

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
MARCH 10, 2025

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<https://www.youtube.com/live/VApXR0msvIU?si=-41ySsY9CYUGVI69&t=2>

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The Windward Planning Commission met in regular session on Monday, March 10, 2025, at 12:58 p.m., in the County of Hawai'i, Council Chambers, located at 25 Aupuni Street, Hilo, Hawai'i, with Chairman Louis Daniele III presiding. This meeting was streamed live on YouTube. *[SEE YOUTUBE TIMESTAMP 0:01]*

COMMISSIONERS PRESENT: Louis Daniele III (Chairman), Wayne De Luz, Chantel Perrin (Vice Chair), JoNelle Fukushima, and Gordon Takaki.

COMMISSIONER ABSENT AND EXCUSED: Lauren Balog.

ALSO PRESENT: Suzanna Tiapula, Esq. (Counsel to the Commission), Jeffrey Darrow (Planning Director), and Planning Department staff.

Approximately nineteen members of the public were in the audience. With a quorum present, Chairman Louis Daniele III introduced the Commission and staff.

At 1:01 p.m. Chairman Louis Daniele III asked the Commissioners to confirm they had reviewed all materials, including written public testimony related to the applications being reviewed today. Each Commissioner verbally confirmed they had done so. He then made a few housekeeping announcements, reminding attendees to silence their cell phones and noting the location of the public restrooms. He also instructed anyone wishing to testify to complete the yellow sign-up form at the staff table and submit any written testimony not previously submitted. *[SEE YOUTUBE TIMESTAMP 1:35]*

APPROVAL OF MINUTES

At 1:02 p.m. the Commission addressed the minutes of February 6, 2025, regular and special Windward Planning Commission meetings. No corrections were offered. Vice Chair Chantel Perrin moved to approve the minutes as circulated, with Commissioner Gordon Takaki seconding the motion. A voice vote was taken, and the motion carried unanimously. *[SEE YOUTUBE TIMESTAMP 2:29]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 1:03 p.m. the Commission addressed this item with approximately nineteen public members present in the Council Chambers. Chairman Louis Daniele III explained that public testimony would begin with in-person speakers, followed by Zoom participants, and would continue until all had been heard. Testifiers were given the option to speak at this time or later when the specific agenda item was called. He reminded everyone to keep their testimony respectful, noting that personal attacks and disruptive behavior would not be permitted and could result in testimony being paused or ended to maintain decorum. He also stated that testimony would be limited to three minutes and encouraged participants to respect the time limit to ensure as many voices as possible could be heard. *[SEE YOUTUBE TIMESTAMP 3:30]*

Two individuals provided testimony in-person on **Item #2 Ho‘oulu-Lāhui (PL-REZ-2024-000070)**:

1. U‘i Morante *[SEE YOUTUBE TIMESTAMP 5:09]*
2. Bob Matsuda *[SEE YOUTUBE TIMESTAMP 6:58]*

With no Zoom testifiers and no further public testimony, this agenda item was concluded.

UNFINISHED BUSINESS

1. APPLICANT: TIRTHA LUITEL (PL-SPP-2024-000062)

Application for a Special Permit to allow the development and operation of a commercial parking lot on an approximately 18,000-square foot portion of a larger 98.2850-acre parcel in the State Land Use Agricultural District. The subject property is situated directly makai of ‘Akaka Falls State Park on the south side of ‘Akaka Falls Road, Honomū Homesteads, South Hilo, Hawai‘i, TMK: (3) 2-8-010:014 (por.).

The Commission began this item at 1:07 p.m., with nine members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 8:09]*

Jessica Andrews gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 9:24]*

Applicant Representative John Pipan of Land Planning Hawai‘i and applicant Tirtha Luitel gave a presentation. *[SEE YOUTUBE TIMESTAMP 15:22]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the applicant and Planning Department staff. *[SEE YOUTUBE TIMESTAMP 16:37]*

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

Action: Vice Chair Chantel Perrin moved, and Commissioner Gordon Takaki seconded, to approve the application for Special Permit PL-SPP-2024-000062 based on the Planning Director’s recommendations. *[SEE YOUTUBE TIMESTAMP 19:54]* A roll call vote was taken, and the motion carried with five ayes (Perrin, Takaki, Fukushima, De Luz, and Daniele), no noes, and one excused (Balog). *[SEE YOUTUBE TIMESTAMP 20:33]*

This hearing item concluded at 1:20 p.m.

