



GUIDE TO DEVELOPMENT

APPROVAL AUTHORITIES | APPLICATION PROCESS | REVIEW PROCEDURE



LAST UPDATED OCTOBER 2023

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KEY CONTACT INFORMATION

Village Administrator's Office

Danielle Gross, Village Administrator | (517) 486-4347 | administrator@blissfieldmichigan.gov

Planning & Zoning

Maddison Brown, Zoning Administrator | (517) 486-4347 | receptionist@blissfieldmichigan.gov

Electrical Inspector

Brian Lewis, Electrical Inspector | cellular (517) 902-3852 | blewis.home@gmail.com

Wastewater Treatment

Steve Shields, Wast Treatment Supervisor | (517) 486-2740 | wastewaterplant@blissfieldmichigan.gov

Water Treatment

Nora Kiefer, Water Treatment Supervisor | (517) 486-3350 | waterplant@blissfieldmichigan.gov

Public Works

Brent Kastel, Department of Public Works Supervisor | (517) 486-2550 | publicworks@blissfieldmichigan.gov

Village Clerk

Lisa Novak, Village Clerk | (517) 486-4347 | clerk@blissfieldmichigan.gov

Mechanical & Plumbing

Don Olszewski, Mechanical & Plumbing Inspector | (517) 486-4347 | cellular (419) 466-7238 | olzewski4u@yahoo.com

Main Street | Downtown & Economic Development

Laura Nichols, DDA Mainstreet Manager | (517) 486-3642 | mainstreet@blissfieldmichigan.gov

Building Inspector

Todd Roach, Building Inspector | cellular (517) 937-9050 | troach@cass.net

BOARDS & COMMISSIONS

Meetings held in Village Chambers. Visit the Village website or office for calendar.

Village Council

Meets every 2nd and 4th Monday of the month for a regular council meeting at 7:00 p.m.
Committee of the Whole meetings are held as needed on the 3rd Monday of the month at 7:00 p.m.

Staff Liaison:
Danielle Gross (517) 486-4347

Planning Commission

Meets every 1st Monday of the month at 7:00 p.m.

Staff Liaison:
Maddison Brown (517) 486-4347

Zoning Board of Appeals

Meets as needed. [ZBA Website](#)

Staff Liaison:
Maddison Brown (517) 486-4347

Construction Board of Appeals

Meets as needed. [CBA Website](#)

Staff Liaison:
Maddison Brown (517) 486-4347

Main Street Downtown Development Authority

Meets every 2nd Wednesday of the month at 6:00 p.m.

Staff Liaison:
Laura Nichols (517) 486-3642

Parks & Recreation

Meets every 3rd Tuesday of the month at 7:00 p.m.

Staff Liaison:
Emilio Rosas (517) 486-4347

APPROVAL AUTHORITIES TABLE

It is important to have an understanding of the different authorities in the Village of Blissfield. These local authorities will approve or decline submitted applications. While the application and approval process will be discussed with the Zoning Administrator at pre-application meetings, this table provides a general view of what local authorities will be reviewing their applications.

Approving Authorities						
Approval Authorities Table	Zoning Administrator	Planning Commission	Zoning Board of Appeals	Village Council	Construction Board of Appeals	Inspectors (Building, mechanical, electric, plumbing)
Zoning Permit	x					
Site Plan Review	x (recommendation)	x (approval)				
Special Land Use		x				
Planned Unit Development		x		x (approval)		
Rezoning Ordinance Amendment		x (recommendation)		x (approval)		
Variance			x			
Appeal (except Inspector appeals)			x			
Appeal (from Inspectors decisions)					x	
Building, electrical, and other construction permits						x

Zoning Board of Appeals

PLANNING & ZONING

Zoning Ordinance

The zoning ordinance regulates the usage of properties and buildings while determining the parameters for new construction or installation in the Village of Blissfield. Regulations can apply village-wide or be specific to the designated zoning district. Please consult with the Zoning Administrator if you have any questions regarding the zoning ordinance.

[216.000 - ZONING ORDINANCE Ord. of August 27, 1990](#)

Zoning Map

The zoning map displays the different zoning districts that are established in the Village of Blissfield. Zoning districts regulate specific uses, designs, and layouts for developments. Please consult the zoning map to determine what uses may be permitted at your site.

ARTICLE III - [ZONING DISTRICTS](#) and [MAP](#)

Zoning Schedules of Uses Area Height and Placement Requirements

The zoning ordinance has information regarding the uses of each zoning district in both residential and non-residential zones, as well as requirements and restrictions for development. Reading the zoning ordinance will help developers understand the functions permitted for sites in each zoning district. For questions regarding the schedule of uses, area, height, and placement requirements, please contact the Zoning Administrator.

For information on residential districts, click the links below:

[ARTICLE IV - R-1 AND R-2, ONE FAMILY RESIDENTIAL](#) / [ARTICLE V - RM, MULTIPLE FAMILY RESIDENTIAL](#)

For information on commercial, industrial, and mixed-use districts, click the links below:

ARTICLES: [VIII – C-3 COMMERCIAL](#) / [IX – I1 INDUSTRIAL](#) / [X.2 - MIXED-USE](#)

Comprehensive Master Plan

The Village of Blissfield Comprehensive Master Plan serves as an extension of the community's vision and goals for planning and land use. While this document doesn't explicitly regulate development in the village, it provides insight into what improvements or projects residents and business owners want to see in their community. The Comprehensive Plan is updated once every 5 years, keeping the document up to date with the perspectives of community stakeholders.

