

WINDWARD PLANNING COMMISSION  
COUNTY OF HAWAI'I

MINUTES  
OCTOBER 2, 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/t0fX\\_uwD268](https://www.youtube.com/live/t0fX_uwD268)*

*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, October 2, 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.

COMMISSIONERS PRESENT: Louis Daniele III (Chairman), Lauren Balog, Wayne De Luz, and JoNelle Fukushima.

COMMISSIONER ABSENT AND EXCUSED: Chantel Perrin (Vice Chair).

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.

Approximately four members of the public were in the audience.

The meeting was called to order at 9:01 a.m. by Chairman Louis Daniele III, with a quorum present. Commissioners and staff were introduced. Chairman Daniele made housekeeping announcements, including reminders to silent cell phones, the location of the public restrooms, and the process for signing up for public testimony. *[SEE YOUTUBE TIMESTAMP 00:11]*

At 9:02 a.m., Chairman Daniele asked the Commissioners to confirm that they had reviewed all materials, including written public testimony related to the applications. Each Commissioner verbally confirmed. *[SEE YOUTUBE TIMESTAMP 01:42]*

**APPROVAL OF MINUTES**

At 9:03 a.m., the Commission addressed the minutes of the September 4, 2025, meeting, including executive session minutes, and noted that approval was deferred to next Commission meeting. *[SEE YOUTUBE TIMESTAMP 02:15]*

## **STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS**

At 9:03 a.m., the Commission addressed this item with about four members of the public present in the Council Chambers. Chairman Daniele explained that in-person speakers would be heard first, followed by Zoom participants, and that testifiers could speak now or when the agenda item was called. He reminded everyone to keep comments respectful, stated that personal attacks would not be allowed, and noted that testimony would be limited to three minutes. *[SEE YOUTUBE TIMESTAMP 02:26]*

There were no testifiers, either in person or via Zoom, for this agenda item. *[SEE YOUTUBE TIMESTAMP 03:29]*

## **NEW BUSINESS**

### **1. APPLICANT: SIDNEY MIZUKAMI REVOCABLE LIVING TRUST (PL-SPP-2025-000092/AMEND SPP 09-000096)**

Application to amend Special Permit No. 09-000096, as amended in 2016, to allow for a 10-year time extension to the life of permit to allow for the continued use of a 28,704 square foot portion of the larger 8.205-acre property and existing agricultural building for the parking, deployment and storage of equipment and materials associated with a telecommunications cable installation business. The subject property is located at 640 Kaohu Lehua Place, approximately 650 feet south of its intersection with Kulana Kea Drive, Wainaku, South Hilo, Hawai'i, TMK: 2-6-032:015 (por.).

The Commission began this item at 9:05 a.m., with approximately four members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 03:55]*

Staff presentation was given by Moses "Moke" Ramos-Kia Tupua. *[SEE YOUTUBE TIMESTAMP 05:36]*

Chairman Daniele opened the floor for Commissioners' questions to Planning staff. *[SEE YOUTUBE TIMESTAMP 09:59]*

Applicant Representative Sidney Fuke, Land Use Planning Consultant, gave a presentation. *[SEE YOUTUBE TIMESTAMP 11:04]*

Chairman Daniele opened the floor for Commissioners' questions to the Applicant, and there were none. *[SEE YOUTUBE TIMESTAMP 14:27]*

Chairman Daniele opened the floor for public testimony when the agenda item was called. There were no testifiers, either in person or via Zoom. *[SEE YOUTUBE TIMESTAMP 14:39]*

**Action:** Commissioner Lauren Balog moved to approve Special Permit Application PL-SPP-2025-000092/Amend SPP 09-000096 for a 10-year time extension to the life of the permit, based on the Planning Director's recommendation and conditions. Commissioner JoNelle Fukushima seconded the motion. *[SEE YOUTUBE TIMESTAMP 15:11]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 15:40]*

With no comments or discussion, a roll call vote was taken, and the motion carried with four ayes (Balog, Fukushima, De Luz, and Daniele), no noes and one excused (Perrin). *[SEE YOUTUBE TIMESTAMP 16:00]*

The hearing on this item concluded at 9:17 a.m.

