

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

MINUTES
DECEMBER 4, 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://youtube.com/live/912vIAMfO3A>

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, December 4, 2025, at 9:09 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.

Secretary's Note: *Due to technical difficulties, the YouTube timestamps from the start of the meeting up to the statement "this meeting is being streamed live on YouTube" are not available.*

COMMISSIONERS PRESENT: Louis Daniele III (Chairman), Wayne De Luz, Thomas E. Fratinardo, and JoNelle Fukushima.

COMMISSIONERS ABSENT AND EXCUSED: Chantel Perrin (Vice Chair) and Lauren Balog.

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 seven members of the public were in the audience.

The meeting was called to order at 9:09 a.m. by Chairman Louis Daniele III, with a quorum present. Chairman Daniele made housekeeping announcements, including reminders to silence cell phones, the location of the public restrooms, and the process for signing up for public testimony. Commissioners and staff were introduced. *[SEE YOUTUBE TIMESTAMP 00:08]*

At 9:11 a.m., Chairman Daniele stated Commissioner Wayne De Luz's term would end on December 31, 2025. He noted that although this was Commissioner De Luz's last meeting, Hawai'i County Charter §13-4(d), allows a member to serve for up to ninety days post term, or until a successor is appointed, and that Commissioner De Luz had agreed to continue to serve. *[SEE YOUTUBE TIMESTAMP 01:49]* On behalf of Micah Alameda, Executive Assistant, Office of the Mayor addressed the Windward Commissioners. He stated that it was an honor on behalf of the mayor to recognize Commissioner De Luz, not only for his service on the Commission over the last few years but also for his commitment, time, energy, and the value he added. He noted that serving on Boards, Commissions, and Committees was not easy and highlighted the County's reliance on volunteers. Mr. Alameda also recognized Mr. De Luz's previous service as a Police Commissioner and as President of the Kanoiehua Industrial Area Association, noting his

contributions to the community, commercial interests, and small business organizations. He expressed appreciation for Mr. De Luz's willingness to hold over until a replacement could be found and wished him the best in his next chapter. *[SEE YOUTUBE TIMESTAMP 02:23]*

At 9:14 a.m. the Chairman called a brief recess [SEE YOUTUBE TIMESTAMP 04:47], and the hearing reconvened at 9:15 a.m. [SEE YOUTUBE TIMESTAMP 06:09]

MEETING MATERIALS

At 9:15 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 6:17]*

Chairman Daniele noted that some materials had just been submitted and had not yet been reviewed. He called for a 15-minute recess to allow the Commission to review the materials. *[SEE YOUTUBE TIMESTAMP 06:59]*

At 9:16 a.m. the Chairman called for a 15-minute recess [SEE YOUTUBE TIMESTAMP 07:07], and the hearing reconvened at 9:30 a.m. [SEE YOUTUBE TIMESTAMP 21:29]

APPROVAL OF MINUTES

At 9:30 a.m., the Chairman reported that approval of the minutes was deferred until the next Commission meeting. *[SEE YOUTUBE TIMESTAMP 21:43]*

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS

At 9:31 a.m., the Commission addressed this item with about six 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 individual testimony would be limited to three minutes per agenda item. *[SEE YOUTUBE TIMESTAMP 21:55]*

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

NEW BUSINESS

1. APPLICANT: MAURICE AND JIRANAN THOMAS TRUSTS (PL-SPP-2025-000105/AMEND PL-SPP-2022-000017)

Application to amend Special Permit No. PL-SPP-2022-000017 to allow a three-year time extension to Condition 4 (obtain certificate of occupancy). Special Permit No.

PL-SPP-2022-000017 was originally approved to legitimize the use of an existing warehouse and office facility for warehousing, distribution and administrative operations related to retail and service activities in Orchidland Estates and Volcano Village on 1.045 acres of land in the State Land Use Agricultural district. The subject property is located at

16-1695 34th Avenue, at the southeast corner of its intersection with Orchidland Drive, Orchidland Estates, Puna, Hawai‘i, TMK: (3) 1-6-009:385.

