

# Blight Bureau

October 28, 2010

Town Hall Meeting

# What is a Blight Bureau?

- Blight Bureau is an Administrative Hearing Bureau.
- Authorized by Michigan statute, MCL 117.4q
- AHB can settle hearings and impose fines related to blight violations.
- Cases of blight violations will be settled internally through a City Court.
- Blight court will be held in the Council Chambers at City Hall.

# Why a Blight Bureau?

## Community Shared Values

- The AHB has been established to address concerns of blight from within the community.
- The AHB seeks to provide attractive neighborhoods for the residents of Ypsilanti.
- The central focus of the AHB is to improve the quality of life for all residents of the community.

## Dangers of Blight

- Blighted areas can become a haven for illegal activity.
- Noxious weeds can provide a habitat for rodents and other vermin.
- Blight can reduce the overall safety of the environment.
- Blighted areas are more prone to fires

# What is Blight?

- The City defines blight as a condition that impairs, destroys, or deteriorates the property because of its decay, improper storage, or effect on property or quality of life.

# Common Blight Violations

- Building/Housing code violations
- Zoning violations
- Grass/weeds excess of 10”
- Scattered litter/open trash on property
- Couch/indoor furniture in outdoor area
- Snow/ice not cleared from sidewalk
- Improper placement of signs
- Unlicensed animals
- Trash at curb before/after permitted time

# Penalties for Common Violations

## Violation Fees

- \$50 for first violation
- \$100 for the second violation
- \$200 for third and any further violations

## Other Additional Costs:

- Abatement costs
- Prosecution costs
- Bureau costs
- State AHB fee

# Violation and Notice of Hearing

The Ordinance Officer will solicit one of three courses of action to be taken on the citation:

1. Appearance required
2. Plea by mail allowed
3. Violation is waivable

*\* An authorized official has the discretion to issue a blight citation on the first violation.*

# Local Officials Involved

- Administrative Hearings Clerk
  - Administrative Hearings Officer
  - Ordinance Enforcement Officer
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- For more information please search:  
<http://www.cityofypsilanti.com>
  - Contact Administrative Hearings Clerk:  
[\(734\)-483-1100](tel:(734)483-1100)