



City of Gladstone Code Enforcement

2022-2023 Year End Report

The Importance

Code enforcement ensure *minimum safeguards* within a community while *preventing the deterioration* of property values.



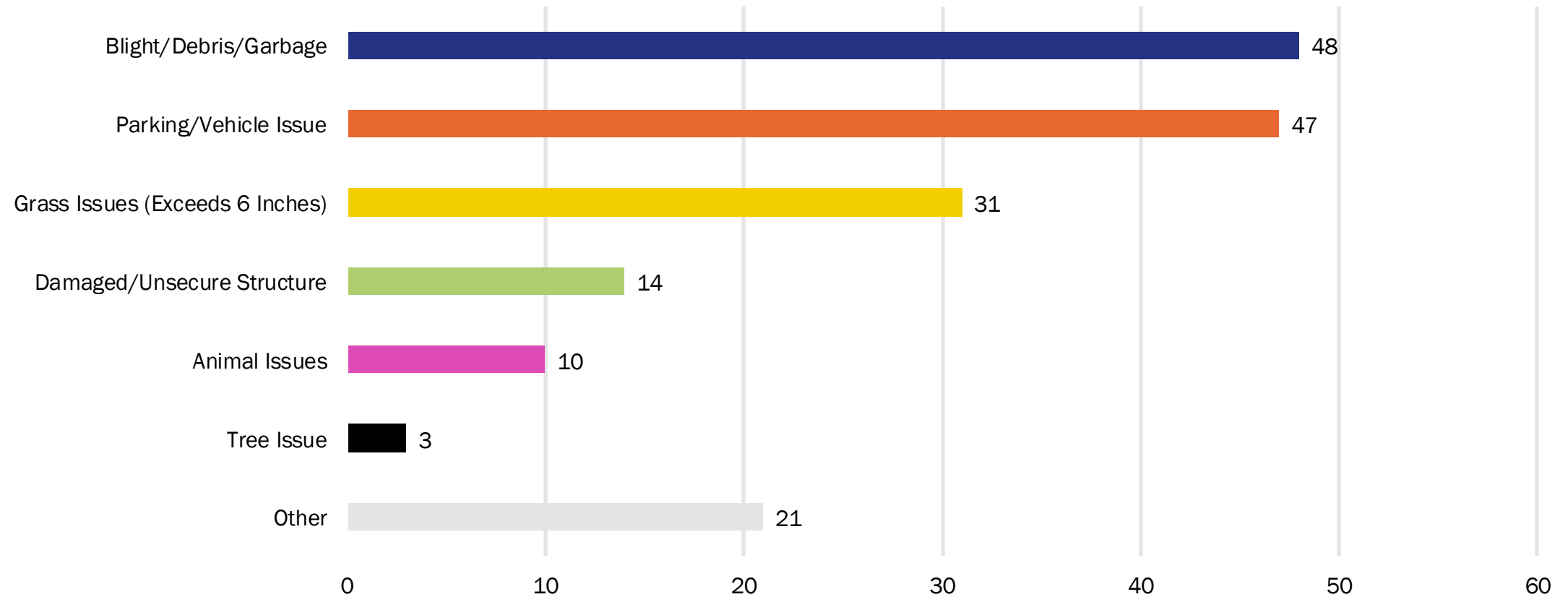
Filing a Complaint

At the beginning of 2022, the paper complaint form was transitioned to a [digital form](#) available on the website.

Between April 1, 2022 and March 31, 2023 a total of *131 complaints* were submitted through the online form.



Summary of Reports



The Typical Process

01. Site Visit

Someone from our Code Enforcement Team visits the property to confirm the violation and capture pictures of the violations visible from the right of way.

02. 1st Notice

Property owner is notified of the violation by a mailing and given a deadline to resolve the issue.

03. 2nd Notice

If the property owner fails to meet the deadline, a second notice is mailed with a new deadline

04. 3rd Notice

Failure to meet the second established deadline will result in a third mailing with a penalty fee.

05. Continued Notice

Notices will continue to be mailed to the property owner until the violation is resolved, with fees included following the established fee schedule.



Fee Schedule

Fines are a tool we can use to push for compliance.

1st Fine: \$50.00

2nd Fine: \$250.00

3rd Fine: \$500.00

PM-106.2 Penalty: Any person who shall violate a provision of this code shall be responsible for a civil infraction subject to payment of a civil fine of not less than Fifty (\$50.00) or more than Five Hundred (\$500.00) Dollars plus costs and other sanctions for each infraction. Each day that a violation continues after due notice has been served shall be deemed a separate offense.



Condemnations

During the 2022-2023 fiscal year, Code Enforcement condemned **two properties** deemed unfit for human occupancy.

