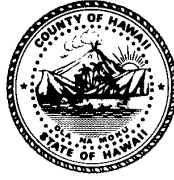


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Louis Daniele III, Chair
Chantel Perrin, Vice Chair
Lauren Balog
Wayne De Luz
JoNelle Fukushima

County of Hawai'i

WINDWARD PLANNING COMMISSION

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

AGENDA

NOTICE IS HEREBY GIVEN of the following matters to be considered by the Windward Planning Commission of the County of Hawai'i at a regular meeting in accordance with the provisions of Chapters 91 and 92, Hawai'i Revised Statutes, Section 6-7.5(a) of the Charter of the County of Hawai'i and Planning Commission Rules of Practice and Procedure.

DATE: Thursday, September 4, 2025

TIME: 9:00 a.m.

LOCATION: Hawai'i County Council Chambers in Hilo
25 Aupuni Street, Hilo, Hawai'i 96720

Public Participation: This is an in-person meeting, and the Windward Planning Commissioners will participate in person. The primary way for the public to view or testify at this meeting is in-person; however, as a courtesy to the public, the Commission provides the following additional ways to view or testify remotely at this meeting.

Optional Alternative to Provide Remote Oral Testimony: The public has the option to provide verbal testimony at the meeting by joining Zoom. To provide verbal testimony via Zoom, please use the link below to register prior to the meeting:

<https://www.zoomgov.com/meeting/register/zd-dVpFARpyipGbnGE-E5w>

Optional Alternative to View Meeting:

https://www.youtube.com/channel/UCAFoRMb3rfWLQMPd6TAkEGA?view_as=subscriber

Please note, as this is an in-person meeting, the hearing may proceed if the Zoom and/or YouTube connections fail.

Submitting Written Testimony: To ensure timely delivery to Commissioners prior to the meeting, written testimony must be submitted no later than 4:30 p.m. on Tuesday, September 2, 2025, by: (1) email to WPCtestimony@hawaiiicounty.gov; (2) mail to the Windward Planning Commission at 101 Pauahi Street, Suite 3, Hilo, Hawai'i or (3) drop-off at the Planning Department offices in Hilo at the address above or Kona at 74-5044 Ane Keohokālole Highway, Building E, 2nd Floor, Kailua-Kona, Hawai'i. If you are submitting written testimony at the meeting, provide twelve (12) copies. All written testimony, regardless of time of receipt, will be made part of the permanent record. Please submit separate testimony for each item.

Meeting Materials/Board Packet: Pursuant to Hawai‘i Revised Statutes Section 92-7.5, the meeting materials provided to the commission is available for public inspection three business days before the meeting date during regular business hours at the Planning Department offices in Hilo and Kona and by clicking ‘Board Packets’ at the following Planning Department website link: www.planning.hawaiicounty.gov/about-us/boards-committees/planning-commission-applications. This information can also be requested by sending an email to WPCtestimony@hawaiicounty.gov or by calling (808) 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and approval of the minutes of June 10, 2025 and July 3, 2025 regular meeting.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Members of the public may provide public testimony regarding any agenda item now or at the time the agenda item is called to order.

NEW BUSINESS

1. APPLICANT: HAWAI‘I’S VOLCANO CIRCUS (PL-SPP-2024-000079/AMEND SPP 1122)

Application to increase the Special Permit area from 2.5 to 3.1 acres, and to amend Condition 3 (Time to Complete Construction), Condition 4 (Time to Secure Building Permits), and Condition 5 (Public Performance Restrictions) of Special Permit No. 1122, which allowed the establishment of the Seaview Performing Arts Center for Education (SPACE) on approximately 2.5 acres of land situated in the State Land Use Agricultural District. The proposed amendments expand the Special Permit area and expands the scope of permitted educational and community uses to support long-term campus operations, including the establishment of a K–6 public charter school, agricultural education and workshops, resilience training, circus arts-based youth development, and quarterly community events. The subject property is located at 12-253 West Pohakupele Loop, directly southwest of its intersection with Kehauopuna Street, Kalapana Sea View Estates, Puna, Hawai‘i, TMK: (3) 1-2-009:034 (formerly part of TMK: (3) 1-2-038:050).