Click [here](#) to view the Village of Blissfield Comprehensive Plan

PLANNING & ZONING

Fee Schedule

The fee schedule, located on the [Village of Blissfield Planning & Zoning department website page](#), [provides the costs](#) for applications submitted for Planning & Zoning approval.

Click [HERE](#) to view the fee schedule.

Pre-Application Meetings

While not required, successful projects often begin with a pre-application meeting. Pre-application meetings serve to communicate clear expectations for application packages, informing the developer or key representative specific codes or regulations they need to meet in all steps of the application, review, and development. With expectations transparent and predictable, developers can save valuable time and money in creating an application package that is complete and ready for review. This is also an opportunity to explore larger-scale matters like infrastructure needs, qualifications for tax abatements, the tax implications of different developments, and local incentives that may be available. The pre-application meetings may include the Zoning Administrator, Village Administrator, Public Works Supervisor, and other key staff as may be appropriate for the project. To the extent permitted by the Freedom of Information Act, these conversations will be kept confidential until the owner is ready to submit formal documents.

Design Guidelines

The Village of Blissfield Zoning Ordinance promotes creative and cohesive architectural design within General Commercial, Professional Office, and Commercial Mixed-Use districts of the village. Maintaining quality design standards will have positive impacts on both the site being developed and surrounding properties. Harmonious aesthetics among sites in the business districts will improve and retain property values, encouraging investment for complementing businesses and increasing the sense of place fostered in downtown patrons. To view the list of design guidelines, please click on the link: [Building Appearance](#)

Notification Procedures

When certain development actions require a notification procedure complaint with the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended), the Village of Blissfield will publish notifications in a local newspaper of general circulation and mail/hand deliver notification to the subject property and all persons owning property within 300 feet of the boundary of the subject property at least 15 days before the hearing takes place. All occupants of apartment buildings within the 300 ft. boundary will be notified if the apartment has fewer than 12 units. Notices will describe the nature of the request or application review, identify subject property, state where and how the request or application review is being considered, and will indicate how written responses are being collected for the public hearing.

REZONING

Who can initiate a rezoning?

An amendment to change zoning district boundaries can be launched by property owners (or residents with the permission of the property owners), Planning Commission, or Village Council.

What is needed to initiate a rezoning?

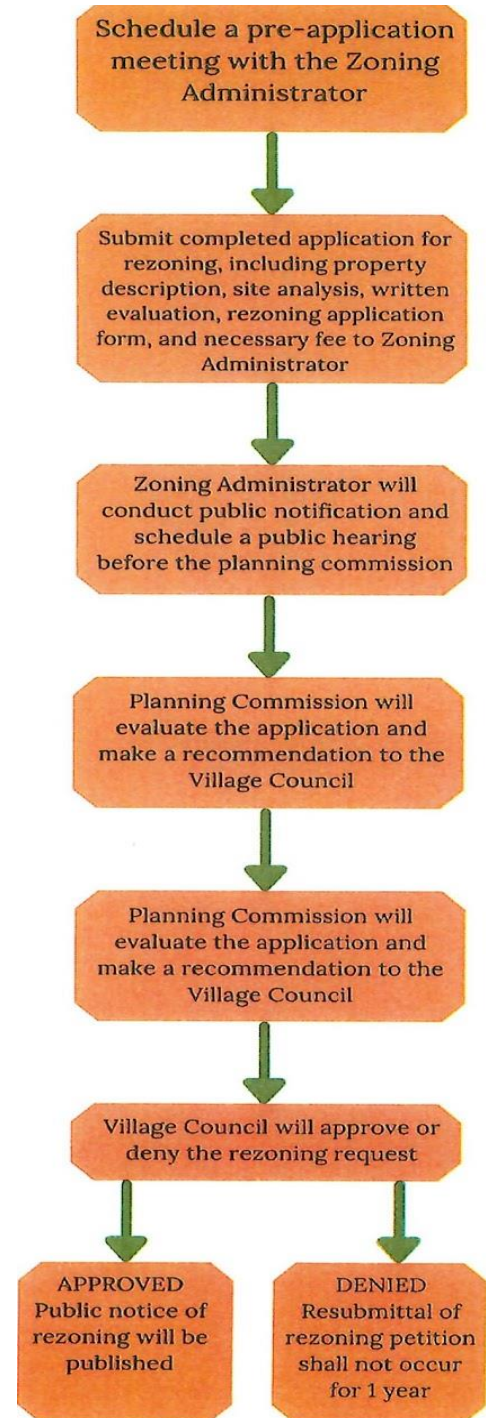
Applications for rezoning must include a rezoning application form, legal descriptions of the property, a site analysis, a written evaluation on how the proposed rezoning complies with the Village of Blissfield Comprehensive Master Plan, and the necessary fee as described in the fee schedule. A pre-application meeting with the Zoning Administrator is recommended to discuss the level of detail and analysis that is involved in the rezoning application packet.

What is the review process?

Upon receiving a complete rezoning application, a public hearing will be held before the Planning Commission. The Planning Commission can recommend approval or deny the request. If they recommend approval it will go before the Village Council. If the Village Council denies the request, it ends with them unless the application is appealed to the Village Council. Factors that could go into the Planning Commission's recommendation and the Village Council's review include Comprehensive Master Plan compliance, practicality of rezoning, capability of the site to support the new uses accompanying the zoning change, village infrastructure, and more. For a full list of criteria and more information on the rezoning process, please view the relevant section in the zoning ordinance, linked below:

[ARTICLE XIX - Changes and Amendments](#)

Rezoning Application & Review Flowchart



ZONING PERMITS

What is a zoning permit?