These properties are not only unsafe, but also become a public nuisance to the surrounding community.

While progress towards compliance is slow, we are optimistic that we are gaining traction and will see movement towards resolution in the next year.

CONDEMNED

DO NOT ENTER
UNSAFE TO OCCUPY

ADDRESS OF PROPERTY

NOTICE: THIS PROPERTY HAS BEEN CONDEMNED AS OF _____ BY
ORDER OF THE CODE ENFORCEMENT OFFICIAL OF THE CITY OF
GLADSTONE.

PER THE PROPERTY MAINTENANCE CODE SECTION 108.1.3: ANY
STRUCTURE FOUND UNFIT FOR HUMAN OCCUPANCY THAT IS UNSAFE,
UNLAWFUL OR UNSANITARY, CONTAINS FILTH AND CONTAMINATION, OR
BECAUSE THE LOCATION OF THE STRUCTURE CONSTITUTES A HAZARD TO
THE OCCUPANTS OR THE PUBLIC CAN BE CONDEMNED BY ORDER OF THE
CITY. IN ADDITION, THE CODE ENFORCEMENT OFFICIAL CAN ORDER OR
MAKE ARRANGEMENTS FOR THE PROPERTY TO BE SECURED TO RENDER
SAID STRUCTURE TEMPORARILY SAFE.

THIS PROPERTY IS NOT PERMITTED FOR OCCUPANCY UNTIL THE ORDER OF
CONDEMNATION IS LIFTED.

IT IS UNLAWFUL TO USE THIS PROPERTY OTHER THAN TO BRING SAID
PROPERTY INTO COMPLIANCE WITH THE PROPERTY MAINTENANCE CODE.

