

2010 ORDINANCE DIVISION ANNUAL REPORT

"Keeping blight out of your neighborhood!"





Patricia Voelker, Director Planning, Building & Ordinance

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Ordinance Division Employee List



From left to right: Lead Ordinance Officer, Brenda Schlutow, Ordinance Secretary, Kelly Jacobson, Ordinance Officer, Bill Boss, and Director, Patricia Voelker



Ordinance Officer Jim Wright Building Inspector

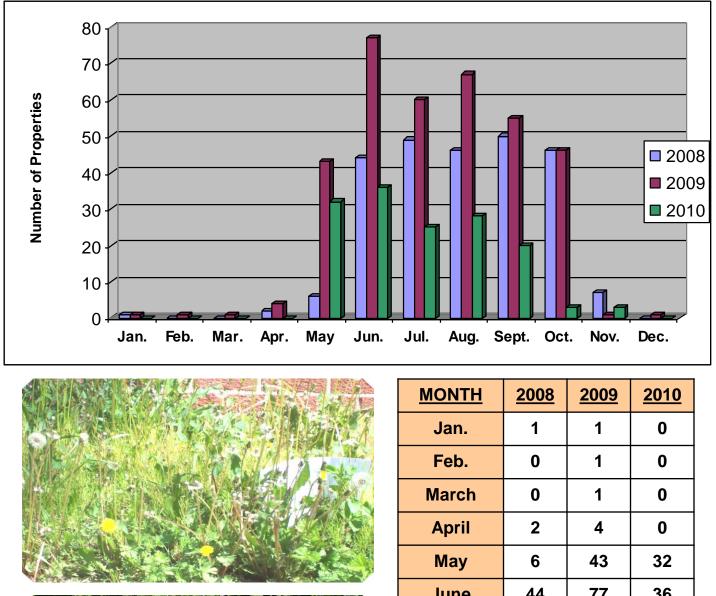


Ordinance Officer Mike McCully Fire Marshall



Ordinance Officer Noah Mehalski Environmental Specialist

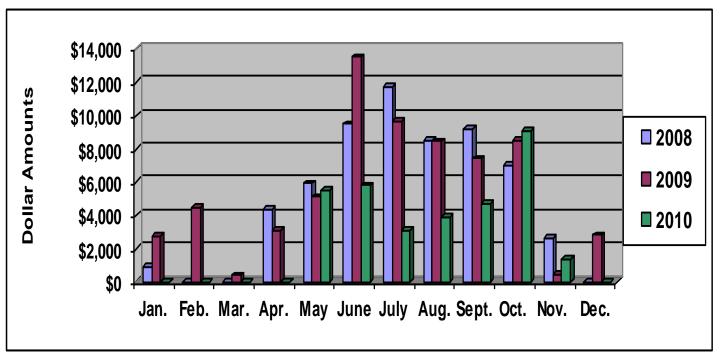
Number of Vacant Properties Maintained 2008 - 2010





	2000	2005	2010
Jan.	1	1	0
Feb.	0	1	0
March	0	1	0
April	2	4	0
Мау	6	43	32
June	44	77	36
July	49	60	25
Aug.	46	67	28
Sept.	50	55	20
Oct.	46	46	3
Nov.	7	1	3
Dec.	0	1	0

Cost to Maintain Vacant Properties 2008 - 2010



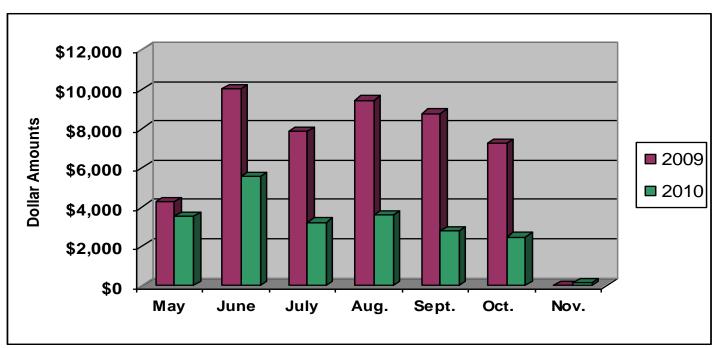
The cost of maintaining vacant and/or foreclosed properties by Bloomfield Township has decreased for the first time since 2005. We have seen a growing trend of banks releasing money to have these properties maintained. Whether that is because the banks are just now starting to get a handle on dealing with the large number of foreclosed and/or vacant homes, or because they know municipalities will have the work done and placed as a lien on the tax rolls (including costly administrative fees), we are finally seeing a decline in the number of homes that need to be maintained by the Township.

