Megan Masson-Minock, AICP

Zoning & Food Hubs

Sponsored by the Michigan Food Hub Network
Definition

“A regional food hub is a business or organization that actively manages the aggregation, distribution, and marketing of source-identified food products primarily from local and regional producers to strengthen their ability to satisfy wholesale, retail, and institutional demand. “

-From the USDA Regional Food Hub Resource Guide
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-From the USDA Regional Food Hub Resource Guide

**Definition & Traditional Zoning**

**Industrial**
- Warehousing (wholesale, aggregation & distribution)
- Processing (aggregation)

**Commercial**
- Retail

**Agriculture**
- Producers
BRIGHT STAR FARM, BATTLE CREEK

Phasing Plan for Bright Star Farms Special Use Application

Phase 1
Community Garden

Phase 2
Orchards
Hoop Houses
Open Air Pavilion with retail

Phase 3
Community Barn with retail

Photo Source: Google Earth
Graphics by ENP & Associates

WASHTENAW COUNTY FOOD HUB

Future Washtenaw County Food Hub Plan

Dry & Root Storage
Processing Kitchen
Outdoor Wash

Composting/Bulk Organic Feed

Note: Plan pending approvals by Ann Arbor Township & Washtenaw County

Drafted by: ENSO --> [Map Image]
You are now a real estate developer

Plan 6 months to a year ahead

Put 10-20% of your overall budget towards “soft costs” – fees, plans & permits

Time is money, so do it right the first time

Jason Minock
Home builder in Southeast Michigan
Before you start

Know vision for 6 months, 1 year, 5 years

Ask the municipality for advice early

If the answer is no, realize the rules can change
In process

Takes more time and money than you expect

Get the paper right

Maintain a good relationship with the municipality and your neighbors
School Property (Public, Charter, Private, University)

Municipality has no jurisdiction

Approval by Michigan Board of Education for all schools K-12

Board of Regents for universities
Zoning says what can go where

Ann Arbor Township
Zoning Ordinance

Legend

A-1 General Agriculture
A-2 Rural Residential
A-3 Convenience Commercial
City
B-1 Limited Industrial
B-2 Office
B-3 Office District
C-1 Public Land
C-2 Planned Unit Development
C-3 Single Family Rural Residential
C-4 Single Family Suburban Residential
C-5 Single Family Urban Residential
C-6 Single Family Urban Residential
D Single Family Urban Residential
D-1 Two Family Urban Residential
D-2 High Density Urban Residential
D-3 Research and Development
D-4 Recreation Conservation
D-5 Research and Research Applications

1 inch equals 3,500 feet

Last Updated: November 2005

Map prepared by Washtenaw County GIS – No reproduction of this print shall be made without authorization of Washtenaw County.

The map shown here is for illustrative purposes only, and is not suitable for site-specific decision making. The data depicted is compiled from a variety of sources and at a variety of scales. Thus the information is provided with the understanding that the conclusions drawn from the data are solely the responsibility of the user. Any assumption of legal status is hereby disclaimed.

*Several parcels within the City of Ann Arbor boundary may have been recently annexed and not reflected on this map.
Zoning Color Cheat Sheet

White or Green = Agriculture
Purple or Gray = Industrial
Blue = Office or Civic Buildings
Red = Commercial
Orange = Multiple-family housing
Yellow = Single-family houses
Municipal Approval Processes

Least time & money

- Building Permit
- Site Plan Review
- Special or Conditional Land Use
- Rezoning

Most time & money

- Zoning Text Amendment
Municipal Approval Processes

BRIGHT STAR FARM, BATTLE CREEK
- Special Land Use
- Fence Permit with variance
- Sign Permit with variance
- Site Plan
- Building Permit

WASHTENAW COUNTY FOOD HUB
- Zoning Text Amendment
- Building Permit
- If any new buildings or walls of existing buildings moved – site plan review
Building Permit

Right spot on the map & renovation of existing building

1-week process with a small fee

Administrative review by the Building Official

Building Code set by State Law – Building Official does not have the ability to waive it
Building Permit – Lesson Learned

If public gathers for events indoors (education, events, meetings), the “assembly” clause of the Building Code applies.

