

Oneida County Planning & Zoning Commission

Public Hearing Minutes – Conditional Use Permit (CUP #250026)

Date: August 6, 2025

Time: 6:50pm

Location: Oneida County Event Center

Commissioners Present: Josh Paskett, Rich Moore, Talon Boyer, Steve Daniels, Alaina Schrenk, Bucky Reeder

Commissioners Absent: none

1. Call to Order

Chairperson called the meeting to order for the CUP hearing.

2. Public Hearing – Conditional Use Permit

Applicant: David Little on behalf of Highland Harvest.

Request: CUP for Grain Processing Facility within newly approved industrial zone.

Applicant Presentation

- Facility to be developed in phases.
- Will operate in compliance with rezoning requirements and county code.

Staff Report

- Reviewed by Rhonda, Planning & Zoning staff.
- Included:
 - Impact report and agency feedback.
 - Infrastructure requirements: screening, buffering, roadway, and drainage improvements.
 - Need for Development Agreement tied to CUP.

Public Comment

- **Kelly** expressed concerns about facility impact and community oversight.
- Applicant reaffirmed willingness to meet all conditions and highlighted economic benefits.

Commission Deliberation & Action

- Discussion on:
 - Retaining drains to prevent hazardous runoff.
 - Bonding to ensure infrastructure completion if developer defaults.
- **Motion:** Approve CUP with 12 conditions as discussed, contingent on compliance with rezoning requirements and execution of Development Agreement.
- **Second:** Alaina Schrenk
- **Vote:** Unanimous approval.

Additional Notes

- Next approval date scheduled for first Wednesday in September.

Adjournment of CUP Hearing

Approved by:

Chairperson, Planning & Zoning Commission

Date: _____