**IT IS UNLAWFUL TO REMOVE THIS
PLACARD OF CONDEMNATION**

CODE ENFORCEMENT OFFICIAL _____ / _____
SIGNATURE DATE

City of Gladstone
Community Development
1100 Delta Avenue
Gladstone, MI 49837

Success Stories

BEFORE →

2021



Success Stories

AFTER →



June 2022

Success Stories

BEFORE →



April 2022

Success Stories

AFTER →



May 2022

Success Stories

BEFORE →



February 2022

Success Stories

IN PROGRESS →



April 2022

Success Stories

IN PROGRESS →



May 2022

Success Stories

AFTER →

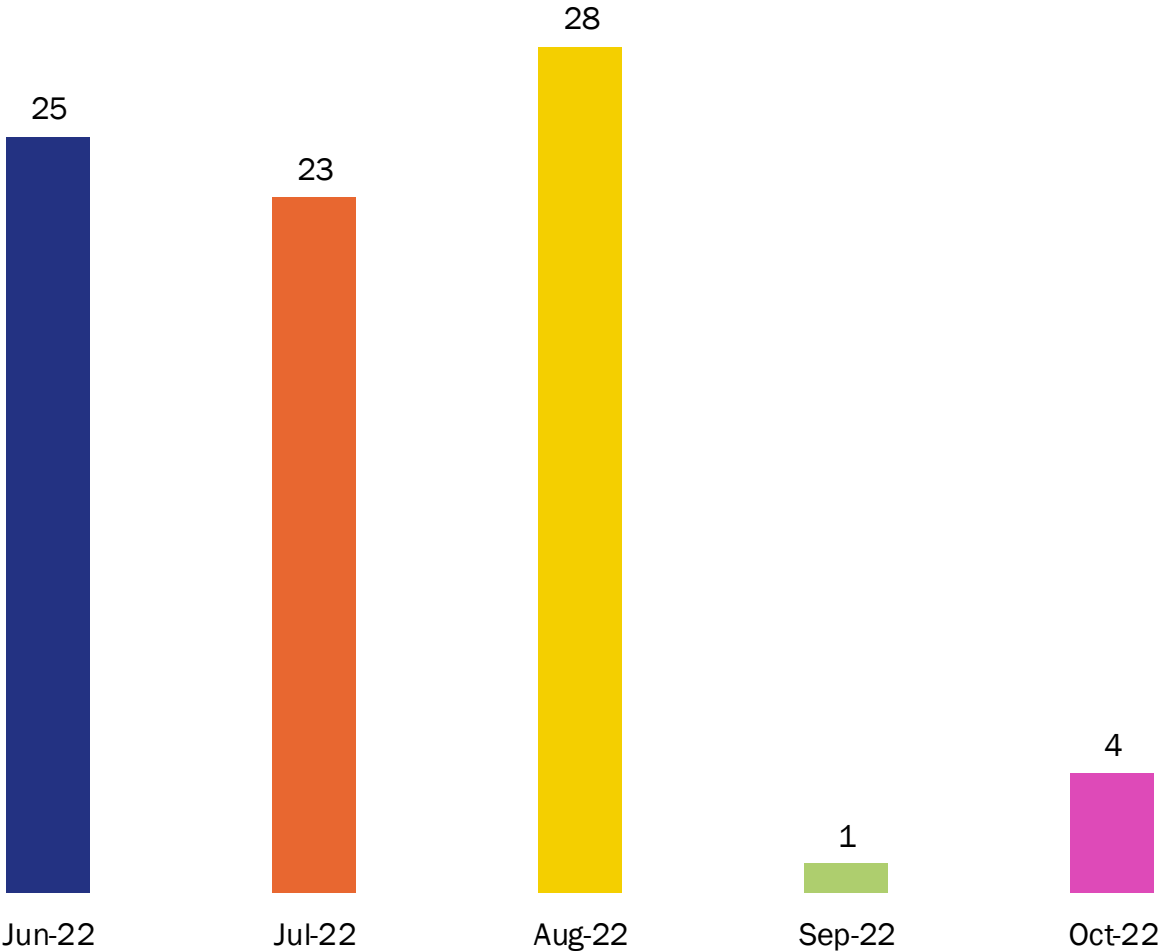


May 2022

Grass Notices

PM-303.4 Weeds:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 6 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.



Unclear Sidewalks

Code of Ordinances

Sec. 46-112. - In business district.

- (a) The owners of lots or premises in the business district of the city shall be required to remove all snow and ice from the sidewalks in front of and adjacent to the lots and premises. The snow and ice may be left in a compacted pile along the curb to facilitate removal by the city.
- (b) **If any owner fails to remove, or cause to be removed, the snow and ice from the sidewalk in front of and adjacent to his lot and premises within 24 hours after such snow has fallen or accumulated upon the sidewalk, the city manager may cause the snow and ice to be removed.** The expense of the snow removal, together with a penalty of ten percent, shall be charged to the owner of the lot from which such snow was removed.

Code of Ordinances

Sec. 46-113. - In areas outside business district.

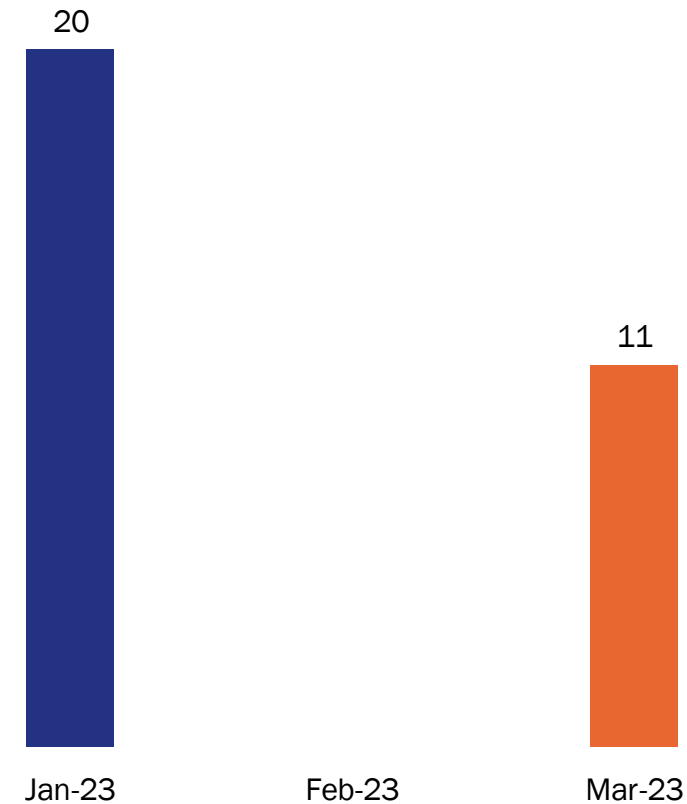
- (a) All parts of the city zoned as residential and commercial, except the portion of the city denominated as the business district, shall be governed by this section and section 46-114.
- (b) The owners of all lots or premises in the parts of the city as set forth in subsection (a) of this section are required to remove snow and ice from the sidewalks in front of and adjacent to their lots and premises.
- (c) **If such owners fail to remove, or cause to be removed, the snow and ice from the sidewalks in front of and adjacent to their lots and premises within 48 hours after such snow has fallen or accumulated upon the sidewalks, the city manager may cause the snow and ice to be removed and the expense of such removal, together with a penalty of ten percent, shall be charged to the owner of the lot from which such snow was removed.**

Unclear Sidewalks

Property Maintenance Code

PM-303.3 Sidewalks and driveways:

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, **and maintained free from hazardous conditions**. Stairs shall comply with the requirements of sections PM-304.10 and PM-702.9





Questions?