The Commission considering this item at 9:32 a.m., with approximately six members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 23:22]*

Staff presentation was given by Moses “Moke” Ramos-Kia Tupua. *[SEE YOUTUBE TIMESTAMP 25:05]*

Chairman Daniele opened the floor for Commissioners’ questions to the staff, and there were none. *[SEE YOUTUBE TIMESTAMP 25:15]*

Applicant Representative Daryn Arai, Land Use Planning Consultant, along with Applicant Maurice Thomas provided a presentation. Mr. Arai also expressed his appreciation to Commissioner De Luz for his years of service. *[SEE YOUTUBE TIMESTAMP 30:12]*

Chairman Daniele opened the floor for Commissioners’ questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 33:50]*

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 35:22]*

Action: Commissioner JoNelle Fukushima moved to approve the applicant’s request to amend Special Permit Application PL-SPP-2025-000105/Amend PL-SPP-2022-000017 to allow a three-year time extension to Condition 4 (obtain certificate of occupancy), based on the Planning Director’s recommendation and conditions. Commissioner Thomas Fratinardo seconded the motion. *[SEE YOUTUBE TIMESTAMP 35:47]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 36:47]*

With no comments or discussion, a roll call vote was taken, and the motion carried with four ayes (Fukushima, Fratinardo, De Luz, and Daniele), no noes and two absents and excused (Balog and Perrin). *[SEE YOUTUBE TIMESTAMP 37:07]*

The hearing on this item concluded at 9:46 a.m.

**2. APPLICANT: CU HAWAI‘I FEDERAL CREDIT UNION
(PL-REZ-2025-000090/AMEND REZ 2008-000088)**

Application for a ten-year time extension to Condition C (complete project), an amendment to Condition D (dedication of road widening) to remove roadway improvements and deletion of Condition E (roadway improvements) to remove requirement of curb, gutter and sidewalk improvements of Change of Zone Ordinance No. 09-44, which rezoned a 22,500-square foot parcel of land from Single-Family Residential (RS-10) to Neighborhood Commercial-10,000 square feet (CN-10). The subject property is located at 533 Manono Street, approximately 300 feet north of its intersection with Hualani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-034:036.

The Commission began to consider this item at 9:47 a.m., with approximately five members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 37:56]*

Staff presentation was given by Jessica Andrews. *[SEE YOUTUBE TIMESTAMP 39:21]*

Chairman Daniele opened the floor for Commissioners' questions to the staff, and there were none. *[SEE YOUTUBE TIMESTAMP 43:43]*

Applicant Representative Daryn Arai, Land Use Planning Consultant, along with James Takamine, President/CEO of CU Hawai'i Federal Credit Union provided a presentation. *[SEE YOUTUBE TIMESTAMP 44:39]*

Chairman Daniele opened the floor for Commissioners' questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 48:35]* There were discussions about whether the applicant should be required to complete curb, gutter, and sidewalk improvements along Manono Street or instead contribute a pro-rata share toward future planned improvements.

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 01:04:15]*

Action: Commissioner De Luz moved, and Commissioner Fratinardo seconded, to forward a favorable recommendation to the County Council on Change of Zone Application No. PL-REZ-2025-000090/Amend REZ 2008-000080 on the applicant's proposed ten-year extension to Condition C (complete project), amendment to Condition D (dedication of road widening), and deletion of Condition E (roadway improvements) of Change of Zone Ordinance No. 09-44, based on the Planning Director's recommendation and amended conditions. *[SEE YOUTUBE TIMESTAMP 01:06:31]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 01:07:39]*

Prior to the roll call vote, Planner Jessica Andrews explained that the Ramseyer condition numbers needed to be corrected, but the changes did not affect the motion or the substance of the condition. She clarified that the lettering was incorrect and that Condition F should have shown the deletion of the original Condition E. *[SEE YOUTUBE TIMESTAMP 01:07:48]*

With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (De Luz, Fratinardo, Fukushima, and Daniele), no noes and two absents and excused (Balog and Perrin). *[SEE YOUTUBE TIMESTAMP 01:11:50]*

The hearing on this item concluded at 10:21 a.m.

