided it is maintained in a sanitary manner and does not create a nuisance.

Section 3.2 Junk Vehicles, Inoperable Vehicles, Vehicle Parts, and Outdoor Vehicle Repair

3.2.1 Outdoor Storage Prohibited

No person shall keep, store, park, place, accumulate, or maintain outdoors on any property any junk vehicle, inoperable motor vehicle, dismantled vehicle, vehicle body, wreckage, or vehicle parts, unless:

1. the vehicle or parts are completely enclosed within a lawful building;
2. the vehicle or parts are located on property where such storage is expressly permitted as part of a lawful licensed business or use under zoning and other applicable law; or
3. the vehicle qualifies for the temporary inoperable vehicle exception in Section 4.4.

3.2.2 Dismantling / Repair Limit

No person shall repair, redesign, modify, dismantle, or disassemble any motor vehicle or motor vehicle parts outdoors on any public or private premises for a period in excess of **seven (7) days**, unless such activity occurs:

1. within a fully enclosed lawful building; or
2. in a lawful business or location expressly authorized by zoning, state law, or other Village ordinance.

3.2.3 Storage Use Prohibited

No person shall use a junk vehicle, inoperable vehicle, trailer, or vehicle body as an outdoor storage shed, storage container, or accessory structure if such condition creates blight, nuisance, or unsafe conditions.

3.2.4 Registration Alone Not Determinative

The absence of a current registration plate, by itself, shall not be sufficient to establish that a vehicle is a junk vehicle or inoperable vehicle under this Ordinance.

Section 3.3 Deteriorated, Dangerous, Unsafe, Vacant, or Unsecured Structures

No owner, occupant, or person responsible shall maintain, permit, or allow any building, dwelling, garage, accessory structure, or other structure, or any part thereof, to remain in a deteriorated, dangerous, unsafe, vacant, open, or unsecured condition.

A structure, or any portion of a structure, shall be deemed a blight condition and public nuisance if one or more of the following conditions exist:

A. Dangerous or deteriorated structures

1. The structure has been damaged by fire, wind, flood, weather, deterioration, neglect, abandonment, vandalism, or other cause so that its structural strength, stability, safety, or usefulness has been substantially impaired.
2. Any portion of the structure is likely to fall, collapse, detach, become dislodged, or otherwise injure persons or damage property.
3. The structure, because of dilapidation, deterioration, decay, faulty construction, removal of support, settlement, or other cause, is likely to partially or completely collapse.
4. The structure has become unsafe for the purpose for which it is used or intended.
5. The structure is no longer habitable, if a dwelling, or is no longer safe, useful, or fit for the purpose for which it was intended.

6. The structure, including adjoining grounds, is unsanitary, unsafe, unfit for human habitation, or likely to cause sickness, disease, injury, or harm to public health, safety, or welfare.

B. Vacant, open, or unsecured structures

A vacant dwelling, garage, accessory building, commercial building, or other structure shall be deemed a blight condition and public nuisance if it is not reasonably secured and maintained.

A vacant or unsecured structure includes, but is not limited to, a structure that:

1. is open or accessible to trespassers, vandals, animals, vermin, or unauthorized persons;
2. has broken, missing, or unsecured windows, doors, walls, roof sections, siding, foundation openings, stairways, porches, or other exterior components;
3. is open at a door, window, wall, roof, foundation, or other opening, leaving the interior exposed to the elements;
4. has openings that are not securely locked, glazed, boarded, enclosed, or otherwise protected;
5. creates an attractive nuisance to children or a harbor for trespass, vandalism, unlawful activity, rodents, vermin, or other nuisance conditions;
6. contributes to deterioration, visual blight, public safety concerns, or adverse effects on surrounding properties.

C. Required securing of vacant structures

All vacant dwellings, garages, accessory buildings, commercial buildings, and other vacant structures shall be maintained in a secure condition.

At a minimum, such structures shall have doors, windows, and other openings secured by locking, glazing, boarding, enclosing, or other effective means sufficient to prevent unauthorized entry, exposure to weather, animal entry, and further deterioration.

