

DRAFT US 41 CORRIDOR BLIGHT ORDINANCE

This ordinance applies to all structures in the US 41 corridor and on Willson Memorial Drive in Chassell Township. The Township will contact non-compliant owners and provide a one-year window for compliance with the standards below. After receiving such a notice, the owner will be expected to communicate a remediation plan to the Township Supervisor within 60 days of the notification.

Protection of Exterior Surfaces

All exterior surfaces of a building or structure made of iron, wood, steel, masonry or other materials which may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.

Exterior Windows and Doors

All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this ordinance. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths (3/8) inch thickness, cut to the size of the opening and secured by use of Phillips headed two (2) inches) long screws on all first story or ground accessible points of entry or by use of 16d common nails which are permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

Enforcement

If after one-year of being notified by the Township a deficiency has not been addressed, the owner is subject to receiving a civil infraction ticket carrying a fine of \$50. If the deficiency is not resolved within two weeks of receiving the first ticket, a second ticket carrying a fine of \$100 will be issued. Should the deficiency remain unresolved, bi-weekly tickets of \$200 will be issued until the deficiency is resolved.

Appeal

If an owner disagrees with the basis for the ticket, an appeal may be filed within one-week of receiving a warning to the Township Supervisor who will convene the Administrative Review Panel and rely on a majority decision of the panel to determine the ticket's appropriateness.