While we do not see the amount of foreclosed homes decreasing, it is good to see banks taking more responsibility to make sure these properties are adequately maintained to comply with Ordinance requirements.

<u>MONTH</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan.	\$900	\$2,700	\$0
Feb.	\$0	\$4,500	\$0
March	\$0	\$375	\$0
April	\$4,340	\$3,082	\$0
Мау	\$5,903	\$5,090	\$5,526
June	\$9,486	\$13,498	\$5,784
July	\$11,747	\$9,657	\$3,119
August	\$8,477	\$8,433	\$3,902
Sept.	\$9,181	\$7,404	\$4,669
Oct.	\$6,960	\$8,503	\$9,037
Nov.	\$2,656	\$416	\$1,334
Dec.	\$0	\$2,800	\$0
TOTAL	\$59,650	\$66,459	\$33,369

Noxious Weeds Administrative Fee Totals <u> 2009 - 2010</u>

Beginning in May 2009, the Township began charging a \$75 administrative fee per each grass/weed cutting (as passed by Township resolution). In 2010, it appeared that the banks were finally taking action on a large number of the foreclosed homes. Ordinance Officers began to see an obvious increase in postings on these homes that contained contact information for the maintenance companies assigned by the banks. In turn, the officers have been able to work with these companies to keep the grass cut as well as to have other maintenance issues addressed.



	<u>MONTH</u>	<u>2009</u> MONTHLY TOTAL	<u>2010</u> MONTHLY TOTAL
N THANK CHA	Мау	\$4,275	\$3,525
	June	\$10,050	\$5,550
	July	\$7,875	\$3,225
	August	\$9,300	\$3,600
	Sept.	\$8,775	\$2,775
	Oct.	\$7,200	\$2,475
	Nov.	\$0	\$150
	TOTAL	\$47,475	\$21,300
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Ordinance Division 2010 Annual Report

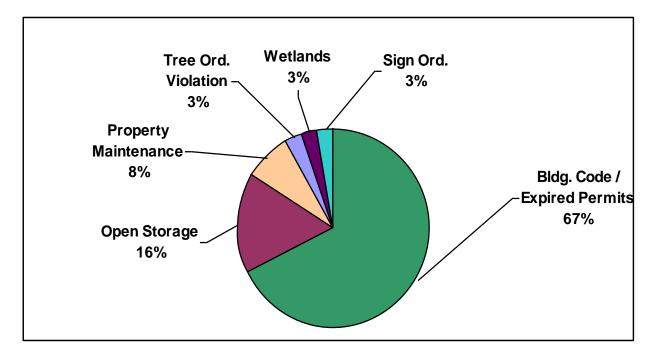
Property Maintenance Fee Totals 2009 - 2010

Per the International Property Maintenance Code (IPMC), a \$75 Enforcement Recovery Fee may be charged to a resident after being given a warning and he fails to comply with the Code. In most cases, the residents comply. There is an appeals process to the IPMC Board of Appeals, should the resident feel they have been wrongly accused of the violation. Two residents used the appeal process in 2010.



Number of Tickets Issued

Although there was a decrease in the number of tickets issued this year, building code and/or expired permits still constitute the largest portion of tickets issued in 2010. Many contractors are now familiar with our policy of doing pre-site inspections to verify that mechanical equipment has *not* been installed *prior* to permits being issued. However, there were still a number of contractors who violated this building code on more than one occasion, warranting them a ticket.



