

## DDA Code Enforcement Report December 2025

| Address            | Property Owner  | Violation   | Category                           | Status      |
|--------------------|-----------------|---|------------------------------------|-------------|
| 17517 W 12 MILE RD | HUNTINGTON BANK | <b>OPERATING WITHOUT BUSINESS LICENSE - BUSINESS LICENSE REQUIRED</b> | Operating Without Business License | Letter Sent |

Sec. 18-29. - Unlicensed Businesses.

No person required to obtain and maintain a license under section 18-30 shall conduct business in this city unless the person is licensed, and no natural person or individual shall, by actions taken within this city, aid or abet another in the conduct of such unlicensed business.

INSPECTOR COMMENTS: OPERATING WITHOUT BUSINESS LICENSE - BUSINESS LICENSE REQUIRED

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|-------------------------|---------------------------|--|--------------------------------|-------------|
| 27208 SOUTHFIELD RD Ste | LATHFIELD INVESTMENTS LLC | <b>ALL LIGHTING APPARATUS USED FOR OUTSIDE ILLUMINATION SHALL DIRECT ALL LIGHT DOWNWARD AND SHALL BE SO CONSTRUCTED AS TO PREVENT THE DIRECTED LIGHT FROM EXTENDING BEYOND THE LOT BEING ILLUMINATED.</b><br><br><b>NO LIGHT SOURCE SHALL CAUSE OR PERMIT DIRECT, INDIRECT, OR REFLECTED LIGHT TO EXTEND BEYOND THE LOT UPON WHICH IT IS PLACED SO AS TO BE ANNOYING TO ANY OCCUPANT OF A NEIGHBORING LOT WHO IS OF ORDINARY</b> | Outside Illumination Violation | Letter Sent |
|-------------------------|---------------------------|--|--------------------------------|-------------|

5.8 OUTSIDE ILLUMINATION

All lighting apparatus used for outside illumination shall direct all light downward and shall be so constructed as to prevent the directed light from extending beyond the lot being illuminated. Except as otherwise provided in this ordinance, no lighting apparatus shall be placed more than 18 feet above grade as measured to the point on the ground nearest the light. No light source shall cause or permit direct, indirect, or reflected light to extend beyond the lot upon which it is placed so as to be annoying to any occupant of a neighboring lot who is of ordinary sensibilities.

INSPECTOR COMMENTS: ALL LIGHTING APPARATUS USED FOR OUTSIDE ILLUMINATION SHALL DIRECT ALL LIGHT DOWNWARD AND SHALL BE SO CONSTRUCTED AS TO PREVENT THE DIRECTED LIGHT FROM EXTENDING BEYOND THE LOT BEING ILLUMINATED.

NO LIGHT SOURCE SHALL CAUSE OR PERMIT DIRECT, INDIRECT, OR REFLECTED LIGHT TO EXTEND BEYOND THE LOT UPON WHICH IT IS PLACED SO AS TO BE ANNOYING TO ANY OCCUPANT OF A NEIGHBORING LOT WHO IS OF ORDINARY SENSIBILITIES.

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|---------------------|------------------------|---|----------------|-------------|
| 26727 SOUTHFIELD RD | ADVANCED COMMUNICATION | <b>SIGN ANIMATION NOT PERMITTED - DISCONTINUE USE OF ANIMATED "OPEN" SIGN</b> | Sign Violation | Letter Sent |
|---------------------|------------------------|---|----------------|-------------|

Sec. 52-28. - Prohibited signs.