Zoning permits serve as certification that the building being constructed meets the dimensional requirements and permitted use as detailed in the zoning ordinance. Anyone seeking to erect or install a building or structure of any size in the Village of Blissfield must have a zoning permit before doing so.

How do I apply for a zoning permit?

To apply for a zoning permit, fully complete the zoning permit application and pay the fee as described in the fee schedule. A completed site plan must also accompany the application package. Prior to submitting an application for a zoning permit, property boundaries and building structures must be properly staked for inspection.

[LAND-DIVISION-APPLICATION-PERMIT](#)

What is the review process?

The Zoning Administrator will review the application package for completeness and adherence to the zoning ordinance. After review and inspection, the Zoning Administrator will issue a zoning permit to the applicant.

The Building Inspector will conduct inspections after issuing permits to ensure that construction has remained compliant with the regulations listed in the zoning ordinance.

Do I need a zoning permit for repairs or modification?

Zoning permits are not required for alterations which do not result in change in height, floor area, lot coverage, location of walls or other structural shingles and replacements of existing or deteriorated materials and ordinary maintenance repairs made in all dwellings and their related outbuildings do not need zoning permits. However, these modifications may still require county, state, or federal permits. For more information on residential improvements, please consult the appropriate section in this guide.

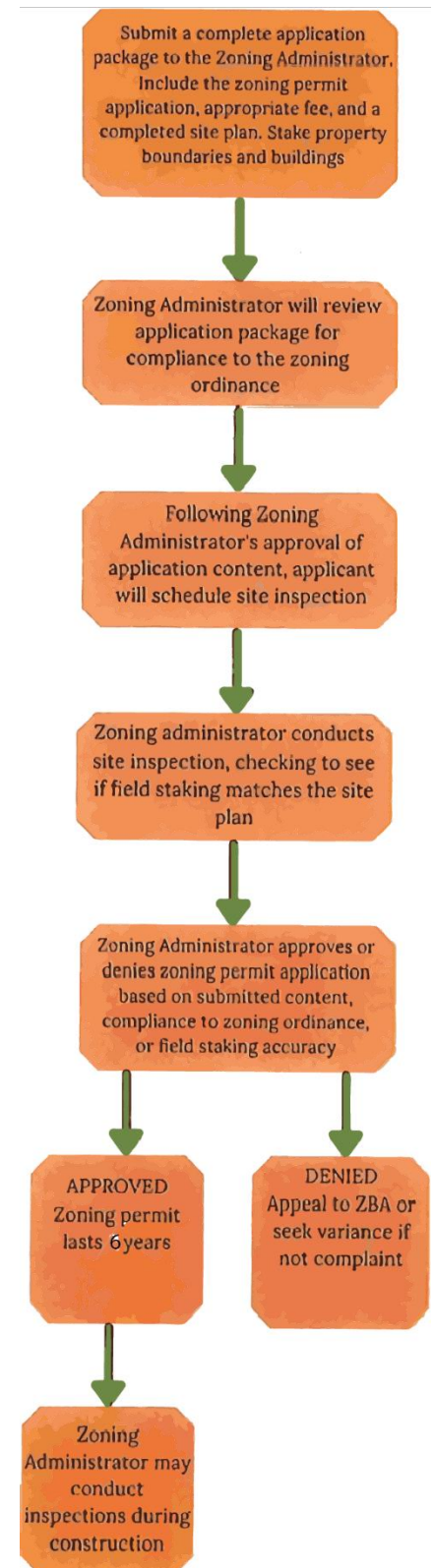
When do zoning permits expire?

Once approved, zoning permits expire 6 years after approval, unless substantial construction has begun. To read more click below:

[216.1504 - Permits](#)

Or search "Zoning Permits" on blissfieldmichigan.gov

Zoning Permit Application and Review Flowchart



SITE PLANS

Site Plans are essential to the development process

To ensure orderly development, a consistent level of quality in the community, harmonious relationship between building usages, and compliance with the zoning ordinance and comprehensive plan, all development proposals must undergo site plan review and approval by information on the property to be developed, details on the existing conditions of the property, and plans for proposed development, engineering, and building details.

There are two levels of Site Plans

Depending on the size of the building(s) to be constructed or relative size of the addition to be installed, the site plan can fall under two separate categories, Level A, or Level B. Generally, Level A site plans are used for smaller buildings or additions, or a change in use in a pre-existing structure.

Who approves site plans & what is the process of approval?

Level A buildings are subject to review and approval from the Zoning Administrator. Level B site plans are reserved for larger buildings, special uses, planned unit developments, and other applications. Level B site plans are subject to review and approval by the Planning Commission.

The required information for site plan applications varies between the levels of site plans, and can be found in the zoning ordinance below. In addition to the required content, a site plan application form must be completed fully and submitted.

