

WINDWARD PLANNING COMMISSION  
COUNTY OF HAWAI'I

MINUTES  
NOVEMBER 6, 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/hOr15A\\_9nFE](https://www.youtube.com/live/hOr15A_9nFE)*

*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, November 6, 2025, at 9:02 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 staff PowerPoint presentation at midway of Slide 3 for Item No. 1, Hawai'i Vision Specialists (PL-USE-2025-00039/Amend Use 15-000054), are not available.*

COMMISSIONERS PRESENT: Louis Daniele III (Chairman), Chantel Perrin (Vice Chair), Lauren Balog, and Wayne De Luz.

COMMISSIONER ABSENT AND EXCUSED: JoNelle Fukushima.

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 eight members of the public were in the audience.

The meeting was called to order at 9:02 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.

At 9:04 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.

### **APPROVAL OF MINUTES**

At 9:04 a.m., the Commission addressed the minutes of September 4, 2025, and October 2, 2025, meetings, including executive session minutes. No corrections were offered. Vice Chair Chantel Perrin moved to approve the minutes as circulated, seconded by Commissioner Lauren Balog and the motion was carried unanimously by voice vote.

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

At 9:04 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.

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

## **NEW BUSINESS**

### **1. APPLICANT: HAWAI‘I VISION SPECIALISTS (PL-USE-2025-000039/AMEND USE 15-000054)**

Application to amend Use Permit 15-000054, which permitted the establishment and operation of a medical office, clinic, and related improvements on 1.5207 acres. The amendment seeks to expand the permit area by 7,511 square feet, increasing the total permit area to 1.69 acres, and to establish and operate a wellness center facility and related improvements in addition to the existing medical office and clinic use. The subject properties are located at the intersection of Kapi‘olani Street and Hualālai Street to the west (mauka) of the Hilo Police Station, Hilo, South Hilo, Hawai‘i, TMK(s):  
(3) 2-4-025:047 and 049.

The Commission began this item at 9:05 a.m., with approximately eight members of the public in attendance.

Staff presentation was given by Moses “Moke” Ramos-Kia Tupua. *[SEE YOUTUBE TIMESTAMP 00:00, which begins midway through Slide 3 of the PowerPoint presentation]*

Applicant Representative Sidney Fuke, Land Use Planning Consultant, along with Applicant Dr. Miki‘ala Souza-Driscoll provided a presentation and proposed amendments to Condition Nos. 3, 5, and 10 of the Planning Department’s recommendation. *[SEE YOUTUBE TIMESTAMP 05:29]*

Chairman Daniele opened the floor for Commissioners’ questions to the Applicant, and there were none. *[SEE YOUTUBE TIMESTAMP 10:31]*

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 16:00]*

**Action:** Commissioner Wayne De Luz moved to approve the applicant’s request to amend Use Permit Application PL-USE-2025-000039/Amend USE 15-000054 to expand the permit area for a wellness center and related improvements, based on the Planning Director’s recommendation and conditions. The motion also includes the applicant’s proposed amendments to Condition Nos. 3, 5, and 10, as submitted that morning. Vice Chair Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 16:26]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 17:44]*

With no comments or discussion, a roll call vote was taken, and the motion carried with four ayes (De Luz, Perrin, Balog, and Daniele), no noes and one excused and absent (Fukushima). *[SEE YOUTUBE TIMESTAMP 17:56]*

The hearing on this item concluded at 9:26 a.m.

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

Revised application for a Special Permit to allow the storage of two (2) work vehicles for a plumbing business within a garage 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 (por.).

