

LEEWARD PLANNING COMMISSION
COUNTY OF HAWAI‘I

MINUTES
AUGUST 21, 2025

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The Leeward Planning Commission met in regular session on August 21, 2025, at 9:30 a.m. in the West Hawai‘i Civic Center, Council Chambers, Building A, 74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai‘i, with Chairperson Dean Au presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Vice Chair Donna “Kinuko” Noborikawa, Commissioner Rebecca “Kawehi” Inaba, Commissioner Armando Rodriguez, and Dean Au (Chairperson).

COMMISSIONERS ABSENT AND EXCUSED: Commissioner Michael Dela Cruz, Commissioner Alexandria “Lexie” Ayers, and Commissioner Clement “CJ” Kanuha III.

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

Approximately four members of the public were present in the audience.

The meeting was called to order at 9:32 a.m. by Chair Dean Au with a quorum present. The specific time was not verbally stated. Commissioners and staff were introduced. Attendees were reminded to silence cell phones, and directions to restrooms and the sign-up process for public testimony were provided. *[SEE YOUTUBE TIMESTAMP 0:18]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:34 a.m. the Commission took up this item with approximately four members of the audience in the Council Chambers. *[SEE YOUTUBE TIMESTAMP 01:33]*

Chair Dean Au asked if there were any in-person testifiers. There were no in-person testifiers. *[SEE YOUTUBE TIMESTAMP 01:41]*

Chair Dean Au asked if there were any testifiers on Zoom. *[SEE YOUTUBE TIMESTAMP 01:52]*

Two individuals provided testimony on Zoom at 9:34 a.m.:

- 1) Simmy McMichael – [SEE YOUTUBE TIMESTAMP 02:27] *not present on Zoom*
- 2) Clare Loprinzi – [SEE YOUTUBE TIMESTAMP 03:34]

Statements from the public concluded at 9:45 a.m. [SEE YOUTUBE TIMESTAMP 12:17]

APPROVAL OF MINUTES

At 9:46 a.m., the Commission reviewed the minutes from May 15, 2025. [SEE YOUTUBE TIMESTAMP 13:00]

Vice Chair Donna “Kinuko” Noborikawa moved, and Commissioner Rebecca “Kawehi” Inaba seconded that the minutes be approved. A voice vote was taken, and the motion carried with four ayes (Vice Chair Noborikawa, Commissioner Inaba, Commissioner Rodriguez, and Chair Au), with three excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). [SEE YOUTUBE TIMESTAMP 13:43]

NEW BUSINESS

At 9:46 a.m. Chair Dean Au announced a change in the agenda, stating that items 3 and 4 would be addressed first. He noted that the applicant, Scott Church, wishes to defer but acknowledged there may be someone present to provide testimony. There were four members of the audience. [SEE YOUTUBE TIMESTAMP 13:51]

1. APPLICANT: SCOTT F. CHURCH AND JOHN TOTAH (FORMERLY HALE PACIFICA LLC) (PL-SMA-2025-000080)

Application for Special Management Area Use Permit to construct a two (2) story, single-family residence with a pool and related improvements on a 15,203-square foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ali‘i Drive, approximately 0.25 miles south of Lunapule Road, Kahului 2nd, North Kona, Hawai‘i, TMK: (3) 7-5-019:030.

2. APPLICANT: SCOTT F. CHURCH AND JOHN TOTAH (FORMERLY HALE PACIFICA LLC) (SMA 03-000007)

Request to revoke Special Management Area Use Permit No. 03-000007, which was amended on January 18, 2018, by the Planning Commission to allow the development of a four (4)-unit condominium building and related improvements on a 15,203-square-foot shoreline parcel within the Special Management Area. The subject property is located on the makai side of Ali‘i Drive, approximately 0.25 miles south of Lunapule Road, Kahului 2nd, North Kona, Hawai‘i, TMK: (3) 7-5-019:030.

One individual provided testimony in-person at 9:47 a.m.:

- 1) Simmy McMichael – [SEE YOUTUBE TIMESTAMP 14:58]

Chair Dean Au confirmed that agenda items 3 and 4 would be deferred at the applicant's request and offered the applicant the opportunity to speak. Applicant Scott Church addressed the letters that were received in opposition. *[SEE YOUTUBE TIMESTAMP 22:16]*

Chair Dean Au advised the applicant to consult with the Planning Department to be placed on the upcoming agenda. *[SEE YOUTUBE TIMESTAMP 24:09]*

3. **APPLICANT: HICDC (PL-REZ-2025-000079/AMEND PL-REZ-2024-000066)**
Application for an amendment to Condition M (Affordable Housing) and Condition N (Fair Share Contribution) of Change of Zone Ordinance No. 25-25, which reclassified a 14.321-acre portion of a larger 237.5-acre parcel of land from an Agricultural-1 Acre (A-1a) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district. The subject property is located at the southwest corner of the intersection of Kawaihae Road and Waiula Drive, Kawaihae 2nd-Lanikepu, Waimea, South Kohala, Hawai'i, TMK: (3) 6-2-001:075 (por.).

