

LEEWARD PLANNING COMMISSION
COUNTY OF HAWAI‘I

MINUTES
NOVEMBER 20, 2025

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The Leeward Planning Commission met in regular session on November 20, 2025, at 9:38 a.m. in the West Hawai‘i Civic Center, Council Chambers, Building A, 74-5044 Ane Keohokālole Highway, Kailua-Kona, Hawai‘i, with Chair Dean Au presiding. This meeting was streamed live on YouTube.

COMMISSIONERS PRESENT: Dean Au (Chair), Donna “Kinuko” Noborikawa (Vice Chair), Alexandria “Lexie” Ayers, Michael Dela Cruz, Rebecca “Kawehi” Inaba, and Armando Rodriguez.

COMMISSIONERS ABSENT AND EXCUSED: Clement “CJ” Kanuha III.

ALSO PRESENT: William “Bill” Jarrett, 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 seventeen members of the public were present in the audience.

The meeting was called to order at 9:38 a.m. by Chair Dean Au with a quorum present. 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 0:11]

APPROVAL OF MINUTES

At 9:40 a.m., Chair Au asked the Commissioners to confirm that they had reviewed the minutes from September 18, 2025. Each Commissioner verbally confirmed. [SEE YOUTUBE TIMESTAMP 2:15]

Commissioner Dela Cruz moved to approve the minutes as circulated; seconded by Vice Chair Noborikawa. The motion was carried unanimously by voice vote. [SEE YOUTUBE TIMESTAMP 2:39]

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:40 a.m. the Commission took up this item with approximately seventeen members of the public present in the Council Chambers. *[SEE YOUTUBE TIMESTAMP 3:19]*

Chair Au opened testimony for Agenda Items 1 and 2, noting that public testimony had been closed at the last meeting. Chair Au asked if there were any in-person testifiers. One in-person testifier was present. *[SEE YOUTUBE TIMESTAMP 3:23]*

Chair Au asked if there were any testifiers on Zoom. No Zoom testifiers were present. *[SEE YOUTUBE TIMESTAMP 3:56]*

One individual provided testimony in-person for **Item #1 Scott F. Church and John Totah (PL-SMA-2025-000080)**:

1. Simmy McMichael *[SEE YOUTUBE TIMESTAMP 4:48]*

One individual provided testimony in-person for **Item #2 Scott F. Church and John Totah (SMA 03-000007)**:

1. Simmy McMichael *[SEE YOUTUBE TIMESTAMP 9:28]*

Statements from the public concluded at 9:50 a.m. *[SEE YOUTUBE TIMESTAMP 13:06]*

OLD BUSINESS

At 9:51 a.m. Chair Au announced that he would read Agenda Items 1 and 2 and hear the two items together, after which the Commission would vote on each item separately. [SEE YOUTUBE TIMESTAMP 13:10]

1. APPLICANT: SCOTT F. CHURCH AND JOHN TOTAH (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 (SMA 03-000007)

Request to revoke Special Management Area Use Permit No. 03-000007, which allowed the development of a twelve (12)-unit multiple-family residential development 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.

The Commission took up these items at 9:51 a.m., with seventeen members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 13:26]*

Staff presentation was given by Derek Harbaugh. *[SEE YOUTUBE TIMESTAMP 15:42]*

Mr. John Totah, the applicant, was present for questions and provided a brief summary of the project. *[SEE YOUTUBE TIMESTAMP 25:42]*

Chair Au opened the floor for questions for the applicant. *[SEE YOUTUBE TIMESTAMP 28:35]*

Chair Au opened the floor for public testimony. There were no in-person or Zoom testifiers for Agenda Item 1 and 2. *[SEE YOUTUBE TIMESTAMP 29:17]*

Action: For Agenda Item 1, Vice Chair Noborikawa moved that the application for Special Management Area Use Permit PL-SMA-2025-000080 to construct a 2,968-square-foot, two-story single-family residence with three bedrooms, three half-bathrooms, 1,551 square feet of accessory area, including a 572-square-foot garage and related improvements on a 15,203-square-foot shoreline parcel within the Special Management Area be approved based on the Planning Director's findings, recommendation, and conditions, which shall be adopted. Commissioner Dela Cruz seconded the motion. *[SEE YOUTUBE TIMESTAMP 29:39]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 30:52]*

