

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
JUNE 10, 2025

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<https://www.youtube.com/live/Dr6HvKAsXtI?si=VRQScVDsLmPmCN-4&t=150>

Timestamps are provided for reference in accordance with the provisions of Chapter 92, Hawai'i Revised Statutes. In the event the video recording becomes unavailable at the above-mentioned URL address, the public can contact the Planning Department for assistance.

The Windward Planning Commission met in regular session on Tuesday, June 10, 2025, at 9:01 a.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. 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 2:30]*

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

COMMISSIONER ABSENT AND EXCUSED: Lauren Balog and Gordon Takaki.

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

Four individuals from the public were in the audience. With a quorum present, Chairman Louis Daniele III introduced the Commission and staff.

At 9:03 a.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. *[SEE YOUTUBE TIMESTAMP 4:38]*

APPROVAL OF MINUTES

At 9:03 a.m. the Commission addressed the minutes for the March 10, 2025 regular and special meetings, the March 11, 2025 special meeting, and the April 3, 2025 regular meeting, including executive session minutes. No corrections were offered. Vice Chair Chantel Perrin moved to approve the minutes as circulated, with Commissioner Wayne De Luz seconding the motion. A voice vote was taken, and the motion carried unanimously. *[SEE YOUTUBE TIMESTAMP 5:11]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:06 a.m. the Commission addressed this item with four 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. He announced that Item #1 had been withdrawn by the applicant and Item #4 had been deferred at the applicant's request. He added that if anyone wished to testify on Item #4 for the Arts & Sciences Center, they may do so at this time. *[SEE YOUTUBE TIMESTAMP 7:38]*

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

NEW BUSINESS

1. APPLICANT: ATLAS SURREY LLC (PL-SMA-2025-000071)

Application for a Special Management Area Use Permit to construct a two story, 2,560 square-foot single-family residence with five bedrooms, three bathrooms, and related improvements on a 1.998-acre shoreline parcel within the Special Management Area. The subject property is located approximately 1,300 feet north of Hakalau Bay on the makai side of Hawai'i Belt Road, Kamae & Wailua Government Tract, North Hilo, Hawai'i, TMK: (3) 3-1-001:011.

The Commission began this item at 9:08 a.m., with four members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 9:34]*

Chairman Louis Daniele III restated that this agenda item had been withdrawn by the applicant.

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

2. APPLICANT: CORREA OHANA LLC (PL-REZ-2024-000071)

Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a General Commercial-10,000 square feet (CG-10) zoning district for 33,180 square feet of land. The subject property is located at 1198 Kino'ole Street, approximately 200 feet north of its intersection with Kamana Street, Waiākea House Lots 2nd Series, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-2-022:022.

The Commission began this item at 9:08 a.m., with four members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 9:51]*

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 10:52]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 19:12]*

Applicant Representative Hank Correa III on behalf of Correa Ohana LLC, gave a presentation. *[SEE YOUTUBE TIMESTAMP 27:07]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the applicant. *[SEE YOUTUBE TIMESTAMP 28:26]*

There were no testifiers present in person or on Zoom 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-2024-000071, based on the Planning Director's recommendations and the proposed amendments. *[SEE YOUTUBE TIMESTAMP 39:14]* With no further discussion, a roll call vote was taken, and the motion carried with four ayes (De Luz, Perrin, Fukushima, and Daniele), no noes, and two excused (Balog and Takaki). *[SEE YOUTUBE TIMESTAMP 40:48]*

This hearing item concluded at 9:39 a.m.

3. INITIATOR: COUNTY COUNCIL (PL-CCI-2025-000010)

The County Council has referred Bill 29, a bill for an ordinance to amend Chapter 25 (Zoning), Article 3, Section 25-3-3 of the Hawai'i County Code 1983 (2016 Edition, as amended), relating to the establishment of zoning districts. The Zoning Code currently requires the boundaries of Special Districts to be defined with a metes and bounds description and a map. The purpose of this bill is to grant the Planning Director the authority to designate alternative methods for defining Special District boundaries, when deemed appropriate.