The Commission took this item up at 9:57 a.m. with three members of the audience. *[SEE YOUTUBE TIMESTAMP 24:20]*

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 25:22]*

Chair Dean Au asked each Commissioner to confirm they had the opportunity to review all materials for all agenda items being reviewed today. Commissioners confirmed that they had an opportunity to review the application materials. *[SEE YOUTUBE TIMESTAMP 33:36]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 33:50]*

Applicant's Representative Jeremy McComber gave a presentation *[SEE YOUTUBE TIMESTAMP 34:08]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 35:49]*

Action: Vice Chair Donna "Kinuko" Noborikawa moved that a favorable recommendation on application for the Change of Zone Docket No. PL-REZ-2025-000079/Amend PL-REZ-2024-000066 be forwarded to the County Council on the applicant's proposed amendments to condition M, affordable housing and condition N, fair share contribution to change of ordinance number 25-25 based on the Planning Director's recommendation which shall be adopted. Commissioner Rebecca "Kawehi" Inaba seconded. *[SEE YOUTUBE TIMESTAMP 38:31]*

Commissioner Rebecca "Kawehi" Inaba expressed concern over language changes that seemed to alter the original intent of the applicant's plan to provide 100% affordable housing. She questioned the rule causing this issue. Planning Staff Christian Kay explained that the rule comes

from the operating guidelines of the Affordable Housing Production Program established in 2022. The problem arose because the original ordinance included a requirement that all 43 lots be affordable, which made the project ineligible for that funding source. To resolve this, the condition language is being changed — not the project itself. The applicant still plans to build 100% affordable housing, but removing the requirement from the ordinance allows them to qualify for funding. Planning Staff Christian Kay also emphasized this isn't a “workaround” but a clarification that enables access to funds. Applicant's Representative Jeremy McComber confirmed Kay's explanation, and Commissioner Rebecca “Kawehi” Inaba accepted the clarification. *[SEE YOUTUBE TIMESTAMP 39:44]* Vice Chair Donna “Kinuko” Noborikawa thanked Commissioner Inaba and Planning Staff for the clarification. She acknowledged that the goal is to adjust the language to allow the project to access funding and move forward. Noborikawa expressed support, stating it's important to do whatever possible to increase affordable housing in the county. *[SEE YOUTUBE TIMESTAMP 43:16]* Commissioner Armando Rodriguez expressed concern about fire safety due to the project's location in a dry area and asked if an evacuation or safety plan is required for approval. Planning Staff Christian Kay explained that the project is near a volunteer fire station and that emergency evacuation will be considered during the design phase. He noted that the original ordinance does not specifically require a safety or evacuation plan, but the applicant plans to include fire suppression measures and an evacuation plan as part of the project. *[SEE YOUTUBE TIMESTAMP 43:54]* Chair Dean Au expressed support for the agenda item, highlighting HICDC's long-standing role in developing affordable housing projects that benefit the community. He emphasized that funding remains a major challenge, even for approved projects, and praised HICDC for their creativity in making projects happen. Addressing a concern raised by Commissioner Rodriguez, he noted that wildfire mitigation is a key issue, especially in areas like Waikoloa Village where he lives. He mentioned that most developers on the island, particularly on the west side, are incorporating fire mitigation into their plans due to strong community concern. He recalled that HICDC had previously acknowledged their awareness of wildfire mitigation and evacuation planning. He concluded by stating his full support for the motion. *[SEE YOUTUBE TIMESTAMP 45:41]* Commissioner Armando Rodriguez expressed concern about the lack of written safety plans, particularly regarding fire mitigation. He said he would feel more comfortable if there were formal documentation rather than just verbal assurances. He emphasized the importance of addressing safety issues as the island continues to grow and stated his hesitation in approving projects without clear safety measures in place. *[SEE YOUTUBE TIMESTAMP 47:20]* Commissioner Rebecca “Kawehi” Inaba raised a concern about whether the current issue with the rules would continue to affect future projects. She questioned if a rule within the county could be changed rather than worked around, noting her concern for organizations like HICDC that do valuable work and deserve full support. Planning Staff member Christian Kay explained that the county is now updating its standard affordable housing condition language to prevent future conflicts with funding eligibility. This change ensures that developers can access the Affordable Housing Production Program funds. He confirmed that this new language will be the standard going forward, promoting more affordable housing and offering benefits like fair share relief for projects offering 50–100% affordability. Inaba appreciated the explanation but reiterated her hope for more permanent solutions rather than workarounds. Planning Staff member Christian Kay agreed and acknowledged that had they known the funding restrictions earlier, the conditions would have been written differently. The updated standard is now intended

