

**MOLOKAI PLANNING COMMISSION
REGULAR MEETING
OCTOBER 9, 2013**

*** All documents, including written testimony, that was submitted for or at this meeting are filed in the minutes' file and are available for public viewing at the Maui County Department of Planning, 2200 Main St., Suite 315, Wailuku, Maui, and at the Planning Commission Office at the Mitchell Pauole Center, Kaunakakai, Molokai. ***

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Vice-Chair, Michael Jennings, at 12:00 p.m., Wednesday, October 9, 2013, at the Mitchell Pauole Center Conference Room, Kaunakakai, Molokai.

A quorum of the Commission was present. (See Record of Attendance.)

Mr. Michael Jennings: Okay, good afternoon. As you can see, I'm not John, and so we're going to -- my name is Mike Jennings, and I'm the Co-Chair, so we're going to call the meeting to order.

B. PUBLIC TESTIMONY ON ANY PLANNING OR LAND USE ISSUE

C. APPROVAL OF MINUTES OF JUNE 12, 2013 MEETING

Mr. Jennings: and so first of all, I guess I've got -- is there any public testimony on any of the issues that we have? Okay, seeing none, public testimony is closed. The next item is approval of the minutes of the June 12, 2013 meeting. Diane moved. Is there a second? Sherry has second. Okay.

It has been moved by Commissioner Swenson, seconded by Commissioner Tancayo, then unanimously

VOTED: to approve the minutes of the June 12, 2013 meeting.

Mr. Jennings: Okay. Thank you. Everything's done. Okay, next item, Communications, we have a special assessment area exemption by Mr. William Spence. And again, you guys, please bear with me because my annunciation of some of these could be wrong. So the Planning Director -- Ben, do you read this or? Oh, you're going to. Okay.

Mr. Clayton Yoshida: Yeah. I can read it if you want, Mr. Vice-Chair.

Mr. Jennings: Okay. Thank you.

Mr. Yoshida read the following agenda item into the record:

D. COMMUNICATIONS

1. SPECIAL MANAGEMENT AREA EXEMPTION

MR. WILLIAM SPENCE, Planning Director, requesting concurrence from the Molokai Planning Commission pursuant to their Special Management Area Rules, as amended, that Special Management Area (SMA) exemptions can be issued for the following:

- a. MS. LIBERTY RHYNE submitting a Special Management Area (SMA) Assessment for a proposed 645 square foot addition to an existing single-family residence on property located in the Interim District at 248 Wiliwili Place, TMK: 5-3-011: 026, Kaunakakai, Island of Maui. (SMX 2013/0208) (Valuation: \$30,000) (B. Sticka)**

The Commission may take action on this request to concur or not concur with the SMA exemption determination.

Mr. Ben Sticka: Thank you. Good afternoon, Chairman and Members of the Molokai Planning Commission. The first item on your agenda is a request for a proposed 645 square-foot addition to an existing single-family residence. The existing residence is 880 square feet. The addition will include a 285 square-foot recreation room and add 360 square feet to the existing living room. The subject site has been previously graded during construction of the existing residence. Minimal grading will occur as only 12 posts will be used to support the room additions. The posts will be dug at a depth of 12 inches. The Department of Land and Natural Resources, State Historic Preservation Division, has determined that no historic properties will be affected by the proposed project. The valuation of the proposed action is \$30,000.

Standards for reviewing an SMA application are found under HRS 205A-26, and Sections 12-302-10 and 11 of Chapter 302, SMA rules of the Commission, as amended. In addition, the proposed action is also subject to Maui County Code, as amended, Title 19, Zoning, Section 19.02A, Interim District Zoning Regulations. The state land use district is urban. The community plan is single-family residential. The county zoning is interim.

And pursuant to the aforementioned findings of fact and determination, the department recommends concurrence with the finding that the subject application is eligible for an SMA exemption.

The consultant, Luigi Manera, is available for questions, and I am as well. Thank you.

Mr. Jennings: Does the applicant -- is the applicant here? Okay, Luigi, you want to say anything? Okay. I mean -- no. Okay. That's fine. Okay. Commissioners, is there -- do you have any questions?

Mr. Ron Davis: It seems kind of simple, so I'd like to move to concur with the recommendation.

Mr. Jennings: Public testimony? Is there any public testimony? Okay, there's a motion by one of the Commissioners, Mr. Davis. Second by Sherry.

It has been moved by Commissioner Davis, seconded by Commissioner Tancayo, then unanimously

VOTED: to concur with the department's recommendation.

Mr. Jennings: Passed. Okay. Thank you. Next?

Mr. Yoshida read the following agenda item into the record:

- b. MS. ARLENE KEANINI submitting a Special Management Area (SMA) Assessment for the addition of a 266 sq. ft. carport to an existing single-family residence on property located in the Interim District at 290 Kamehameha V Highway, TMK: 5-3-007: 029, Kaunakakai, Island of Molokai. (SMX 2013/0258) (Valuation: \$9,000) (B. Sticka)**

Minimal grading will occur as only four (4) posts will be used to support the carport. The posts will be dug at a depth of twelve (12) inches.

The Commission may take action on this request to concur or not concur with the SMA exemption determination.

Mr. Sticka: Thank you. The second item on your agenda is a request for a proposed carport addition to an existing single-family residence. The carport is approximately 266 square feet. The subject site has been previously graded during the construction of the existing residence. Again, minimal grading will occur as only four posts will be used to support the carport. The posts will be dug at a depth of 12 inches. And the valuation of the proposed action is \$9,000.

