



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

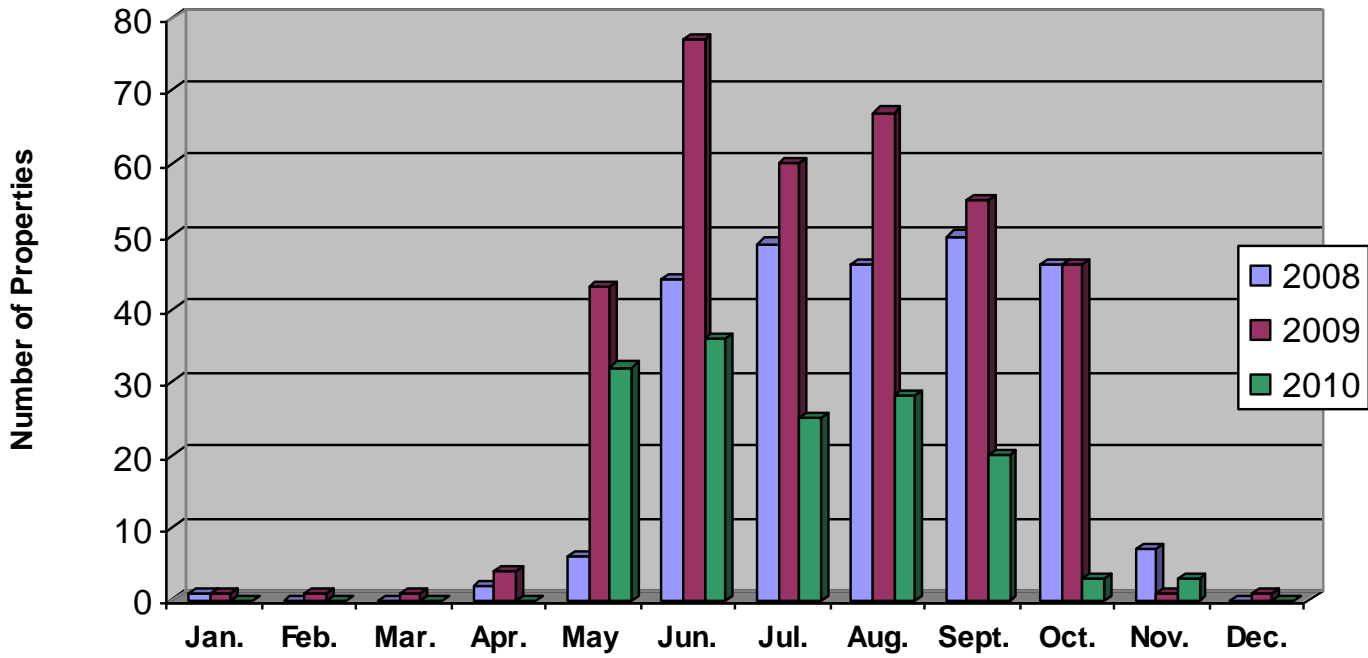


Ordinance Officer
Mike McCully
Fire Marshall



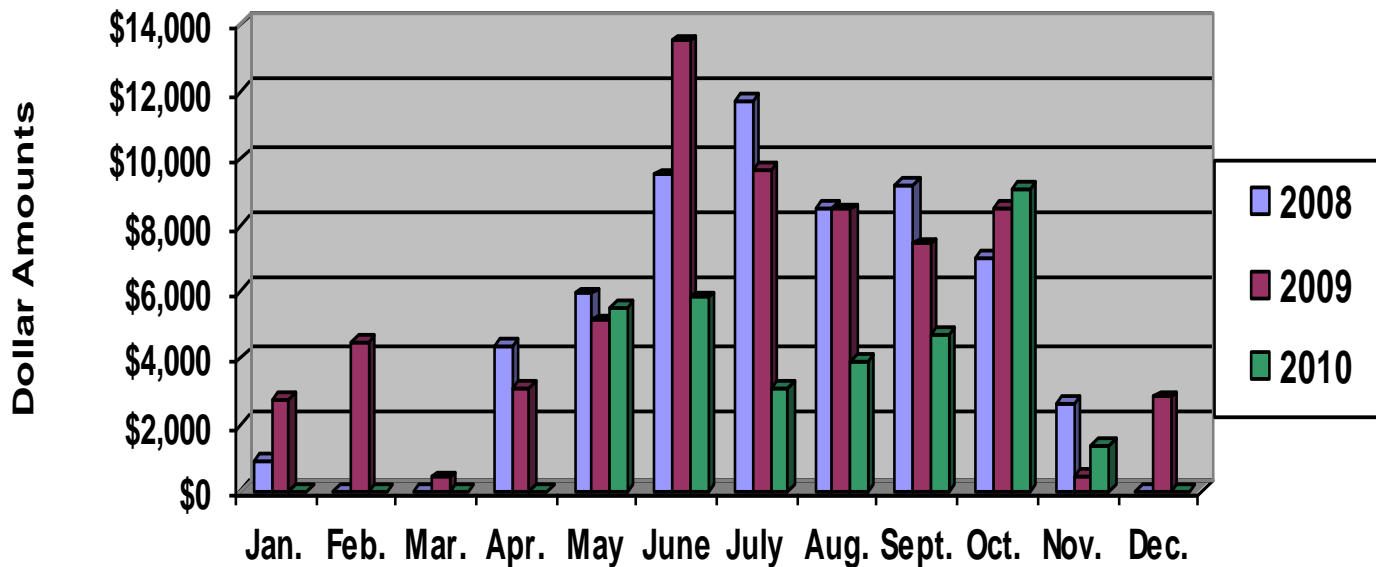
Ordinance Officer
Noah Mehalski
Environmental Specialist