Submittal Requirements

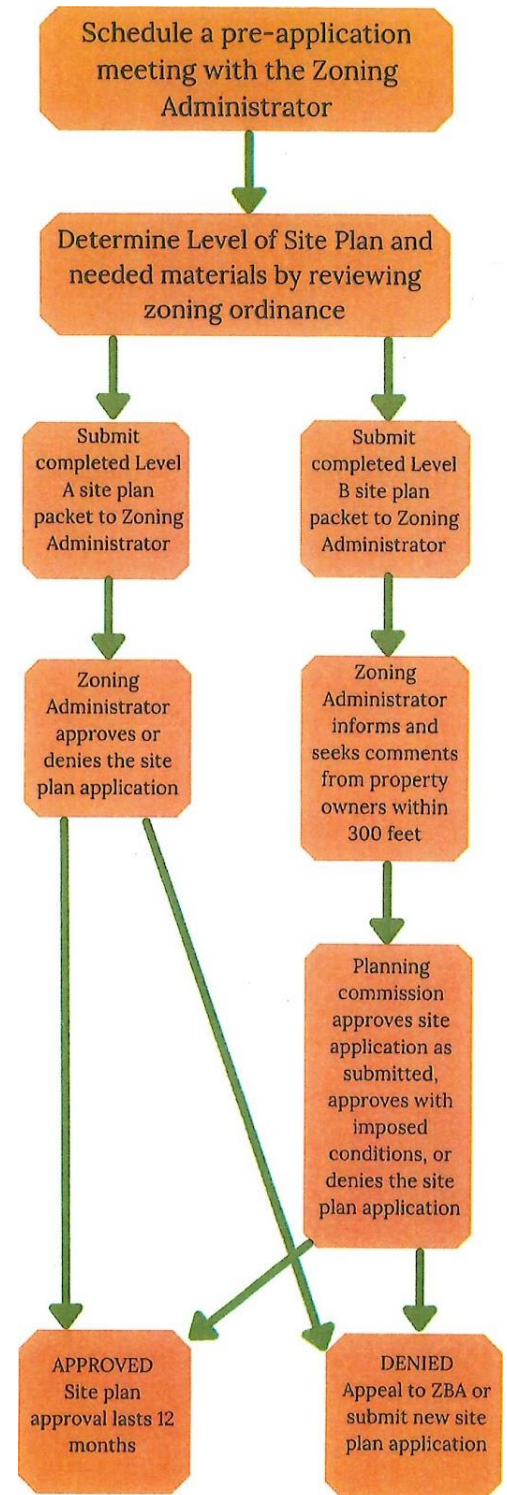
A Fee will accompany the site plan review, with varying amounts depending on the site plan's level and the expenses incurred. Please view the fee schedule on the Village of Blissfield Planning and Zoning page for more information.

Site plan approval will be granted to site plans that are fully completed, adhere to the zoning ordinance and all other applicable village code, and are compatible with other uses of land in the vicinity. The zoning administrator shall review the site plan for completeness, and shall obtain comments, as deemed necessary, from the village departments or consultants. For more information on the approval process, view the relevant zoning ordinance:

Standards & Conditions of Site Plan Approval

Site plan approval lasts 12 months from approval date.

Site Plans Flowchart



SPECIAL LAND USE

What is a special land use permit?

Special land use permits are required for developments that may have uses consistent with the zoning district it occupies but have elements or features that are not suitable for every location within the zoning district. These elements could include increased traffic flow, odor, noise, or other nuisance effects.

How do I know if my project requires special land use approval?

Because of the case-by-case nature of the permit, it is highly recommended developers meet with the village for a pre-application meeting to determine whether a special land use application will be necessary during the application process.

How do I apply?

Special land use applications require a complete site plan (as described in the site plan section), an application form, and the necessary application fees.

What is the approval process?

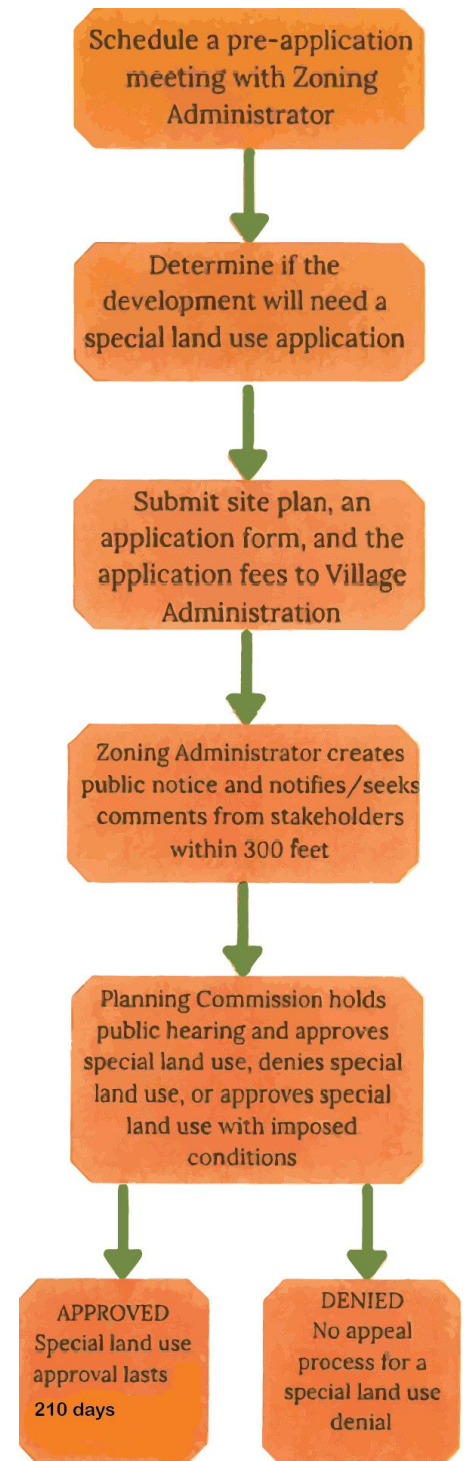
Upon retrieval of complete package, the Zoning Administrator will create public notice in the local newspaper, and to the owners and occupants of all buildings within 300 feet. The Planning Commission will then hold a public hearing on the application, and can choose to approve the application, with conditions, or decline the application based on the submitted materials and public comment. The nature of conditions with approval can be found within the zoning ordinance, as can the standards for which special land use applications are approved or denied.

