

Ensuring Agritourism is a Good Fit in Rural Areas



Presented by: Kevin Struck
Growth Management Educator

Agritourism

Definition

The visiting of an agribusiness, horticultural, or agricultural operation for recreational or educational purposes related to the activities and/or products of the operation.

Land Uses / Activities

- Bed and Breakfast
- Café, Bakery
- Cider Mill
- Winery, Vineyard
- Event Barn
- Farmer's Market
- Livestock Show
- U-Pick
- Museum
- Corn Maze
- Pumpkin Patch
- Hay / Sleigh Rides

And many more . . .

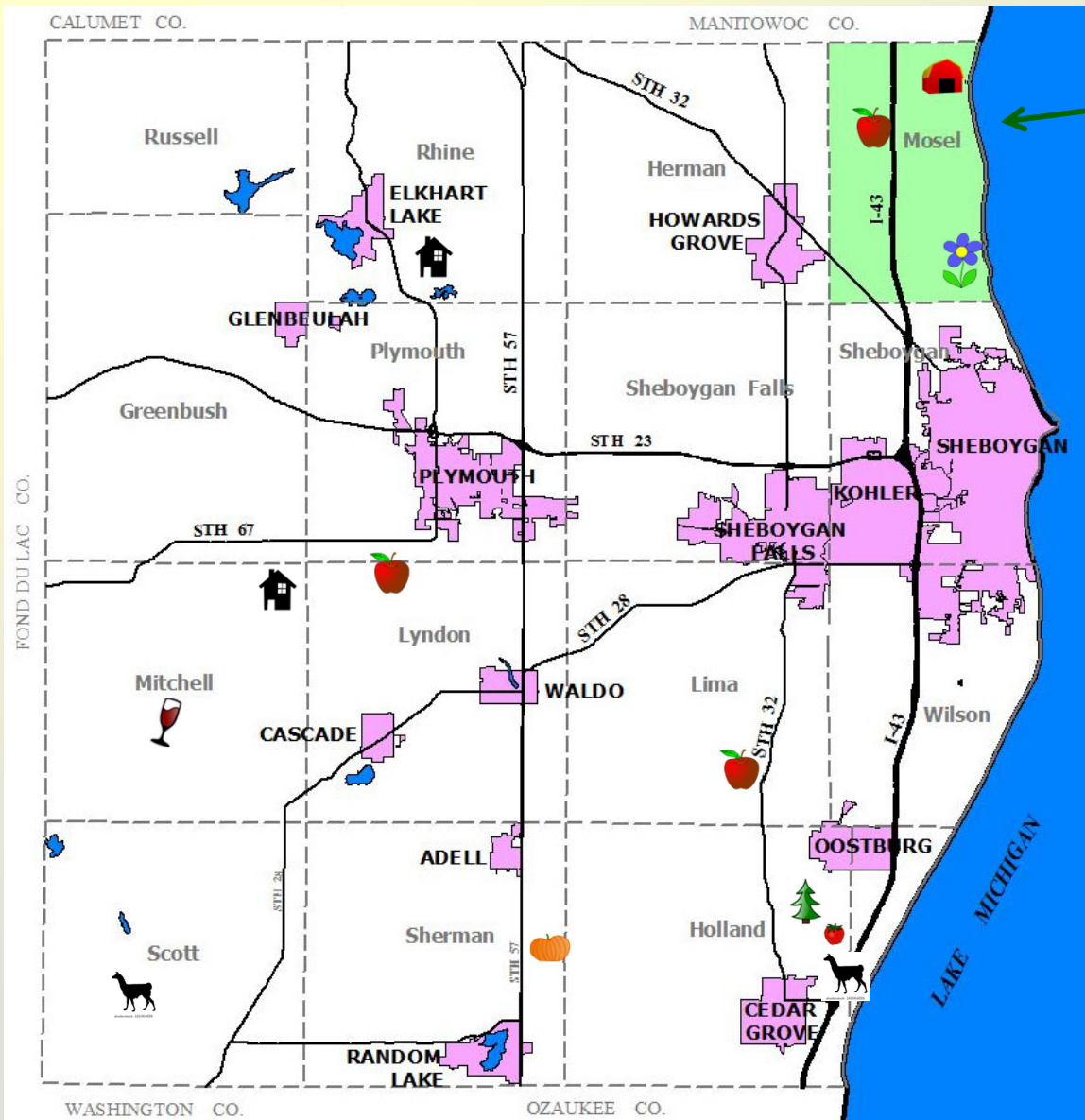


**Michigan
Agricultural
Tourism
Advisory
Commission**

**Agricultural Tourism
Local Zoning Guidebook
and
Model Zoning Ordinance Provisions
January 2007**

Prepared for Governor Jennifer M. Granholm
and the Michigan Legislature

**In 2009, Agritourism
was the fastest growing
tourism industry segment
in the United States
according to
Purdue University.**



Town of Mosel

Pop. 790



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Potential Agritourism Issues

Impacts

- Traffic
- Parking
- Noise
- Development
- Frequency
- Trespassing
- “The Unknown”



Potential Strategies

Impacts

- Traffic
- Parking
- Noise
- Development
- Frequency
- Trespassing
- “The Unknown”

Strategies

- Zoning
- Conditional Use Permit
- Noise Ordinance
- Sign Ordinance
- No regulation

Strategies in Mosel

Strategies

- ✓ Zoning
- ✓ Conditional Use Permit
- ✓ Noise Ordinance
- ✓ Sign Ordinance

Proposed

AE – Agricultural Enterprise District

- Standard agricultural permitted uses
- 20 agritourism conditional uses

Adopted in 2016

Noise Regulations

- Daytime and nighttime decibel limits
- Exemptions and variances allowed

Adopted in 2003

Sign Regulations

- Permit required for permanent signs
- Restrictions on illumination, size, location

Draft Ordinance Excerpt

Parking

- 1) Safe vehicular access and customer parking shall be provided on-site or on an adjacent property on the same side of the road if a formal agreement is reached between the applicant and the adjacent landowner.
- 2) Parking shall be designed in such a way that vehicles do not need to back off of or onto a public road.
- 3) Parking areas that are accessed by driveways or lanes inside the property are recommended. Entries and exits to parking areas that directly access a public roadway shall require a driveway permit from the Town of Mosel or Sheboygan County, whichever applies.
- 4) Parking areas shall be defined by gravel, cut grass, sand, or other visible marking.
- 5) Parked vehicles shall be located outside public right-of-ways and at a minimum distance of 40 feet from the road pavement edge abutting the property.
- 6) Parked vehicles shall be located at least 40 feet from side and rear property lines.
- 7) Conditional use applicants shall include a parking plan, drawn to scale, with their application materials that shows the following:
 - a) Extents of parking areas and vehicle capacity.
 - b) Estimate of the peak number of vehicles for normal business operations.
 - c) A plan for overflow parking for events expected to exceed the normal peak number of vehicles.

Conclusion



Because we can't anticipate every future land use issue, it's important to develop an ongoing trust and communication with local residents.