At 10:21 a.m. the Chairman called for a 10-minute recess [SEE YOUTUBE TIMESTAMP 01:12:17], and the hearing reconvened at 10:30 a.m. [SEE YOUTUBE TIMESTAMP 01:22:01]

3. **APPLICANT: CU HAWAI‘I FEDERAL CREDIT UNION (PL-REZ-2025-000091)**
Application for a Change of Zone from a Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 22,500-square foot parcel. The subject property is located at 494 Hinano Street, approximately 300 feet north of its intersection with Hualani Street, Waiākea House Lots, Waiākea, South Hilo, Hawai‘i, TMK: (3) 2-2-034:045.

The Commission began considering this item at 10:31 a.m., with four members of the public present. *[SEE YOUTUBE TIMESTAMP 01:22:10]*

Staff presentation was given by Jessica Andrews. *[SEE YOUTUBE TIMESTAMP 01:23:38]*

Chairman Daniele opened the floor for Commissioners’ questions to Planning staff and there were none. *[SEE YOUTUBE TIMESTAMP 01:26:39]*

Applicant Representative Daryn Arai, Land Use Planning Consultant, and James Takamine, President/CEO of CU Hawai‘i Federal Credit Union, approached the testifier table. Chair Daniele asked whether they had received and agreed with the Planning Department’s background and recommendation reports. Mr. Arai stated that they supported the favorable recommendation and most of the proposed conditions, except for Condition G. He explained that they had requested Condition G which required curb, gutter, and sidewalk improvements along Hinano Street be revised to allow a pro-rata option and noted that suggested language had been provided in recent correspondence. *[SEE YOUTUBE TIMESTAMP 01:27:00]*

Chairman Daniele opened the floor for Commissioners’ questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 01:28:01]*

Action: Commissioner De Luz moved to forward a favorable recommendation to the County Council on Change of Zone Application No. PL-REZ-2025-000091 for the applicant’s proposed Change of Zone from Single-Family Residential-10,000 square feet (RS-10) zoning district to a Neighborhood Commercial-10,000 square feet (CN-10) zoning district for a 22,500 square feet parcel, based on the Planning Director’s recommendation and to replace Condition G with the applicant’s suggested amendment language. *[SEE YOUTUBE TIMESTAMP 01:42:38]*
Commissioner Fukushima seconded the motion. *[SEE YOUTUBE TIMESTAMP 01:45:25]*

Chairman Daniele opened the floor for discussion and comments. *[SEE YOUTUBE TIMESTAMP 01:45:36]*

Chairman Daniele opened the discussion, commenting that he did not understand why this requirement had been included as a standard condition, noting that it seemed the Department of Public Works should review these situations individually. He expressed concern that imposing such requirements could lead to gentrification, and that part of Hilo’s charm lies in not having sidewalks, gutters, and sewer improvements in certain areas. He commented that enforcing these improvements could make the town lose its character and start looking the same everywhere. Chairman Daniele emphasized that aesthetics should be considered, and some parts of town should be left as they are. He added, if you want concrete and asphalt, go to Kona, that’s where it is. Hilo is different, and that’s just my two cents. *[SEE YOUTUBE TIMESTAMP 01:45:38]*

With no further comments or discussion, Planner Jessica Andrews confirmed that the motion on the floor was to approve the application using the applicant's recommended condition for Condition G, as read by Commissioner De Luz. Chairman Daniele confirmed that was correct. *[SEE YOUTUBE TIMESTAMP 01:47:35]*

A roll call vote was taken, and the motion carried with four ayes (De Luz, Fukushima, Fratinardo, and Daniele), no noes and two absents and excused (Balog and Perrin). *[SEE YOUTUBE TIMESTAMP 01:47:51]*

This hearing item concluded at 10:57 a.m.