Commissioner Inaba asked Director Darrow whether the recommendation report addressed the amendment from a five-bedroom to a three-bedroom design. Director Darrow responded that the addendum included a new condition, Condition No. 3, which references the amended application. Director Darrow explained that the application was being considered at this meeting because, at the previous meeting, the Commission preferred to review the site plan and the addendum prior to making a decision. *[SEE YOUTUBE TIMESTAMP 30:57]*

Commissioner Inaba asked about the shoreline setback, noting it had receded over 19 feet, and its impact on the existing 40-foot setback. Director Darrow explained the project's history, noting that prior to 2003, the state law changed shoreline setbacks and could be reduced under certain conditions. Current state law requires a minimum 40-foot setback, which had already doubled from the previous project. Commissioner Inaba also raised concerns about the building footprint and parking circulation on Ali'i Drive. Director Darrow stated that no parking circulation concerns were received from Department of Public Works (DPW) or the Fire Department and that adequate parking would be verified during the building permit process. *[SEE YOUTUBE TIMESTAMP 33:43]*

Commissioner Inaba recommended amending the motion to include a minimum 60-foot shoreline setback and on-site parking for at least six vehicles, excluding the driveway, citing the need to address potential impacts to shoreline access, public safety, and circulation along Ali'i Drive. She noted that the increased setback would reduce the coastal hazards and shoreline encroachment, while additional on-site parking would help prevent overflow and conflicts in the heavily used coastal area. *[SEE YOUTUBE TIMESTAMP 39:22]*

Commissioner Ayers asked Mr. Totah whether he could accept the new conditions without Mr. Church present. Mr. Totah responded that he could make a decision but noted that a 60-foot setback would prevent him from including a swimming pool. *[SEE YOUTUBE TIMESTAMP 40:31]*

At 10:21 a.m. Commissioner Inaba moved, and Commission Dela Cruz seconded, that the Commission enter 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. *[SEE YOUTUBE TIMESTAMP 43:25]*

A roll call vote was taken, and the motion carried with six ayes (Inaba, Dela Cruz, Noborikawa, Rodriguez, Ayers, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 44:12]*

The Commission entered executive session at 10:22 a.m.

At 10:38 a.m. Chair Au called the meeting back to order. *[SEE YOUTUBE TIMESTAMP 1:01:12]*

Commissioner Inaba withdrew her motion with the proposed conditions. *[SEE YOUTUBE TIMESTAMP 1:01:20]*

Commissioner Ayers asked Mr. Totah if he had reviewed the conditions. Mr. Totah stated that he had not. Director Darrow and Mr. Harbaugh then reviewed the conditions with him. *[SEE YOUTUBE TIMESTAMP 1:02:02]*

Commissioner Dela Cruz expressed concern that Mr. Church, who had reviewed the conditions, was not present. Mr. Totah responded that he had just read the conditions and agreed to all fifteen of them. *[SEE YOUTUBE TIMESTAMP 1:04:57]*

With no further discussion, a roll call vote was taken, and the motion to approve PL-SMA-2025-000080 with the stated conditions carried with five ayes (Noborikawa, Dela Cruz, Ayers, Rodriguez, Ayers), one no (Inaba), and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 1:06:10]*

The hearing on Agenda Item 1 concluded at 10:45 a.m.

Action: For Agenda Item 2, Vice Chair Noborikawa moved that the applicant's request for the revocation of Special Management Area Use Permit No. 03-000007 be approved, in accordance with the Planning Director's recommendation, which shall be adopted. Commissioner Inaba seconded the motion. *[SEE YOUTUBE TIMESTAMP 1:08:16]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 1:08:47]*

Chair Au stated that revoking the SMA permit would improve the parking situation. He noted that this change would result in better traffic conditions for the community. *[SEE YOUTUBE TIMESTAMP 1:08:50]*

With no further discussion, a roll call vote was taken, and the motion to approve the revocation of SMA 03-000007 as recommended by the Planning Director carried with six ayes (Noborikawa, Inaba, Ayers, Dela Cruz, Rodriguez, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 1:10:02]*

The hearing on Agenda Item 2 concluded at 10:48 a.m.