to prevent similar issues in the future. *[SEE YOUTUBE TIMESTAMP 48:04]* Chair Dean Au addressed Commissioner Rodriguez's concerns about pricing and evacuation plans. He explained that unit prices can't be finalized because they depend on available funding and any additional project requirements, such as infrastructure upgrades or safety measures. These added costs can affect affordability. He emphasized that HICDC is highly committed to keeping housing truly affordable and is skilled at finding funding sources to support that goal. *[SEE YOUTUBE TIMESTAMP 52:00]* Commissioner Armando Rodriguez asked whether there are any rules requiring a safety or evacuation plan for project approval, expressing concern about approving developments without such plans in place. Chair Dean Au responded that safety concerns are typically addressed later in the development process through reviews by agencies like the Department of Public Works and Department of Health. Planning Staff member Christian Kay added that while there isn't a specific ordinance requiring a full safety or evacuation plan at this stage, there is a condition requiring a civil defense siren. He also noted factors like proximity to a volunteer fire station, available evacuation routes, and the applicant's commitment to implementing an evacuation program as mitigating elements. Applicant's Representative Jeremy McComber confirmed there's no specific requirement for a safety or evacuation plan currently, but emphasized that wildfire concerns are being considered in the design phase. He said the fire department will review the project later and may impose specific safety conditions based on their assessment, which can vary from project to project. *[SEE YOUTUBE TIMESTAMP 53:10]* Planning Director Jeffrey Darrow reminded the commission that the current and next applications have already undergone extensive review, including by the Planning Commission and County Council, where issues like wildfire mitigation were thoroughly discussed. He noted that the development in question has two access routes, providing a viable evacuation option and preventing it from being landlocked. Planning Director Jeffrey Darrow cautioned against reopening broad discussions when the agenda item is focused on a specific condition amendment. He emphasized that the necessary conditions are already in place and that future wildfire mitigation measures are expected to be formalized into county codes to ensure such concerns are addressed in all relevant developments moving forward. *[SEE YOUTUBE TIMESTAMP 56:45]*

A roll call vote was taken, and the motion carried with four ayes (Vice Chair Noborikawa, Commissioner Inaba, Commissioner Rodriguez, and Chair Au), with three absent and excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). *[SEE YOUTUBE TIMESTAMP 59:38]*

4. **APPLICANT: HICDC (PL-REZ-2025-000080/AMEND PL-REZ-2023-000054)**
Application for an amendment to Conditions K (Affordable Housing) and Condition I (Fair Share Contribution) of Change of Zone Ordinance No. 24-37, which amended Ordinance No. 10-101, which reclassified approximately 18.38 acres of land from an Agricultural 20-acre (A-20a) to a Single Family Residential-15,000 square foot (RS-15), Single Family Residential-10,000 square foot (RS-10), Single Family Residential-7,500 square foot (RS-7.5) and Open zoning districts. The property is situated along the north (makai) side of the Akoni Pule Highway approximately 600 feet west of the Kohala High and Elementary School complex, Pāhoa, North Kohala, Hawai'i, TMK: (3) 5-5-019:025 and 027.

