

ZONING FOR AGRITOURISM: LESSONS LEARNED IN PENINSULA TOWNSHIP

AGRITOURISM SUMMIT, TRAVERSE CITY
MAY 8, 2024

PENINSULA TOWNSHIP





PENINSULA TOWNSHIP LESSONS LEARNED

Tools to Preserve Farmland:

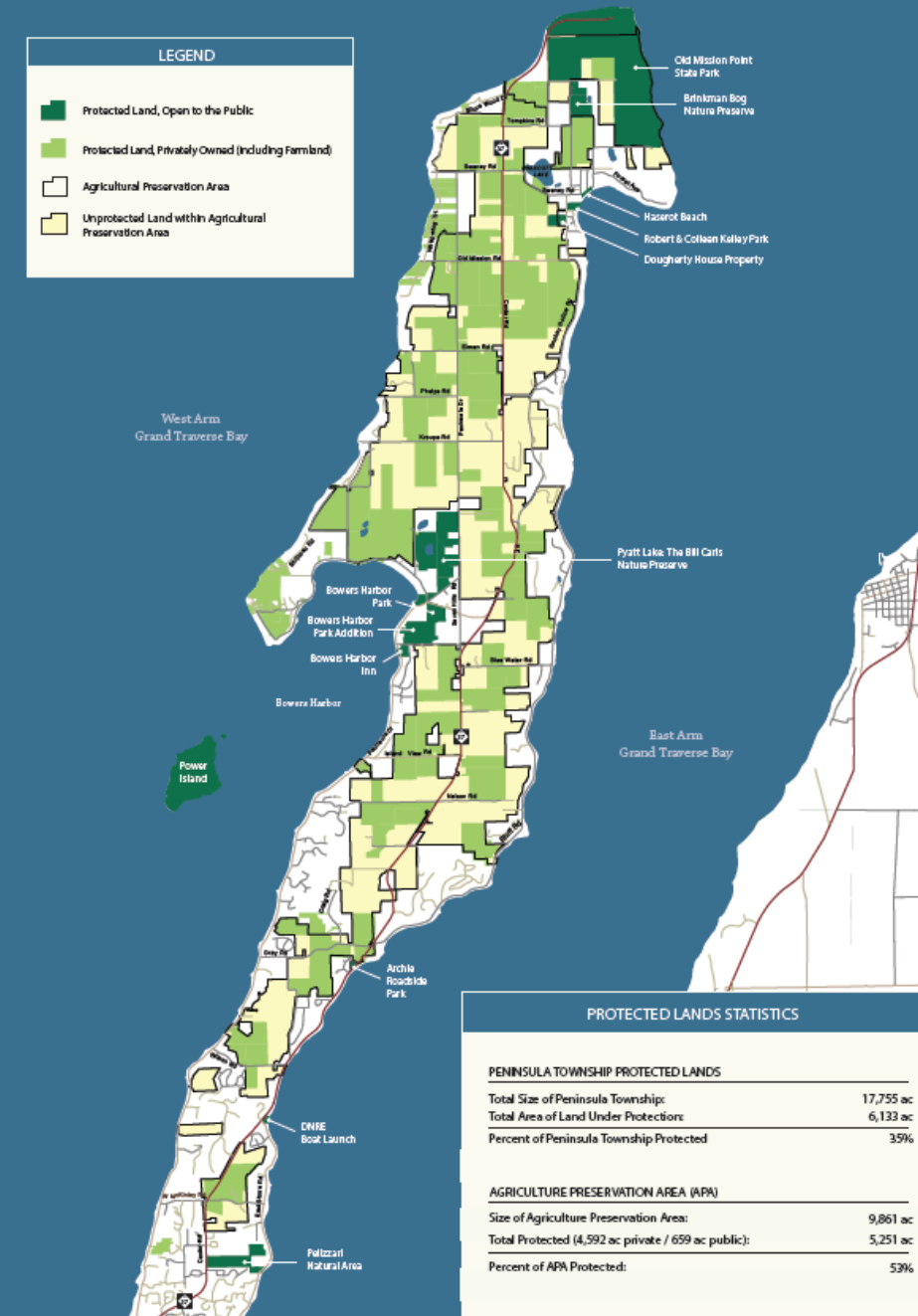
- Conservation Easements
- Planned Unit Developments (PUD) that cluster development around agriculture/open space

Photo Courtesy of Grand Traverse
Regional Land Conservancy

PENINSULA TOWNSHIP LESSONS LEARNED

- Identify agricultural land to be preserved
- Adopt an Agricultural Preservation Area (APA)

Success Story: The residents of Peninsula Township have elected to tax themselves three separate times since 1994 to fund the purchase of development rights. To date, 35% of the total land within PT is under protection and 53% of the total land within the APA.



PENINSULA TOWNSHIP LESSONS LEARNED

- Purchase of Development Rights (PDR) Program provides financial support for farmers to invest in farm operations, plan for retirement, etc.
- Keeps land in agriculture in perpetuity
- Keeps land affordable for future farmers



PENINSULA TOWNSHIP LESSONS LEARNED

- Public education should be ongoing for both residents and farmers
- Provide a forum for local farmers to have a voice
- Agricultural Advisory Committee to educate staff, residents and board on issues facing farmers

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PENINSULA TOWNSHIP LESSONS LEARNED

- Streamline processes, use by right where possible
- Provide a variety of value-added uses; U-Pick, Tours, Workshops, Processing, etc.
- Residents generally comfortable with value-added uses that are accessory to farming and active production

Peninsula Township amended the farm stand regulations in 2023 to allow greater flexibility to farmers.

Photo Courtesy of Local



PENINSULA TOWNSHIP LESSONS LEARNED

Tools to Mitigate Negative Impacts (Traffic, Noise, Dust and Smells):

- Scaled approach
- Setbacks
- Indoors vs. Outdoors
- Hours of operation



PENINSULA TOWNSHIP LESSONS LEARNED

- Regulations are unique to each jurisdiction based on geography, infrastructure and community values
- Zoning Ordinances should be living documents
- Be nimble to amend the zoning ordinance when it is not working

THANK YOU

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