D. Relationship to building code or dangerous building proceedings

Nothing in this section shall limit the Village's authority to pursue enforcement under any applicable building code, property maintenance code, fire code, dangerous building statute, nuisance law, zoning ordinance, or other applicable law.

Where repair, demolition, or other structural action requires a separate permit, inspection, hearing, court order, or statutory process, such action shall be pursued in accordance with applicable law.

Section 3.4 Partially Completed, Partially Enclosed, or Abandoned Construction

No person shall maintain or permit a partially completed, partially enclosed, abandoned, or unfinished structure or construction project unless:

1. the work is authorized by a valid building permit where required;
2. the construction is actively progressing within a reasonable time;
3. the property is maintained in a safe and orderly condition; and
4. the structure is completed, secured, or restored to a safe condition within the time required by the Village Enforcement Official.

A partially completed or abandoned construction project that is not being actively pursued, or that creates a safety hazard, visual blight, or nuisance condition, is declared to be a public nuisance.

Section 3.5 Open Storage of Building Materials

No person shall store or maintain building materials outdoors on any property unless:

1. the materials are for use in an active construction, repair, or improvement project on the same property;
2. all required permits have been obtained;
3. the materials are stored in an orderly and safe manner; and
4. the materials are used or removed within a reasonable time.

Building materials not associated with an active lawful project, or stored in a manner that creates blight, hazard, or nuisance, are prohibited.

Section 3.6 Vegetation, Weeds, Brush, and Lawn Maintenance

No person shall maintain or permit grass, weeds, noxious weeds, brush, underbrush, dead vegetation, or similar plant material in a manner that creates a blight condition, nuisance, fire hazard, vermin harborage, obstruction, or threat to public health, safety, or welfare.

Grass, weeds, or similar vegetation shall not be permitted to grow to a height greater than **ten (10) inches**, unless the area is lawfully maintained as a natural area, garden, agricultural use, stormwater area, or other approved condition.

Owners or occupants shall maintain vegetation on their property, including areas between the property line and the edge of the street or sidewalk where maintenance is customarily required of the abutting owner, in a manner that does not create a nuisance or hazard.

Section 3.7 Additional Exterior Nuisance Conditions

The following additional conditions are declared blight conditions and public nuisances when maintained in a manner that affects public health, safety, welfare, appearance, or neighboring property:

1. accumulations that attract or harbor rodents, insects, vermin, or animals;
2. stagnant water or containers capable of holding stagnant water, except lawful stormwater or garden features maintained in sanitary condition;
3. unsafe exterior stairs, porches, decks, railings, or appurtenances;
4. collapsed, partially collapsed, or unsecured accessory buildings;
5. open excavations, holes, or foundations not properly secured;
6. exterior conditions that create a fire hazard, safety hazard, or risk of injury.

Section 4. Exceptions

The following conditions, materials, vehicles, equipment, or activities shall not constitute a violation of this Ordinance, provided they are maintained in a lawful manner, do not create an immediate hazard to public health or safety, and otherwise comply with applicable Village ordinances, zoning regulations, state law, and the specific conditions set forth below.

Section 4.1 Domestic Refuse for Regular Collection

Domestic refuse, garbage, and household waste stored in proper containers for regular collection and maintained in a sanitary manner shall not constitute a violation of this Ordinance, provided such materials do not create a nuisance due to overflow, odor, scattering, infestation, or prolonged accumulation.

Section 4.2 Active Construction, Repair, or Improvement Projects

Building materials, construction materials, equipment, dumpsters, and related items associated with an active construction, repair, demolition, or improvement project on the same property shall not constitute a violation of this Ordinance, provided that:

1. the project is lawful and all required permits have been obtained where applicable;
2. the materials and equipment are maintained in an orderly and reasonably safe manner;
3. the materials and equipment are actively being used for the project; and
4. the project is actively progressing and not abandoned or unreasonably delayed.

