

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI‘I

MINUTES
FEBRUARY 1, 2024

The Windward Planning Commission met in regular session at 9:00 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.

A video recording is made part of these minutes, which can be viewed on the YouTube County of Hawai‘i Planning Department channel at <https://www.youtube.com/watch?v=CcwpYSY6E9Q&t=3s>

COMMISSIONERS PRESENT: Dennis Lin, Lauren Balog, Louis Daniele III, Matthias Kusch, and Chantel Perrin (from 9:04 a.m.).

COMMISSIONERS ABSENT AND EXCUSED: Wayne De Luz.

ALSO PRESENT: Suzanna Tiapula, Esq. (Counsel to the Commission), Jean Campbell, Esq. (Counsel to the Planning Department), Jeffrey Darrow (Deputy Planning Director), Christian Kay (Planner), Tracie-Lee Camero (Zoom Host), and Melissa Dacayanan-Salvador (Commission Secretary).

Ten members of the public were in the audience.

A quorum was present. Chairman Lin called the meeting to order and introduced Commissioners and staff.

APPROVAL OF MINUTES

At 9:03 a.m. the Commission took up the minutes of the December 7, 2023 and January 4, 2024, Windward Planning Commission meeting. It was moved by Vice Chair Daniele and seconded by Commissioner Balog that the minutes be approved as submitted. No corrections were made. A voice vote was taken, and the motioned carried with all in favor.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:03 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: ALOHA KIA (REVOKE PL-SMA-2023-000032)

Request to revoke Special Management Area Use Permit No. PL-SMA-2023-000032, which was granted by the Planning Commission on September 1, 2023 to allow for the development of a new car dealership and service station on 1.795 acres of land situated within the Special Management Area. The subject property is located at 92 Kalanianaʻole Street approximately 760-feet northwest of its intersection with Kanoiehua Avenue, Waiākea, South Hilo, Hawaiʻi, TMK: (3) 2-1-006:002.

The Commission took up this item at 9:05 a.m., with ten public members in the audience.

There were no in-person testifiers or Zoom testifiers for this agenda item.

Staff presentation by Christian Kay.

Action: It was moved by Vice Chair Daniele and seconded by Commissioner Perrin that the revocation of Special Management Area Use Permit No. PL-SMA-2023-000032 be approved based on the Planning Director's recommendation which documented the consequences of the denial of the associated Change of Zone request in PL-REZ-2023-000047 for the applicant. A roll call vote was taken, and the motion carried with five ayes (Daniele, Perrin, Balog, Matthias, and Lin), no noes, and one absent and excused (De Luz).

This hearing item ended at 9:14 a.m. *[SEE HEARING TRANSCRIPT – EXHIBIT A]*

2. APPLICANT: MANONO CORNER, LLC (PL-REZ-2023-000053)

Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to an Industrial-Commercial Mixed-20,000 square feet (MCX-20) zoning district for a 21,023-square-foot parcel of land. The subject property is located on the northeast corner of East Lanikaula Street and Manono Street, Waiākea House Lots, Waiākea, South Hilo, Hawaiʻi, TMK: (3) 2-2-036:076.

The Commission took up this item at 9:14 a.m. with nine members of the public in the audience. Robin Matsumoto, Department of Public Works, Engineering Division was present.

There was one individual (Betty Osako) on Zoom and four individuals (Gail Rhoades, Lou Rhoades, Maluhia Mauna, and Masa Osako) in-person that testified for this agenda item.

Staff presentation by Christian Kay.

Action: It was moved by Vice Chair Daniele and seconded by Commissioner Perrin that the application for Change of Zone No. PL-REZ-2023-000053 be continued to the next monthly Windward Planning Commission meeting in March at the request of the applicant. A roll call vote was taken, and the motion carried with five ayes (Daniele, Perrin, Balog, Matthias, and Lin), no noes, and one absent and excused (De Luz).

This hearing item ended at 10:13 a.m. *[SEE HEARING TRANSCRIPT – EXHIBIT B]*

Chairman Lin called a recess at 10:13 a.m. and called the meeting back to order at 10:20 a.m.

PLANNING DIRECTOR'S REPORT

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

At 10:20 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 January 2024 report were emailed to the Commissioners. There were no questions about the report from Commissioners.

AGENDA ITEMS FOR NEXT MEETING

At 10:21 a.m. Chairman Lin introduced this item. Chairman Lin asked Deputy Director Darrow to share information on a bill to be heard by the County Council relating to time extensions. Deputy Director Darrow stated he has not had the opportunity to look at the bill and stated his understanding of the bill that was previously approved by Council which no longer allows the Planning Director the ability to approve administrative time extension. He stated if an applicant has a timed condition that has been approved recently that there will be a condition stating if they want additional time a request needs to be submitted to the Planning Department and then the Planning Department would prepare a resolution for a time extension that would go to the County Council. He also mentioned there are times the Planning Director feels a timing condition is not appropriate or not needed because the actual request of the zoning is appropriate and consistent for a particular area and the request would go to County Council without a timing condition. Currently a bill is being introduced that the Planning Director provide a timing condition with rezonings, and the bill is scheduled to be heard by the Planning Committee at the Council.

Planner Christian Kay stated with the addition of the continued item, Manono Corner LLC, there are three (3) agenda items tentatively scheduled for the March 7th meeting.

Commissioner Kusch inquired if there is a known timeline for the General Plan reviews as well as Bill Nos. 121, 122, and 123 coming before the Planning Commission. Chair Lin asked Commissioner Kusch if he is talking about the 'Ohana zoning bill as well as the short-term rental bills. Commission Kusch confirmed Bill No. 121 is the Short-Term Vacation Rentals (STVR's), Bill No. 122 the deletion of the Bed and Breakfast and Bill No.123 is the Additional Dwelling Units (ADU's). Deputy Director Darrow responded the Planning Department has received the bills from the Planning Committee and the Department will be preparing Background and Recommendation reports and it will be brought before both the Windward and Leeward Planning Commissions within 120 days of receipt. He stated most likely it would be in April. In regard to the General Plan, Deputy Director Darrow stated he has not been personally involved as much as the Director and it is his understanding, they are hoping to bring it to the Commissions this year or possibly could be next year.

ANNOUNCEMENTS

Chairman Lin announced the Windward Planning Commission's next monthly meeting is tentatively scheduled for Thursday, March 7, 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

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 10:26 a.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Mar 11, 2024 16:02 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:



March 11, 2024 04:03 PM

Dennis Lin, Chairman
Windward Planning Commission