

WINDWARD PLANNING COMMISSION
COUNTY OF HAWAI'I

WRITTEN SUMMARY MINUTES
JUNE 5, 2026

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/vWh01k2omFk>

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 Friday, June 5, 2026, at 9:03 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: *YouTube timestamps are not available from the start of the meeting through the introduction of Commissioner Paul Montz.*

COMMISSIONERS PRESENT: Louis Daniele III (Chairperson), Lauren Balog, Thomas E. Fratinardo, JoNelle Fukushima, Paul Montz, and Chantel Perrin (Vice Chair).

COMMISSIONER ABSENT AND EXCUSED: Kanoë Wilson.

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

The meeting was called to order at 9:03 a.m. by Chairman Louis Daniele III with a quorum present. Approximately seventeen members of the public were in the audience. [SEE YOUTUBE TIMESTAMP 00:01]

APPROVAL OF MINUTES [SEE YOUTUBE TIMESTAMP 00:59]

At 9:05 a.m., Chairman Daniele stated the approval of the May 6, 2026, minutes was deferred to the next regular Commission meeting. He then addressed the April 2, 2026, meeting minutes, and no corrections were offered. Vice Chair Chantel Perrin moved to approve the minutes as circulated. Commissioner JoNelle Fukushima seconded the motion, and it was carried unanimously by voice vote.

STATEMENTS FROM THE PUBLIC ON AGENDA ITEMS
[SEE YOUTUBE TIMESTAMP 01:59]

At 9:08 a.m., the Commission addressed this item with approximately seventeen members of the public present. Four individuals provided in-person testimony, and no Zoom testimony was received for this agenda item.

NEW BUSINESS

1. APPLICANT: JESSICA STEVENS (PL-USE-2026-000042)

[SEE YOUTUBE TIMESTAMP 19:24]

Application for a Use Permit to allow the establishment of an outpatient medical clinic within the first floor of an existing two-story dwelling on a 5.74-acre parcel of land in the Single-Family Residential zoning district. The subject property is located at 28-1167 Old Mamalahoa Highway, about 230 feet north of Pepe'ekeō Street, South Hilo, Hawai'i, TMK: (3) 2-8-007:084 (por.).

The Commission began consideration of this item at 9:24 a.m., with approximately nineteen members of the public present.

Action: Commissioner Thomas Fratinardo moved that the application for Use Permit (PL-USE-2026-000042) to establish an outpatient medical clinic on a 5.74-acre parcel of land in the Single-Family Residential zoning district be approved based on the Planning Director's findings, recommendations and conditions. Vice Chair Perrin seconded the motion. *[SEE YOUTUBE TIMESTAMP 01:14:40]* With no comments or discussion, a roll call vote was taken. The motion carried with six ayes (Fratinardo, Balog, Fukushima, Montz, Perrin, and Daniele) no noes, and one absent and excused (Wilson). *[SEE YOUTUBE TIMESTAMP 01:17:28]*

The hearing on this item concluded at 10:22 a.m.

At 10:22 a.m. the Chairman called for a recess [SEE YOUTUBE TIMESTAMP 01:18:17], and the hearing reconvened at 10:36 a.m. [SEE YOUTUBE TIMESTAMP 01:31:39]

At 10:36 a.m. Chairman Daniele reconvened the meeting. *[SEE YOUTUBE TIMESTAMP 01:31:39]*

2. APPLICANT: SURE FOUNDATION (PL-USE-2026-000044)

[SEE YOUTUBE TIMESTAMP 01:31:46]

Application to amend Use Permit 14-000050 to allow a 4-year time extension backdated from September 17, 2024 to Condition No. 4 (time to complete construction). Use Permit 14-000050 allowed the establishment of a church and related facilities and improvements on 2.175 acres of land situated in the Agricultural-1 acre (A-1a) zoning district. The property is located along the northwest side of Ponahawai Street, immediately adjacent to and east (makai) of The Church of Jesus Christ of Latter-Day Saints, Ponahawai, South Hilo, Hawai'i, TMK: 2-3-036:022.

At 10:38 a.m., the Commission considered this item with approximately seven members of the public present.

Action: Vice Chair Perrin moved that the applicant's request for a time extension to Condition No. 4 (complete construction) be approved in accordance with the Planning Director's recommendation. Commissioner Fukushima seconded the motion. *[SEE YOUTUBE TIMESTAMP 01:40:31]* With no comments or discussion, staff conducted a roll call vote and motion carried with six ayes (Perrin, Fukushima, Balog, Fratinardo, Montz, and Daniele) no noes, and one absent and excused (Wilson). *[SEE YOUTUBE TIMESTAMP 01:41:09]*

The hearing on this item concluded at 10:46 a.m.