Standards for reviewing an SMA application are found under HRS 205A-26, and Sections 12-302-10 and 11 of Chapter 302, SMA rules of the Commission, as amended. In

addition, the proposed action is also subject to Maui County Code, as amended, Title 19, Zoning, Section 19.02A, Interim District Zoning Regulations. The state land use district is urban. The community plan is single-family residential, and the county zoning is interim.

Pursuant to the aforementioned findings of fact and determination, the department recommends concurrence with the finding that the subject application is eligible for an SMA exemption.

Again, the consultant, Luigi Manera, is available for questions or I am as well. Thank you.

Mr. Jennings: Commissioners, any questions? Okay. Any public? Seeing none. Discussion, which I asked and they said no. Okay. We'll have a motion then for this? Doug has a motion. Is there a second to the motion? Ron.

It has been moved by Commissioner Rogers, seconded by Commissioner Davis, then unanimously

VOTED: to concur with the department's recommendation.

Mr. Jennings: Motion passed. Okay. Thank you. Next, Ben?

Mr. Yoshida read the following agenda item into the record:

2. SPECIAL MANAGEMENT AREA MINOR PERMITS

- a. **MR. EDMUND WOND requesting a Special Management Area (SMA) Minor Permit in order to construct a proposed three-foot (3') perimeter wall around a vacant parcel to include eight-hundred (800) cubic yards of fill on an undeveloped commercial parcel located at 160 Kamehameha V Highway, TMK: 5-3-006: 039, Kaunakakai, Island of Molokai. (SMX 2013/0287) (Valuation: \$35,000) (B. Sticka)**

The Commission may take action on this request.

Mr. Sticka: Thank you. The final item on your agenda is a request for a proposed three-foot perimeter wall around a vacant parcel to include 800 cubic yards of fill. The dimensions for the wall are approximately 118 feet along the right side of the property, 94 feet along the rear, and 112 feet along the front. The added fill will raise the subject property to be consistent with the adjacent parcels. Department of Land and Natural

Resources, State Historic Preservation Division, indicates that no historic properties will be affected by the proposed project. The valuation of the proposed action is \$35,000.

Standards for reviewing an SMA application are found under HRS 205A-26, and Sections 12-302-10 and 11 of Chapter 302, SMA rules of the Commission, as amended. In addition, the proposed action is also subject to Maui County Code, as amended, Title 19, Zoning, Section 19.15, Country Town Business District Zoning Regulations. The state land use district is urban. The community plan is business commercial, and the county zoning is Country Town Business District.

And pursuant to the aforementioned findings of fact and determination, the department recommends concurrence with the finding that the subject application is eligible for an SMA minor subject to the five conditions indicated in the report.

The consultant, Luigi Manera, is available or I'm available for questions as well. Thank you.

(Commissioner Dudoit arrived at the meeting at 12:09 p.m.)

Mr. Jennings: Is there any public testimony? Okay, seeing none, public testimony is closed. Any -- Commissioners, do you have any questions? Okay. I believe -- we'll have -- Sherry, did you?

Ms. Sherry Tancayo: I just was going to make the proposal that we accept the minor permit with the recommendations that the department has put through.

Mr. Jennings: Okay. Is there a second to Ms. Tancayo's motion? Doug. Okay.

It has been moved by Commissioner Tancayo, seconded by Commissioner Rogers, then unanimously

VOTED: to accept the department's recommendation to approve the SMA minor permit with conditions.

Mr. Jennings: Unanimous. Motion carried. Thank you. Okay, now I'm left in lurch here.

E. CHAIRPERSON'S REPORT

Oh, Chairman's report. Well, I got news for you. I don't have a lot to say so I'm going to turn it to -- it was nice to have you all here, and I didn't stumble and fall that bad, so I'm going to go over to Clayton, and you can read what's coming up.

F. DIRECTOR'S REPORT

- 1. Agenda Items for the November 13, 2013 meeting.**
- 2. Pending Molokai Applications**
- 3. Closed Molokai Applications**
- 4. 2014 Meeting Schedule**

Mr. Yoshida: Yes, our next scheduled meeting is on November 13, and we don't have any public hearing items right now, we have several SMA assessments that we are processing, I guess as well we can have reports from the members who attended the Hawaii Congress of Planning Officials Conference last month, so are there any other agenda items that Commission would like to have placed on the next November 13 agenda?

Okay, we have submitted our list of pending and closed Molokai applications if there are any questions on those from the members.

Mr. Jennings: Okay, seeing none, hearing none, I would --

Mr. Yoshida: Well, I guess the last thing is we have circulated our 2014 meeting schedule for the Commission. Again, the first six months, Parks will be renovating this hall so we will be meeting at the DAGS conference room at the state complex in town. So any questions on those, on the schedule?

G. NEXT MEETING DATE: November 13, 2013

H. ADJOURNMENT

Mr. Jennings: Again, I want to thank you all for being here and putting up with me, and I might have motion to close the meeting. Motion by Mr. Davis. Second by Sherry. Okay, again, thank you. Meeting adjourn.

There being no further business brought before the Commission, the meeting was adjourned at 12:15 p.m.

Respectfully submitted by,

SUZETTE L. ESMERALDA
Secretary to Boards & Commissions

RECORD OF ATTENDANCE

Present

Michael Jennings, Vice-Chairperson
Billy Buchanan
Ron Davis
Zhantell Dudoit (Arrived at 12:09 p.m.)
Doug Rogers
Diane Swenson
Sherry Tancayo

Excused

Janice Kalanihuia
John Sprinzel

Others

Clayton Yoshida, Planning Program Administrator
Benjamin Sticka, Staff Planner, Molokai
James Giroux, Deputy Corporation Counsel