NEW BUSINESS

3. APPLICANT: CLEMSON AND JANET LAM (PL-REZ-2025-000086/ AMEND REZ 985)

Application to amend Change of Zone Ordinance No. 02-93 by deleting Condition D, which prohibited construction of a second dwelling unit on the property. Ordinance No. 02-93 changed the zoning district from Agricultural-5 acres (A-5a) to Residential and Agricultural-2 acres (RA-2a) for a 5-acre parcel. The subject property is located at 62-2039 Kawaihae Road on the east end of the Kamuela Plantation Subdivision, Kamuela, South Kohala, Hawai'i, TMKs: 6-2-007:002 and 011 (formerly 6-2-007:002).

The Commission took up this item at 10:49 a.m., with fourteen members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 1:10:52]*

Staff presentation was given by Christian Kay. *[SEE YOUTUBE TIMESTAMP 1:11:54]*

Chair Au opened the floor to allow the Commission to ask questions to staff. *[SEE YOUTUBE TIMESTAMP 1:21:25]*

Ms. Margaret Willie, the applicant's representative, provided a brief presentation. Clemson and Janet Lam, the applicants, along with their son Carl, were present to answer questions. *[SEE YOUTUBE TIMESTAMP 1:28:23]*

Chair Au opened the floor to allow the Commission to ask questions to the applicants. *[SEE YOUTUBE TIMESTAMP 1:36:08]*

Chair Au opened the floor for public testimony. *[SEE YOUTUBE TIMESTAMP 1:38:48]*

One individual provided in-person testimony:

1. Derrick Fukumoto *[SEE YOUTUBE TIMESTAMP 1:39:34]*

There were no Zoom testifiers for the agenda item.

Action: Commissioner Dela Cruz moved that a favorable recommendation on PL-REZ-2025-000086/AMEND REZ 985 be forwarded to the County Council on the applicant's proposed amendments to Condition D (Prohibition of Second Dwelling) of Change of Zone Ordinance No. 02-93, based on the Planning Director's recommendation and conditions of approval, which shall be adopted. Vice Chair Noborikawa seconded the motion. *[SEE YOUTUBE TIMESTAMP 1:41:34]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 1:42:23]*

Commissioner Inaba supported the request, noting that it was reasonable and consistent with current Additional Dwelling Unit (ADU) policies. She stated it would not create additional impacts on county infrastructure, and the applicants demonstrated that the single-family dwelling would fit within the existing septic capacity and use a water catchment system. She also noted that there were no objections from neighbors and that DLNR had submitted written confirmation of their support. *[SEE YOUTUBE TIMESTAMP 1:42:29]*

Vice Chair Noborikawa supported the proposal, stating that it would provide additional housing. *[SEE YOUTUBE TIMESTAMP 1:43:37]*

Chair Au supported the motion but noted that there had been no discussion regarding wildfire mitigation. *[SEE YOUTUBE TIMESTAMP 1:44:21]*

With no further discussion, a roll call vote was taken, and the motion to forward a favorable recommendation for the amendment to County Council carried with six ayes (Dela Cruz, Noborikawa, Ayers, Inaba, Rodriguez, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 1:45:07]*

The hearing on this item concluded at 11:23 a.m.

4. APPLICANT: ERNEST AND ELIZABETH YOUNG (PL-REZ-2025-000087/AMEND REZ 1059)

Application to amend Change of Zone Ordinance No. 21-40 by deleting Condition H, which prohibited construction of a second dwelling unit on the property and amending Condition C for a 5-year time extension to secure final subdivision approval. Ordinance No. 21-40 changed the zoning district from Agricultural-5 acres (A-5a) to Single Family Residential-20,000 square feet (RS-20) for a 1.86-acre parcel. The subject property is located at the southwest corner of the intersection of Mahilani Drive and Māmalahoa Highway, Kalaoa 1st & 2nd, North Kona, Hawai'i, TMK: (3) 7-3-011:068.