3. **INITIATOR: COUNTY COUNCIL (PL-CCI-2026-000016)**

[SEE YOUTUBE TIMESTAMP 01:41:55]

Bill 147, an ordinance amending Chapter 2 (Administration), Article 7 and Chapter 25 (Zoning), Article 1, Article 2, Article 4, Article 5 and Article 7 of the Hawai'i County Code (2016 Edition, as amended), relating to transient accommodations; repealing Sections 25-4-7 and 25-4-16 through 25-4-16.3, repealing existing provisions relating to bed and breakfast establishments and short-term vacation rentals; and establishing a new regulatory framework for transient vacation rentals, including bed and breakfast uses, with provisions relating to permitted uses, permitting, enforcement, and operational standards.

At 10:46 a.m., the Commission considered this item with approximately five members of the public present.

Action: Commissioner Fratinardo moved that this matter be continued for final deliberation at the July 2, 2026 meeting, to allow the commissioner's more time to consider additional recommendations and amendments to Bill 147. Commissioner Fukushima seconded the motion. *[SEE YOUTUBE TIMESTAMP 03:32:21]*

Chairman Daniele opened the floor for Commission comments and discussion. Chairman Daniele stated that additional time was needed to review and consider the information received and expressed appreciation for the explanations and clarifications provided by Planning Director Darrow and Councilmember Kimball to assist the public. Councilmember Kimball asked whether it would be beneficial to provide draft language addressing the items discussed at the next hearing. Chairman Daniele agreed that doing so would be helpful. Planning Director Darrow thanked Planner Tracie Camero for her work on the bill, commenting that she worked unbelievably hard on the project and that it could not have been done without her. *[SEE YOUTUBE TIMESTAMP 03:32:42]*

With no comments or discussion, staff conducted a roll call vote and the motion carried with six ayes (Fratinardo, Fukushima, Balog, Montz, Perrin, and Daniele) no noes, and one absent and excused (Wilson). *[SEE YOUTUBE TIMESTAMP 03:34:29]*

The hearing on this item concluded at 12:39 p.m.

At 12:39 p.m. the Chairman called for a lunch recess [SEE YOUTUBE TIMESTAMP 03:35:10], and the hearing reconvened at 1:40 p.m. [SEE YOUTUBE TIMESTAMP 04:35:09]

EXECUTIVE SESSION [SEE YOUTUBE TIMESTAMP 04:35:22]

4. OFFICE OF INFORMATION PRACTICES APPEAL (S APPEAL 26-34)

Pursuant to Haw. Rev. Stat. § 92-4, the Commission anticipates entering into executive session to address disclosure of privileged executive session records and communications to the Office of Information Practices ("OIP") for the OIP's *in camera* review.

At 1:40 p.m., the Commission considered this item with no members of the public present.

It was moved by Vice Chair Perrin and seconded by Commissioner Fratinardo that the Commission enter executive session for this agenda item. [SEE YOUTUBE TIMESTAMP 04:36:02] With no discussion, staff conducted a roll call vote and the motion carried with six ayes (Perrin, Fratinardo, Balog, Fukushima, Montz, and Daniele) no noes, and one absent and excused (Wilson). [SEE YOUTUBE TIMESTAMP 04:36:23]

The Commission entered executive session at 1:41 p.m.

At 2:11 p.m. Chairman Daniele reconvened the meeting and noted that the Commission had entered executive session, during which it consulted with its attorney regarding questions and issues pertaining to the Commission's powers, duties, privileges, and immunities. [SEE YOUTUBE TIMESTAMP 05:06:34]

PLANNING DIRECTOR'S REPORT [SEE YOUTUBE TIMESTAMP 05:06:50]

Report on Special Management Area (SMA) determinations, minor permits action issued by the Planning Director for May 2026.

ANNOUNCEMENTS [SEE YOUTUBE TIMESTAMP 05:07:01]

ADJOURNMENT

With no further business, Vice Chair Perrin moved, and Commissioner Fratinardo seconded, to adjourn the meeting. [SEE YOUTUBE TIMESTAMP 05:07:44] A voice vote was taken, and the motion carried with six ayes (Perrin, Fratinardo, Balog, Fukushima, Montz and Daniele), no noes, one absent and excused (Wilson). [SEE YOUTUBE TIMESTAMP 05:08:04]

Chairman Daniele adjourned the meeting at 2:12 p.m.

Respectfully submitted,

Melissa Dacayanan-Salvador

Melissa Dacayanan-Salvador (Jul 5, 2026 07:46:40 HST)

Melissa Dacayanan-Salvador
Secretary

ATTEST:

Louis Daniele III

Louis Daniele III (Jul 6, 2026 08:00:47 HST)

Louis Daniele III, Chairman
Windward Planning Commission