The Commission took this item up at 10:32 a.m. with three members of the audience. *[SEE YOUTUBE TIMESTAMP 01:00:03]*

Christian Kay gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 01:01:17]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 01:05:19]*

Applicant's Representative Jeremy McComber gave a presentation. *[SEE YOUTUBE TIMESTAMP 01:10:12]*

Chair Dean Au opened the floor to allow the Commission to ask questions. No questions asked. *[SEE YOUTUBE TIMESTAMP 01:12:30]*

Action: Vice Chair Donna "Kinuko" Noborikawa moved that a favorable recommendation on application for the Change of Zone Docket No. PL-REZ-2025-000080/Amend PL-REZ-2023-000054 be forwarded to the County Council on the applicant's proposed amendments to condition I, fair share contribution and condition K, affordable housing to change of zone ordinance number 24-37 approved in 2024 to grant a time extension for the applicant to secure final subdivision approval based on the Planning Director's recommendation which shall be adopted. Commissioner Rebecca "Kawehi" Inaba seconded. *[SEE YOUTUBE TIMESTAMP 01:12:43]*

Chair Dean Au expressed strong support for HICDC, praising it as a great organization that positively impacts the community through its self-help housing programs. He described the experience of participating in these programs as uplifting and emphasized how meaningful it is to see people come together to build homes. He concluded by fully supporting the motion related to HICDC. *[SEE YOUTUBE TIMESTAMP 01:13:56]*

Planning Staff member Maija Jackson interrupted to clarify that, before the vote, it should be noted there were no in-person testifiers and she was unsure about Zoom participants. Chair Dean Au then asked if there were any Zoom testifiers, and the Zoom host confirmed there were none. *[SEE YOUTUBE TIMESTAMP 01:14:33]*

A roll call vote was taken, and the motion carried with four ayes (Vice Chair Noborikawa, Commissioner Inaba, Commissioner Rodriguez, and Chair Au), with three absent and excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). *[SEE YOUTUBE TIMESTAMP 01:14:58]*

RECESS FROM 10:48 A.M. to 11:01 A.M. *[SEE YOUTUBE TIMESTAMP 01:15:25]*

Chair Dean Au called the meeting back to order at 11:01 a.m. to continue discussion. *[SEE YOUTUBE TIMESTAMP 01:29:10]*

5. INITIATOR: COUNTY COUNCIL INITIATED (PL-CCI-2025-000011)

The County Council has referred Bill 52, a bill for an ordinance to amend Chapter 25 (Zoning), Article 1, Article 4, and Article 5 of the Hawai'i County Code 1983 (2016 Edition, as amended), relating to henneries. The Zoning Code does not currently allow for henneries to be located within the residential zoning districts. The purpose of this bill is to allow for henneries to be established in residential zoning districts under defined conditions.

The Commission took this item up at 11:01 a.m. with two members of the audience. *[SEE YOUTUBE TIMESTAMP 01:29:23]*

Chair Dean Au asked if there was any public testimony for this item. There were no in-person or zoom testifiers. *[SEE YOUTUBE TIMESTAMP 01:29:29]*

Tracie-Lee Camero gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 01:30:43]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 01:37:25]*

Action: Vice Chair Donna “Kinuko” Noborikawa moved that a favorable recommendation be forwarded to the County Council on Bill No. 52 based on the Planning Director’s recommendation, findings, and suggested revisions which shall be adopted. Commissioner Rebecca “Kawehi” Inaba seconded. *[SEE YOUTUBE TIMESTAMP 01:40:49]*

Vice Chair Donna “Kinuko” Noborikawa expressed strong support for the bill, drawing from personal experience. She shared that her grandmother raised 100 hens commercially, and as a child, she helped collect eggs. She noted that hens are generally quiet, especially when kept in secure coops that protect them from predators. She addressed concerns raised about hen noise, explaining that the audio submitted as testimony featured alarm calls—common when hens sense predators like mongooses, cats, or even humans. These noises are different from regular crowing. In her experience, hens kept in coops didn’t make such alarm calls. She also supported the recommendation to limit allowed poultry to chickens only, excluding noisier birds like turkeys, ducks, geese, and guinea fowl. She noted that chickens are quieter and more suitable for small properties, and that other types of eggs (like duck or quail) are less commonly consumed. She concluded by reaffirming her support for the bill. *[SEE YOUTUBE TIMESTAMP 01:41:19]* Commissioner Armando Rodriguez voiced his support for the bill, sharing that he has always been a farmer and raised chickens. He noted that during COVID, when eggs were scarce and prices were high, his household didn’t suffer because they had their own supply. He emphasized the importance of sustainability, especially on an island. *[SEE YOUTUBE TIMESTAMP 01:43:55]* Chair Dean Au expressed full support for the motion but shared a concern on behalf of his Waikoloa neighbors. He noted that while he supports the bill, having a chicken coop right next to someone's bedroom could be problematic in tightly packed neighborhoods. He hopes that if the bill passes, neighbors will communicate respectfully and work together to maintain harmony. *[SEE YOUTUBE TIMESTAMP 01:44:18]*