Number of Vacant Properties Maintained 2008 - 2010



<u>MONTH</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Jan.	1	1	0
Feb.	0	1	0
March	0	1	0
April	2	4	0
May	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



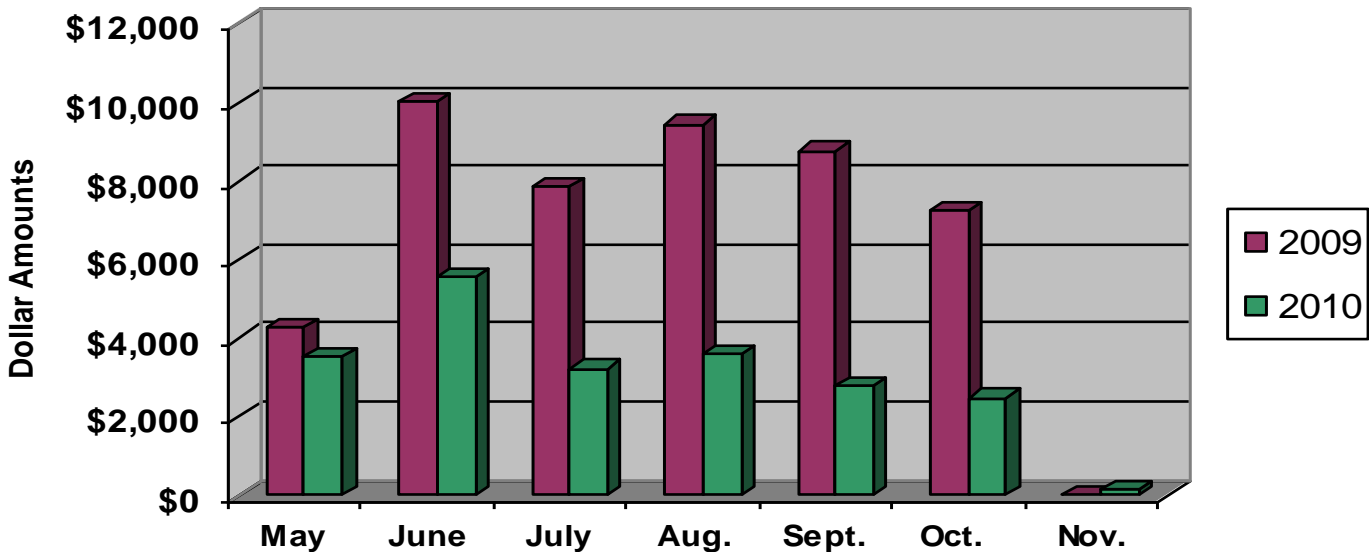
The cost of maintaining vacant and/or foreclosed properties by Bloomfield Township has decreased for the first time since 2005. We have seen a growing trend of banks releasing money to have these properties maintained. Whether that is because the banks are just now starting to get a handle on dealing 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
May	\$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 2009 - 2010

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 MONTHLY TOTAL</u>	<u>2010 MONTHLY TOTAL</u>
May	\$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



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.

