



DATE: August 8, 2017  
TO: Ward County Planning Commission  
FROM: Nancy Simpson, County Planning/ Zoning Administrator  
SUBJECT: Regular Meeting 7:00PM, August 17, 2017, Room 108, Ward County Administration Building

## AGENDA

- A. Call to order, roll call and determination of quorum.
- B. Review and approval of the minutes from July 20, 2017.
- C. Public Hearing

- 1. Byron Borgen

Application for a **Special Use Permit** for the following described property:

OLT 2 OF NENE LESS HWY, S18-157-82 TATMAN-S26 GFD A 7.73, LESS  
OUTLOT 3 OF 18-157-82

The Special Use Permit is being requested to convert a preexisting structure from a church to a single family residence that is not incident to farming. Minot Air Force Base has given support for this project.

- D. Other business or adjourn

- 1. Medical Marijuana Ordinance

Staff has drafted a recommendation for amending Ward County Zoning Resolution No. 6. Only Zone No. 6 needs to be amended, since Ward County Zoning Resolution No. 2 requires a special use permit for uses other than A-1 or R-1, and refers back to the land use regulations and definitions of Zone No. 6.

cc: Ward County Commissioners  
Regular Mailing List

## Minutes of the Ward County Planning Commission

July 20, 2017

The meeting was called to order at 7:00 PM by Vice Chairman Fegley. Present were Commissioners Fjeldahl, Koop, Livingston, Weppler, & Wolsky. Also present were County Planning and Zoning Administrator Nancy Simpson, County Highway Engineer Dana Larsen, States Attorney Roza Larson, and Misty Hester, Secretary.

Vice Chairman Fegley presented a letter written by Wayne Tuttle giving resignation of the committee; Moved by Commissioner Fjeldahl, seconded by Commissioner Weppler, to accept the resignation and have the letter will be forwarded to the next Commission meeting for action.

Nominations for the Ward County Planning Commission Chairman and Vice Chairman were called by Vice Chairman Fegley. Moved by Commissioner Fjeldahl, seconded by Commissioner Weppler, to nominate Clayton Fegley as the new Chairman. Roll call: all voted yes; motion carried.

Nomination for Todd Koop by Commissioner Livingston. Moved by Commissioner Weppler, seconded by Commissioner Livingston, to cease all nominations and cast a unanimous approval of Commissioner Koop as Vice Chair. Roll call: all voted yes; motion carried.

Moved by Commissioner Weppler, seconded by Commissioner Fjeldahl, to approve the Planning Commission Meeting Minutes from the June 15, 2017 meeting. Roll call: all voted yes; motion carried.

### **REGULAR AGENDA:**

Application for a Plat Approval by **Travis Zabloutney & Tiffanee Fettig** for the following described property:

The unplatted portion of SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , Section 33-156-82

The plat application is for creating two Outlots to be known as Outlot 10 and Outlot 11. Outlot 10 will be 5 acres and Outlot 11 will be 3 acres. The McKinley Township has responded with approval and no further comment. The Ward County Water Resource Board returned the plat without objection, but with the recommendations:

1. A storm water management plan may be required if the property is
  - a. developed or subdivided or
  - b. if an application is made for a building permit;
2. No development as a result of this plat should obstruct any watercourses or divert surface water flows.

Moved by Commissioner Weppler, seconded by Commissioner Koop, to approve the plat with all water board verbiage.

Travis Zabloutney appeared and explained his intentions to record a document signed by all the land owners in the existing quarter. If and when traffic activity in the area increases and an approach needs to be created, the land owners would all be notified at that time.

Leo Schmidt, McKinley Township representative, appeared and explained a township concern after listening to Mr. Zabloutney; the township would not want the burdens associated with road maintenance including snow removal for this area should activity increase.

Mike Gessner, lives ¼ mile East of outlots 10 & 11, appeared and spoke out of order with his concerns; Commissioner Wepler reminded him of the public hearing to take place after the regular agenda.

