



**BENTON COUNTY PLANNING COMMISSION  
 Special Meeting, 5/13/2025**

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:** Brittany Merrill and Michelle Mercer

**Approval of Minutes:** It was moved by Brian Skeels and seconded by Kelly Hanson, that the minutes be approved as written.

	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**NEW BUSINESS**

**CPA 2025-001** - A proposal by Knutzen Engineering on behalf of 5D Development at Cottonwood 1 LLC to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan from Rural Industrial to Rural Commercial for parcels 1-1188-101-3744-005 and 1-1188-102-0000-015. Additionally, the subsequent rezone of the properties from Light Industrial to the Interchange Commercial Zoning District has been included in the SEPA application review.

The Vice Chairman opened the public portion of the hearing.