2. APPLICANT: DUSTIN HOLLENBACK AND ESZTER TRUST (PL-SMA-2025-000070)

Application for a Special Management Area Use Permit to construct a two-story, approximately 7,738-square-foot single-family dwelling, a two-story, approximately 5,080-square-foot commercial agriculture building to support future taro and cacao farming activities, and related improvements on a 2.5-acre shoreline parcel within the Special Management Area. The subject property is located at 32-962 Hawai‘i Belt Road, on the makai side of a section of Old Mamalahoa Highway, approximately 300 feet north of the Nīnole Post Office, Waikaumalo-Maulua Homesteads, North Hilo, Hawai‘i, TMK: (3) 3-2-003:001.

3. **APPLICANT: ATLAS SURREY LLC (PL-SMA-2025-000074)**
Application for a Special Management Area Use Permit for the after-the-fact construction of a one-story, approximately 1,809-square-foot single-family dwelling that includes five separate structures. The living space is divided between a 685-square-foot main structure, two 198-square-foot detached bedrooms, and a 195-square-foot detached laundry/bath. Additional development includes a 532-square-foot detached garage, a water tank, pump house, and related improvements on a 6.37-acre shoreline parcel within the Special Management Area. The subject property is located at 34-1230 Hawai'i Belt Rd., approximately 0.4 miles southeast of the intersection of Hawai'i Belt Road and Kaihuiki Road, Kahinano, Pohakupuka, North Hilo, Hawai'i, TMK: (3) 3-4-003:021.
4. **APPLICANT: MICHAEL STEHLE AND LISA DOGGETT-STEHLE (PL-SMA-2025-000081)**
Application for a Special Management Area Use Permit to construct a three-story, approximately 3,500-square-foot single-family dwelling and related improvements on an 11,921-square-foot shoreline parcel within the Special Management Area. The subject property is located approximately 125 feet northeast of the Kamakoa Street and Moana Kai Pali Street intersection on the makai side of Kalapana-Kapoho Road, Kehena Beach Estates Unit 1, Keauohana, Puna, Hawai'i, TMK: (3) 1-2-030:012.
5. **APPLICANT: IKAIKA OHANA (PL-REZ-2025-000082/AMEND REZ-2009-000103)**
Application for a five (5) year time extension to Condition D (complete construction) of Ordinance No. 21 17, successor ordinance to Ordinance No. 10 32, which reclassified 5.05 acres of land from a Single-Family Residential-7,500 square feet (RS-7.5) and Multiple-Family Residential-1,000 square feet (RM-1) to a Multiple-Family Residential-1,500 square feet (RM-1.5) zoned district. The subject property is located at 350 Kapi'olani Street, approximately 395 feet south of its intersection with Kūkūau Street, Kūkūau 1st, South Hilo, Hawai'i, TMK: (3) 2-4-025:048.
6. **APPLICANT: HAWAIIAN ACRES COMMUNITY ASSOCIATION (PL-SPP-2025-000090/AMEND SPP 845)**
Application to amend Special Permit No. 845, which was issued in 1993 and amended in 2014, to include the development and operation of a certified community kitchen, expand community uses on the property, and amend Condition No. 8 to allow an increase in the number of farmer's market stalls from 20 to 25. The subject property is located at 16-1325 Moho Road, at the northeast corner of its intersection with Po'olā Road, Hawaiian Acres, Kea'au, Puna, Hawai'i, TMK: (3) 1-6-052-002.
7. **APPLICANT: WILLIAM MORRIS (PL-REZ-2025-000083)**
Application for a Change of Zone from a Single-Family Residential-20,000 square feet (RS-20) zoning district to a Village Commercial-20,000 square feet (CV-20) zoning district for a 25,111-square-foot portion of a 3-acre parcel of land. The subject property is located at 19-4046 Old Volcano Road, approximately 0.4 miles northeast of the intersection of Hawai'i Belt Road and Old Volcano Road, Por. Ōla'a Summer Lots, Puna, Hawai'i, TMK: (3) 1-9-005:006 (por.).