Amended motion made by Commissioner Wepler, seconded by Commissioner Koop, to include the Planning Commission Staff Report as follows:

Staff recommends the following:

1. An easement must be recorded to the north of the proposed outlots in the event of future development for the installation of a frontage road for access off 42<sup>nd</sup> Street.
2. A term sheet be created and recorded against both Outlots 10 and 11 along with the unplatted portion of SW ¼ SW ¼, Section 33 outlining; the temporary access from 46<sup>th</sup> Ave (Northeast Bypass), the requirements of when the temporary access will be removed and 42<sup>nd</sup> Street and frontage road would be improved, who would be responsible for those improvements, since neither the township or the county would participate in the cost of the improvements, and the need for the changes based on increased traffic or future development.
3. Remove the temporary access from 46<sup>th</sup> Ave (Northeast Bypass) and make the necessary improvements to 42<sup>nd</sup> Street if or when outlot 10 or neighboring land is developed and will cause an increase in traffic that exceeds 150 vehicles per day.
4. A development agreement to provide proper fire suppression for the site. This area is served by Minot Rural Fire and will need to abide by the International Fire Code.

The motion also includes the agreement by the township board, the covenant document to be ready for approval for approval by the commission meeting, and all terms to be finalized and ready for final approval. Roll call: all voted yes; motion carried.

***PUBLIC HEARING:***

Moved by Commissioner Wepler, seconded by Commissioner Fjeldahl, the public hearing was opened at 7:39 pm.

Application for a Special Use Permit for Crop Production Service Warehouse by Barry & Tiffanee Fettig for the following described property:

Proposed Outlot 11 in Section 33-156-82

The Special Use Permit is being requested to construct a warehouse and hopper bins for treatment and storage of agricultural products. In the site plan the applicant has space reserved for a second warehouse to accommodate future growth.

Mike Skatvold, FMI Construction LLC, Moorehead MN, appeared and presented information on the intention of the new development for growth purposes. He included information on the intended tenant, warehouse sizes, and usage plans as well as precautions for environmental protection.

Sibley Gessner, 4871 46<sup>th</sup> Ave NE, Minot ND, appeared with her concerns for safety, property values, traffic, and smells.

Keith Suko, Crop Production Services, by Nash Finch on Burdick Expressway, appeared and answered the questions by the Gessners. He also invited anyone to visit their existing warehouse at anytime to view their day-to-day operations.

Travis Zabloutney, appeared in favor of the application for the Special Use Permit.

Moved by Commissioner Wepler, seconded by Commissioner Koop, the public hearing was closed at 8:12 pm.

Moved by Commissioner Fjeldahl, seconded by Commissioner Koop, to approve the Special Use Permit with a 20-year time frame. Roll call: all voted yes; motion carried.

**Other Business:**

KLJ on behalf of CENEX Pipeline, LLC

KLJ will be giving information and answering questions about a proposal from CENEX Pipeline, LLC to construct pipeline from Sidney, MT to Minot, ND to replace a portion of the existing eight-inch pipeline and add throughput. The North Dakota Public Service Commission will hold hearings in Minot on July 24<sup>th</sup> at 10:00 am at the Sleep Inn & Suites.

Nici Meyer, Director, Right-of Way, KLJ, appeared regarding their intention of working with Cenex Pipeline, LLC, to replace a portion of its current refined fuels pipeline that lies between Laurel, MT, and Minot, ND. A Ward County Special Use Permit Application has been filed proactively in case it is determined as necessary; Zoning Boards do have the option regulating. Hand-outs included: KLJ letter, copy of SUP application, Cenex letter, Cenex Frequently Asked Questions sheet and maps. The PSC has a hearing scheduled for Monday, July 24<sup>th</sup> at 10:00 am at the Sleep Inn as well as Tuesday in Tioga; Nancy Simpson will be attending the hearing on Monday. A requirement by the PSC will be to have all required applications in order.