A roll call vote was taken, and the motion carried with four ayes (Vice Chair Noborikawa, Commissioner Inaba, Commissioner Rodriguez, and Chair Au), with three absent and excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). *[SEE YOUTUBE TIMESTAMP 01:45:08]*

6. INITIATOR: COUNTY COUNCIL INITIATED (PL-CCI-2025-000012)

The County Council has referred Bill 63, for an ordinance to amend Chapter 25 (Zoning), Article 5 of the Hawai‘i County Code 1983 (2016 Edition, as amended), relating to dwellings. The Zoning Code does not currently allow for dwellings to be located within the industrial-commercial mixed use (MCX) districts. The purpose of this bill is to allow for dwellings to be established in the MCX zoning district under permitted uses.

The Commission took this item up at 11:01 a.m. with two members of the audience. *[SEE YOUTUBE TIMESTAMP 01:45:38]*

Moses Ramos-Kia Tupua gave the staff presentation. *[SEE YOUTUBE TIMESTAMP 01:46:38]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 01:52:30]*

Planning Staff member Maija Jackson interrupted to clarify that, Council Member Dennis Onishi was on zoom and present as the initiator of the bill if the commission had questions. *[SEE YOUTUBE TIMESTAMP 01:53:04]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 01:53:51]*

Action: Vice Chair Donna “Kinuko” Noborikawa moved that a favorable recommendation be forwarded to the County Council on Bill No. 63 based on the Planning Director’s recommendation, findings, and suggested revisions which shall be adopted. Commissioner Rebecca “Kawehi” Inaba seconded. *[SEE YOUTUBE TIMESTAMP 02:00:56]*

Vice Chair Donna “Kinuko” Noborikawa expressed support for the new bill, stating that it appears well thought out. She appreciated that it allows for more residential use in previously restricted areas while including safety measures—such as excluding MG and ML zones and limiting it to the least intensive industrial zone. She also supported the required setback from MG areas to further protect residents, concluding that she is in favor of the bill. *[SEE YOUTUBE TIMESTAMP 02:01:24]* Commissioner Rebecca “Kawehi” Inaba expressed support for the bill, stating that allowing dwellings in mixed-use districts will help address the housing shortage. She highlighted the benefits of walkable, mixed-use areas and the encouragement of home-based and new businesses, which she believes will boost community prosperity. She thanked the bill’s author and confirmed her support. *[SEE YOUTUBE TIMESTAMP 02:02:32]* Commissioner Armando Rodriguez expressed support for the bill, particularly for combining commercial and residential uses. While he was unsure about including industrial areas, he shared a positive example from Arizona where walkable neighborhoods feature businesses like coffee shops on

the ground floor with living spaces above. He sees this approach as beneficial for creating more walkable communities. *[SEE YOUTUBE TIMESTAMP 02:03:07]* Chair Dean Au voiced full support for the bill, emphasizing that it provides valuable options for the community—benefiting workers, businesses, and infrastructure. He highlighted that it could reduce road use and maintenance costs, and bring needed services, jobs, and housing to underserved areas. While acknowledging that the County Council still has details to work out, he sees the bill as addressing multiple community needs and fully supports it. *[SEE YOUTUBE TIMESTAMP 02:03:38]*

Planning Staff member Maija Jackson interrupted to clarify that, before the vote, it should be noted there were no in-person testifiers and no zoom testifiers. *[SEE YOUTUBE TIMESTAMP 02:04:30]*

A roll call vote was taken, and the motion carried with four ayes (Vice Chair Noborikawa, Commissioner Inaba, Commissioner Rodriguez, and Chair Au), with three absent and excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). *[SEE YOUTUBE TIMESTAMP 02:04:48]*

7. DISCUSSION ON LETTERHEAD UPDATES AND RECOMMENDATIONS FOR ‘ŌLELO HAWAI‘I INCLUSION

Recommendation to the Mayor by Vice-Chair Noborikawa to include ‘Ōlelo Hawai‘i alongside English on letterheads for relevant departments and groups, such as the Planning Commission.