The Commission began this item at 9:40 a.m., with three members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 41:28]*

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 42:35]*

Chairman Louis Daniele III then opened the floor for the Commission to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 50:11]*

At 10:14 a.m. it was moved by Commissioner Wayne DeLuz and seconded by Commissioner JoNelle Fukushima that the Commission go into executive session to consult with its attorney regarding legal questions on procedure and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities pursuant to HRS 92-5. A voice vote was taken, and the motion carried with all in favor and the room was cleared. *[SEE YOUTUBE TIMESTAMP 1:16:13]* The Commission went into executive session at 10:16 a.m. At 10:24 a.m. it was moved by Commissioner JoNelle Fukushima and seconded by Commissioner Wayne De Luz that the Commission go out of executive session. A voice vote was taken, and the motion carried with all in favor.

At 10:25 a.m. Chairman Louis Daniele III called the hearing back to order and noted that the Commission went into executive session, where Counsel addressed legal questions which were answered. *[SEE YOUTUBE TIMESTAMP 1:26:53]*

At 10:26 a.m. the Chair called a recess, and the hearing reconvened at 10:36 a.m. [SEE YOUTUBE TIMESTAMP 1:27:11]

At 10:36 a.m. Chairman Louis Daniel III called the hearing back to order. *[SEE YOUTUBE TIMESTAMP 1:37:31]*

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

Action: Commissioner Wayne De Luz moved that a favorable recommendation be forwarded to the County Council on Bill No. 29, PL-CCI-2025-000010, based on the Planning Director's recommendation including the proposed language outlined in the Planning Director's friendly amendment. *[SEE YOUTUBE TIMESTAMP 1:38:24]* Commissioner JoNelle Fukushima seconded the motion. *[SEE YOUTUBE TIMESTAMP 1:38:54]*

Chairman Louis Daniele III then opened the floor for discussion or comments. *[SEE YOUTUBE TIMESTAMP 1:39:02]*

A roll call vote was taken, and the motion carried with four ayes (De luz, Fukushima, Perrin, and Daniele), no noes, and two excused (Balog and Takaki). *[SEE YOUTUBE TIMESTAMP 1:40:49]*

This hearing item concluded at 10:39 a.m.

**4. APPLICANT: ARTS & SCIENCES CENTER
(PL-SPP-2024-000080/AMEND SPP 11-000115)**

Application to amend Special Permit No. 2011-000115 in order to expand the existing K-12 campus by constructing an elementary school campus, to increase overall enrollment from 400 to 950 students, increase special events for community gatherings and meetings to 400 participants for non-school functions, and to expand the permit area from 14.251 to 24.285 acres of land situated within the State Land Use Agricultural District. The subject property is situated northeast of the Pāhoa Bypass Road and Post Office Road intersection, Nānāwale Homesteads, Pāhoa, Puna, Hawai'i, Tax Maps Keys: (3)1-5-006:002, 012, and 026.

This agenda item was deferred at the request of the applicant.

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

5. APPLICANT: HIS HOUSE OF PRAYER AND PRAISE (PL-SPP-2025-000089)

Application for a Special Permit to construct and operate a 2,688 square foot church and related improvements on a 1-acre property within the State Land Use Agricultural District. The subject property is located at 15-1745 21st Avenue, at the northwest corner of its intersection with Paradise Drive, Hawaiian Paradise Park, Kea‘au, Puna, Hawai‘i, TMK: (3) 1-5-040:043.

The Commission began this item at 10:39 a.m., with three members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 1:41:11]*

Alukahe Kalā gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 1:42:01]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 1:47:35]*

Applicant Representative John Pipan of Land Planning Hawai‘i and applicant Virginia Domligan gave a presentation and provided comments on the proposed amendments to Conditions No. 7 and 4. *[SEE YOUTUBE TIMESTAMP 1:56:09]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the applicant. *[SEE YOUTUBE TIMESTAMP 2:00:36]*