Means need fire suppression system, which could be expensive depending on size of room and signs on multiple exits.
Site Plan Review

Right spot on map but new building or building expansion

1-3 month process with fee ranging $100-$500

Required plans are expensive

Zoning Ordinance & other municipal ordinances

Approved administratively or by elected (City Council) or appointed body (Planning Commission)

Exceptions to the zoning ordinance (variance) possible
Site Plan Review – Lesson Learned

Ask if sketch plan or less expensive option available

If hiring professionals, better to pay more one time, than less several times.
Special or Conditional Land Use

Right spot on map but the use requires more scrutiny to assure health, safety & welfare

2-6 month process with fee ranging $100-$500

Site plan may be required with application

Zoning Ordinance

Approved by elected body (City Council) after recommendation and public hearing by the Planning Commission
Special or Conditional Land Use – Lesson Learned

At the public hearing, bring all of your supporters
Rezoning

Wrong spot on map, asking to change the map

3-6 month process with fee ranging $500-$1,000

Site plan may be required with application

Zoning Ordinance

Approved by elected body (City Council) after recommendation and public hearing by the Planning Commission
Rezoning – Lesson Learned

Application is for all uses allowed in that zone, not just the ones you need.

Conditional rezoning possible

At the public hearing, bring all of your supporters
Zoning Text Amendment

Right spot for the use, need to add it to the text

3-6 month process with fee ranging from 0-$1,000

Zoning Ordinance

Approved by elected body (City Council) after recommendation and public hearing by the Planning Commission
Zoning Text Amendment – Lesson Learned

Text changes apply to all property in that zone, not just your property.

If municipality takes on the cost, you will be on their schedule.

At the public hearing, bring all of your supporters.
Things to remember

Municipalities move slow – they are responsible to everyone in their jurisdiction

Ask for advice, not forgiveness

Rules can change, it just take time
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Michigan’s Food & Agriculture Industry

Strategic Growth Initiative (SGI)
Michigan Food and Agriculture Industry

Why SGI?

- Contributes $91.4 billion annually to the state’s economy.
- Employs 923,000 Michigan residents.
- Michigan has 10 million acres of cropland.
- Food processing contributes $24.6 billion to Michigan’s economy.
By 2050

World’s population will reach 9.1 billion – 34% increase

Food production must increase 70%.

70% of the world’s population will be urban – 49% today.

$2.8 billion in 2011 Michigan exports.
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<th>Outcomes</th>
<th>2011</th>
<th>2015</th>
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<tr>
<td>Increase economic impact of food and agriculture</td>
<td>$71 billion</td>
<td>$100 billion</td>
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<td>Double agriculture exports</td>
<td>$1.75 billion</td>
<td>$3.5 billion</td>
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<td>Increase food and agricultural jobs</td>
<td>1 million</td>
<td>1.1 million</td>
<td>923,000</td>
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<td>Improve access to healthy foods</td>
<td>40% of residents</td>
<td>60% of residents</td>
<td>TBD</td>
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<tr>
<td>Increase sustainable food and agriculture systems</td>
<td>1,000 verifications</td>
<td>5,000 verifications</td>
<td>1,453</td>
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The Strategic Growth Initiative (SGI) is an outcome of the Governor’s Summit on production agriculture held in August 2011 and is in response to the recommendations from the House Agriculture Subcommittee on Agricultural Processing. The SGI is a new state/industry partnership.
This initiative has been developed to focus on removing existing barriers and leveraging opportunities identified by food processors, agri-business, and those in agricultural production as critical to business development and growth.

Additionally, a priority is to coordinate and cooperate with universities and other research organizations to bring the latest technology and information to Michigan to grow the industry.
The MDARD Director has formed an advisory board consisting of food and agriculture industry representatives charged with identifying barriers and opportunities for growth and establishing priorities.
Funding

Funding for SGI will be distributed by a competitive request for proposal (RFP) process. The RFP will focus on issues identified by the industry.

This initiative will identify ways to validate new and improved innovations for emerging issues. The sharing of information will benefit the industry and stakeholders.
Proposed Grant Categories

Workforce Development

1. Providing food safety training
2. Educational programs (including distance learning)
3. Recruitment programs, internships, on the job training
4. Business marketing
5. Specific technical training to meet industry needs
Technical Assistance

1. Energy efficiency/utilities
2. Alternative energy
3. Feasibility studies
4. Implementation of facility planning and/or design
   (i.e. new technology, new equipment)
Proposed Grant Categories

Applied Research and /or Commercialization

1. Improvement of electronic systems, value-added processing
2. Packaging and processing technologies
3. Assisting with implementing renewable technology
4. Implementing and developing waste management/recycling systems as it relates to agriculture or agricultural products
5. Water technology
6. Waste treatment systems
7. New equipment systems and optimization
Value Added Processing

1. Increasing farmer revenue, production and efficiency, or reducing expenses
2. Logistics
3. Implementing approved food safety and handling techniques, enhancing product value and sales
Exporting

1. Maximum residue levels (MRL) guidelines, reporting
2. Bio-engineered products
3. Allergens
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