The Commission took up this item at 11:23 a.m., with nine members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 1:45:53]*

Staff presentation was given by Jessica Andrews. *[SEE YOUTUBE TIMESTAMP 1:47:03]*

Chair Au opened the floor to allow the Commission to ask questions to staff. *[SEE YOUTUBE TIMESTAMP 1:52:40]*

Ernest and Elizabeth Young, the applicants, were present to answer questions. *[SEE YOUTUBE TIMESTAMP 1:57:06]*

Chair Au opened the floor to allow the Commission to ask questions to the applicants. *[SEE YOUTUBE TIMESTAMP 1:59:25]*

Action: Commissioner Inaba moved that a favorable recommendation on PL-REZ-2025-000087/AMEND REZ 1059 be forwarded to the County Council on the applicant's proposed amendments to Condition H (Prohibition of Second Dwelling) and Condition C for a 5-year time extension to secure final subdivision approval, of Change of Zone Ordinance No. 21-40, based on the Planning Director's recommendation and conditions of approval, which shall be adopted with the following condition that only one ADU be allowed per lot after the subdivision. Commissioner Rodriguez seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:21:35]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 2:22:37]*

Commissioner Rodriguez supported moving the development forward with one ADU per lot but expressed concern that twelve homes would be too many. *[SEE YOUTUBE TIMESTAMP 2:22:40]*

Vice Chair Noborikawa noted that without Commissioner Inaba's amendment allowing only one ADU per lot, the number of ADUs would be self-limited, as individual wastewater systems would require substantial lot space. *[SEE YOUTUBE TIMESTAMP 2:23:34]*

Chair Au stated that while he appreciated Commissioner Inaba's considerations, he did not want to limit the landowner. He noted the importance of affordable housing and expressed support for the motion but not for the amendment limiting each lot to one ADU. *[SEE YOUTUBE TIMESTAMP 2:24:57]*

Commissioner Ayers asked whether the Department of Transportation would need to reassess traffic before final approval, given the five-year time extension. Director Darrow responded that, because it is a small project, the Department of Transportation had no further requirements beyond the removal of the existing driveway. *[SEE YOUTUBE TIMESTAMP 2:26:28]*

With no further discussion, a roll call vote was taken and the motion failed with two ayes (Inaba, Rodriguez), four noes (Ayers, Dela Cruz, Noborikawa, Au), and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 2:27:31]*

Action: Vice Chair Noborikawa moved that a favorable recommendation on PL-REZ-2025-000087/AMEND REZ 1059 be forwarded to the County Council on the applicant's proposed amendments to Condition H (Prohibition of Second Dwelling) and Condition C for a 5-year

time extension to secure final subdivision approval, of Change of Zone Ordinance No. 21-40, based on the Planning Director's recommendation and conditions of approval, which shall be adopted. Commissioner Dela Cruz seconded the motion. *[SEE YOUTUBE TIMESTAMP 2:29:07]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 2:29:54]*

Chair Au stated that he would prefer the existing road access from the highway to be closed, noting that it was dangerous and that closing it would help address traffic impacts. *[SEE YOUTUBE TIMESTAMP 2:30:00]*

With no further discussion, a roll call vote was taken and the motion carried with six ayes (Noborikawa, Dela Cruz, Ayers, Inaba, Rodriguez, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 2:31:42]*

The hearing on this item concluded at 12:09 p.m.