Meyer is here to make sure all requirements are in place for the hearing as well as anything that may need to be done in order to move forward with the application or any other deadlines.

Moved by Commissioner Fjeldahl, seconded by Commissioner Weppler, to have staff draft a letter similar to the one Williams county sent in stating that the PSC decision would suffice since Ward doesn't have any ordinances specifically regulating pipelines. Roll call: all voted yes; motion carried.

Medical Marijuana Ordinance

The State Legislature passed a law allowing the production and sale of medical marijuana. Currently, two manufacturing facilities and eight dispensaries will be permitted. These facilities may not locate within 1000 feet of an existing public or private school and must comply with North Dakota Health Department standards and regulations. Staff recommends adopting the same language as the City of Minot.

Moved by Commissioner Weppler, seconded by Commissioner Koop, to adopt the same language as the City of Minot.

Lengthy discussion ensued regarding state statute, special use permits, Compassion Centers, and how the county should handle each.

Motion was withdrawn by Commissioner Weppler so Nancy Simpson could return with a draft adopting language used by the City of Minot while fitting our code as well.

There being no further business, the meeting was adjourned by Chairman Fegley at 9:04 pm.

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Chairperson, Ward County Planning Commission

Attest:

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Deputy Ward County Auditor, Secretary



**Planning Commission  
Staff Report**

**Meeting Date: August 17th, 2017**

**Applicant:** Byron Borgen  
1625 10<sup>th</sup> St. SW, Minot, ND 58701  
701-720-8340

**Representative/ Contractor:** Same

**Legal description:** OLT 2 OF NENE LESS HWY, S18-157-82 TATMAN-S26 GFD A 7.73, LESS OUTLOT 3 of 18-157-82

**Address: (if applicable)** 18301 Hwy 83 North, Minot, ND 58701

**Township:** N/A

**Current Zoning:** Rural

**Future Land Use:** N/A

**Zoning Ordinance Reference:** Ward County Zoning District 1

**Memo #: 1**  
**Recommendations** \_\_\_\_\_  
**Staff: Approval w/ Conditions**  
**Township: N/A**  
**Water Board: N/A**  
**Minot AFB: Approval**

**PROJECT DESCRIPTION:**

The applicant is requesting a special use permit to convert a preexisting structure from a church building into a single family residence.

**EXECUTIVE SUMMARY AND STAFF CONSIDERATIONS:**

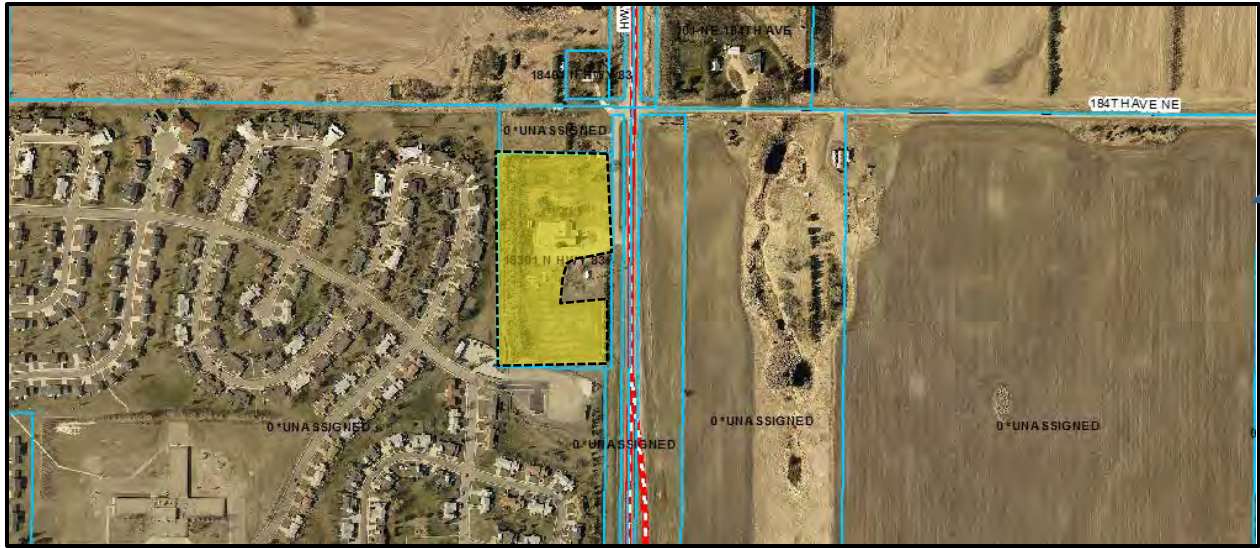
The subject property is currently a legal, nonconforming use that was grandfathered into the current Zone since its use predates the current ordinances. The proposed use will fit the existing surrounding uses as the location of this property is east of base housing and has farmsteads to the north and northeast. Minot Air Force Base has no objection to this project as long as the use stays single family residence.

