

CHAMPAIGN COUNTY LOCAL FOODS POLICY COUNCIL

Minutes of the April 10, 2013 Meeting
Brookens Center, 1776 E. Washington St., Urbana, IL

Members Present: Tod Satterthwaite; Rebecca Roach; Zach Kennedy; Cathe Capel; Maya Bauer; Steve Herriott; Chris Henning

Members Absent: Brad Uken, Mary Ellen Farrell

Guests: John Hall, Director of Champaign County Zoning and Planning Department.

1. Call to Order:

Meeting called to order at 5:46 pm.

2. Additions/Corrections to the Agenda:

Item 6 was moved up to precede Public Participation.

3. Approval of Minutes:

Minutes from CCLFPC meetings held on 2/27/2013 and 3/27/2013 were presented for approval. Capel moved for approval, seconded by Kennedy. There was no discussion. Minutes were approved by voice vote.

4. Discussion of the Proposal for an "Agriculture Protection Overlay" Zoning District:

John Hall gave a brief description of his proposal for Agricultural and Urban Agriculture Protection Overlay Districts (see appendix). He developed the idea after the failure of the CCLFPC's proposal to add a 13th criterion to protect local food agriculture to the RRO review process at the Environmental Land Use Committee meeting (ELUC) in March. Hall emphasized that his idea is not yet a formal proposal, but he has discussed the concept with the Chair of ELUC, a Farm Bureau Land Use Committee meeting, a Regional Planning Commission Technical Committee meeting, and with a few other county board members. He indicated that the concept generally met with little or no resistance

Hall provided a table (on page 3 of the Appendix) comparing existing farmland preservation options available through the state with the Agricultural and Urban Agriculture Protection Overlay Districts.

A lively discussion followed Hall's presentation, and Roach moved that we support the Agricultural and Urban Agriculture Protection Overlay Districts with one change: that the tract size eligible for protection under the Agriculture Protection Overlay District be reduced from 40 to 20 acres. Herriott seconded. Capel recused herself because of a possible conflict of interest with her service on the ZBA. The motion passed by voice vote.

5. Public Participation: There was no public participation.

6. Discussion of a Food Hub for Local Foods

- a. **Discussion of the NC State Food Hub:**
Becky has not heard back from Nancy Creamer from the NC project. She indicated that the NC food hub project developed from 3.9 million USDA grant. Becky will report when she hears from Nancy.
- b. **Usefulness of Market Maker as a Virtual Food Hub:** Zack provided a link before the meeting, and we discussed Market Maker as a marketing tool for farmers, as well as a digital aggregation site for bringing suppliers and markets together. It was agreed that Market Maker needs to be marketed more effectively to fill this role. Zack will contact Dar Knipe about the marketing plan for Market Maker.

7. Strategic Planning Review and Update

- a. **Discussion of Strategic Plan:** Zack presented an updated logic model, which was followed by a discussion of how best to use it. Before the next meeting, members will review the logic model and bring suggestions for more activities to the next meeting. We are also to consider long, medium, and short-term status for the goals included in the plan. Outcomes and impacts will also be discussed at the next meeting.
- b. **Discussion of How to Present our Strategic Plan to the County Board:** It was agreed that we would present an annual report based on an updated version of the logic model at a County Board meeting in June.

8. **Announcements:** Maya needs to be added to the LFPC on the Champaign County Website and Sarah needs to be removed. Tod will ask Linda to update the site

9. Other Business:

- a. Mel and Maya will report on Legislative initiatives at each meeting, and the committee will send letters of support when appropriate.
- b. Chris or Tod will contact Zack Grant at the Student Sustainable Farm to set up a field visit. Chris will be one of the presenters.

10. **Adjournment:** Meeting adjourned at 7:35.

Appendix

Proposal for “Agriculture Protection Overlay” Zoning District

Draft March 19, 2013

“Agriculture Protection Overlay” (APO) Zoning District

- APO only established if requested by landowner
- Contiguous 40 acre minimum
- No closer than two miles to existing municipal boundary
- Land must be farmed and the principal use must be agriculture
- Land must not be part of a municipal pre-annexation agreement
- Land must be located in AG-1, AG-2 or CR district
- APO only established if requested by landowner
- Minimal application fee (\$100)
- If APO is approved by County Board:
 - By-right limit reduced to one new non-ag use (lot) per 40 acres but otherwise no non-agricultural uses authorized (no SUP, either) except for Wind Farm and Major Rural Specialty Business
 - No RRO can be authorized in APO
 - **No RRO authorized within 200 feet of APO district**
 - **LESA System revised to add points to any LESA analysis which is within 1 mile of APO District** (review by IDAG)
- APO only established if requested by landowner

“Urban Agriculture Protection Overlay” (UPO) Zoning District

- UPO only established if requested by landowner
- 2 acre minimum
- No further than 2 miles from existing municipal boundary
- Land must be farmed
- Land must be located in AG-1, AG-2 or CR district
- Land parcel must comply with municipal subdivision requirements
- UPO only established if requested by landowner
- Minimal County zoning application fee (\$100)
- If UPO is approved by County Board:
 - By-right limit reduced to one new non-ag use (lot) per 40 acres but otherwise no non-agricultural uses authorized (no SUP, either) except for Major Rural Specialty Business
 - No RRO can be authorized in UPO
 - **LESA System revised to add points to any LESA analysis which is within 1 mile of UPO District** (review by IDAG)
 - Intent is for municipal “protection” (fencing; nuisance protection; etc.) as urbanization surrounds UPO
- UPO only established if requested by landowner

Revisions to LESA System

- Maximum points if site is ¼ mile or less from APO/UPO and lowers to half points if site is within .75 to 1.0 mile; and
0 points if more than one mile from APO/UPO
- More points awarded for APO/UPO means more points “left on the table” if APO/UPO not present
- SA Factor 5 “Distance to municipality” revised to distinguish sites adjacent to municipality from those that are not adjacent; 0 points for adjacent to municipality and only 5 points for all others; frees up 10 points
- Other SA Factors 4, 8, 9, 10 could have 1 to 2 points shaved off the current totals to free up additional maximum of 8 points
- ELUC reviews range of proposed changes and refers to ZBA for public hearing and recommendation
- Revised LESA must be reviewed by IDAG

Comparison of Farmland Preservation / Agriculture Protection Options

Farmland Preservation related options	Minimum area requirement	Duration of Protection	By-Right Development	Reviewing Body	Authorization
Agricultural Area	350 acres in a County with population under 600,000	10 years initially renewable 8-year periods	non-ag 'by right' lot development is <u>not permitted</u>	County Board appointed Ag Areas Committee makes recommendation to County Board	505 ILCS 5/ Agricultural Areas Conservation and Protection Act http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=1672&ChapterID=40
Centennial Farm* or Sesquicentennial Farm**	No minimum	n/a – simply a designation	not impacted	Illinois Dept of Agriculture	http://www.agr.state.il.us/marketing/centfarms/
Proposed Champaign County APO and UPO	APO 40 acres UPO 2 acres	Until annexed or rezoned	limited 1 by-right lot Per 40 acres	CC ZBA and CC CB	

* 303 'records' found for Champaign County <http://www.agr.state.il.us/marketing/centfarms/cent.php>

Over 200 Centennial Farms in Champaign County <http://www.agr.state.il.us/marketing/centfarms/>

** 3 records found for Champaign County <http://www.agr.state.il.us/marketing/centfarms/sesqui.php>