

TOWNSHIP OF SULLIVAN  
MUSKEGON COUNTY, MICHIGAN

ORDINANCE NO. 2022-09

An ordinance to adopt by reference the 2021 International Property Maintenance Code; to provide for certain modifications thereof; and to repeal conflicting ordinances

THE TOWNSHIP OF SULLIVAN HEREBY ORDAINS:

SECTION 1. ADOPTION OF THE PROPERTY MAINTENANCE CODE. The 2021 edition of the International Property Maintenance Code, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the Township of Sullivan, for the control of buildings and structures as provided in said Code. All of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby adopted, as fully set forth in this Ordinance, with the additions, insertions, deletions and changes stated in Section 2 of this Ordinance.

SECTION 2. ADDITIONS, CHANGES AND OTHER REFERENCES IN SAID CODE. The international Property Maintenance Code is hereby amended and revised as follows:

- (a) Title. Section 101.1 is hereby amended to insert "Township of Sullivan" as the name of jurisdiction.
- (b) Creation of Agency. Section 103.1 is hereby amended to insert "Building Department" is hereby created and the official in charge thereof shall be known as the Code Official. The Deputy Code Official shall be the Zoning Administrator.
- (c) Weeds. Section 302.4 is hereby amended to insert "12 inches" therein.
- (d) Insect Screens. Section 304.14 is hereby amended by inserting "April 1" as the first specified date therein and "October 31" as the second specified date therein.
- (e) Heat Supply. Section 602.3 is hereby amended by inserting "September 1" as the first specified date and "June 15" as the second specified date therein.
- (f) Occupied Work Spaces. Section 602.4 is hereby amended by inserting "September 1" as the first specified date and "June 15" as the second specified date therein.


SECTION 3. PENDING PROCEEDINGS. No provision of this Ordinance or in the International Property Maintenance Code shall be construed to affect any suit or proceeding pending in any court as of the effective date of this Ordinance.

SECTION 4. SEVERABILITY. The terms and provisions of this Ordinance shall be deemed to be severable, and should any section, clause or provision hereof be declared to be invalid, the same shall not affect the validity of any other section, clause or provision of the Ordinance, if the same may be given effect without the provision thus declared to be invalid.

SECTION 5. REPEAL OF PRIOR ORDINANCE. Sullivan Township Ordinance Number 98-04 adopting the 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. The summary of this Ordinance shall be published in a newspaper of general circulation. This Ordinance shall take effect 30 days following such publication.

I, Elizabeth Spencer, Clerk of Sullivan Township, hereby certify that the foregoing Ordinance was unanimously adopted by the Board members with the Open Meetings Act of the State of Michigan at the meeting held on 9-6, 2022.

  
Elizabeth Spencer, Sullivan Township Clerk

Published: Sept 8, 2022

Effective: October 8, 2022

**SULLIVAN TOWNSHIP  
MUSKEGON COUNTY, MICHIGAN  
ORDINANCE NO. 2023-11**

THE TOWNSHIP BOARD OF THE TOWNSHIP OF SULLIVAN HEREBY ORDAINS:

1. Ordinance No. 2022-09 of the Township of Sullivan, Michigan, is amended to add Section 7 and Section 8 to specify the penalties for violations of the 2021 International Property Maintenance Code, as adopted, and the Township remedies as follows:

**SECTION 7**

SECTION 7. PENALTY. Any person violating any of the provisions of this ordinance, or owner or occupier of a property in violation of this ordinance, shall be deemed responsible for a civil infraction a subject to a fine of not less than \$100.00 plus costs for the first offense; a fine of not less than \$250.00, plus costs, for the first repeat offense; and a fine of not less than \$500.00, plus costs, for a second repeat offense or any subsequent repeat offense. In this subsection, the term "repeat offense" means a second or any subsequent municipal civil infraction violation of the same requirement or provision committed by the same person within any 24-month period and for which the person has admitted responsibility or is determined responsible.

**SECTION 8**

SECTION 8. REMEDIES.

- (a) The imposition of a civil infraction does not prevent suspension or revocation of a license, permit or franchise, other administrative sanctions, seeking injunctive relief, or any other remedy available at law.
- (b) Violations of this ordinance that are continuous with respect to time are a public nuisance and may be abated by injunctive or other equitable relief. The imposition of a penalty does not prevent injunctive relief or civil or quasi-judicial enforcement.
- (c) In addition to any remedies available at law, the Village may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of the Code of Ordinances or any Village ordinance. The penalty or sanction shall be in addition to the abatement of the violating condition, any injunctive relief, revocation of any permit or license, or other process.
- (d) The penalties and sanctions provided by this section, unless another penalty or sanction has expressly provided, shall apply to the amendment of any section of this code and/or any addition to this code, whether the penalty or sanction is reenacted in the amendatory ordinance. (Amended on 11/07/2023).