**FINDINGS OF FACT:**

1. The size of the subject property is +/- 8 acres.
2. The subject property is located in Zoning District 1.
3. The conversion to a single family residence will fit the surrounding land use.
4. The current use as a church is a legal nonconforming use since the structure predates the current zoning.
5. Changing the structure use to single family residence is a legal use as per Zoning District 1 Section 1.
6. Minot Air Force Base has no objection to this application.
7. The applicant has the purchase pending with the seller, contingent on the approval of this application.

**PLANNING AND ZONING CONSIDERATIONS:**

Zoning District 1 Section 1: "Land Use and Plat Approval" states that "There shall be no usage of land or buildings for other than farming or single family residential purposes other than as exists as of January 01, 1990." However, continuing to section 2: "Structural Occupancy" states "There shall be no buildings, structures, or other edifice erected in said Zoning District #1... such as...tailor courts, or other housing not incident to farming...". A farm is defined in Zone 1 resolution as "...a zoned area of Ward County containing at least forty (40) acres, which is used for the growing of the usual farm products..."



**HIGHWAY ENGINEERING CONSIDERATIONS:**

N/A

**TOWNSHIP CONSIDERATION:**

N/A

**WATERBOARD RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval based on the findings of fact and the consent of Minot Air Force Base, with the following conditions:

1. The applicant must ensure the structure is compliant with International Building Codes for single family residences.
2. Approve the Special Use as an ongoing permit.



WARD COUNTY  
SPECIAL USE PERMIT APPLICATION

PERMIT NO. 2017-03

<b>PROJECT SUMMARY:</b>		
Project Name: Lynch Church Conversion		
Property Location (Legal Description - Lot, Block, Addition): Hwy 83 Ad. outlot 2 of NENE less Hwy 18-157-82, less outlot 3		
Property Address: 18301 Hwy 83 North, Minot 58701		
New Construction or Addition to Existing: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition to Existing		Existing Use of Property: Church
Parcel Size (sf): 9.5 Acres	Building Footprint (sf): 13,500	
Number of Stories: 1	Total Square Footage of Building: 13,500	
Proposed Use of Property/Building (with square footages of each use if multiple uses): Home	Number of Off-Street Parking Spaces Required: N/A	
	Number of Off-Street Parking Spaces Provided:	
<b>PROPERTY OWNER:</b>		
Name: Byron Berger	Daytime Telephone Number: 701-720-8340	
Mailing Address: 1625 10th St SW, Minot, ND 58701		
<b>CONTRACTOR (IF DIFFERENT THAN OWNER):</b>		
Name:	Daytime Telephone Number:	
Mailing Address:	License Number:	
<b>CONTACT PERSON (FOR PURPOSES OF PROCESSING THIS APPLICATION):</b>		
Name of Contact Person: Same	Name of Firm, if Applicable:	
Mailing Address:		
Daytime Phone Number:	Fax Number:	E-Mail Address:
<b>TO BE COMPLETED BY COUNTY STAFF:</b>		
Zoning District: #1	Expiration Date of Permit:	
Occupancy Classification: SFR		
Type of Construction: <input type="checkbox"/> I - F.R. <input type="checkbox"/> II - F.R., One-Hour, N <input type="checkbox"/> III - One-Hour, N <input type="checkbox"/> IV - H.T. <input type="checkbox"/> V - One-Hour, N		

