

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
JULY 3, 2025

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/live/xuCPCXXxOME?si=veDhLhfBF-JW8Fyg&t=1>

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 Thursday, July 3, 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.

Secretary's Note: The YouTube recording begins after Vice Chair Chantel Perrin's introduction.

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: Diana Mellon-Lacey, Esq. (Counsel to the Commission), Jeffrey Darrow (Planning Director), Jean Campbell, Esq. (Counsel to the Planning Department), and Planning Department staff.

Seven individuals from the public were in the audience. With a quorum present, Chairman Louis Daniele III introduced the Commission and staff. *[SEE YOUTUBE TIMESTAMP 0:00]*

At 9:02 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 0:56]*

APPROVAL OF MINUTES

At 9:03 a.m. the Commission addressed the minutes for the June 10, 2025 regular and executive session minutes. The approval of the minutes was postponed to the next meeting in August. *[SEE YOUTUBE TIMESTAMP 1:25]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:03 a.m. the Commission addressed this item with seven 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 1:40]*

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

NEW BUSINESS

- 1. APPLICANT: DOUGLAS AND SHELLEY UYEDA (PL-REZ-2025-000075)**
Application for a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,778-square-foot parcel of land. The subject property is located at 461 Kehaulani Street, approximately 770 feet south of its intersection with West Kawaihewa Street, Waiākea Homesteads 1st Series, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-4-011:153.

The Commission began this item at 9:05 a.m., with seven members of the public present. *[SEE YOUTUBE TIMESTAMP 3:11]*

At 9:07 a.m. the Chair called a five-minute recess due to technical difficulties with the staff presentation [SEE YOUTUBE TIMESTAMP 5:44], and the hearing reconvened at 9:13 a.m. [SEE YOUTUBE TIMESTAMP 10:58]

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 11:18]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 15:19]*

Applicant Representative Daryn Arai, Land Use Planning Consultant appeared in person, and the Applicants Douglas and Shelly Uyeda, joined via Zoom and gave a presentation. *[SEE YOUTUBE TIMESTAMP 15:59]* There were audio issues on Zoom, and the applicants could not be heard while speaking. *[SEE YOUTUBE TIMESTAMP 18:22]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the applicant. *[SEE YOUTUBE TIMESTAMP 19:04]*

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

Action: Vice Chair Chantel Perrin moved, and Commissioner JoNelle Fukushima seconded, to forward a favorable recommendation to the County Council on Change of Zone Application No. PL-REZ-2025-000075, based on the Planning Director's recommendations. *[SEE YOUTUBE TIMESTAMP 20:50]* With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (Perrin, Fukushima, De Luz, and Daniele), no noes, and two excused (Balog and Takaki). *[SEE YOUTUBE TIMESTAMP 21:58]*

This hearing item concluded at 9:24 a.m.

- 2. APPLICANT: CARNOR SUMIDA (PL-SPP-2025-000088/AMEND SPP 08-000053)**
Application to amend Special Permit No. 2008-000053, as amended in 2013, to delete Condition No. 2 (life of the permit). Special Permit No. 2008-000053 allowed the establishment of a baseyard for trucks and trailers on 0.9 acres of land in the State Land Use Agricultural District. The subject property is located on the mauka side of 33rd Avenue, approximately 0.3 miles from its intersection with Maku'u Drive, Hawaiian Paradise Park Subdivision, Kea'au, Puna, Hawai'i, TMK: (3) 1-5-016:172.

The Commission began this item at 9:24 a.m., with seven members of the public present. *[SEE YOUTUBE TIMESTAMP 22:36]*

Moses (Moke) Ramos-Kia Tupua gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 24:15]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the Planning Department staff. *[SEE YOUTUBE TIMESTAMP 28:13]*

Applicant Representative Robert Crudele, Esq. and Applicant Carnor Sumida gave a presentation. *[SEE YOUTUBE TIMESTAMP 50:48]*

Chairman Louis Daniele III opened the floor for the Commission to ask questions of the applicant. *[SEE YOUTUBE TIMESTAMP 53:09]*

One individual provided in-person testimony:

1. Jim McMahon *[SEE YOUTUBE TIMESTAMP 59:29]*

There were no testifiers via Zoom for this agenda item.

Planning Director Jeffrey Darrow responded to and addressed the issues raised in Jim McMahon's testimony. *[SEE YOUTUBE TIMESTAMP 1:03:22]*

Action: Commissioner Wayne DeLuz moved to approve the application for Special Permit PL-SPP-2025-000088, based on the Planning Director's recommendations. Chair Louis Daniele III seconded the motion. *[SEE YOUTUBE TIMESTAMP 1:06:07]*

Chairman Louis Daniele III then opened the floor for discussion and comments. *[SEE YOUTUBE TIMESTAMP 1:07:09]*

Chair Louis Daniele III said he lives in Ocean View, where water hauling is essential due to low rainfall. Most haulers aren't based there, making it costly for residents. This applicant has operated without complaints, showing community support. He stressed that such services are critical for people on catchment. *[SEE YOUTUBE TIMESTAMP 1:07:13]* Commissioner JoNelle Fukushima agreed with Chair Daniele. She warned that allowing businesses like this in ag zones through Special Use Permits could create a loophole for industrial uses. She emphasized caution to avoid setting a precedent but still supported the application, recognizing the service is valuable. *[SEE YOUTUBE TIMESTAMP 1:08:25]* Vice Chair Chantel Perrin also saw the value in the service but shared concerns about opening a loophole. Her main issue was the HOA not supporting the applicant, even after requests were made. She asked if the applicant still pays HOA fees and what those funds are being used for. *[SEE YOUTUBE TIMESTAMP 1:10:22]* Chair Louis Daniele III explained that Ocean View property owners must pay a road maintenance fee as part of their title. The HOVE Corporation can place a lien if not paid. Funds are used for the whole subdivision, not just certain roads, and the Board decides which roads get paved. *[SEE YOUTUBE TIMESTAMP 1:11:51]*

With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (De Luz, Daniele, Fukushima, and Perrin), no noes, and two excused (Balog and Takaki). *[SEE YOUTUBE TIMESTAMP 1:17:16]*

This hearing item concluded at 10:19 a.m.

PLANNING DIRECTOR'S REPORT *[SEE YOUTUBE TIMESTAMP 1:17:51]*

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

At 10:19 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 June 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 1:18:08]*

At 10:20 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 1:18:17]*

Chairman Louis Daniele III announced that the Windward Planning Commission's next regular meeting is tentatively scheduled for Thursday, August 7, 2025. Planning Program Manager Maija Jackson confirmed that seven agenda items are currently planned for the meeting. She also noted that a copy of a letter from the applicant for the Black Sand Beach at Punalu'u project was provided. This pertains to a Special Management Area (SMA) permit application submitted a year and a half ago, which has since been withdrawn. The matter had been in the process of proceeding to a contested case hearing; however, due to the withdrawal of the application, no contested case hearing will take place.

ADJOURNMENT [SEE YOUTUBE TIMESTAMP 1:19:31]

With no further business, a motion to adjourn the meeting was made. Vice Chair Perrin moved to adjourn, and Commissioner Wayne De Luz seconded the motion. [SEE YOUTUBE TIMESTAMP 1:19:38] A voice vote was taken, and the motion carried unanimously. Chairman Louis Daniele III adjourned the meeting at 10:21 a.m. [SEE YOUTUBE TIMESTAMP 1:19:49]

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Sep 5, 2025 09:10:49 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III

Louis Daniele III (Sep 5, 2025 11:10:39 HST)

Louis Daniele III, Chairman
Windward Planning Commission