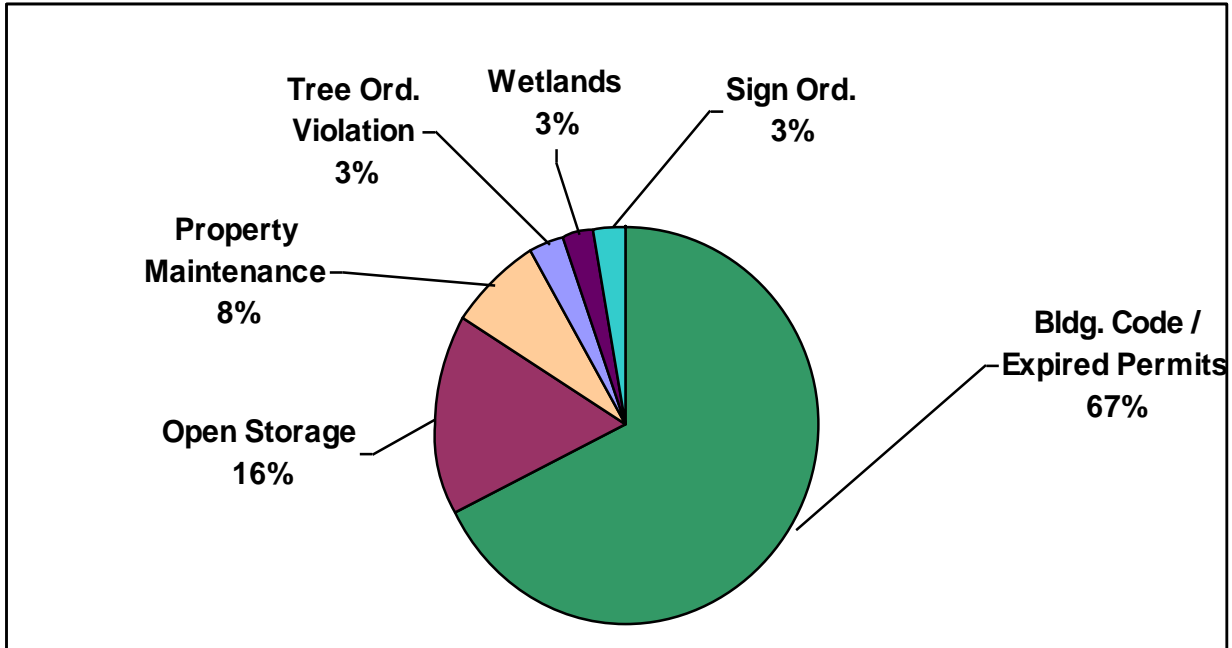


<u>MONTH</u>	<u>2009</u>	<u>2010</u>
Jan.	\$0	\$0
Feb.	\$0	\$0
March	\$0	\$0
April	\$0	\$150
May	\$0	\$0
June	\$0	\$150
July	\$0	\$0
August	\$525	\$150
Sept.	\$1,050	\$0
Oct.	\$75	\$225
Nov.	\$75	\$0
Dec.	\$0	\$75
TOTAL	\$1,725	\$750



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 Categories</u>	<u>Number of 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

State of Michigan
Uniform Law Citation

US DOT # _____ Incident No. _____ Dept. No. 252

The People of the State of Michigan Local Use/Arrest No. _____ Detention Device _____
 Township City Village County

Off: **BLOOMFIELD** BAC _____ 1 of 1

THE UNINCORPORATED Month _____ Day _____ Year At approximately A.M. P.M. _____
 SAYS THAT ON: 12:00 _____

State Over/Chattel Driver License Number _____ SSN (last 4 digits) _____
 Local _____

Race _____ Sex _____ Height _____ Weight _____ Hair _____ Eyes _____ Occupation/Employer _____
 Name (First, Middle, Last) _____
 Street _____
 City _____ State _____ Zip Code _____

Vehicle Plate No. _____ Year _____ State _____ Vehicle Description (Year, Make, Color) _____ Veh. Type _____

THE PERSON NAMED ABOVE, in violation of Local Ordinance State Law Administrative Rule
 UPON **INSPECTION**

AT OR NEAR _____

WITHIN CITY VILLAGE TOWNSHIP OF **BLOOMFIELD**
 COUNTY OF **OAKLAND** DID THE FOLLOWING
 MCL OR P.A.C.C. Code _____ Charge _____

