

Township of Sodus

Berrien County, Michigan

Ordinance for Adoption of the International Property Maintenance Code

ORDINANCE 40

An ordinance establishing the minimum regulations governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupation and use and the demolition of such structures; Known as the Property Maintenance Code.

THE TOWNSHIP OF SODUS, BERRIEN COUNTY, MICHIGAN, ORDAINS:

Section 1. Adoption of 2021 International Property Maintenance Code

That a certain document, three (3) copies of which are on file with the office of the clerk of Sodus Township, being marked and designated as the **International Property Maintenance Code** as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of Sodus Township, in the State of Michigan; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said **Property Maintenance Code** are hereby referred to, adopted, and made a part hereof, as set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

The International Property Maintenance Code will be reviewed by Sodus Township every three (3) years for revisions.

Sections 2. Revisions and Insertions:

Section 101.1 Insert: Sodus Township

Section 103.1 Insert: The Building & Zoning Inspector & Ordinance Officer, Township Supervisor will be the administrator and enforcement of the provisions of this code.

Section 302.4 Insert: Premises and Exterior property shall be maintained free of weeds or plant growth in excess of 10 inches.

Section 304.14 Insert: May 1st to October 1st

Section 602.3 Insert: September 1st to July 1st

Section 602.4 Insert: September 1st to July 1st

Section 3 Repealed:

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Rights Restored:

That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. **Sodus Township** hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses and phrases be declared unconstitutional.

Section 5. Procedure:

That the Township Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and to be in forced from and after its approval as required by law.

Section 6. Effective Date:

This ordinance shall take immediate effect. All other ordinances of the Township heretofore or hereafter adopted shall hereafter be supplemented by the terms of this ordinance.

Section 7. Means of Appeal, refer to Section 107 in the International Property Maintenance Code Book.

Section 8. Exception, this ordinance does not apply and shall not be enforceable to land that is zoned Ag. Agriculture and/or used as agriculture land. This ordinance does apply and shall be enforceable to the front, side and rear yards (as defined in the Township Zoning Ordinance) of the land in an Ag (Agriculture) district or land use Ag Agriculture land.”

Section 9. This Ordinance or summary shall be published as required by in The Journal Era, a newspaper of general circulation in the Township, promptly after its adoption, and shall be recorded in the Ordinance Book of the Township and such recording authenticated by the signatures of the Township Supervisor and Township Clerk.

Violation and Penalties:

- A. Any person who disobeys, neglects or refuses to comply with any provision of this ordinance or who causes, allows or consents to any of the same shall be deemed to be responsible for the violation of this ordinance. A violation of this ordinance is a municipal civil infraction, for which the fines shall not be less than \$100 nor more than \$500, in the discretion of the Court. The foregoing sanctions shall be in addition to the rights of the Township to proceed at law or equity with other appropriate and proper remedies. Additionally, the violator shall pay costs which may include all expenses, direct and indirect, which the Township incurs in connection with the enforcement of this ordinance pursuant to MCL 600.87727
- B. Each day during which any violation continues shall be deemed a separate violation.

C. In addition, the Township may seek injunctive relief against persons alleged to be in violation of this ordinance, and such other relief as may be provided by law.

D. This ordinance shall be administered and enforced by the Building Official, Ordinance officer of the Township or by such other person(s) as designated by the Township Board from time to time.

CERTIFICATION

A motion that said “Ordinance for Adoption of the International Property Maintenance Code” be enacted was made by _____
, and supported by _____, at a regular meeting of the Sodus Township Board on the _____ day of _____ 2023.

The names of the Township Board members and their votes are as follows:

Name:	YES	NO
Loyall Bennett	_____	_____
Ken Peters	_____	_____
Terry McCain	_____	_____
Cheryl Andres	_____	_____
David Chandler	_____	_____

I hereby certify the foregoing is a true and correct copy of the Ordinance for Adoption of the **International Property Maintenance Code** for **Sodus Township, Berrien County, Michigan**, duly adopted on the **8th of May, 2023**.

_____ **Cheryl Andres, Sodus Township Clerk**

I hereby certify that the foregoing ordinance was published in the Journal Era Berrien Springs, Michigan, on the _____ day of _____, 2023

Cheryl Andres. Clerk / Sodus Township

