

111.1700

AMENDMENTS

111.1701 Intent Amendments as supplements to the Zoning Ordinance may be made from time to time as provided in Section 14 of Public Act 184 as amended. Any amendment for the purpose of conforming a provision thereof to the decree of a court of competent jurisdiction as to any specific land may be adopted by the Township Board and the amendment published without referring the same to any other board or agency provided for in this Ordinance. (Amended: 11-14-96)

111.1702 Procedure. The procedure for making amendments shall be as follows:

(a) Each proposal not originated by the permanent Township Planning Commission shall be submitted to said Commission for its consideration and advice.

111.1703 Rezoning. Each application shall be accompanied by the payment of a fee in accordance with the schedule of fees adopted by the Township Board to cover the costs for processing the application. (Amended 8/9/2006.)(Adopted: 1-8-91)

111.1800

PENALTIES

111.1801 Penalties. Any building or structure which is erected, altered, maintained or changed in violation of any provision of this Ordinance is hereby declared to be a nuisance per se. Any person, firm, corporation or other organization which violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any provision of this Ordinance or any amendment thereof, shall be guilty of a misdemeanor Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and be subject to the enforcement penalties of the Decimalization Ordinance, ordinance number 27, adopted June 9, 1998. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance. Any violator shall be permitted 15 days to correct a violation, or show substantial progress toward correction, thereafter each and every day of the violation shall be considered a separate offense.

111.1802 Procedure. The Township Board of Appeals and the duly authorized attorney for the county or any owner or owners of real estate within the Zoning District in which such violation is located, may institute injunction, mandamus, abatement or other appropriate action or proceedings. The right and remedies provided herein are cumulative and in addition to all other remedies provided by law.

111.1803 In the event of the failure of an owner or occupant to remove and demolish a building or structure found to be a nuisance building or structure under the provisions of this Ordinance, the Township Board may direct said removal and demolition to be done by the Township and if expense be incurred in causing same to be done, such expense incurred by the Township may be charged against the property taxes of the owner, or alternately may be the subject of a civil action by the Township against the owner of the premises to recover public funds expended for the removal and demolition of buildings and/or structures found to be nuisance per se.

111.1804 Any property owner who allows a building to be erected without first obtaining a Zoning Compliance Permit, or that does not abide by the provision of an existing Zoning Compliance

Permit, will be guilty of a misdemeanor, and upon conviction shall be fined not more than (See fee Schedule) per day that the violation exists.

111.1805

Reasonable attorney fees shall be recoverable by Porter Township for any action taken pursuant to Article XVIII, Sections 1,2,3, and 4, and they shall be recoverable as expenses are recovered under Article XVIII, Section 3.