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

Action: Commissioner JoNelle Fukushima moved, and Vice Chair Chantel Perrin seconded, to approve the application for Special Permit PL-SPP-2025-000089 based on the Planning Director’s recommendations. *[SEE YOUTUBE TIMESTAMP 2:02:22]*

Chairman Louis Daniele III then opened the floor for discussion and comments. *[SEE YOUTUBE TIMESTAMP 2:02:44]*

Prior to the roll call vote, Planner Alukahe Kalā asked for clarification on whether the Commission wanted to adopt the applicant’s proposed amendment to Condition No. 4 by adding “ or parsonage”. Commissioner JoNelle Fukushima responded “yes” and stated, “so moved”. Chair Louis Daniele asked that the motion be restated. Planner Alukahe Kalā restated the motion on the floor as to approve the application as recommended by the Planning Director. Planner Christian Kay suggested that a more appropriate motion would be to approve with amendments and asked if the maker would like to withdraw the current motion. *[SEE YOUTUBE TIMESTAMP 2:04:05]*

Deputy Corporation Counsel Sylvia Wan explained that if the maker would like to amend the motion, they can keep the motion on the floor as “approved as recommended” and simply move to amend it to state, “approved as recommended with the applicant’s suggested amendments.” *[SEE YOUTUBE TIMESTAMP 2:04:56]*

Commissioner JoNelle Fukushima moved to amend her motion to approve the application based on the Planning Director's recommendation with the applicant suggested amendments. *[SEE YOUTUBE TIMESTAMP 2:05:19]* Vice Chair Chantel Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:05:45]* Commissioner JoNelle Fukushima stated she is amending her motion to adopt the proposed language that was discussed and agreed upon, including the additional amendments orally provided by the applicant. *[SEE YOUTUBE TIMESTAMP 2:06:06]* Commissioner Wayne De Luz asked that the amended motion be reread. Deputy Corporation Counsel Sylvia Wan replied, she is proposing to amend her original motion to read, the Commission approves the application for Special Permit No. PL-SPP-2025-000089 be approved based on the Planning Director's recommendation and to include the applicant's recommended amendment to Condition 4. *[SEE YOUTUBE TIMESTAMP 2:06:39]*

The applicant's representative John Pipan, provided clarification by restating the amendment to read: "Prior to the use of the unpermitted dwelling for construction, storage, or occupancy of the church or parsonage structure the applicant shall secure and finalize all required building permits from the Department of Public Works, Building Division." *[SEE YOUTUBE TIMESTAMP 2:07:32]*

A voice vote was taken on the amended motion, and the motion carried unanimously. as noted by Deputy Corporation Counsel Sylvia Wan that all members voted "aye". *[SEE YOUTUBE TIMESTAMP 2:08:19]*

A roll call vote was taken to approve with amendments, and the motion carried with four ayes (Fukushima, Perrin, De Luz, and Daniele), no noes, and two excused (Balog and Takaki). *[SEE YOUTUBE TIMESTAMP 2:09:01]*

This hearing item concluded at 11:08 a.m.

PLANNING DIRECTOR'S REPORT *[SEE YOUTUBE TIMESTAMP 2:09:40]*

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

At 11:08 a.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 April and May 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 2:10:05]*

At 11:08 a.m. Chairman Louis Daniele III introduced the item, and there were no comments or matters for consideration from the Commissioners.

ANNOUNCEMENTS *[SEE YOUTUBE TIMESTAMP 2:10:17]*

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

ADJOURNMENT *[SEE YOUTUBE TIMESTAMP 2:10:43]*

With no further business, a motion was made to adjourn the meeting. Vice Chair Chantel Perrin moved, and Commissioner Wayne De Luz seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:10:48]* A voice vote was taken, and the motion carried unanimously. Chairman Louis Daniele III adjourned the meeting at 11:09 a.m. *[SEE YOUTUBE TIMESTAMP 2:11:04]*

Respectfully submitted,

Melissa Dacayanan-Salvador
Melissa Dacayanan-Salvador (Sep 8, 2025 09:10:49 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III
Louis Daniele III (Sep 9, 2025 11:10:39 HST)

Louis Daniele III, Chairman
Windward Planning Commission