NEW BUSINESS

2. APPLICANT: HO‘OULU-LĀHUI (PL-REZ-2024-000070)

Application for a Change of Zone from an Agricultural-10-acre (A-10a) zoning district to an Agricultural-5-acre (A-5a) zoning district for a 12.043-acre portion of 22.349 acres of land. The subject property is located at 345 Makalika Street, approximately 1, 100 feet west of its intersection with Railroad Avenue, Pana‘ewa Farm Lots, Por. Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-048:013 (por.).

The Commission began this item at 1:21p.m., with six members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 21:18]*

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 22:24]*

Susie Osborne, Co-Founder of the Applicant Ho‘oulu-Lāhui, introduced the team, which included John Pipan, Land Use Planning, attorney Thomas Yeh, and Bill Moore, who provided his expertise pro bono. *[SEE YOUTUBE TIMESTAMP 31:28]* Technical representatives John Pipan and Sidney Fuke gave a presentation. The applicant requested the deletion Condition B, which requires compliance with the conditions of the existing Special Permit, and Condition I, which mandates a Traffic Impact Analysis Report (TIAR), if the 50-peak hour trip threshold is triggered under the Concurrency section of the Zoning Code. The remaining conditions would be re-lettered accordingly. Susie Osborne concluded the presentation with additional comments. *[SEE YOUTUBE TIMESTAMP 32:19]*

Chairman Louis Daniele III then opened the floor for the Commission to ask questions of the applicant and Planning Department staff. *[SEE YOUTUBE TIMESTAMP 41:19]*

Two individuals provided in-person testimony:

1. K. Kuulei Kanahale *[SEE YOUTUBE TIMESTAMP 56:53]*
2. Nancy Cabral *[SEE YOUTUBE TIMESTAMP 1:00:34]*

There were no Zoom testifiers for this agenda item.

Action: Commissioner Wayne De Luz moved, and Vice Chair Chantel Perrin seconded, that a favorable recommendation be forwarded to the County Council on Change of Zone Application No. PL-REZ-2024-000070, based on the Planning Director’s recommendation and the applicant’s proposed deletion of Condition B and Condition I. *[SEE YOUTUBE TIMESTAMP 1:03:50]* A roll call vote was taken, and the motion carried with five ayes (De Luz, Perrin, Takaki, Fukushima, and Daniele), no noes, and one excused (Balog). *[SEE YOUTUBE TIMESTAMP 1:04:52]*

This hearing item concluded at 2:05 p.m.

PLANNING DIRECTOR'S REPORT [SEE YOUTUBE TIMESTAMP 1:05:56]

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

At 2:05 p.m. Chairman Louis Daniele III introduced this item, noting that the Special Management Area (SMA) determination and minor permits issued by the Planning Director for February 2025 report had been emailed to the Commissioners. There were no questions from the Commissioners regarding the report.

AGENDA ITEMS FOR NEXT MEETING [SEE YOUTUBE TIMESTAMP 1:06:18]

At 2:06 p.m., Chairman Louis Daniele III introduced the item, and there were no comments or matters for consideration from the Commissioners.

ANNOUNCEMENTS [SEE YOUTUBE TIMESTAMP 1:06:29]

Chairman Louis Daniele III announced that the Windward Planning Commission's next regular meeting is tentatively scheduled for Thursday, April 3, 2025. Planning Program Manager Maija Jackson confirmed that four agenda items are currently planned for that meeting.

ADJOURNMENT [SEE YOUTUBE TIMESTAMP 1:06:55]

With no further business, a motion was made to adjourn the meeting. Vice Chair Chantel Perrin moved, and Commissioner JoNelle Fukushima seconded the motion. [SEE YOUTUBE TIMESTAMP 1:06:59] A voice vote was taken, and the motion carried unanimously. Chairman Louis Daniele III adjourned the meeting at 2:05 p.m.

Respectfully submitted,

Melissa Dacayanan-Salvador
Melissa Dacayanan-Salvador (Jun 10, 2025 14:59 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III
Louis Daniele III (Jun 11, 2025 17:16 HST)

Louis Daniele III, Chairman
Windward Planning Commission