The Commission took this item up at 11:38 a.m. with two members of the audience. *[SEE YOUTUBE TIMESTAMP 02:05:34]*

There were no in-person or zoom testifiers for this agenda item. *[SEE YOUTUBE TIMESTAMP 02:05:53]*

Maija Jackson provided an update to the commission. *[SEE YOUTUBE TIMESTAMP 02:06:24]*

Chair Dean Au asked Vice Chair Donna “Kinuko” Noborikawa how to proceed with a previously deferred item regarding incorporating Hawaiian language (‘Ōlelo Hawai‘i) into commission materials. Vice Chair Noborikawa responded by proposing a first step: updating the Leeward Planning Commission’s letterhead and website to include its name in ‘Ōlelo Hawai‘i alongside the English version. She emphasized that this change could be made gradually and at minimal cost—for example, only updating printed materials and vehicles when they are naturally replaced. She also suggested that once more resources are available—such as support from County staff or the University of Hawai‘i at Hilo’s Hawaiian Studies department—the commission could begin including ‘Ōlelo Hawai‘i in agendas and other documents. Vice Chair Donna “Kinuko” Noborikawa stressed the importance of this initiative as a step toward fulfilling the 1978 state mandate to reestablish ‘Ōlelo Hawai‘i as an official language, noting that little has been done since then. She sees this effort as a meaningful and symbolic move that could inspire broader adoption across other departments and the county government. *[SEE YOUTUBE TIMESTAMP 02:08:38]* Chair Dean Au expressed his support for Vice Chair Noborikawa’s

proposal to incorporate ‘Ōlelo Hawai‘i into commission materials. He appreciated her for initiating the discussion and agreed that making the changes gradually is a smart approach, as people often resist sudden change. He also supported the idea of hiring Hawaiian language experts within county agencies, noting it could help retain local Hawaiian PhDs and involve them in meaningful community work. Overall, he praised the initiative as a positive step for the community. *[SEE YOUTUBE TIMESTAMP 02:12:17]* Vice Chair Donna “Kinuko” Noborikawa humorously acknowledged that she hasn't tried to determine the exact ‘Ōlelo Hawai‘i wording to use, as she doesn't want to make an embarrassing mistake—like those seen in mistranslated tattoos. She said she'll leave that to language experts, noting that while she's learning Hawaiian on Duolingo and is at level 21, she considers herself at a beginner's level and not qualified to make those decisions. *[SEE YOUTUBE TIMESTAMP 02:13:29]* Chair Dean Au confirmed there was no vote needed on the discussion about incorporating ‘Ōlelo Hawai‘i into commission materials. He suggested starting with updates to the letterhead and the homepage of the website and asked for clarification on how to proceed. Planning Staff member Maija Jackson responded that they would take the suggestions into consideration and defer to Corporation Counsel on whether any formal action was needed. Deputy Corporation Counsel Diana Mellon-Lacey confirmed that if the department agrees, no vote is necessary to proceed with updating the letterhead and website. She noted that any further developments—like additional research or resources—could be reported back in future meetings. Planning Staff member Maija Jackson added that if more resources become available to expand ‘Ōlelo Hawai‘i use, the commission would be informed, but for now the main focus would be the letterhead and website, pending the planning director’s approval. Chair Dean Au then moved the meeting forward to the next agenda item. *[SEE YOUTUBE TIMESTAMP 02:14:19]*

PLANNING DIRECTOR’S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for May, June, and July 2025. *[SEE YOUTUBE TIMESTAMP 02:16:16]*

One individual provided testimony on Zoom at 11:50 a.m.:

- 1) Claudia Rohr – *[SEE YOUTUBE TIMESTAMP 02:17:39]*

Chair Dean Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 02:26:25]*

AGENDA ITEMS FOR THE NEXT MEETING

Planning Staff Maija Jackson announced that there are three tentative items scheduled. *[SEE YOUTUBE TIMESTAMP 02:35:23]*

ANNOUNCEMENTS

The Leeward Planning Commission's next regular meeting is scheduled for Thursday, September 18, 2025, at the County Council Chambers in Kona. No other announcements. *[SEE YOUTUBE TIMESTAMP 02:35:29]*

ADJOURNMENT

There being no further business, it was moved by Vice Chair Donna "Kinuko" Noborikawa and seconded by Commissioner Armando Rodriguez that the meeting be adjourned. *[SEE YOUTUBE TIMESTAMP 03:36:06]*

A voice vote was taken, and the motion was carried with four ayes with three absent and excused (Commissioner Ayers, Commissioner Dela Cruz, and Commissioner Kanuha). *[SEE YOUTUBE TIMESTAMP 03:36:20]*

Chair Dean Au adjourned the meeting at 12:08 p.m.

Respectfully submitted,



Kelsie Chang (Oct 7, 2025 07:51:40 HST)

Kelsie Chang
Secretary

ATTEST:



Dean Au (Oct 7, 2025 09:02:26 HST)

Dean Au, Chairperson
Leeward Planning Commission