Nothing in this subsection shall exempt a partially completed, abandoned, unsafe, or unsecured structure or construction site from enforcement under this Ordinance.

Section 4.3 Lawful Business, Commercial, Industrial, Agricultural, or Governmental Uses

Outdoor storage, equipment, vehicles, materials, inventory, or operational activities that are part of a lawful business, commercial, industrial, agricultural, utility, public works, governmental, or institutional use shall not constitute a violation of this Ordinance when:

1. the use is lawfully established and operated;
2. the storage, equipment, vehicles, materials, or inventory are customary and incidental to that lawful use;
3. the condition is permitted by zoning, site plan approval, special use approval, license, permit, or other applicable law where required; and
4. the property is maintained in a manner that does not create a separate blight condition, nuisance, dangerous structure, or hazard not otherwise permitted by law.

Section 4.4 Temporary Inoperable Vehicle

One or more temporarily inoperable motor vehicles may remain on a property for a period not to exceed thirty (30) days, provided that:

1. the vehicle is not a junk vehicle as defined by this Ordinance;
2. the vehicle is not in a condition that creates an immediate safety hazard, fire hazard, or nuisance;
3. the vehicle is not being used for storage of refuse, debris, junk, vehicle parts, or similar materials;
4. the vehicle is not being dismantled or stripped in violation of this Ordinance; and
5. the vehicle is located on the property in a manner that does not otherwise violate applicable law.

A vehicle that remains in an inoperable condition for more than thirty (30) days shall thereafter be subject to this Ordinance unless it is restored to lawful operating condition or removed to a lawful enclosed structure or other lawful location.

Section 4.5 Lawful Vehicle Repair and Maintenance

Routine repair, maintenance, or improvement of a motor vehicle by the owner or occupant of the property shall not constitute a violation of this Ordinance, provided that:

1. the repair or maintenance activity does not continue outdoors for more than seven (7) days with respect to the same vehicle or the same repair event, unless conducted in a lawful enclosed structure or lawful permitted business location;
2. the activity does not create a nuisance, safety hazard, or environmental hazard;
3. no junk vehicle is created or maintained in violation of this Ordinance; and
4. all parts, tools, fluids, debris, and waste materials are properly stored, contained, and removed.

Section 4.6 Firewood and Normal Residential Outdoor Storage

Neatly stacked firewood intended for residential use, and ordinary outdoor residential items customarily associated with normal residential living, shall not constitute a violation of this Ordinance, provided they are maintained in a reasonably orderly, safe, and sanitary manner and do not create blight, vermin harborage, or a nuisance condition.

Section 4.7 Recreational, Utility, and Seasonal Equipment

Lawfully owned recreational vehicles, boats, campers, trailers, utility trailers, lawn and garden equipment, snow removal equipment, and seasonal property maintenance equipment shall not constitute a violation of this Ordinance solely because they are stored outdoors, provided that:

1. the equipment or vehicle is operable, lawfully licensed if required, or otherwise lawfully stored for seasonal or intermittent use;
2. the equipment or vehicle is maintained in a reasonably orderly manner;
3. the equipment or vehicle is not dismantled, junked, wrecked, unsafe, or used for the storage of junk, refuse, debris, or similar materials; and
4. the equipment or vehicle does not otherwise create a blight condition, nuisance, or hazard.

Section 4.8 Temporary Written Approval by Village

The Village Enforcement Official may grant written temporary approval for a condition, storage arrangement, vehicle, structure, or circumstance that would otherwise be regulated by this Ordinance when the Village Enforcement Official determines that:

1. the condition is temporary in nature;
2. the condition is associated with a legitimate repair, cleanup, emergency, construction project, estate administration, property transfer, insurance claim, or similar circumstance;
3. the condition can be maintained without creating an immediate threat to public health, safety, or welfare; and

4. the approval is consistent with the purpose of this Ordinance.