The Commission began this item at 9:27 a.m., with approximately eight members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 18:42]*

Staff presentation was given by Tracie-Lee Camero. *[SEE YOUTUBE TIMESTAMP 19:41]*

Applicant Representative John Pipan, Land Planning Hawai‘i, and Applicant Vincent Ludricks provided a presentation. *[SEE YOUTUBE TIMESTAMP 24:58]*

Chairman Daniele opened the floor for Commissioners’ questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 27:13]*

**Action:** Vice Chair Perrin, moved to approve the revised application for a Special Permit PL-SPP-2025-000097 to permit the storage of two work vehicles within a garage based on a portion of a parcel in the State Land Use Agricultural District based on the Planning Director’s recommendation and conditions. Commissioner Balog seconded the motion. *[SEE YOUTUBE TIMESTAMP 27:33]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 28:13]*

With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (Perrin, Balog, De Luz, and Daniele), no noes and one excused and absent (Fukushima). *[SEE YOUTUBE TIMESTAMP 28:23]*

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

**3. APPLICANT: MAILANI DEVELOPMENT LLC (PL-REZ-2025-000089)**

Application for a Change of Zone from an Agricultural-3-acre (A-3a) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for 4.4669 acres of land. The subject property is located at 1077 Ahe Street, approximately 117 feet east of its intersection with Lei Lehua Street, Waiākea Homesteads, Hilo, South Hilo, Hawai‘i, TMK: (3) 2-4-080:014.

The Commission began this item at 9:37 a.m., with five members of the public present. *[SEE YOUTUBE TIMESTAMP 28:54]*

Staff presentation was given by Christian Kay. *[SEE YOUTUBE TIMESTAMP 30:01]*

Chairman Daniele opened the floor for Commissioners' questions to Planning staff and there were none. *[SEE YOUTUBE TIMESTAMP 36:07]*

Applicant Representatives Sidney Fuke, Planning Consultant, and Craig Lindner provided a presentation, with Daryn Arai, Land Use Planning Consultant, present in the audience. *[SEE YOUTUBE TIMESTAMP 37:04]*

Chairman Daniele opened the floor for Commissioners' questions to the Applicant. *[SEE YOUTUBE TIMESTAMP 39:39]*

**Action:** Commissioner De Luz moved, and Vice Chair Perrin seconded, to forward a favorable recommendation to the County Council on Change of Zone Application No. PL-REZ-2025-000089, based on the Planning Director's recommendation. *[SEE YOUTUBE TIMESTAMP 49:15]*

Chairman Daniele opened the floor for discussion and comments, and none were offered. *[SEE YOUTUBE TIMESTAMP 49:48]*

With no further comments or discussion, a roll call vote was taken, and the motion carried with four ayes (De Luz, Perrin, Balog, and Daniele), no noes and one excused and absent (Fukushima). *[SEE YOUTUBE TIMESTAMP 50:02]*

This hearing item concluded at 9:58 a.m.

**4. APPLICANTS: LAURA OLSON, DAVID OLSON, AND CALLA PELTIER-OLSON (PL-SPP-2025-000096)**

Application for a Special Permit to establish and operate a wedding venue with a maximum of 10 guests on a 6,821-square foot portion of a 3.003-acre property within the State Land Use Agricultural District. The subject property is located at 92-8486 Tiki Lane, on the east (Nā'ālehu) side of Tiki Lane, midway between Keaka Parkway and Walaka Drive, Hawaiian Ocean View Estates, Ka'ū, Hawai'i, TMK: (3) 9-2-095:016 (por.).

The Commission began this item at 9:59 a.m., with approximately two members of the public in attendance. *[SEE YOUTUBE TIMESTAMP 50:33]*

This agenda item was deferred to a future meeting at the applicant's request.

The hearing on this item concluded at 9:58 a.m.

***At 9:59 a.m. the Chairman called for a 15-minute recess [SEE YOUTUBE TIMESTAMP 51:00], and the hearing reconvened at 10:18 a.m. [SEE YOUTUBE TIMESTAMP 01:10:18]***

## **EXECUTIVE SESSION**

### **5. JAYASINGHE VS. WINDWARD PLANNING COMMISSION 3CCV-25-0000021**

The Commission anticipates convening an Executive Session pursuant to Hawai'i Revised Statutes ("HRS") §92-5(a)4 to consult with its attorney regarding 3CCV-25-0000021 (Agency Docket No. Special Management Area Permit Application No. PL-SMA-2024-000060).

