

C. Kimo Alameda, Ph.D.
Mayor

William V. Brillhante, 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, December 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/pDA4fp9DSDSpRvx3kl9xQ>

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, December 2, 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 November 6, 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: MAURICE AND JIRANAN THOMAS TRUSTS (PL-SPP-2025-000105/AMEND PL-SPP-2022-000017)

Application to amend Special Permit No. PL-SPP-2022-000017 to allow a three-year time extension to Condition 4 (obtain certificate of occupancy). Special Permit No. PL-SPP-2022-000017 was originally approved to legitimize the use of an existing warehouse and office facility for warehousing, distribution and administrative operations related to retail and service activities in Orchidland Estates and Volcano Village on 1.045 acres of land in the State Land Use Agricultural district. The subject property is located at 16-1695 34th Avenue, at the southeast corner of its intersection with Orchidland Drive, Orchidland Estates, Puna, Hawai‘i, TMK: (3) 1-6-009:385.

2. APPLICANT: CU HAWAI‘I FEDERAL CREDIT UNION (PL-REZ-2025-000090/AMEND REZ 2008-000088)

Application for a ten-year time extension to Condition C (complete project), an amendment to Condition D (dedication of road widening) to remove roadway improvements and deletion of Condition E (roadway improvements) to remove requirement of curb, gutter and sidewalk improvements of Change of Zone Ordinance No. 09-44, which rezoned a 22,500-square foot parcel of land from Single-Family Residential (RS-10) to Neighborhood Commercial-10,000 square feet (CN-10). The subject property is located at 533 Manono Street, approximately 300 feet north of its intersection with Hualani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-034:036.

3. **APPLICANT: CU HAWAI'I FEDERAL CREDIT UNION (PL-REZ-2025-000091)**
Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 22,500-square foot parcel. The subject property is located at 494 Hīnano Street, approximately 300 feet north of its intersection with Hualani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-2-034:045.
4. **APPLICANT: CHRISTIAN LIBERTY MINISTRIES OF HAWAI'I, INC. (PL-REZ-2025-000084/AMEND REZ 1029)**
Application for a five-year time extension to Condition B (secure subdivision approval) of Change of Zone Ordinance No. 04-02, and to remove a 6.579-acre portion of the property from coverage under the ordinance. Ordinance No. 04-02 rezoned a 23.625-acre property from Agricultural-20 acres (A-20a) to Limited Industrial-20,000 square feet (ML-20) and Agricultural-5 acres (A-5a). The subject property is located on Milo Street, approximately 600 feet east of its intersection with Kea'au Bypass Road, Kea'au, Puna, Hawai'i, TMK: (3) 1-6-152:023 (por.).
5. **APPLICANT: CHRISTIAN LIBERTY MINISTRIES OF HAWAI'I, INC. (PL-REZ-2025-000085)**
Application for a Change of Zone from a Limited Industrial-20,000 square feet (ML-20) to a Commercial Village-20,000 square feet (CV-20) zoning district for a 6.579-acre portion of a 23.625-acre parcel. The subject property is located on Milo Street, approximately 600 feet east of its intersection with Kea'au Bypass Road, Kea'au, Puna, Hawai'i, TMK: (3) 1-6-152:023 (por.).

PLANNING DIRECTOR'S REPORT

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

ELECTION OF OFFICERS

Election of Officers for 2026.

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, January 8, 2026, 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 No. 1 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-energopub.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, November 14, 2025)
(West Hawai‘i Today: Friday, November 14, 2025)