

Michigan Food Hub Network Webinar – June 13, 2013  
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# 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

# Definition & Traditional Zoning

“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

## Industrial

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

## Commercial

- Retail

## Agriculture

- Producers

# BRIGHT STAR FARM, BATTLE CREEK

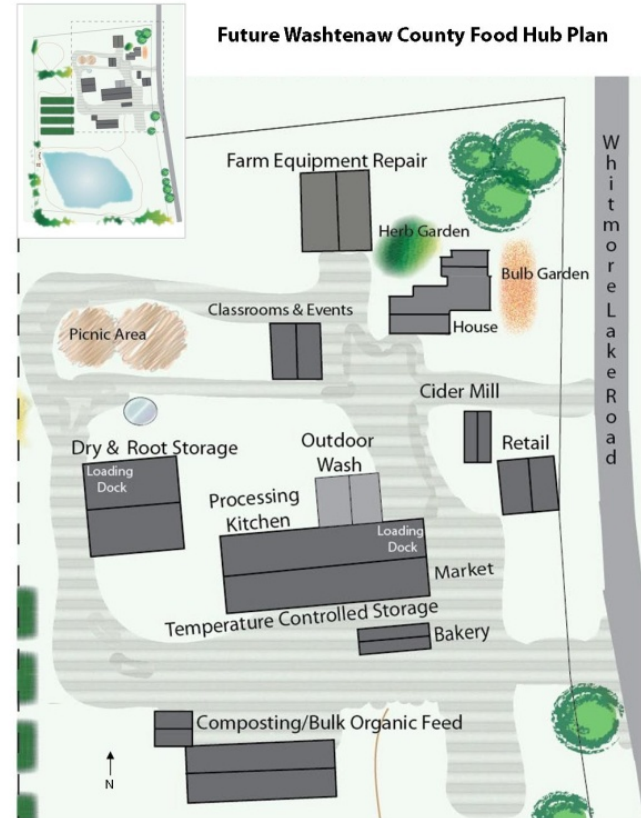
Phasing Plan for Bright Star Farms Special Use Application



Photo Source: Google Earth  
Graphics by ENP & Associates

# WASHTENAW COUNTY FOOD HUB

Future Washtenaw County Food Hub Plan



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

Drafted by: ENP ASSOCIATES

# 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)

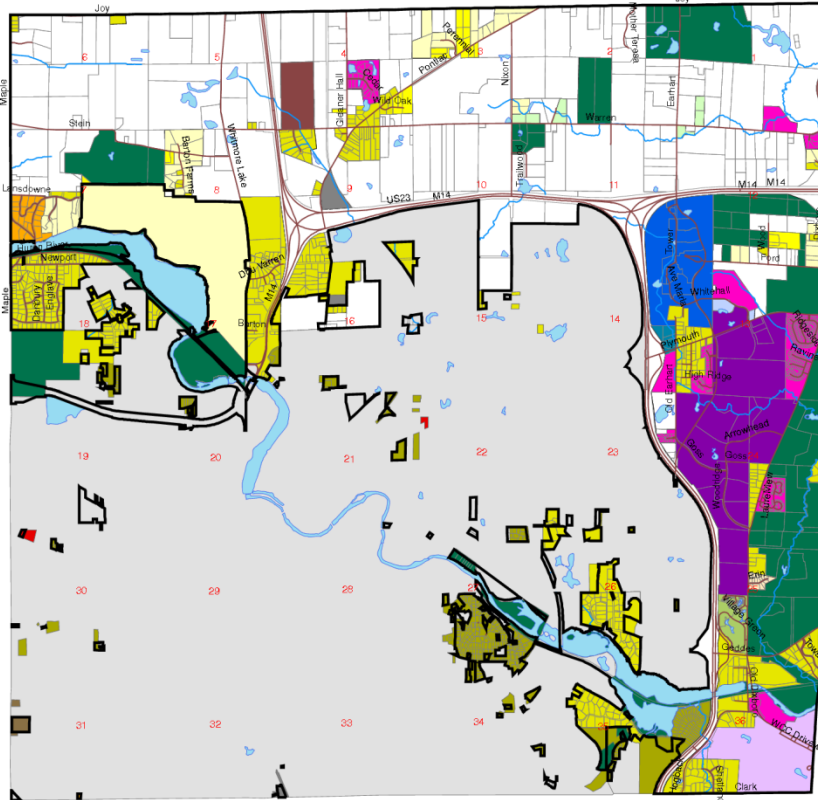
Municipality has no jurisdiction

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

Board of Regents for universities



# Zoning says what can go where



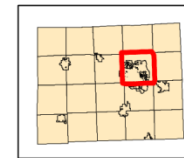
## Ann Arbor Township Zoning Ordinance

### Legend

<b>A-1</b> General Agriculture	<b>R-3</b> Single Family Urban Residential
<b>AR</b> Rural Residential	<b>R-3A</b> Single Family Urban Residential
<b>C-1</b> Convenience Commercial	<b>R-4</b> Single Family Urban Residential
<b>CTY</b> City	<b>R-5</b> Two Family Urban Residential
<b>I-1</b> Limited Industrial	<b>R-6</b> Mobile Home Park
<b>O</b> Office	<b>R-9</b> High Density Urban Residential
<b>OD</b> Office District	<b>RD</b> Research and Development
<b>PL</b> Public Land	<b>RC</b> Recreation Conservation
<b>PUD</b> Planned Unit Development	<b>RRA</b> Research and Research Applications
<b>R-1</b> Single Family Rural Residential	
<b>R-1A</b> Single Family Rural Residential	
<b>R-2</b> Single Family Suburban Residential	

0 2,500 5,000 10,000 15,000  
Feet

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

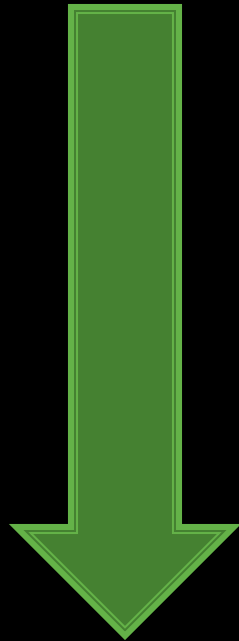
Orange = Multiple-family housing

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.



# Goals



Outcomes	2011	2015	Status
Increase economic impact of food and agriculture	\$71 billion	➔ \$100 billion	\$91.4 billion
Double agriculture exports	\$1.75 billion	➔ \$3.5 billion	\$2.83 billion
Increase food and agricultural jobs	1 million	➔ 1.1 million	923,000
Improve access to healthy foods	40% of residents	➔ 60% of residents	TBD
Increase sustainable food and agriculture systems	1,000 verifications	➔ 5,000 verifications	1,453

# Program Overview



- ❖ 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.



# Program Priorities



- ❧ 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.

# Implementation Plan



- ❏ 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.

# Implementation Plan



## *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

# Proposed Grant Categories



## *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

# Proposed Grant Categories



## *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



# Proposed Grant Categories



## *Exporting*

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



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