Any approval under this subsection shall be in writing, shall identify the property and the approved temporary condition, and may include reasonable terms, conditions, and a time limit for compliance**.**

Section 4.9 No Exception for Dangerous or Unsecured Structures

Nothing in this Section shall be construed to exempt any dangerous structure, unsecured vacant structure, collapsed structure, or other condition presenting an immediate threat to public health, safety, or welfare from enforcement under this Ordinance.

Section 5. Enforcement Officials and Authority

This Ordinance may be administered and enforced by the Village Manager, Zoning Administrator, Code Enforcement Designee, or any other person designated by the Village Council or Village Manager.

The Village Enforcement Official may:

1. investigate complaints or suspected violations;
2. inspect property as permitted by law;
3. issue notices of violation;
4. determine required corrective action;
5. establish a compliance deadline;
6. issue municipal civil infraction citations;
7. coordinate abatement where authorized;
8. refer matters to the Village Attorney or other appropriate authority for enforcement.

Section 6. Notice of Violation and Time to Correct

Except where emergency abatement is authorized, the Village Enforcement Official shall provide written notice of violation to the owner, occupant, or person responsible for the property.

The notice shall include:

1. the address or description of the property;
2. a description of the violation or nuisance condition;

3. the corrective action required;
4. the time allowed for correction;
5. notice that failure to comply may result in municipal civil infraction enforcement, Village abatement, cost recovery, lien, special assessment, placement on the tax roll, civil action, or other lawful remedy.

The time to correct shall be **thirty (30) days**, unless the Village Enforcement Official determines that a shorter or longer reasonable time is appropriate based on the nature, severity, complexity, or urgency of the violation.

Notice may be served by personal delivery, first-class mail, certified mail, posting on the property, or any other method reasonably calculated to provide notice and permitted by law. The Village may, in its discretion, include in a notice of violation information regarding available assistance programs, referral resources, or voluntary compliance options when the Village determines such information may assist in correcting the violation.

Section 7. Abatement by the Village

If the owner, occupant, or person responsible fails to correct the violation within the time stated in the notice, the Village may take action to abate the blight condition or public nuisance.

Abatement may include, but is not limited to:

1. removal of junk, refuse, rubbish, garbage, debris, or discarded materials;
2. mowing or cutting vegetation;
3. securing, boarding, locking, or enclosing a vacant or unsecured structure;
4. removing or causing the removal of junk vehicles, inoperable vehicles, or vehicle parts;
5. repairing, stabilizing, or removing unsafe exterior conditions;
6. demolition, repair, or other action when authorized by law and after any required process;
7. use of contractors, Village personnel, equipment, materials, and professional services.

Section 8. Emergency Abatement

When the Village Enforcement Official determines that a condition presents an immediate threat to public health, safety, or welfare, the Village may take immediate action to abate the condition without prior notice, to the extent reasonably necessary to protect persons or property.

Emergency abatement may include securing an open structure, removing an immediate hazard, barricading a dangerous area, eliminating a fire or safety hazard, or taking other reasonable emergency protective action.

After emergency abatement, the Village shall provide notice to the owner or person responsible as soon as reasonably practicable and may recover costs as provided in this Ordinance.

Section 9. Violations; Municipal Civil Infraction; Public Nuisance; Additional Remedies

Section 9.1 Municipal Civil Infraction

A person who violates any provision of this Ordinance, or who fails to comply with a notice, order, or requirement lawfully issued under this Ordinance, is responsible for a municipal civil infraction and shall be subject to fines, costs, sanctions, and other relief as authorized by law and by the Village's schedule of municipal civil infraction fines.

Section 9.2 Continuing Violations

Each day that a violation exists or continues after the expiration of the time for correction stated in a notice of violation, or after any other deadline lawfully established under this Ordinance, shall constitute a separate violation.

Section 9.3 Public Nuisance and Nuisance Per Se

Any condition or activity maintained in violation of this Ordinance is hereby declared to be a public nuisance and nuisance per se.