**8. APPLICANT: PONO CANN AND MICHELE SASAKI-CANN
(PL-SMA-2025-000078)**

Application for a Special Management Area Use Permit to demolish an existing single-family dwelling and construct a new single-family dwelling and related improvements on a 19,733-square-foot shoreline parcel within the Special Management Area. The subject property is located at 55 Honoli‘i Place, approximately 237 feet southeast of the Pauka‘a Drive and Honoli‘i Place intersection on the makai side of Hawai‘i Belt Road, Pauka‘a, South Hilo, Hawai‘i, TMK: (3) 2-7-015:007.

9. INITIATOR: COUNTY COUNCIL (PL-CCI-2025-000011)

The County Council has referred Bill 52, a bill for an ordinance to amend Chapter 25 (Zoning), Article 1, Article 4, and Article 5 of the Hawai‘i County Code 1983 (2016 Edition, as amended), relating to henneries. The Zoning Code does not currently allow for henneries to be located within the residential zoning districts. The purpose of this bill is to allow for henneries to be established in residential zoning districts under defined conditions.

10. INITIATOR: COUNTY COUNCIL (PL-CCI-2025-000012)

The County Council has referred Bill 63, a bill for an ordinance to amend Chapter 25 (Zoning), Article 5 of the Hawai‘i County Code 1983 (2016 Edition, as amended), relating to dwellings. The Zoning Code does not currently allow for dwellings to be located within the industrial-commercial mixed use (MCX) zoning districts. The purpose of this bill is to allow for dwellings to be established in the MCX zoning district.

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for July and August 2025.

AGENDA ITEMS FOR NEXT MEETING

The Commissioners will comment on matters not on the current agenda, for consideration at the Commission’s next meeting.

ANNOUNCEMENTS

The Windward Planning Commission’s next regular meeting is scheduled for Thursday, October 2, 2025, at the County Council Chambers in Hilo and the public can also testify via Zoom. The date and venue of the meeting are subject to change.

ADJOURNMENT

Contested Case Procedure: Pursuant to PC Rule 4, Contested Case Procedure, of the County of Hawai‘i Planning Commission Rules of Practice and Procedure, any person seeking to intervene as a party to a contested case hearing on Agenda Item Nos. 1, 2, 3, 4, 6, and 8 above is required to file a written request which must be received by the office of the Planning Department no later than seven (7) calendar days prior to the Planning Commission’s first public meeting on the matter. Such written request shall conform with the PC Rule 4-6(a), relating to

Prehearing Procedure on a form as provided by the Planning Department entitled “Petition for Standing in a Contested Case Hearing.” The notarized petition form and a filing fee of \$200 shall be submitted online via County of Hawai‘i Electronic Processing and Information Center (EPIC) at the following website:

<https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home>

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai‘i County Clerk within five days of becoming a lobbyist {Article 15, Section 2-91.3(b), Hawai‘i County Code}. A lobbyist means “any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials.” {Article 15, Section 2-91.3(a)(6), Hawai‘i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk, 25 Aupuni Street, Room 1402, Hilo, Hawai‘i 96720.

Anyone who requires an auxiliary aid or service, or other accommodation due to a disability, please contact the Planning Department at (808) 961-8288 or WPCtestimony@hawaiicounty.gov as soon as possible. If a request is received later than five working days prior to the meeting date, we will try to obtain the auxiliary aid/service or other accommodation, but we cannot guarantee that the request will be fulfilled.

Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.

Hawai‘i County is an Equal Opportunity Provider and Employer

WINDWARD PLANNING COMMISSION
LOUIS DANIELE III, Chair

(Hawai‘i Tribune Herald: Friday, August 8, 2025)
(West Hawai‘i Today: Friday, August 8, 2025)