**From:** PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD  
**To:** [Nancy Simpson](#)  
**Subject:** Lynch Immanuel Property  
**Date:** Tuesday, August 01, 2017 2:37:59 PM

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Good afternoon Nancy,

It is Minot AFB's intent to support the Special Use Permit (SUP) request for the Lynch Immanuel Property. It is our understanding that the SUP will be for a single-family residence that is not incident to a farming operation.

We will plan to attend the 17 Aug Planning Commission meeting. Our comments will relate to this being a one-time exception to the Zoning Ordinance for an existing structure.

Regards,

Renetta

Renetta Pearson, PE

Deputy Base Civil Engineer

5 Civil Engineer Squadron

Minot AFB ND

Comm: (701)723-2434



**From:** [Nancy Simpson](#)  
**To:** ["PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD"](#)  
**Subject:** RE: Zone 1 Question  
**Date:** Friday, July 21, 2017 4:02:00 PM

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Renetta,

The SUP belongs to the owner and if or when the use changes the SUP is voided regardless if the property changes hands. A different use would need to have a new SUP.

Nancy Simpson  
Planning & Zoning Administrator  
Ward County, North Dakota  
Office: 701-838-0767 | Fax: 701-838-3801  
900 13th St. SE  
P.O Box 5005  
Minot, ND 58702-5005

-----Original Message-----

From: PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD [<mailto:renetta.pearson@us.af.mil>]  
Sent: Friday, July 21, 2017 3:58 PM  
To: Nancy Simpson  
Subject: RE: Zone 1 Question

Nancy,

Does a Special Use Permit belong to the property or the individual? Does it automatically transfer when the new owner decides to sell?

Renetta

-----Original Message-----

From: Nancy Simpson [<mailto:Nancy.Simpson@co.ward.nd.us>]  
Sent: Thursday, July 20, 2017 1:20 PM  
To: PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD <[renetta.pearson@us.af.mil](mailto:renetta.pearson@us.af.mil)>  
Subject: [Non-DoD Source] Zone 1 Question

Hey Renetta,

I just remembered that a variance would necessitate an exceptional hardship. Which this case does not qualify. I think a special use permit might be more appropriate since the definition of "Farm: Is an area of Ward County containing at least forty (40) acres, which is used for the growing of..." The subject property is about 10 acres. So, I think a special use permit would be more appropriate for changing the use type.

Would your office agree that a special use permit is appropriate in this case and support approval?

Regards,  
Nancy Simpson  
Planning & Zoning Administrator  
Ward County, North Dakota  
Office: 701-838-0767 | Fax: 701-838-3801  
900 13th St. SE  
P.O Box 5005  
Minot, ND 58702-5005

-----Original Message-----

From: Nancy Simpson  
Sent: Thursday, July 20, 2017 11:20 AM  
To: 'PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD'  
Cc: ALBRIGHT, TREV A GS-13 USAF AFGSC 5 CES/CEN  
Subject: RE: Zone 1 Question

Good Morning Renetta,

Thanks for getting back to me.

Out interpretation of "incident to farming" would mean that the land would need to be used as a farm. Thus, I agree a variance would be necessary in this case, especially since the property is less than 40 acres.

I will inform the buyer that a variance will be necessary for legally converting the structure from a church to a non-farming single family residence.