[216.1316 - Special Land Use Standards](#)

How long does approval last?

Special land use permits will expire 210 days after approval, unless substantial construction has begun on the project and completed within 575 days.

Special Land Use Application & Review Flowchart



PLANNED UNIT DEVELOPMENTS

What is a planned unit development (PUD)?

Planned unit developments are optionally created districts that allow for more flexibility and variety in regulation of land development, foster innovation in land use, ownership, and variety of design, and offer uniqueness in layout. While PUDs are more flexible in their regulations, they also seek to preserve historical, natural, and architectural features that other zoning districts may not prioritize, and seek to protect green space while providing amenities, public services, and utilities. PUDs should be developed in accordance with the goals of the master plan and promote a higher standard of quality than can be achieved through traditional zoning districts.

What are the requirements for a planned unit development?

Because planned unit developments are permitted greater flexibility in design, structure, and capacity than traditional zoning districts, successfully applying the overlay to PUD requires greater commitment and action from the applicant to uphold the community vision. This could entail many things, including preserving natural features, creating open spaces and greenway corridors, mixing land uses and housing types, renovation or removing blight, and more. Further, PUDs must be at least a half-acre in size to receive PUD approval. The Planning Commission may approve applicants with sites smaller than the minimum, but the applicant must prove the PUD still adheres to the specific requirements of the overlay. To view the full list of required features or actions for a PUD application, please view the relevant zoning ordinance:

[PUD Requirements](#)

What are the benefits of a planned unit development

Because planned unit developments undergo rezoning to their own district, regulations regarding the use of the sites are more varied than in traditional districts. Further, as long as the PUD meets the requirements listed in the zoning ordinance (specifically compatibility with surrounding uses/ character and the minimum size requirement), PUDs overlays can be created in any districts of the village. PUDs can be formed from multiple parcels and sites, as long as they have a unified owner. There is also the capacity to allow greater unit and residential density within the PUD than in other districts, provided extra requirements and commitments are met during the application process.

How do I apply for a PUD

Before applying for a planned unit development applicants must have a pre-application meeting with the Zoning Administrator. The purpose of this meeting is to determine if the site(s) qualify for a planned unit development, if the prospective uses and design of the sites can be accomplished under traditional zoning districts, and to review the items that will need to be submitted in the planned unit development application. Due to the size and resources required for PUDs, applications will require more information to be submitted than site applications in traditional zoning districts. While the pre-application meetings will cover what is required, one can typically expect to submit information such as topographic maps, flood plain maps, property surveys, inventories on existing utilities, proposed uses, interior street locations, conceptual layouts, indication of architectural style and more. Application packages typically consist of a completed PUD application form the necessary fees, a preliminary development plan, and a summary of intent. For a complete list of items, you will be required to submit, please view the relevant zoning ordinance below:

[Submittal of Proposed PRD Plan](#)

PLANNED UNIT DEVELOPMENTS

What is the approval process?

Upon submission of a fully completed PUD application, the Planning Commission will schedule a work session with the applicant to review the development concept and communicate the need for any additional information. When initial review is completed, the Planning Commission will hold a public hearing regarding the PUD request. Upon considering the application materials and comments and evidence given during the public hearing, the planning commission can approve the PUD, deny the PUD, or approve the PUD with attached conditions. The standards for which the Planning Commission will base its decision on include the PUDs compatibility with adjacent uses of land, natural environment, and public services, and its natural benefit to usage or planned character that could not otherwise be achieved in a traditional zoning district.

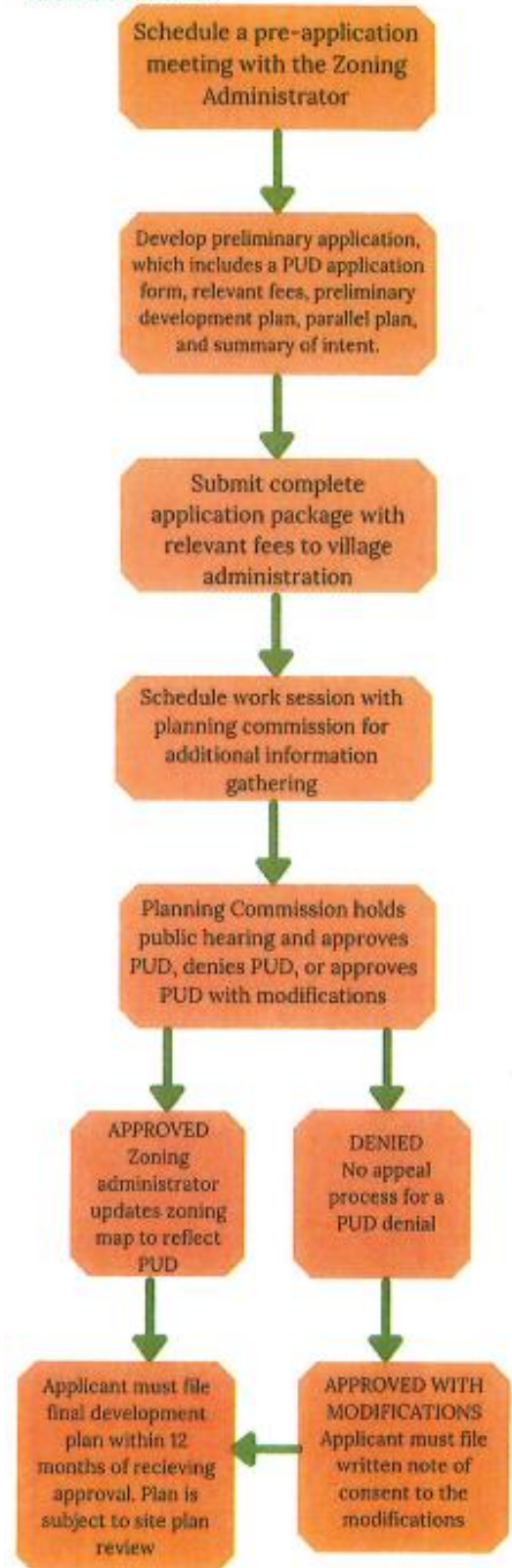
After approval and before construction, the applicant will enter into a development agreement with the village that determines obligations regarding the PUD, including a final development plan, an optional phasing plan, and remedies that will occur should the applicant default on the PUD.