Type	Offense	Description (include any code issued related to each charge)	No.
<input checked="" type="checkbox"/> Cit. <input type="checkbox"/> Warn. <input type="checkbox"/> Authoriz. pend. <input type="checkbox"/> BLM TWP MUNICIPAL CIVIL INF 157	<input type="checkbox"/> Misd. <input type="checkbox"/> Pkg. <input type="checkbox"/> 09964	OFFENSE (SET COURT DATE)	1
<input type="checkbox"/> Fel. <input type="checkbox"/> Warn. <input type="checkbox"/> Authoriz. pend.	<input type="checkbox"/> Misd. <input type="checkbox"/> Pkg. <input type="checkbox"/> Warn. <input type="checkbox"/> Warn. <input type="checkbox"/> Warn.		2
<input type="checkbox"/> Cit. <input type="checkbox"/> Warn. <input type="checkbox"/> Authoriz. pend.	<input type="checkbox"/> Misd. <input type="checkbox"/> Pkg. <input type="checkbox"/> Warn. <input type="checkbox"/> Warn. <input type="checkbox"/> Warn.		3

TO THE COURT: Do not arrest on a felony charge until an authorized complaint is filed.
 Offense Code(s) _____

1. 09964 2. _____ 3. _____

Key for Type: Cit = Civil Infraction Misd = Misdemeanor Fel = Felony Warn = Warning Pkg = Package
 State = Violation for Which Fines/Costs May be Waived Authoriz. pend. = Authorization pending

Remarks _____

CHECK IF APPROPRIATE Damage to Property Legal Court Bond \$ _____
 Vehicle Impounded Injury License Placed in Lieu of Bond _____
 Traffic Crash Death Appearance Certificate _____
 Person in Active Military Service Yes No

SEE DATE BELOW. SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS
 Appearance Date (if or before) _____ Contact Court
 Juvenile Traffic Miss. (Court will Notify) Formal Hearing Required. (Court will Notify)

In the 48TH DISTRICT COURT - BLOOMFIELD HILLS Court of **BLOOMFIELD HILLS**
 Court Address & Phone Number **48TH DISTRICT COURT**
4280 TELEGRAPH RD
BLOOMFIELD HILLS, MI 48302
 (248) 647-1141

I received a copy of this ordinance complaint upon my arrest or photograph by phone if requested
 I declare under the penalties of perjury that the statements above are true to the best
 of my information, knowledge, and belief

Complainant's Signature and receipt if applicable _____ Month _____ Day _____ Year _____

Officer's Name (printed) _____ Officer's ID No. 446

Agency DDE _____ Agency Name **BLOOMFIELD TWP PD**
 tel. 8326200
 UC-51a Online payment Web site: <https://payment.etemis.org/>
 (rev. 6/09)

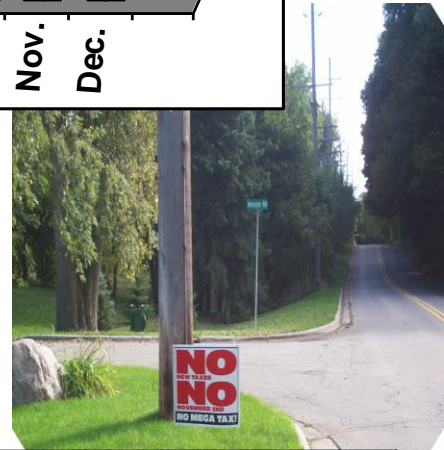
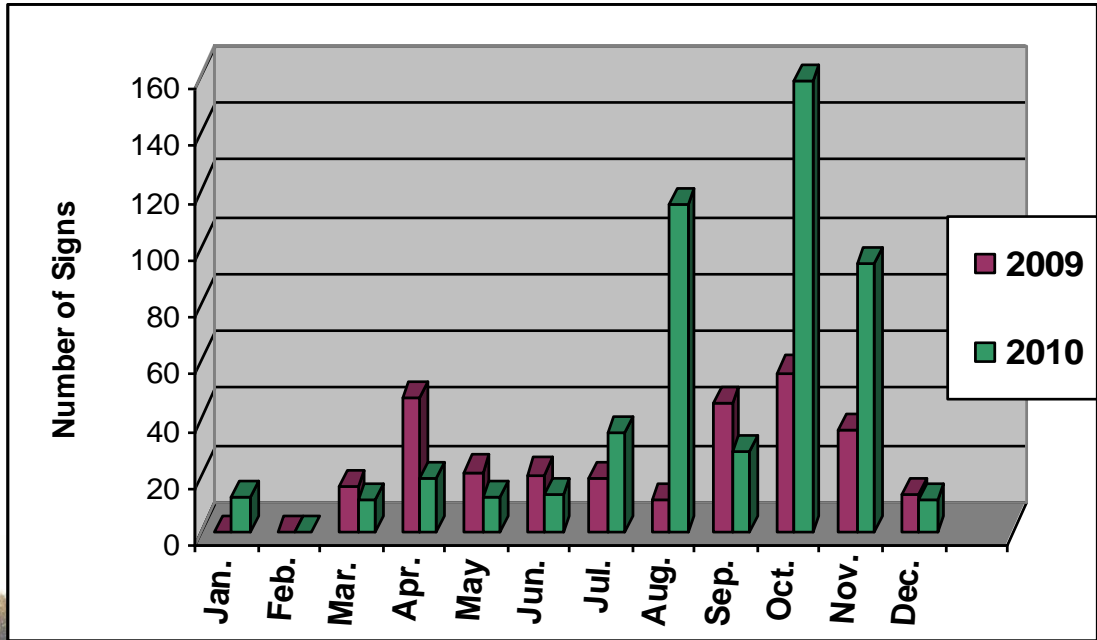
Ordinance Permits 2008 - 2010