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| Address  | Property Owner | Violation | Category | Status |
|--|----------------|-----------|----------|--------|
| The following signs are prohibited:  |                |           |          |        |
| (1)Add-on signs (2)Animated signs (3)Beacon lights (4)Banners (except street banners advertising community/special events) (5)Feather and flutter signs (6)Festoons (7)Inflatable signs (8)Mirrors or mirrored signs (9)Moving signs (10)Obsolete signs (11)Pennants (12)Pole signs (13)Roof signs (14)Snipe signs |                |           |          |        |

INSPECTOR COMMENTS: SIGN ANIMATION NOT PERMITTED - DISCONTINUE USE OF ANIMATED "OPEN" SIGN

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| <b>28821 SOUTHFIELD RD</b> | <b>G &amp; A REAL ESTATE INVESTORS</b> | <b>SIGN BACKLIGHTING NOT TO SPREAD FURTHER THAN 4" FROM SIGN COMPONENTS - SAMS ALTERATIONS</b> | <b>Sign Violation</b> | <b>Letter Sent</b> |
|----------------------------|--|--|-----------------------|--------------------|

Sec. 52-23. - (k) (5) Illumination.

Backlit signs shall use only white for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign limits.

INSPECTOR COMMENTS: SIGN BACKLIGHTING NOT TO SPREAD FURTHER THAN 4" FROM SIGN COMPONENTS

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| <b>28821 SOUTHFIELD RD Un</b> | <b>G &amp; A REAL ESTATE INVESTORS</b> | <b>SIGN BACKLIGHTING NOT TO SPREAD FURTHER THAN 4" FROM SIGN COMPONENTS AND MUST BE WHITE IN COLOR ONLY - DISCOUNT SUITS STORE</b> | <b>Sign Violation</b> | <b>Letter Sent</b> |
|-------------------------------|--|--|-----------------------|--------------------|

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| <b>28831 SOUTHFIELD RD</b> | <b>G &amp; A REAL ESTATE INVESTORS</b> | <b>SIGN BACKLIGHTING NOT TO SPREAD FURTHER THAN 4" FROM SIGN COMPONENTS - SAM' SHOE OUTLET STORE</b> | <b>Sign Violation</b> | <b>Letter Sent</b> |
|----------------------------|--|--|-----------------------|--------------------|

Sec. 52-23. - (k) (5) Illumination.

Backlit signs shall use only white for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign limits.

INSPECTOR COMMENTS: SIGN BACKLIGHTING NOT TO SPREAD FURTHER THAN 4" FROM SIGN COMPONENTS - SAM' SHOE OUTLET STORE

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|---------------------|-----------------------------|---|----------|-------------|
| 28831 SOUTHFIELD RD | G & A REAL ESTATE INVESTORS | <b>PALLETS AND DEBRIS STORED BEHIND BUILDING NEAR THE 28831 SOUTHFIELD RD UNIT - REMOVE</b> | Debris   | Letter Sent |

### 302.1 Sanitation

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

INSPECTOR COMMENTS: PALLETS AND DEBRIS STORED BEHIND BUILDING NEAR THE 28831 SOUTHFIELD RD UNIT - REMOVE

|                     |                             |   |                    |             |
|---------------------|-----------------------------|---|--------------------|-------------|
| 28861 SOUTHFIELD RD | G & A REAL ESTATE INVESTORS | <b>INOPERABLE VEHICLE STORAGE NOT PERMITTED - SILVER TOYOTA MINIVAN STORED AT PROPERTY WITHOUT LICENSE PLATE - REMOVE</b> | Inoperable Vehicle | Letter Sent |
|---------------------|-----------------------------|---|--------------------|-------------|

### 302.8 Motor Vehicles

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Sec. 5.6 Inoperable and Abandoned Motor Vehicles "inoperable motor vehicle" within the meaning of this provision shall include all motor vehicles which do not have an operable engine, or do not have all of their wheels attached, or do have one or more flat tires, or are not currently licensed so as to be lawfully operated on public streets, or are otherwise so out of repair that they cannot be lawfully operated on public streets.

INSPECTOR COMMENTS: INOPERABLE VEHICLE STORAGE NOT PERMITTED - SILVER TOYOTA MINIVAN STORED AT PROPERTY WITHOUT LICENSE PLATE - REMOVE

## Records: 8

Code Enforcement

Reporting: Steve