What steps occur after approval?

Within 12 months of the Planning Commission's approval of the PUD rezoning and development, the applicant shall submit either a final development plan for the PUD as a whole, or for a phase of development. Development of PUDs in phases must have a planning commission-approved schedule of completion. Final development plans are subject to the process and review standards of site plan Level B. Should a final development plan not be submitted during the 12-month period or within an approved extension, the preliminary development plan and PUD rezoning will be null and void.

For more information in Planned Unit Developments, please view the relevant zoning ordinance: [Chapter 216.1315](#)

Planned Unit Development Application and Review Flowchart



DIMENSIONAL VARIANCES

What is dimensional variance?

Dimensional variances are permissions or approval of specific features and measurements on a property that are not aligned with the standards set in the zoning ordinance.

Who grants a dimensional variance?

Dimensional variances may be granted by the Zoning Board of Appeals after submission of a completed variance application and a public hearing in accordance with the zoning act. The variance granted will be the minimum required to permit the applicant full use of their site while still considering the zoning ordinance regulations.

What are the requirements for a dimensional variance?

Variance can be considered if there are difficulties in adhering to the zoning ordinance's standards for construction, equipment or alteration of buildings or structures, and stormwater management. Consideration of variances will only occur under the following conditions:

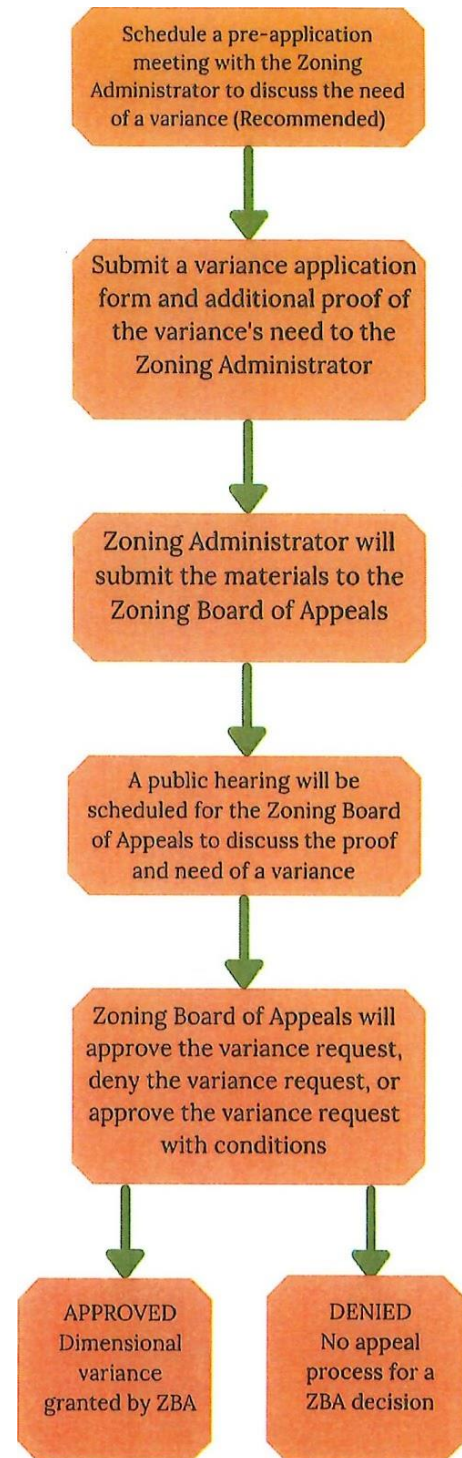
- Extraordinary circumstances created barriers to development or use as allowed by the zoning code.
- Compliance with the strict letter of the zoning ordinance would unreasonably prevent intended use.
- Granting of the variance will not negatively impact the surrounding neighborhood in any way.
- Granting of the variance will not negatively impact public safety or welfare.
- The applicant nor previous owners of the property were not the cause of the barriers that necessitate a zoning variance.

Variance Application

How do I apply for a dimensional variance?

Applicants should meet with the Zoning Administrator to determine if a dimensional use is needed and to establish agreed upon facts before completing an application. The applicant must complete a variance application form and provide necessary proof that a variance is needed. The Zoning Administrator will then submit those materials to the Zoning Board of Appeals, who will grant the application an appropriate amount of discussion during a public hearing. The applicant must be present during this hearing. The Zoning Board of Appeals will then decide to approve the dimensional variance, deny the dimensional variance, or approve the dimensional variance with conditions deemed reasonable.