2. **APPLICANT: COUNTY OF HAWAI‘I DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (PL-SPP-2025-000093)**

Application for a Special Permit to construct and operate a new County-owned wastewater treatment plant facility on an approximately 14.9-acre portion of a larger 42.5-acre parcel in the State Land Use Agricultural District. The subject property is located at 96-3303 Maile Street, approximately 0.25 miles from its intersection with Pikake Street, Punalu‘u-Paauau, Ka‘u, Hawai‘i, TMK: (3) 9-6-002:018 (por.).

The Commission began this item at 9:17 a.m., with approximately three members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 16:28]*

Staff presentation was given by Jessica Andrews. *[SEE YOUTUBE TIMESTAMP 18:41]*

Chairman Daniele opened the floor for Commissioners’ questions to Planning staff and there were none. *[SEE YOUTUBE TIMESTAMP 27:25]*

Applicant Christopher Laude, Acting Chief Wastewater Branch, County of Hawai‘i Department of Environmental Management gave a presentation. *[SEE YOUTUBE TIMESTAMP 28:23]*

Chairman Daniele opened the floor for Commissioners’ questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 30:37]*

Chairman Daniele opened the floor for public testimony when the agenda item was called. There were no testifiers, either in person or via Zoom. *[SEE YOUTUBE TIMESTAMP 34:30]*

**Action:** Commissioner Fukushima moved to approve Special Permit Application PL-SPP-2025-000093 to construct and operate a County-owned wastewater treatment plan facility in the State Land Use Agricultural District based on the Planning Director’s recommendation. Commissioner Balog seconded the motion. *[SEE YOUTUBE TIMESTAMP 35:05]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 35:41]*

With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (Fukushima, Balog, De Luz, and Daniele), no noes and one excused (Perrin). *[SEE YOUTUBE TIMESTAMP 35:59]*

The hearing on this item concluded at 9:37 a.m.

**3. APPLICANT: VINCENT LUDRICKS (PL-SPP-2025-000097)**

Application for a Special Permit to operate a garage to store work vehicles and equipment used for a plumbing business (contractor storage yard) on an approximately 0.5-acre portion of a larger 1-acre parcel in the State Land Use Agricultural District. The subject property is located at 15-1471 9<sup>th</sup> Avenue, Hawaiian Paradise Park, Puna, Hawai'i, TMK: (3) 1-5-052:146.

The Commission began this item at 9:37 a.m., with no members of the public present. *[SEE YOUTUBE TIMESTAMP 36:42]*

This agenda item was deferred to the November hearing at the applicant's request.

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

The hearing on this item concluded at 9:37 a.m.

**PLANNING DIRECTOR'S REPORT**

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

At 9:39 a.m., Chairman Daniele introduced this item, noting that the Special Management Area (SMA) determination and minor permits for July, August, and September 2025 reports had been emailed to the Commissioners. There were no questions regarding the report. *[SEE YOUTUBE TIMESTAMP 38:05]*

**AGENDA ITEMS FOR NEXT MEETING**

At 10:20 a.m. Chairman Daniele introduced the item, and there were no comments or matters for consideration from the Commissioners. *[SEE YOUTUBE TIMESTAMP 38:22]*

**ANNOUNCEMENTS**

Chairman Daniele announced that the Windward Planning Commission's next regular meeting is tentatively scheduled for Thursday, November 6, 2025. Planning Program Manager Maija Jackson confirmed that five agenda items are planned for the meeting. She noted that the Leeward Planning Commission is considering adding attendance standards to the Planning Commission Rules, which are also used by the Windward Planning Commission. Ms. Jackson stated that any amendments would need to be made at a joint meeting of both commissions and advised that a joint meeting may be scheduled in the near future to discuss these standards. *[SEE YOUTUBE TIMESTAMP 38:30]*

## **ADJOURNMENT**

With no further business, the meeting of the Windward Planning Commission adjourned at 9:40 a.m. *[SEE YOUTUBE TIMESTAMP 39:45]*

Respectfully submitted,

*Melissa Dacayanan-Salvador*

Melissa Dacayanan-Salvador (Nov 7, 2025 13:48:13 HST)

Melissa Dacayanan-Salvador  
Secretary

ATTEST:

*Louis Daniele III*

Louis Daniele III (Nov 10, 2025 07:33:07 HST)

Louis Daniele III, Chairman  
Windward Planning Commission