

# MOLOKAI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MOLOKAI PLANNING COMMISSION

## AGENDA

Members: John Sprinzel (Chair), Michael Jennings (Vice-Chair), Billy Buchanan, Ron Davis, Zhanterell Dudoit, Janice Kalanihulia, Douglas Rogers, Diane Swenson, Sherry Tancayo

**DATE:** NOVEMBER 13, 2013  
**TIME:** 12:00 p.m.  
**PLACE:** Mitchell Pauole Center, Meeting Hall  
Kaunakakai, Molokai

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY ON ANY PLANNING OR LAND USE ISSUE
- C. APPROVAL OF MINUTES OF THE JUNE 26, 2013, JULY 10, 2013, JULY 24, 2013, and AUGUST 14, 2013 MEETINGS
- D. COMMUNICATIONS
  - 1. SPECIAL MANAGEMENT AREA MINOR PERMITS
    - a. MR. GLENN CORREA, Director, DEPARTMENT OF PARKS AND RECREATION, requesting a Special Management Area (SMA) Minor Permit for the proposed improvements to the Mitchell Pauole Center Facility located in the Interim District at 90 Ainoa Street, TMK: 5-3-002: 055, Kaunakakai, Island of Molokai. (SMX 2013/0269) (Valuation: \$300,000) (B. Sticka)  
  
The proposed improvements include the expansion of the existing lanai, a new freestanding lanai, approximately 2288 sq. ft. of renovations, and Americans with Disabilities (ADA) improvements.  
  
*The Commission may take action on this request.*
    - b. PETER and YUKALI-OHNO DAVENPORT requesting a Special Management Area (SMA) Minor Permit for the construction of a 680 sq. ft. single-family residence and a 500 sq. ft. ohana dwelling for property located in the Interim District at 336 Kaiwi Street, TMK: 5-3-010: 066, Kamiloloa, Island of Molokai. (SMX 2013/0285) (Valuation: \$177,000) (B. Sticka)  
  
*The Commission may take action on this request.*

- c. MR. KALANI FRONDA, Property Manager of KAMEHAMEHA SCHOOLS, requesting a Special Management Area (SMA) Minor Permit for the removal of two (2) wooden camping structures and related improvements including concrete pads and an exposed above-ground one-inch plastic waterline located at HC1-479 Kamehameha V Highway, TMK: 5-6-006: 008 (por.), Keawanui, Island of Molokai. (SMX 2013/0204) (Valuation: \$10,000) (B. Sticka)

***The Commission may take action on this request***

2. KAMEHAMEHA SCHOOLS submitting their 2013 Annual Report (October 24, 2013) as required by Condition No. 11 of their Special Management Area Minor Permit for after-the-fact (ATF) improvements for an aquaculture operation of a former lessee D&J OCEAN FARMS consisting of construction of a 1,680 square foot storage building and hatchery, 160 square foot pump house structure, 2200 linear feet of road improvements, and grading for shrimp ponds, ditches, and drainage improvements at TMK: 5-6-006: 008, 024, and 034 Keawanui, Island of Molokai. (SMX 2011/0002) (SM6 2011/0004) (Valuation: \$26,400) (B. Sticka)

The Commission approved the SMA Minor Permit by action taken at its November 9, 2011 meeting.

Condition No. 11 of the SMA Minor Permit reads:

“That the applicant shall submit an annual report to the Department and the Commission for review addressing the status of compliance with each of the conditions set forth in this SMA Minor Permit. Said report shall be submitted each year prior to the anniversary date of this SMA Minor Permit for a period of five (5) years.”

***The Commission may provide its comments on the 2013 Annual Report and file the report or take some other action.***

## E. NEW BUSINESS

1. MR. DILIP GUNDAWARDENA of LDE GROUP, LLC, requesting acceptance of the Final Environmental Assessment (FEA) prepared in support of the Community Plan Amendment application for the proposed Chopra Hale Apartments, a 16-unit apartment complex and related improvements on approximately 1.04 acres of land located at 190 Makaena Place, TMK: 5-3-004: 028, Kaunakakai, Island of Molokai. (EA 2011/0006) (B. Sticka)

***The EA trigger is the Community Plan Amendment.***

***The Commission reviewed and commented on the Draft Environmental Assessment at its August 14, 2013 meeting.***

***The accepting authority of the Final Environmental Assessment is the Molokai Planning Commission.***

***The public hearing on the Community Plan Amendment and Change of Zoning applications will be scheduled after the Chapter 343, HRS process has been completed.***

***The Commission may accept the Final Environmental Assessment as a Findings of No Significant Impact (FONSI) or take some other action.***

F. CHAIRPERSON'S REPORT

G. DIRECTOR'S REPORT

1. Reports from Commissioners who attended the 2013 Hawaii Congress of Planning Officials (HCPO) Conference, September 18-20, 2013, in Kona on the Big Island.
2. Reports from Commissioners who attended the 2013 Hawaii Water Works Conference, October 23-25, 2013, in Makena on Maui,
3. Agenda Items for the December 11, 2013 meeting.
4. Pending Molokai Applications Report generated by the Planning Department
5. Closed Molokai Applications Report generated by the Planning Department
6. Comments from the Commission on holding meetings once a month since August 2013.

H. NEXT MEETING DATE: December 11, 2013

I. ADJOURNMENT

- Agenda items are subject to cancellation.
- An Executive Session may be called, pursuant to HRS §§ 92-4 and 92-5(a)(4), to consult with the Commission's attorney.
- Maximum time limits on individual testimony may be established by the commission.
- Each applicant is requested to provide responsible representation at the meeting.
- Documents are on file with the Molokai and Maui Department of Planning offices.
- Oral, written, e-mailed, or faxed testimony will be received on any agenda item subject to the provisions of chapter 92, Hawaii Revised Statutes, and the Molokai Planning Commission Rules of Practice and Procedure. Written, e-mailed, or faxed testimony should be submitted at least two business days prior to the meeting to ensure distribution to the commission. If written testimony is presented within two days of the meeting, fifteen (15) copies are needed to ensure distribution at the meeting to the commissioners.
- Those persons requesting special accommodations due to disabilities, please call the Maui Department of Planning at least two (2) business days before the scheduled meeting.

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- Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.
- Commission members: If you are unable to attend the scheduled meeting, please contact the Department of Planning at least **two** days prior to the meeting date.
- Mahalo for your cooperation.

**Molokai Planning Commission Contact Information:**

(Molokai)

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The Molokai Planning Commission's office is located in the Mitchell Pauole Center and is open from 8:00 a.m. to 4:30 p.m, Monday through Friday except holidays.

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