KAILUA VILLAGE DESIGN COMMISSION
COUNTY OF HAWAIʻI

MINUTES

Meeting Date:	May 9, 2023
Time:	3:02 p.m.
Location:	Live-stream online meeting, with the Planning Department Conference Room, West Hawaiʻi Civic Center, Building E, 2nd Floor, 74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawaiʻi, as the in-person meeting site

CALL TO ORDER

Commissioners present via Zoom:	Shaun Roth, Palani Greenwell, Coleman Kaʻōpua, Bronsten Kossow and Rebekah Lussiaa
Absent and excused:	Tsing Young, Alayna Kilkuskie and Ann Kern
Office of the Corporation Counsel:	Suzanna Tiapula, Esq. (Counsel to the Commission)
Planning Department:	Deanne Bugado (Planner), and Noriko Sauer (Commission Secretary)
Applicants/Representatives:	Zach Hanson (Item 1), Angie Cupples (Item 1)
Public member in person:	None

A quorum was present. Chairman Roth called the meeting to order at 3:02 p.m.

Chairman Roth introduced the Commissioners. He explained the Commission's duties and meeting procedure and reminded the Commissioners to keep their cameras on. Commissioner Kossow disclosed that his wife Hannah Kossow was in the other room *[but not participating in the meeting]*. Commissioner Greenwell also disclosed that his draftsperson Winter Anderson was nearby *[but not participating in the meeting]*.

APPROVAL OF MINUTES

Differed the Minutes of the Meeting of April 25, 2023.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

Chairman Roth confirmed with staff that there were no statements from the public.

NEW BUSINESS

1. **PL-KVD-2023-000032: The applicant, Zach Hanson of Christopher Kidd and Associates LLC, are requesting design review for a new illuminated wall sign for a dialysis clinic located at TMK 7-4-015:001 at the northeast corner of the Kona Coast Shopping Center. The new wall sign will read "U.S. Renal Care, Kona Coast Dialysis". Letters will be aluminum returns with acrylic faces and bronze returns, with the colors of the individual letters be blue-grey, red, and black, on a white background. The maximum letter height is 1 foot 6 inches, and the area of the sign is approximately 22 square feet. The elevation of the new wall sign is approximately 24 feet 3-1/2 inches. Sign Variance No. 14, approved on November 5, 1999, allows certain deviations from the requirements of Chapter 3, Signs, of the Hawaiʻi County Code 1983 (2016 Edition, as amended).**

Applicant: **Zach Hanson of Christopher Kidd and Associates LLC**
Landowner: **Liliʻuokalani Trust Estate**
TMK: **(3) 7-4-015:001**
Location: **74-5588 Palani Road, Suite 29, Kailua-Kona, HI 96740**

Ms. Bugado gave a PowerPoint presentation on the proposed wall sign. She noted that the proposed sign would require a variance because of the sign height, lettering and symbol size but that the proposed sign is on a wall of the existing building that is not visible from the surrounding roadways. There is an existing master sign plan for the Kona Coast Shopping Center and Ms. Bugado went through the differences of the sign code, existing master sign plan and the proposed sign. Ms. Bugado also pointed out that the master sign plan considered that the area that is proposed for the sign was an anchor store with the renovation of the store area into individual store lots it is no longer an anchor store and would no longer get the allowances for the anchor store.

Chair Roth requested confirmation of the need for a variance. Ms. Bugado pointed out the comment from the Department of Public Works Building Division which pointed out that they proposed sign did not meet the sign code and from the review done on the variance it did not meet the variance allowances.

Commissioner Greenwell asked if a sign variance had already been applied for? Ms. Bugado stated that no variance had been applied for. The discussion also clarified the proposed sign – being one sign on the side of the building away from the main parking area.

Mr. Zach Hanson confirmed the location of the sign and stated that there in another vacant tenant lot on the on the front portion of the area and so that section of the building front was not available for a sign. He also pointed out that the location of the building sits below the road. And they had designed the sign to match the location and size of the Pier One store. With the intent that it be visible from the road.

Ms. Angie Cupples from the applicant requested clarification from Chair Roth regarding discussion points that he made in favor of the proposed sign. Chair Roth confirmed that he stated that he is in favor of the sign as presented and based on the location of the proposed sign that it appears that a variance would be needed. Ms. Cupples stated that they had originally proposed a larger set but in discussion with the Building Division brought the square footage down.

It was moved by Commissioner Greenwell and seconded by Commissioner Lussiaa that the Commission recommends approval of the sign as submitted, including any required variance as needed. There being no discussion on the motion, a roll call vote was taken, and the motion carried with five ayes (Greenwell, Kaʻōpua, Kossow, Lussiaa and Roth), and three absent and excused (Kern, Kilkuskie and Young).

ADMINISTRATIVE MATTERS

The Commission discussed the time of the meetings. Chair Roth confirmed that this request for discussion originated with a new commission member. Commissioner Lussiaa discussed that the late afternoon time frame was challenging and would like to see if the commission would find it workable for the meeting to be either late morning or midday. The commission found that the request was workable and determined that the official time would be 1:00 pm but that it would be flexible based on the amount or complexity of applications to review for an earlier start.

Chair Roth also noted that the Commission had experienced a recusal during the last meeting and that he had received another commissioners call regarding the need and process of recusal. He stated that he directed the commissioner to our Corporation Counsel Suzanna Tiapula. Ms. Tiapula confirmed the conversation and stated that her recommendation is that one should always disclose a financial relationship, prior financial relationship with an applicant and/or recuse themselves.

ANNOUNCEMENTS

The next meeting is tentatively scheduled for May 23, 2023

ADJOURNMENT

There being no further business, Chairman Roth adjourned the meeting at 3:29 p.m.

Respectfully submitted,

Deanne Bugado, Planner

A T T E S T:

Shaun Roth, Chairman
Kailua Village Design Commission