

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
JANUARY 4, 2024

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The Windward Planning Commission met in regular session at 9:08 a.m., in the County of Hawai'i, Council Chambers, 25 Aupuni Street, Hilo, Hawai'i, with Chairman Dennis Lin presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Dennis Lin, Lauren Balog, Louis Daniele III, and Chantel Perrin.

COMMISSIONERS ABSENT AND EXCUSED: Wayne De Luz.

ALSO PRESENT: Suzanna Tiapula, Esq. (Counsel to the Commission), Jean Campbell, Esq. (Counsel to the Planning Department), Zendo Kern (Planning Director), Jessica Andrews (Planner), Tracie-Lee Camero (Zoom Host), Maija Jackson (Planning Program Manager) and Melissa Dacayanan-Salvador (Commission Secretary).

Three members of the public were in the audience.

A quorum was present. Chairman Lin called the meeting to order and introduced Commissioners and staff. [SEE YOUTUBE TIMESTAMP 0:04]

APPROVAL OF MINUTES

At 9:09 a.m. the Commission took up the minutes of the December 7, 2023, Windward Planning Commission meeting. The approval of the minutes was postponed to the February 1, 2024 meeting. [SEE YOUTUBE TIMESTAMP 1:42]

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:10 a.m. Chairman Lin opened the floor to public testimony. There were testifiers at the physical location and on Zoom, and they were given the options of speaking at this time or later when the item of their interest was called to order and the testifiers choose to testify when the item is called to order. Chairman Lin described the procedure.

NEW BUSINESS

1. APPLICANT: SUSAN STRAUSLIN (PL-SPP-2023-000055)

Application for a Special Permit to allow the establishment of a four (4)-bedroom bed and breakfast operation within an existing dwelling on approximately 9.63 acres of land in the State Land Use Agricultural District. The subject property is located at 120 Woa Road, on the northwest corner of its intersection with Kulana Street, Pauka'a, South Hilo, Hawai'i, TMK: (3) 2-7-038:004.

The Commission took up this item at 9:13 a.m., with three public members in the audience. *[SEE YOUTUBE TIMESTAMP 4:18]*.

Staff presentation by Jessica Andrews *[SEE YOUTUBE TIMESTAMP 5:44]*.

Applicant presentation by Susan Strauslin, Applicant *[SEE YOUTUBE TIMESTAMP 13:04]*.

Two individuals Jane McGunn *[SEE YOUTUBE TIMESTAMP 15:15]* and Ellen Schomer *[SEE YOUTUBE TIMESTAMP 22:32]* in-person and an individual Mark Miyagi on Zoom *[SEE YOUTUBE TIMESTAMP 17:23]* provided testimony for this agenda item.

Action: It was moved by Vice Chair Daniele and seconded by Commissioner Perrin that the application for Special Permit No. PL-SPP-2023-000055 be approved based on the Planning Director's recommendation. *[SEE YOUTUBE TIMESTAMP 26:50]*. A roll call vote was taken, and the motion carried with four ayes (Daniele, Perrin, Balog, and Lin), no noes, and one absent and excused (De Luz).

This hearing ended at 9:37 a.m.

PLANNING DIRECTOR'S REPORT *[SEE YOUTUBE TIMESTAMP 29:00]*

Report on Special Management Area (SMA) determinations, minor permits action issued by the Planning Director.

At 9:37 a.m. Chairman Lin introduced this item and stated the Special Management Area (SMA) determination and minor permits issued by the Planning Director for month of December 2023 and a corrected November report were emailed to the Commissioners. There were no questions about the report from Commissioners.

AGENDA ITEMS FOR NEXT MEETING *[SEE YOUTUBE TIMESTAMP 29:55]*

At 9:37 a.m. Chairman Lin introduced this item. Program Planning Manager, Maija Jackson stated there are two (2) agenda items tentatively scheduled for the February meeting.

ANNOUNCEMENTS *[SEE YOUTUBE TIMESTAMP 30:24]*

Chairman Lin announced the Windward Planning Commission's next monthly meeting is tentatively scheduled for Thursday, February 1, 2024, at the County of Hawai'i County

Council Chambers and the public may provide verbal testimony by interactive video conference via Zoom or at the physical location.

ADJOURNMENT [SEE YOUTUBE TIMESTAMP 30:52]

There being no further business, it was moved by Vice Chair Daniele and seconded by Commissioner Perrin that the meeting be adjourned. A voice vote was taken, and the motion carried with all in favor. Chairman Lin adjourned the meeting at 9:39 a.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Feb 2, 2024 12:32 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:



February 02, 2024 03:02PM

Dennis Lin, Chairman
Windward Planning Commission