<u>Number of Permits Issued</u>			
Ordinance Permit Type	2008	2009	2010
Fences	28	29	24
Sheds	15	4	5
Accessory Structures	7	4	13
Retaining Walls	2	3	6
Dog Runs	2	2	1
Invisible Fences	2	2	1
Landscape Walls	2	3	4
Sports Courts	1	1	1
Gazebos	2	1	0
Mobil Unit	1	1	1
Pergola/Trellis	2	0	3
Play Structures	9	8	6
Statues	1	0	0
Ice Rinks	1	2	2
Child Care	3	1	0
Satellite Dishes	0	0	1
TOTAL	78	61	68



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.



Number of Signs Removed

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2009	0	0	16	47	21	20	19	11	45	56	36	13
2010	12	0	11	19	12	13	35	115	28	158	94	11

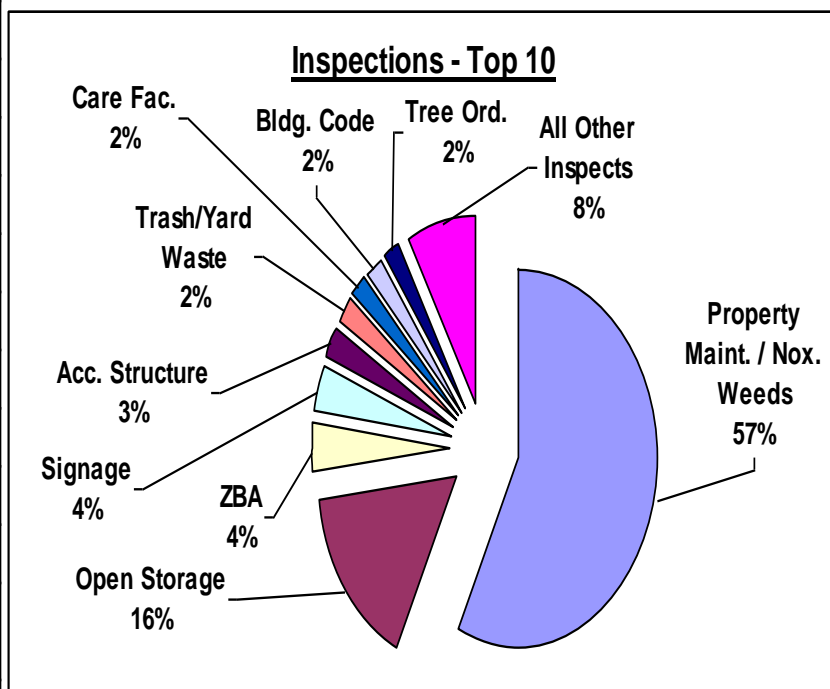
TOTAL NUMBER OF SIGNS PULLED IN 2009 = 284

TOTAL NUMBER OF SIGNS PULLED IN 2010 = 508

Ordinance Inspections

<u>Categories</u>	<u>Inspections</u>
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.



Goals & Accomplishments

Accomplishments



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

Goals

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