Section 9.4 Additional Remedies

In addition to municipal civil infraction enforcement, the Village may enforce this Ordinance and seek abatement of violations by any lawful means, including but not limited to:

1. abatement by the Village as provided in this Ordinance;
2. civil action;
3. injunctive relief;
4. restraining order;
5. enforcement of costs and expenses under Section 10;
6. special assessment, lien, tax roll certification, or other collection methods as authorized by law; and
7. any other remedy authorized by law; and

8. in appropriate circumstances, and in the Village's sole discretion, coordination, facilitation, referral, or support for the use of available local, county, state, federal, nonprofit, or grant-funded programs that may assist with the repair, rehabilitation, securing, removal, or correction of blighted, dangerous, or nuisance conditions, including housing rehabilitation, code compliance, demolition, clearance, redevelopment, neighborhood stabilization, or other community development assistance programs for which the Village, the property owner, or another eligible entity may qualify.

Section 9.5 Cumulative Remedies

The remedies provided by this Ordinance are cumulative and not exclusive. The use of one remedy by the Village shall not prevent the use of any other remedy authorized by this Ordinance or by law.

Section 10. Cost Recovery, Special Assessment, Tax Roll, and Liens

Section 10.1 Liability for Costs

If the Village incurs costs to investigate, enforce, secure, remove, repair, abate, correct, or otherwise address a violation of this Ordinance, the owner, occupant, and any other person responsible for the violation shall be jointly and severally liable to the Village for all costs and expenses incurred by the Village in connection with such enforcement or abatement, to the extent permitted by law.

Section 10.2 Recoverable Costs

Recoverable costs and expenses may include, but are not limited to:

1. labor costs, including employee wages and benefits attributable to enforcement or abatement activities;
2. equipment costs and equipment usage charges;
3. contractor charges and professional service fees;
4. costs of securing, boarding, locking, enclosing, stabilizing, removing, cleaning, mowing, demolishing, repairing, or otherwise abating a nuisance or blight condition;
5. disposal, hauling, landfill, and material costs;
6. inspection, reinspection, testing, and documentation costs;
7. administrative costs, including overhead reasonably attributable to enforcement or abatement;
8. mailing, posting, publication, title search, and recording costs;

9. attorney fees, court costs, and other legal expenses, but only to the extent recoverable by law; and
10. any other direct or indirect costs reasonably incurred by the Village in enforcing this Ordinance or abating a violation.

Section 10.3 Billing and Collection

The Village may bill the owner, occupant, or other person responsible for the costs described in this section. If such costs are not paid within the time stated in the Village's billing or notice, the Village may recover such costs by any lawful means, including one or more of the following:

1. collection as a debt owed to the Village;
2. civil action against the responsible person or persons;
3. special assessment against the property;
4. certification of the costs for placement upon the tax roll in the same manner as other Village charges, assessments, or liens, to the extent permitted by law;
5. lien against the property, if authorized by law; and
6. any other remedy or collection method authorized by law.

Section 10.4 Cumulative Remedies

The Village's right to recover costs under this section is cumulative and in addition to any municipal civil infraction penalty, nuisance abatement remedy, injunctive relief, or other remedy provided by this Ordinance or by law.

Section 11. Relationship to Other Ordinances

This Ordinance is intended to supplement, and not replace, other applicable Village ordinances, zoning regulations, building codes, property maintenance codes, fire codes, nuisance ordinances, and state laws.

Where another ordinance or law provides a stricter standard, the stricter standard shall apply unless otherwise prohibited by law.

Section 12. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is determined to be invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance.

Section 13. Repealer

All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 14. Effective Date

Under Michigan law, a police power ordinance passed by a village council becomes effective on the date stated in the ordinance itself, which may be as early as the date of publication. However, if the ordinance imposes a sanction (penalty), it cannot take effect before the twentieth day after its passage or before the date of its publication, whichever occurs first. The village clerk must publish the ordinance or a synopsis in a local newspaper within 15 days of passage.

This ordinance shall be published within fifteen (15) days after its passage and shall become effective twenty (20) days from the date of publication

Council approved on 11/10/2026 at regular meeting.