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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, November 6, 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/5O_VvO-zTZ2oDum6W1aFyw

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, November 4, 2025, by: (1) email to WPCtestimony@hawaiicounty.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 September 4, 2025 and October 2, 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 VISION SPECIALISTS (PL-USE-2025-000039/AMEND USE 15-000054)

Application to amend Use Permit 15-000054, which permitted the establishment and operation of a medical office, clinic, and related improvements on 1.5207 acres. The amendment seeks to expand the permit area by 7,511 square feet, increasing the total permit area to 1.69 acres, and to establish and operate a wellness center facility and related improvements in addition to the existing medical office and clinic use. The subject properties are located at the intersection of Kapi‘olani Street and Hualālai Street to the west (mauka) of the Hilo Police Station, Hilo, South Hilo, Hawai‘i, TMK(s): (3) 2-4-025:047 and 049.

2. APPLICANT: VINCENT LUDRICKS (PL-SPP-2025-000097)

Revised application for a Special Permit to allow the storage of two (2) work vehicles for a plumbing business within a garage on an approximately 0.5-acre portion of a larger 1-acre parcel in the State Land Use Agricultural District. The subject property is located at 15-1471 9th Avenue, Hawaiian Paradise Park, Puna, Hawai‘i, TMK: (3) 1-5-052:146 (por.).

3. APPLICANT: MAILANI DEVELOPMENT LLC (PL-REZ-2025-000089)

Application for a Change of Zone from an Agricultural-3-acre (A-3a) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for 4.4669 acres of land. The subject property is located at 1077 Ahe Street, approximately 117 feet east of its intersection with Lei Lehua Street, Waiākea Homesteads, Hilo, South Hilo, Hawai‘i, TMK: (3) 2-4-080:014.

4. APPLICANTS: LAURA OLSON, DAVID OLSON, AND CALLA PELTIER-OLSON (PL-SPP-2025-000096)

Application for a Special Permit to establish and operate a wedding venue with a maximum of 10 guests on a 6,821-square foot portion of a 3.003-acre property within the State Land Use Agricultural District. The subject property is located at 92-8486 Tiki Lane, on the east (Nā‘ālehu) side of Tiki Lane, midway between Keaka Parkway and Walaka Drive, Hawaiian Ocean View Estates, Ka‘ū, Hawai‘i, TMK: (3) 9-2-095:016 (por.).

EXECUTIVE SESSION

5. JAYASINGHE VS. WINDWARD PLANNING COMMISSION 3CCV-25-0000021

The Commission anticipates convening an Executive Session pursuant to Hawai‘i Revised Statutes (“HRS”) §92-5(a)4 to consult with its attorney regarding 3CCV-25-0000021 (Agency Docket No. Special Management Area Permit Application No. PL-SMA-2024-000060).

Discussion will focus on legal issues relating to the Commission’s powers, duties, privileges, immunities, and potential liabilities as related to a proposed settlement.

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for October 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, December 4, 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, and 4 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, October 17, 2025)
(West Hawai‘i Today: Friday, October 17, 2025)