**4. APPLICANT: CHRISTIAN LIBERTY MINISTRIES OF HAWAI'I, INC.
(PL-REZ-2025-000084/AMEND REZ 1029)**

Application for a five-year time extension to Condition B (secure subdivision approval) of Change of Zone Ordinance No. 04-02, and to remove a 6.579-acre portion of the property from coverage under the ordinance. Ordinance No. 04-02 rezoned a 23.625-acre property from Agricultural-20 acres (A-20a) to Limited Industrial-20,000 square feet (ML-20) and Agricultural-5 acres (A-5a). The subject property is located on Milo Street, approximately 600 feet east of its intersection with Kea'au Bypass Road, Kea'au, Puna, Hawai'i, TMK: (3) 1-6-152:023 (por.).

**5. APPLICANT: CHRISTIAN LIBERTY MINISTRIES OF HAWAI'I, INC.
(PL-REZ-2025-000085)**

Application for a Change of Zone from a Limited Industrial-20,000 square feet (ML-20) to a Commercial Village-20,000 square feet (CV-20) zoning district for a 6.579-acre portion of a 23.625-acre parcel. The subject property is located on Milo Street, approximately 600 feet east of its intersection with Kea'au Bypass Road, Kea'au, Puna, Hawai'i, TMK: (3) 1-6-152:023 (por.).

The Commission considered this item at 10:57 a.m., with approximately four members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 01:48:33]*

These agenda items were deferred to a future meeting at the applicant's request.

The hearing on this item concluded at 10:58 a.m.

PLANNING DIRECTOR'S REPORT

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

At 10:58 a.m., Chairman Daniele introduced this item, noting that there were no SMA applications received, nor were there any SMA determinations or minor permits issued for November 2025. *[SEE YOUTUBE TIMESTAMP 01:48:56]*

ELECTION OF OFFICERS

At 10:58 a.m. Chairman Daniele suggested deferring the election of officers for 2026 to the next meeting, due to the absence of two commissioners, stating that all members should be present for the vote. He asked Planning Staff if the item could be deferred to the January meeting. Planning staff Maija Jackson confirmed it could be placed on the January agenda and asked if Chairman Daniele would preside over the meeting until officers were elected. Chairman Daniele agreed. Ms. Jackson inquired whether the election should be scheduled at the beginning or end of the agenda, and Chairman Daniele requested it be placed at the beginning. *[SEE YOUTUBE TIMESTAMP 01:49:13]*

AGENDA ITEMS FOR THE NEXT MEETING

At 11:00 a.m. Chairman Daniele requested Commissioners' suggested agenda items, there were no comments or matters for consideration from the Commissioners. *[SEE YOUTUBE TIMESTAMP 01:50:53]*

ANNOUNCEMENTS

Chairman Daniele announced that the next regular meeting of the Windward Planning Commission is tentatively scheduled for Thursday, January 8, 2026. *[SEE YOUTUBE TIMESTAMP 01:51:01]*

ADJOURNMENT

With no further business, it was moved by Commissioner De Luz and seconded by Commissioner Fukushima that the meeting be adjourned. *[SEE YOUTUBE TIMESTAMP 01:51:31]* A voice vote was taken, and the motion carried with four ayes (De Luz, Fratinardo, Fukushima, and Daniele), no noes and two absents and excused (Balog and Perrin). *[SEE YOUTUBE TIMESTAMP 01:51:33]*

Chairman Daniele adjourned the meeting at 11:00 a.m.

Respectfully submitted,

Melissa Dacayanan-Salvador
Melissa Dacayanan-Salvador (Jan 9, 2026 09:52:13 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis V. Daniele III
Louis V. Daniele III (Jan 11, 2026 17:18:50 HST)

Louis Daniele III, Chairman
Windward Planning Commission