Dimensional Variance Application Flowchart



RESIDENTIAL IMPROVEMENTS

Single and two-family dwellings

Standard single-family and two-family repairs do not require a building permit or site plan application. However, per [Michigan Building Code](#), a building permit is required if creating additions to the building, or improvements that include:

- Removing or cutting away any wall, partition thereof,
- Removing or cutting of any structural beam or bearing support,
- Removing or changing of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements.
- Changing, adding, or removing standpipe, water supply, sewer, drainage, drain leader, gas soil, waste, vent or similar piping electric wiring or mechanical

For more information on building permits or other permits for improvements, please view the relevant section in this guide.

Multifamily dwellings

Standard multifamily repairs do not require a building permit or site plan application. However, structures containing 3 or more units are subject to site plan review processes with the Village of Blissfield in addition to the building permits criteria listed in the Michigan Building Code when making the additions or the following renovations:

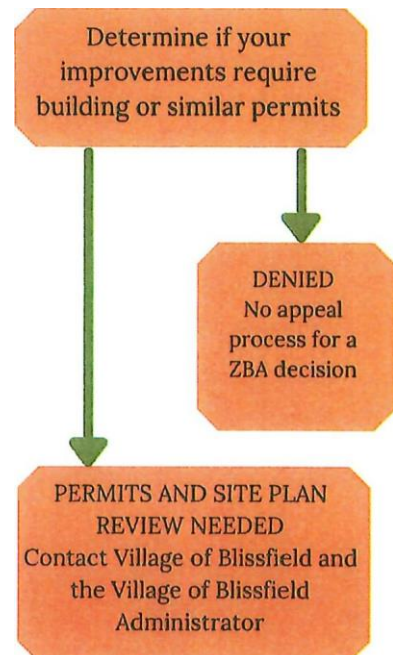
- Removing or cutting away any wall, partition thereof,
- Removing or cutting of any structural beam or bearing support,
- Removing or changing of any required means of egress, or rearrangement of parts of a structure affecting the exit requirements.
- Changing, adding, or removing standpipe, water supply, sewer, drainage, drain leader, gas soil, waste, vent or similar piping electric wiring or mechanical

If improvements and additions are located in a building with less than 2,000 square feet or the addition is not larger than 20% of the area of the building prior to expansion, a Level A site plan must be completed with the Village of Blissfield Zoning Administrator. If the building is above 2,000 square feet or the addition is above 20% of the area of the building prior to the expansion, a Level B site plan must be completed with the Village of Blissfield Zoning Administrator and reviewed by the Planning Commission. For more information on the site plan review process, please view the relevant section of this document.

Single and two-family dwellings improvement flowchart



Multifamily dwellings improvement flowchart



BUILDING PERMITS

Who approves construction permits such as building, electrical, and plumbing?

All permitting and inspections regarding construction and utilities are approved and scheduled by the Building Inspector and Zoning Administrator.

What is required to apply?

Certain documents and information are required to be submitted with the building permit application. Information required for all buildings permits include the address of the job site, a zoning permit, a complete signed application by the proper applicant, a set of construction plans, and permits including electrical, plumbing, and mechanical / heating. There may be further information including additional permits and certifications depending on the architecture and materials of the structure, its geographic location, or environmental factors possibly impacted by the construction. Fees accompany each permit. For a checklist of all items that need to be submitted with a building permit application, please view the PDF below:

[Village of Blissfield building requirements checklist](#)

Permit type	When is it required?
Building Permit	Constructing, enlarging, altering, repairing, moving, demolishing or changing the occupancy of a building or structure.
Electrical Permit	Installing new electrical wiring, equipment, or altering electrical wiring
Plumbing Permit	Installing new plumbing fixtures or altering present ones.
Mechanical Permit	Installing new mechanical/heating fixtures or altering present ones.
Soil Erosion Permit	Moving or changing earth within 500 ft. of a lake or stream, changes that occur over 1 acre, and gravel operations within 500 ft. of a lake or stream or over 1 acre in size.

Where can I find out more about inspections?

Inspections will be required at multiple points throughout the project, for each permit issued. Inspection scheduling is a responsibility of the developer, and should occur when the work is ready for respective inspection. Village of Blissfield inspectors will perform the mandatory inspections a reasonable amount of time after the request for inspection has been made. For more information regarding the schedule of inspections or inspection contacts for each permit, please visit the Village of Blissfield website. linked below:

[Village of Blissfield Inspection Information Home Page](#)

FINANCIAL INCENTIVES

A wide range of financial assistance and incentive programs may be available to your project at federal, state, and local levels. For those wishing to use these tools in their development process, it is important to understand what is available, what your project may be eligible for, and what requirements the programs set.

Commercial Redevelopment District

Per Public Act 255 of 1978, the Village of Blissfield Council may award commercial property tax abatements for up to 12 years to properties within the commercial redevelopment district. The commercial property must operate with one of the following uses: engineering, office, parts distribution, research and development, retail sales or warehousing.

Further, certain criteria must be met in order to be awarded with the Commercial Facilities Exemption Certificate that allows for the tax abatement. This criterion also determines the length of the property tax abatement. Properties applying must document job growth or retention, costs of construction or renovation, safety compliance, adherence to design & historic preservation standards, energy-saving construction or operation, and development of second floor housing.