Discussion will focus on legal issues relating to the Commission's powers, duties, privileges, immunities, and potential liabilities as related to a proposed settlement.

At 10:18 a.m. Vice Chair Chantel Perrin moved, and Commissioner Balog seconded, that the Commission enter executive session to consult with its attorney regarding questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities pursuant to Hawai'i Revised Statute § 92-5. *[SEE YOUTUBE TIMESTAMP 01:11:25]* A roll call vote was taken, and the motion carried with four ayes (Perrin, Balog, De Luz, and Daniele), no noes and one excused and absent (Fukushima). *[SEE YOUTUBE TIMESTAMP 01:12:27]*

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

At 10:51 a.m. Chairman Daniele called the meeting back to order and noted that the Commission had entered executive session, during which a settlement proposal was discussed. *[SEE YOUTUBE TIMESTAMP 01:43:29]*

**Action:** Vice Chair Perrin moved, and Commissioner Balog seconded, that the Stipulated Agreement proposed by the Appellant's Counsel be denied based on the Planning Department Rule 4-31 and Hawai'i Revised Statutes ("HRS") as amended 205A-29. *[SEE YOUTUBE TIMESTAMP 01:43:56]*

A roll call vote was taken, and the motion carried with four ayes (Perrin, Balog, De Luz, and Daniele), no noes and one excused and absent (Fukushima). *[SEE YOUTUBE TIMESTAMP 01:44:37]*

## **ANNOUNCEMENTS**

Planning Program Manager Maija Jackson noted that on Thursday, November 13, 2025, there will be a contested case hearing for the Teppy Mountain application, which is for a Special Permit in Pāpa'ikou. She stated that a hearing officer, Sherry Broder, Esquire, has been hired to conduct the hearing. Following the hearing, a recommendation will be made to the Commission, after which another public hearing will be held where the Commission will be able to deliberate a decision on the application.

Ms. Jackson also reminded the Commission of a special rule-making meeting on Tuesday, December 9, 2025, which will be a joint meeting with the Windward and Leeward Planning Commissions. The Windward Commission will meet in the Council Chambers in Hilo, and the Leeward Commission will meet in the West Hawai'i Council Chambers, with a connection via Zoom. The meeting is scheduled to begin at 9:30 a.m., and meeting materials will be provided in advance.

It was noted that tentatively five agenda items are planned for the Windward Commission's December 4, 2025, regular meeting, in addition to the election of officers for the upcoming year. *[SEE YOUTUBE TIMESTAMP 01:45:00]*

## **PLANNING DIRECTOR'S REPORT**

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

At 10:55 a.m., Chairman Daniele introduced this item, noting that the Special Management Area (SMA) determination and minor permits for October 2025 reports had been emailed to the Commissioners. There were no questions regarding the report. *[SEE YOUTUBE TIMESTAMP 01:46:48]*

## **AGENDA ITEMS FOR NEXT MEETING**

At 10:56 a.m. Chairman Daniele introduced the item. Vice Chair Perrin asked if training could be provided regarding housing development, specifically with more focus on low-income housing, its requirements, and future direction. Ms. Jackson responded that if this is something the Commission is interested in, she could coordinate training either within the Planning Department or with the Office of Housing and Community Development, and Chairman Daniele expressed his agreement. *[SEE YOUTUBE TIMESTAMP 01:47:03]*

For the record Chairman Daniele announced that the Windward Planning Commission next regular meeting is tentatively scheduled for Thursday, December 4, 2025. *[SEE YOUTUBE TIMESTAMP 01:48:03]*

## **ADJOURNMENT**

With no further business, it was moved by Vice Chair Perrin and seconded by Commissioner Balog that the meeting be adjourned. *[SEE YOUTUBE TIMESTAMP 01:48:25]* A voice vote was taken, and the motion carried with four ayes (Perrin, Balog, De Luz, and Daniele), no noes and with one absent and excused (Fukushima). *[SEE YOUTUBE TIMESTAMP 01:48:38]*

Chairman Daniele adjourned the meeting at 10:50 a.m. *(Actual adjournment time was 10:57 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