Regards,  
Nancy Simpson  
Planning & Zoning Administrator  
Ward County, North Dakota  
Office: 701-838-0767 | Fax: 701-838-3801  
900 13th St. SE  
P.O Box 5005  
Minot, ND 58702-5005

-----Original Message-----

From: PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD [<mailto:renetta.pearson@us.af.mil>]  
Sent: Thursday, July 20, 2017 9:56 AM  
To: Nancy Simpson  
Cc: ALBRIGHT, TREV A GS-13 USAF AFGSC 5 CES/CEN  
Subject: RE: Zone 1 Question

Hi Nancy,

As stated in earlier e-mails related to this subject our desire is to conform with Zoning District 1. We have reviewed the language for Zoning District 1 and in accordance with paragraph "I" we understand it to read that single-family residential is permissible. As we continue reading in paragraph "II" it references the housing must be incident to farming. We have highlighted the referenced statements in the attached document.

Our conclusion is that a single family residence is permissible and like you see no basis for prohibiting the conversion. We are not clear as to the interpretation of "must be incident to farming". Would the conversion to a family residence require a variance if the new owner is not associated with farming?

Look forward to meeting and working with you.

Renetta  
Renetta Pearson, PE  
Deputy Base Civil Engineer

-----Original Message-----

From: Nancy Simpson [<mailto:Nancy.Simpson@co.ward.nd.us>]  
Sent: Tuesday, July 18, 2017 2:56 PM  
To: PEARSON, RENETTA J GS-14 USAF AFGSC 5 CES/CD <renetta.pearson@us.af.mil>  
Subject: [Non-DoD Source] Zone 1 Question

Good Afternoon Renetta,

I'm Nancy the new County Planner. I have a question regarding a property that falls within Zoning District 1.

The Lynch Church (18301 N HWY 83) has a potential buyer wants to confirm that converting the structure from a church to a single family residence is allowed. Here is the legal description as well: OLT 2 OF NENE LESS HWY S18-157-82 TATMAN A 7.73

I've read over the zoning resolution and from what I can tell, as far as land use regulation goes, this would be allowed without any permits. I had the buyer did fill out a special use permit, just in case. But, the zoning resolution does not speak specifically to this kind of situation.

Currently the use as a church is a legal nonconforming use, and a single family residence is a legal conforming use. Thus, I see no legal basis for prohibiting the conversion of the structure to a single family residence.

Do you have any guidance on this scenario, or have other information that would inform a different decision?

Regards,

Nancy Simpson

Planning & Zoning Administrator

Ward County, North Dakota

Office: 701-838-0767 | Fax: 701-838-3801

900 13th St. SE

P.O Box 5005

Minot, ND 58702-5005



## Notice of Public Hearing

A public hearing of an application by Byron Borgen for a special use permit will be held during the Ward County Planning Commission meeting on Thursday, August 17, 2017 at 7:00 pm in Room 108 of the Ward County Administration Building.

The purpose of the request is to convert an existing church building into a single family residence on the following described property:

OLT 2 OF NENE LESS HWY, S18-157-82 TATMAN-S26 GFD A 7.73

Persons wishing to be heard on the proposed special use permit will have the opportunity to address the Planning Commission during the hearing. Information and input may also be presented in writing by addressing the Ward County Planning Commission, PO Box 5005, Minot, ND 58702-5005. All written materials must reach the Planning Commission before the end of the hearing. The text of the application is available for public inspection in the office of the Ward County Planning and Zoning Administrator at the Ward County Highway Department (900 13<sup>th</sup> St. SE, Minot) during regular business hours.

By orders of the Ward County Planning Commission, this 31<sup>th</sup> day of July, 2017.

By: 