Click [HERE](#) to see the Tax Incentive

Industrial Development District

To encourage greater industrial development and spur manufacturing opportunities for developers, business owners, and laborers, the Village of Blissfield offers tax incentives for development involving industrial-zoned sites. These incentives can be applied in the expansion of pre-existing facilities, renovation of aging facilities, and constructing of new facilities, per PA 196 of 1974, the Plant Rehabilitation and Industrial Development Districts Act. The Industrial Facilities Exemption certificate can provide property tax abatement for a maximum of 12 years. For more information on the Industrial Development District, please contact Village Administrator Danielle Gross at administrator@blissfieldmichigan.gov.

Redevelopment Liquor Licenses

Redevelopment liquor licenses can be obtained by dining, entertainment or recreation businesses operating within a redevelopment district. The business must have spent or have a commitment to spend at least \$75,000 in restoring the building in which the business is operating. Further, redevelopment liquor licenses can only be obtained when standard liquor licenses are no longer available. In addition to applying to the [State Liquor Control Commission](#), a resolution from Village Council must be passed pursuant to PA 501 of 2006

Click [HERE](#) to learn more about redevelopment liquor licenses.

Match On Main Grant

Match on Main is a grant program hosted by the Michigan Economic Development Corporation and available to small businesses within Select or Master-level Main Street Communities. Businesses must be located within Main Street boundaries, and develop a business plan through the community's Main Street director and the appropriate Small Business Development Center.

For more information on the requirements and project process steps for applying to Match in Main in Blissfield, please contact the Main Street Director at: mainstreet@blissfieldmichigan.gov.

FINANCIAL INCENTIVES

Community Development Block grant (CDBG)

The community development block grant is a federal program managed by the U.S. Department of Housing and Urban Development. CDBG funds for the Village of Blissfield are administered by the Michigan Economic Development Corporation on behalf of the Michigan Strategic Fund. The village can choose to directly use the funding to address services and infrastructure for low-moderate income individuals in the Village of Blissfield or sub-contract the funds out to organizations that will improve services for this demographic. Possible uses of CDBG funds include, but are not limited to:

- Facade Grants
- Blight Elimination
- Minor home repair programs
- Critical infrastructure maintenance
- Business assistance loans / Grants
- Rental Rehabilitation

For more information on past, current, or potential CDBG uses by the Village of Blissfield, please contact Danielle Gross, Village Administrator at (517) 486-4347.

Brownfield Tax Increment Financing

Brownfield Tax Increment Financing, through P.A. 381 of 1996, allows developers to receive reimbursement on environmental and non-environmental redevelopment activities. Brownfields are properties and or sites that are contaminated, blighted, functionally obsolete or hold historic value. Reimbursement for costs associated with redeveloping brownfields occurs through the collection of incremental state and local taxes as the taxable value of the property increases through the revitalization process. To benefit from brownfield TIFs, developers will need to work with their local Brownfield Redevelopment Authority to produce a work plan for state review (Michigan Strategic Fund for non-environmental activities, Michigan Department of Environmental Quality for environmental activities).

To learn more about the Brownfield Program, initial evaluations, and work plan development, please contact the local Brownfield Redevelopment Authority through the Village of Blissfield Administrator at (517) 486-4347 or email at administrator@blissfieldmichigan.gov.

BUSINESS LICENSES

Business Licenses

Business licenses are required for some types of businesses operating in the Village of Blissfield. Business licenses can be obtained through the Village office. For more information on business licenses, please contact Brandon Hudson, Village Treasurer, at (517) 486-4347.

Liquor Licenses

Liquor licenses are required for businesses that seek to sell or serve alcoholic beverages. Applications for a liquor license must be filed to both the Village of Blissfield Village Council and the Michigan Liquor Control Commission. Applications sent to the Village Council must meet the requirements found in the following Zoning ordinance:

Licenses Application New and Transfer

The Michigan Liquor Control Commission can be contacted at:

Phone: (517) 284-6310

Email: LARA-MLCC-Licensing-Information@michigan.gov

Redevelopment Liquor Licenses are also available as a business incentive to operations within an established business district or redevelopment area. For eligibility, please view the financial incentives pages located earlier in this guide.

PARTNER ORGANIZATIONS

Downtown Development Authority

The Village of Blissfield Downtown Development Authority serves to create development plans, protect the downtown business district from deteriorating property values, promote historic preservation, and foster general economic growth. Using funds from tax increment financing, the DDA engages in business attraction and retention through marketing, event planning, and business & development incentives.

To contact the Downtown Development Authority, please contact the Main Street Downtown Development Director Authority Director at (517) 486-3642 or mainstreet@blissfieldmichigan.gov.

Lenawee Now

Lenawee Now is a nonprofit public-private partnership dedicated to economic and business expansion throughout Lenawee County. By attracting new businesses, helping to grow established businesses, and supporting entrepreneurial endeavors in Lenawee, Lenawee Now is creating an economically viable and vibrant region. In addition to business attraction, retention and start-up activities, Lenawee Now provides critical services to support business growth including access to funding sources and talent enhancement. Lenawee Now is formerly known as the Lenawee Economic Development Corporation.

For questions regarding Lenawee Now, contact their office at (517) 265-5141 or email: info@lenaweenow.org

Visit Lenawee

Visit Lenawee was established in January 1993 as an independent 501(c)(6) nonprofit organization to promote tourism to the area (Previously known as the Lenawee County Conference and Visitors Bureau). Visit Lenawee is funded by Michigan's P.A. 59 of 1984 (Community Convention of Tourism Marketing Act 395 of 1980), which provides a 5% assessment from local hotels/motels with more than 10 rooms in the assessment district of Lenawee County.

For questions regarding Visit Lenawee, contact their office at (517) 263-7747 or email: pr@visitlenawee.com