<u>Violation</u> Categories	<u>Number of</u> <u>Tickets Issued</u>
Building Code / Expired Permits	25
Open Storage	6
Property Maintenance	3
Tree Ordinance Violation	1
Wetlands	1
Signage	1
2010 TOTAL	37

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<u>Ordinance Permits</u> <u>2008 - 2010</u>

Number of Permits Issued					
2008	2009	2010			
28	29	24			
15	4	5			
7	4	13			
2	3	6			
2	2	1			
2	2	1			
2	3	4			
1	1	1			
2	1	0			
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Illegal Signs Removed 2009 - 2010

With the elections in November 2010, the Ordinance Division was inundated with complaints about improperly placed and/or over-sized political signs. Consequently, there was a drastic increase in the number of illegal signs confiscated by the Division, as shown in the table below.



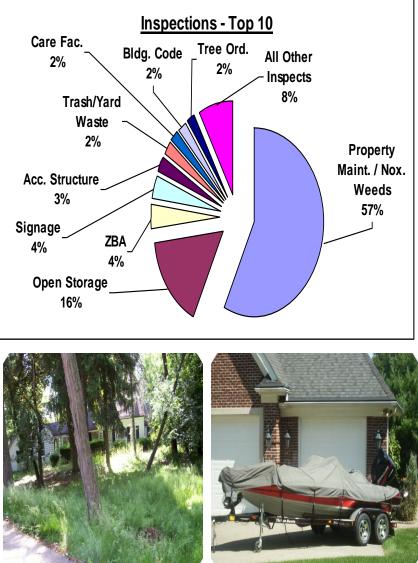
TOTAL NUMBER OF SIGNS PULLED IN 2009 = 284

TOTAL NUMBER OF SIGNS PULLED IN 2010 = 508

Ordinance Inspections

<u>Categories</u>	Inspections
Property Maintenance Noxious Weeds	3,426
Open Storage	960
ZBA	261
Signage	248
Accessory Structure	160
Trash/Yard Waste	152
Care Facilities	133
Bldg. Code	121
Tree Ordinance	109
Parking	97
Fence	88
Fire Code	77
Zoning	62
Litter/Debris	43
Permit Inspects	41
DRB	35
Animal Containment	34
Dumping	20
R.O.W Issues	14
Snow Removal	8
Drainage	8
Wetlands	7
Noise	4
Lighting	3
2010 TOTAL	6,129

In 2010, Ordinance Officers conducted a total of 6,129 inspections. This is an increase of approximately 34% from 2009. As in previous years, this is largely due to the high volume of foreclosures and our efforts to monitor these sites. The Property Maintenance and/or Noxious Weeds inspections account for approximately 56% of the total number of inspections for the year. The number of inspections for this category alone went up by about 43% from last year's total. Given the number of foreclosures, we do not anticipate a decline in the number of property maintenance and/or noxious weeds inspections in the upcoming year.



Ordinance Division 2010 Annual Report

Goals & Accomplishments

Accomplishments

 \checkmark In 2010, the Property Maintenance Board of Appeals members were sworn in, and two (2) appeal meetings were held.

 \checkmark Numerous Ordinance records and files were purged this year, which resulted in more space in the storage facility, as well as improving the inter-office filing system.

✓ Throughout the year, the Ordinance Division worked with other Divisions and/or Departments to become familiar with their areas of expertise, including Environmental, Building and Planning. Ordinance Secretary, Kelly Jacobson, has cross-trained to work for the Building and Planning Divisions. Mrs. Jacobson assists in preparing and developing the Zoning Board of Appeals PowerPoint presentations.

 ✓ The Ordinance Division created a Notice to inform banks, realtors, maintenance companies, and/or potential buyers that the Township would be maintaining the posted site unless or until a responsible party came forward.
Posting this notice has proved to be helpful in providing them with Township contact information, and in avoiding disputes over maintenance fees charged to the property tax roll.

 \checkmark Through coordination with the Assessing Department, review of quarterly foreclosure lists resulted in the Ordinance Division scheduling inspections to monitor these sites for property maintenance.

<u>Goals</u>

✓ Purge Ordinance records according to the Michigan Record Retention General Schedule #10. This will allow the Division to continue to better manage records.

 \checkmark Update the Township website with timely information to provide a more efficient way to communicate Ordinance questions and concerns.

✓ Add a frequently asked questions page to the Code & Ordinance Division section of the Township website.