At 12:10 p.m. the Chairman called for a lunch recess [SEE YOUTUBE TIMESTAMP 2:32:26], and the hearing reconvened at 1:00 p.m. [SEE YOUTUBE TIMESTAMP 3:23:02]

**5. APPLICANT: KONA COUNTRY CLUB, INC.
PL-REZ-2025-000088/AMEND REZ 09-000098)**

Application for a ten (10) year time extension to Condition D (complete construction) of Ordinance No. 20-65, successor ordinance to Ordinance No. 09-98, which reclassified 51.058 acres of land from an Agricultural 5-acre (A-5a) to a Multiple-Family Residential-30,000 square feet (RM-30) zoned district. The subject property is located mauka of the Māmalahoa Highway Bypass, between the highway and the Kona Country Club mauka golf course, Keauhou Resort, Keauhou, North Kona, Hawai'i, TMK: (3) 7-8-010:101.

The Commission took up this item at 1:00 p.m., with four members of the public in attendance. Commissioner Ayers recused herself from this agenda item. *[SEE YOUTUBE TIMESTAMP 3:23:15]*

Staff presentation was given by Christian Kay. *[SEE YOUTUBE TIMESTAMP 3:24:25]*

Chair Au opened the floor to allow the Commission to ask questions to staff. *[SEE YOUTUBE TIMESTAMP 3:30:55]*

Mr. Sidney Fuke, the applicant's representative, was present to answer questions and provided a brief presentation. *[SEE YOUTUBE TIMESTAMP 3:38:15]*

Chair Au opened the floor to allow the Commission to ask questions to the applicant. *[SEE YOUTUBE TIMESTAMP 3:46:31]*

Chair Au opened the floor for public testimony. There were no in-person or Zoom testifiers for this agenda item. *[SEE YOUTUBE TIMESTAMP 3:47:04]*

Action: Commissioner Dela Cruz moved that a favorable recommendation on PL-REZ-2025-000088/AMEND REZ 09-000098 be forwarded to the County Council on the applicant's proposed amendments to Condition D (Complete Construction), of Change of Zone Ordinance No, 20-65, based on the Planning Director's recommendation and conditions of approval, which shall be adopted. Commissioner Inaba seconded the motion. *[SEE YOUTUBE TIMESTAMP 3:49:01]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 3:49:51]*

Chair Au acknowledged the project's history and prior investment, noting the applicants' commitment to the development and the community. *[SEE YOUTUBE TIMESTAMP 3:49:56]*

With no further discussion, a roll call vote was taken. The motion carried with five ayes (Dela Cruz, Inaba, Noborikawa, Rodriguez, Au), no noes, one absent and excused (Kanuha), and one abstention (Ayers). *[SEE YOUTUBE TIMESTAMP 3:50:50]*

The hearing on this item concluded at 1:29 p.m.

At 1:29 p.m. Commissioner Ayers returned. Chair Au announced that he would read Agenda Items 6 and 7 and hear the two items together, after which the Commission would vote on each item separately. [SEE YOUTUBE TIMESTAMP 3:51:23]

6. APPLICANT: JOSEPH GAGLIONE (PL-SLU-2025-000013)

Application for a State Land Use District Boundary Amendment from an Agricultural to a Rural District for 6.063 acres of land. The subject property is located at 62-2239 Kanehoa Place, approximately one (1) mile southeast of its intersection with Kawaihae Road, Kanehoa Subdivision, 'Ōuli, South Kohala, Hawai'i, TMK (3) 6-2-009:018.

7. APPLICANT: JOSEPH GAGLIONE (PL-REZ-2025-000076)

Application for a Change of Zone from an Agricultural 5-acre (A-5a) to a Residential-Agricultural 2.5-acre (RA-2.5a) zoning district for 6.063 acres of land. The subject property is located at 62-2239 Kanehoa Place, approximately one (1) mile southeast of its intersection with Kawaihae Road, Kanehoa Subdivision, 'Ōuli, South Kohala, Hawai'i, TMK (3) 6-2-009:018.