Nancy Simpson

Ward County Planning and Zoning Administrator

RICE, JUDITH ETAL &/or  
NANNINI, DIANE  
107 128THAVE NW  
MINOT ND 58703

BLUME, FREDRIK D  
1973 128THAVE NW  
COON RAPIDS MN 55448

DETLAFF, ROBERT L  
2811 SHERMAN ST  
EAU CLAIRE WI 54701

DETLAFF, ROBERT H TRST  
MANN, COLLEEN E  
C/O ROBERT H DETLAFF TRST-LIFE  
2025 13TH ST NW  
MINOT ND 58703

DETLAFF, ARNOLD L & MARY  
101 184THAVE NE  
GLENBURN ND 58740

DETLAFF, ROBERT H TRST  
C/O ROBERT H DETLAFF TRUST-LIF  
2025 13TH ST NW  
MINOT ND 58703

RENETTA PEARSON  
5TH CIVIL ENGINEER SQUADRON  
445 PEACEKEEPER PLACE  
MAFB, ND 58704



August 8<sup>th</sup>, 2017

**AN ORDINANCE AMMENDING ARTICLE 3 DEFINITIONS; ARTICLE 6: “A-1” AGRICULTURAL DISTRICT; ARTICLE 10: “C-1” NEIGHBORHOOD COMMERCIAL DISTRICT; ARTICLE 11: “C-2” HIGHWAY COMMERCIAL DISTRICT; ARTICLE 13: “M-1” LIGHT INDUSTRIAL DISTRICT; ARTICLE 18; SPECIAL USE OF THE WARD COUNTY, NORTH DAKOTA ZONING RESOLUTION NO. 6.**

WHEREAS, The Ward County Planning Commission authorized the Planning and Zoning Administrator to research and draft a zoning amendment at their regular meeting held July 20<sup>th</sup>,

WHEREAS, the Planning and Zoning Administrator has drafted the following amendment to Ward County Zoning Resolution No. 6,

WHEREAS, Ward County desires to amend portions of the Ward County Zoning Resolution No. 6,

**§ 1. Article 3: (Definitions) is to hereby amended to the following:**

Compassion Centers: Establishments licensed by the State of North Dakota Department of Health for one of two purposes; 1) growing, processing and manufacturing medical marijuana to supply the product to dispensaries, 2) dispensaries for distribution of medical marijuana to qualified patients or designated care givers. (Cannot be located within one thousand feet of a property line of a pre-existing public or private school as per North Dakota Century Code 19-24).

**§ 2. Article 6: “A-1” Agricultural District Section 2. Use Regulations is to hereby amended to the following:**

B. Truck and flower gardening, nurseries, orchards, and greenhouses, excluding Compassion Centers with the sole purpose of operating as a manufacturing facility.

**§ 3. Article 10: “C-1” Neighborhood Commercial District is to hereby amended to the following:**

E. Florist shop or greenhouse, excluding Compassion Centers with the sole purpose of operating as a manufacturing facility.



**§ 4. Article 11: “C-2” Highway Commercial District, Section 2. Use Regulations is to hereby amended to the following:**

- Y. The manufacture, compounding, processing, packaging or treatment of such goods, materials and products as the following:
  - 1. Bakery goods, candy, cosmetics, pharmaceuticals (excluding Compassion Centers with the sole purpose of operating as a dispensary.), toiletries, food products excepting fish and meat products, sauerkraut, vinegar, yeast, and the rendering of fats and oils.
- EE. Compassion Center operating as a dispensary shall be permitted as a Special Use.

**§ 5. Article 13: “M-1” Light Industrial District, Section 2. Use Regulations is to hereby amended to the following:**

- H. Compassion center operating as a manufacturing facility shall be permitted as a Special Use.

**§ 6. Article 14: “M-2” Heavy Industrial District, Section 2. Use Regulations is to hereby amended to the following:**

- H. Compassion center operating as a manufacturing facility shall be permitted as a

**§ 7. Article 18: Special Use is to hereby amended to the following:**

Section 15. Compassion Centers

Compassion Centers cannot be located within one thousand feet of a property line of a pre-existing public or private school and applicants must comply with any and all North Dakota Health Department regulations as per North Dakota Century Code 19-24.

- A. A manufacturing facility for the purpose of growing, processing and manufacturing medical marijuana to supply the product to dispensaries will be permitted as a special use to locate with in M-1 and M-2 zoning districts.
- B. A dispensary for the for purpose of distribution of medical marijuana to qualified patients or designated care givers will be permitted as a special use to locate within C-2 zoning districts.