

FREQUENTLY ASKED QUESTIONS

Q. What is the cost of industrial park land?

A. Land price is negotiable depending on the project.

Q. State Permits, Licenses and Taxes?

A. License is dependent upon type of business. Visit <http://www.michigan.gov/business> or call (877) 766-1779.

Q. City permits?

A. Required for all construction and/or change of use. Call (517) 279-6929 (Building Department).

Q. What office or retail space is currently available?

A. Please contact the Downtown Development Authority at (517) 279-6902 or the Branch County Economic Growth Alliance at (517) 279-6908.

Q. What incentives are available for a small business startup?

A. Economic incentives are generally geared toward manufacturing business investments. However, other grants or programs may be available for other non-manufacturing businesses. Contact the Branch County Economic Growth Alliance at (517) 279-6908.

Q. Who can tell me if my proposed use is allowed in the proposed location?

A. The City Planner/Zoning Administrator (517) 279-6911.

Q. Who is responsible for interpretation of the Zoning Code?

A. The Zoning Administrator is responsible for all zoning ordinance interpretations. Further review of the zoning interpretation is heard by the Planning Commission.

Q. What do I need to obtain a Building Permit?

A. Building Permit Applications are available online at www.coldwater.org by visiting the Neighborhood Services Department link or by contacting Neighborhood Services at (517) 279-6929.

Q. Do I need architectural prints? Can I sketch my own site and building plans?

A. The State of Michigan requires all Commercial/Industrial and Residential projects greater than 3500 SF to submit two sets of architecturally sealed site plans and sealed building prints (except for projects of a minor nature i.e. signs, fences, roof repair, etc.)

Q. When do I need a Building Permit?

A. A building permit is required when the use of a building changes and/or when any part of the structure or building design is changed. A list of these requirements is available. Contact the Neighborhood Services Department at (517) 279-6929 to be sure.

Q. Who can tell me if a building meets standards for a proposed use?

A. The Building Official can assist you in determining if the building meets standards for proposed use. An architect or an engineer is required for buildings that do not meet the standards.

Q. Do I need a licensed contractor?

A. Yes, unless you hired a licensed architect or engineer