The Commission took up this item at 1:29 p.m., with no members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 3:51:45]*

Staff presentation was given by Derek Harbaugh. *[SEE YOUTUBE TIMESTAMP 3:53:00]*

Chair Au opened the floor to allow the Commission to ask questions to staff. *[SEE YOUTUBE TIMESTAMP 3:57:37]*

Mr. John Pipan, the applicant's representative, and Joseph Gaglione, the applicant, were present to answer questions and provided a brief presentation. *[SEE YOUTUBE TIMESTAMP 3:58:44]*

Chair Au opened the floor to allow the Commission to ask questions to the applicant. *[SEE YOUTUBE TIMESTAMP 4:02:20]*

Action: For Agenda Item 6, Commissioner Inaba moved that a favorable recommendation on PL-SLU-2025-000013 be forwarded to the County Council on the applicant's request for a State Land Use Boundary Amendment from Agricultural to Rural to subdivide the property into two lots containing a single-family dwelling on each lot, based on the Planning Director's recommendation and conditions of approval, which shall be adopted. Vice Chair Noborikawa seconded the motion. *[SEE YOUTUBE TIMESTAMP 4:02:35]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 4:03:12]*

Chair Au appreciated the applicant's proactive efforts in wildfire mitigation. *[SEE YOUTUBE TIMESTAMP 4:03:14]*

Vice Chair Noborikawa mentioned the possibility of people in the same subdivision requesting the same type of application and expressed support for this due to our housing needs for local families. *[SEE YOUTUBE TIMESTAMP 4:04:07]*

With no further discussion, a roll call vote was taken to forward a favorable recommendation on PL-SLU-2025-000013 to the County Council. The motion carried with six ayes (Inaba, Noborikawa, Ayers, Dela Cruz, Rodriguez, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 4:05:00]*

The hearing on Agenda Item 6 concluded at 1:43 p.m.

Action: For Agenda Item 7, Vice Chair Noborikawa moved that a favorable recommendation on PL-REZ-2025-000076 be forwarded to the County Council on the applicant's request for a Change of Zone from Agricultural 5-acre (A-5a) to a Residential Agricultural 2.5 acre (RA-2.5a) zoning district for 6.063 acres of land, based on the Planning Director's recommendation, and conditions of approval, which shall be adopted. Commissioner Ayers seconded the motion. *[SEE YOUTUBE TIMESTAMP 4:06:17]*

Chair Au opened the floor for discussion. *[SEE YOUTUBE TIMESTAMP 4:07:01]*

With no further discussion, a roll call vote was taken to forward a favorable recommendation on PL-REZ-2025-000076 to the County Council. The motion carried with six ayes (Noborikawa, Ayers, Dela Cruz, Inaba, Rodriguez, Au), no noes, and one absent and excused (Kanuha). *[SEE YOUTUBE TIMESTAMP 4:07:05]*

The hearing on Agenda Item 7 concluded at 1:45 p.m.

PLANNING DIRECTOR'S REPORT

Report on Special Management Area (SMA) determinations and minor permits issued by the Planning Director for September and October 2025. *[SEE YOUTUBE TIMESTAMP 4:08:00]*

Chair Au opened the floor to allow the Commission to ask questions. *[SEE YOUTUBE TIMESTAMP 4:08:36]*

AGENDA ITEMS FOR THE NEXT MEETING

Maija Jackson, Planning Staff, announced that two tentative items are scheduled, along with the election of officers for next year. *[SEE YOUTUBE TIMESTAMP 4:08:48]*

ANNOUNCEMENTS

The Leeward Planning Commission's next regular meeting is scheduled for Thursday, December 18, 2025, at the County Council Chambers in Kona. Prior to that, a special joint meeting with the Windward Planning Commission for rulemaking is scheduled for Tuesday, December 9, 2025, at 9:30 a.m. The Leeward Commissioners will be in Kona, and the Windward Commissioners will be in Hilo. *[SEE YOUTUBE TIMESTAMP 4:09:02]*

ADJOURNMENT

Chair Au adjourned the meeting at 1:48 p.m.

Respectfully submitted,

Ashley DeVera

Ashley DeVera
Secretary

ATTEST:

Dean Au

Dean Au (Dec 23, 2025 11:19:35 HST)

Dean Au, Chairperson
Leeward Planning Commission