This ordinance amendment is effective ten (10) days from the date of publication.

**TOWNSHIP OF SULLIVAN  
NOTICE OF ADOPTION**

TO: ALL PERSONS INTERESTED

Please take notice that on November 7, 2023, the Township Board of the Township of Sullivan adopted Ordinance No. 2023-11 of the Township Code, summarized as follows:

1. An amendment to Ordinance No. 2022-09 of the Township of Sullivan, Michigan, adding Section 7 and Section 8 to specify the penalties for violations of the 2021 International Property Maintenance Code, as adopted, and the Township remedies.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the Township Clerk, 8138 Hts. Ravenna Road, Ravenna, Michigan, during regular business hours.

This ordinance amendment is effective ten (10) days from the date of this publication.

Published: November 8, 2023

TOWNSHIP OF SULLIVAN

By   
Elizabeth Spencer  
Township Clerk

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PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE

NOTICE OF ADOPTION AND POSTING OF AN AMENDMENT ORDINANCE TO THE  
SULLIVAN TOWNSHIP CODE OF ORDINANCES

PLEASE TAKE NOTICE that a Sullivan Township Ordinance titled Ordinance to Adopt by Reference the 2021 International Property Maintenance Code was adopted at a regular meeting of the Sullivan Township Board held on 9-6, 2022, amending the Sullivan Township Code of Ordinances. This amendment is to take effect on 10-9, 2022. The Ordinance addressing property maintenance follows in its entirety.

SULLIVAN TOWNSHIP  
MUSKEGON COUNTY, MICHIGAN  
(ORDINANCE NO. 2022 - 09 )

AN ORDINANCE TO ADOPT BY REFERENCE THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; TO PROVIDE FOR CERTAIN MODIFICATIONS THEREOF; AND TO REPEAL CONFLICTING ORDINANCES

THE TOWNSHIP OF SULLIVAN ORDAINS:

SECTION 1. ADOPTION OF THE PROPERTY MAINTENANCE CODE. The 2021 edition of the International Property Maintenance Code, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the Township of Sullivan, for the control of buildings and structures as provided in said Code. All of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code are hereby adopted, as fully set forth in this Ordinance, with the additions, insertions, deletions and changes stated in Section 2 of this Ordinance.

SECTION 2. ADDITIONS, CHANGES AND OTHER REFERENCES IN SAID CODE. The international Property Maintenance Code is hereby amended and revised as follows:

- (a) Title. Section 101.1 is hereby amended to insert "Township of Sullivan" as the name of jurisdiction.
- (b) Creation of Agency. Section 103.1 is hereby amended to insert "Building department" is hereby created and the official in charge thereof shall be known as the Code Official. The Deputy Code Official shall be the Zoning Administrator.
- (c) Weeds. Section 302.4 is hereby amended to insert "12 inches" therein.
- (d) Insect Screens. Section 304.14 is hereby amended by inserting "April 1" as the first specified date therein and "October 31" as the second specified date therein.
- (e) Heat Supply. Section 602.3 is hereby amended by inserting "September 1" as the first specified date and "June 15" as the second specified date therein.

(f) Occupied Work Spaces. Section 602.4 is hereby amended by inserting "September 1" as the first specified date and "June 15" as the second specified date therein.

SECTION 3. PENDING PROCEEDINGS. No provision of this Ordinance or in the International Property Maintenance Code shall be construed to affect any suit or proceeding pending in any court as of the effective date of this Ordinance.

SECTION 4. SEVERABILITY. The terms and provisions of this Ordinance shall be deemed to be severable, and should any section, clause or provision hereof be declared to be invalid, the same shall not affect the validity of any other section, clause or provision of the Ordinance, if the same may be given effect without the provision thus declared to be invalid.


SECTION 5. REPEAL OF PRIOR ORDINANCE. Sullivan Township Ordinance Number 98-04 adopting the 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings, and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. The foregoing amendment to the Sullivan Township Code of Ordinances was approved and adopted by the Township Board of Sullivan Township, Muskegon County, Michigan, on 9-6, 2022. This Ordinance shall take effect 30 days following this publication, which date is 9-8, 2022.



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Tony Mabrito, Township Supervisor



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Elizabeth Spencer, Township Clerk

Available copy.

A copy of this Ordinance, and the International Property Maintenance Code, may be inspected at the office of the Sullivan Township Clerk, Sullivan Township Hall, 8138 Hts. Ravenna Road, Ravenna, MI 49451 (Phone 231-853-6900) during regular business hours (M-F 9:00 a.m. – 5:00 p.m., closed daily 12:00 p.m. – 12:30 p.m.)

Dated: 9/6, 2022

Elizabeth Spencer, Clerk  
Sullivan Township