



**BENTON COUNTY PLANNING COMMISSION**  
**Special Meeting, 11/4/2024**

6:00 p.m. Public Hearing Room, Courthouse 1st Floor  
 620 Market Street, Prosser WA 99350

**THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.**

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
Martin Sheeran	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Mendez	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

**STAFF**

Michelle Mercer  
 Donna Hutchinson  
 Brittany Merrill

**APPROVAL OF MINUTES**

It was moved by Brian Skeels and seconded by Kelly Hanson, that the minutes be approved as written.

**Vote:**

	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Martin Sheeran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Mendez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

The motion passed with all present voting in favor of the motion.

**NEW BUSINESS**

**A. ZC 2024-003** - A proposal to change the zoning designation of parcel 107802000070001 located within unincorporated Benton County and within the City of Kennewick's Urban Growth Area from the current designation of Urban Growth Area Residential (UGAR) Zoning District to the General Commercial (GC) Zoning District.

The Vice Chairman opened the public portion of the hearing.

**Applicant testimony:** Michelle Mercer, Community Development Dept., Planning manager summarized the proposed Zone Change for the Planning Commission members.

There being no one either online or in the audience who wished to testify the public portion of the hearing was closed.

After discussion by the Planning Commission the findings of fact were completed, and the following motion was made.

**MOTION**

It was moved by Brian Skeels, seconded by Kelly Hanson, that the chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission’s recommendation for **Approval** of the rezone of parcel 107802000070001 located within unincorporated Benton County and within the City of Kennewick's Urban Growth Area from the current designation of Urban Growth Area Residential (UGAR) Zoning District to the General Commercial (GC) Zoning District.

**Vote:**

	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Martin Sheeran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Mendez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT      
VACANT

The motion passed with all present voting in favor of the motion.

 2/25/25  
Martin Sheeran, Chairman                      DATE  
BENTON COUNTY PLANNING COMMISSION