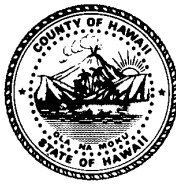


C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante, Jr.
Managing Director



Dean Au, Chair
Donna "Kinuko" Noborikawa, Vice Chair
Alexandria "Lexie" Ayers
Michael Dela Cruz
Rebecca "Kawehi" Inaba
Clement "CJ" Kanuha III
Armando Rodriguez

County of Hawai'i

LEEWARD 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 Leeward 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 20, 2025

TIME: 9:30 a.m.

LOCATION: West Hawai'i Civic Center, Council Chambers, Building A
74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai'i

Public Participation: This is an in-person meeting, and the Leeward Planning Commissioners will participate in person. The primary way 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/vJltdOmqrjosG-8AvVf5hLMp0LmgBi1Ie0E>

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 should be submitted no later than 4:30 p.m. on Monday, November 17, 2025, by: (1) email to LPCtestimony@hawaiicounty.gov; (2) mail to the Leeward 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 LPCtestimony@hawaiicounty.gov or by calling (808) 961-8288.

CALL TO ORDER

APPROVAL OF MINUTES

Review and Approval of September 18, 2025, Leeward Planning Commission Minutes

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.

OLD BUSINESS

1. **APPLICANT: SCOTT F. CHURCH AND JOHN TOTAH (PL-SMA-2025-000080)**
Application for Special Management Area Use Permit to construct a two (2) story, single-family residence with a pool and related improvements on a 15,203-square foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ali‘i Drive, approximately 0.25 miles south of Lunapule Road, Kahului 2nd, North Kona, Hawai‘i, TMK: (3) 7-5-019:030.
2. **APPLICANT: SCOTT F. CHURCH AND JOHN TOTAH (SMA 03-000007)**
Request to revoke Special Management Area Use Permit No. 03-000007, which allowed the development of a twelve (12)-unit multiple-family residential development and related improvements on a 15,203-square-foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ali‘i Drive, approximately 0.25 miles south of Lunapule Road, Kahului 2nd, North Kona, Hawai‘i, TMK: (3) 7-5-019:030.

NEW BUSINESS

3. **APPLICANT: CLEMSON AND JANET LAM (PL-REZ-2025-000086/ AMEND REZ 985)**
Application to amend Change of Zone Ordinance No. 02-93 by deleting Condition D, which prohibited construction of a second dwelling unit on the property. Ordinance No. 02-93 changed the zoning district from Agricultural-5 acres (A-5a) to Residential and Agricultural-2 acres (RA-2a) for a 5-acre parcel. The subject property is located at 62-2039 Kawaihae Road on the east end of the Kamuela Plantation Subdivision, Kamuela, South Kohala, Hawai‘i, TMKs: 6-2-007:002 and 011 (formerly 6-2-007:002).

4. **APPLICANT: ERNEST AND ELIZABETH YOUNG (PL-REZ-2025-000087/AMEND REZ 1059)**
Application to amend Change of Zone Ordinance No. 21-40 by deleting Condition H, which prohibited construction of a second dwelling unit on the property and amending Condition C for a 5-year time extension to secure final subdivision approval. Ordinance No. 21-40 changed the zoning district from Agricultural-5 acres (A-5a) to Single Family Residential-20,000 square feet (RS-20) for a 1.86-acre parcel. The subject property is located at the southwest corner of the intersection of Mahilani Drive and Māmalahoa Highway, Kalaoa 1st & 2nd, North Kona, Hawai‘i, TMK: (3) 7-3-011:068.
5. **APPLICANT: KONA COUNTRY CLUB, INC. (PL-REZ-2025-000088/AMEND REZ 09-000098)**
Application for a ten (10) year time extension to Condition D (complete construction) of Ordinance No. 20-65, successor ordinance to Ordinance No. 09-98, which reclassified 51.058 acres of land from an Agricultural 5-acre (A-5a) to a Multiple-Family Residential-30,000 square feet (RM-30) zoned district. The subject property is located mauka of the Māmalahoa Highway Bypass, between the highway and the Kona Country Club mauka golf course, Keauhou Resort, Keauhou, North Kona, Hawai‘i, TMK: (3) 7-8-010:101.
6. **APPLICANT: JOSEPH GAGLIONE (PL-SLU-2025-000013)**
Application for a State Land Use District Boundary Amendment from an Agricultural to a Rural District for 6.063 acres of land. The subject property is located at 62-2239 Kanehoa Place, approximately one (1) mile southeast of its intersection with Kawaihae Road, Kanehoa Subdivision, ‘Ōuli, South Kohala, Hawai‘i, TMK (3) 6-2-009:018.
7. **APPLICANT: JOSEPH GAGLIONE (PL-REZ-2025-000076)**
Application for a Change of Zone from an Agricultural 5-acre (A-5a) to a Residential-Agricultural 2.5-acre (RA-2.5a) zoning district for 6.063 acres of land. The subject property is located at 62-2239 Kanehoa Place, approximately one (1) mile southeast of its intersection with Kawaihae Road, Kanehoa Subdivision, ‘Ōuli, South Kohala, Hawai‘i, TMK (3) 6-2-009:018.

PLANNING DIRECTOR’S REPORT

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

AGENDA ITEMS FOR THE NEXT MEETING

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

ANNOUNCEMENTS

The Leeward Planning Commission’s next regular meeting is scheduled for Thursday, December 18, 2025, at the County Council Chambers in Kona and the public can also testify via Zoom. The date and venue of the meeting are subject to change.

ADJOURNMENT

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 LPCtestimony@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

LEEWARD PLANNING COMMISSION
Dean Au, Chairperson

(Hawai‘i Tribune Herald: Friday, October 24, 2025)
(West Hawai‘i Today: Friday, October 24, 2025)