

# MOLOKAI PLANNING COMMISSION

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

## AGENDA

**DATE:** AUGUST 27 , 2014  
**TIME:** 12:00 PM  
**PLACE:** Kualapuu Community Center  
1 Uwao Street  
Kualapuu, Molokai

OFFICE OF THE  
COUNTY CLERK

2014 AUG 21 AM 8:46

RECEIVED

**Members:** Michael Jennings (Chair), Douglas Rogers (Vice-Chair), Billy Buchanan, Ron Davis, Zhantell Dudoit, Lawrence Lasua, Marshall Racine, Diane Swenson, Sherry Tancayo

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.
- C. APPROVAL OF MINUTES OF THE MAY 14, 2014 and JUNE 12, 2014 MEETINGS
- D. PUBLIC HEARING (Action to be taken after public hearing.)
1. MS. DIXIE VAN DER KAMP requesting a Short-Term Rental Home Permit in order to operate the Aloha Hookipa Short-Term Rental Home - The Original Waialua Beach House, a three (3) bedroom short-term rental home located in the RU-0.5 Rural District at 10456 Kamehameha V Highway, Waialua, Island of Molokai. (STMO T2014/0001) (B. Sticka)

This application is being brought before the Molokai Planning Commission because there is at least one other permitted short-term rental operation located within 500 ft. of the subject property.

E. SPECIAL MANAGEMENT AREA MINOR PERMITS

1. MS. ROCHELLE SHANG on behalf of MR. KARL BEWLEY requesting a Special Management Area (SMA) Minor Permit for the Chevron environmental soil and water testing and possible installation of monitoring wells in the State Department of Transportation right-of-way at 85 Kaunakakai Place, TMK: 5-3-001: 065, Kaunakakai, Island of Molokai. (Valuation: \$120,000) (SMX 2013/0013) (B. Sticka)

The testing will include the drilling of eight (8) test holes (borings) dug to a depth of five (5) feet. The test holes will be dug in order to assess the existing condition of the soil and ground water, if encountered.

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

2. MR. MICHAEL SPALDING requesting a Special Management Area (SMA) Minor Permit in order to construct a 320 square foot (16 ft. x 20 ft.) storage shed and septic tank and leach field including excavation of a trench to a depth of twenty-four inches (24") for electrical conduit with a five-foot easement for electrical, telephone, and cable television on property located within the Interim District at 0 Ehukai Road, Moana Beach Lots, TMK: 5-7-010: 076, Kaluaaha, Island of Molokai) (Valuation: \$10,000) (SMX 2013/0579) (B. Sticka)

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

F. CONCURRENCE WITH SPECIAL MANAGEMENT AREA EXEMPTION

1. MR. WILLIAM SPENCE, Planning Director, requesting concurrence from the Molokai Planning Commission pursuant to their Special Management Area Rules, as amended, that a Special Management Area (SMA) exemption can be issued for the following:
  - a. MS. HAUNANI OLDS, Assistant Race Director of the Na Wahine O Ke Kai Canoe Race submitting a Special Management Area (SMA) Assessment for the placement of 15 cubic yards of cinders to improve sections of Hale O Lono Beach Road to improve access and facilitate the transportation of canoes to the Hale O Lono Harbor for the upcoming Molokai to Oahu canoe races at TMK: 5-1-002: 004, Maunaloa, Island of Molokai. No grading will occur as the project includes filling potholes and spreading a layer of cinder to even the existing right-of-way. (Valuation: \$5,800) (SMX 2014/0391) (B. Sticka)

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

G. DIRECTOR'S REPORT

1. Notification of the issuance of a Special Management Area (SMA) Emergency Permit in accordance with the provisions of Section 12-302-16 of the Molokai Planning Commission's Special Management Area Rules:

Written Special Management Area Emergency Permit by letter dated July 11, 2014 issued to MR. LUIGI MANERA to repair 5,800 square feet (sq. ft.) of cedar shake roofing and 3,200 sq. ft. of torch down roofing with copper flashing on the existing buildings due to structural roof damage caused by high winds and rain at the Hotel Molokai property located at 1300 Kamehameha V Highway, TMK: 5-4-002: 001, Kaunakakai, Island of Molokai. (SM3 2014/0002) (B. Sticka)

***This report is submitted to the Commission for review.***

2. Approval of the proposed meeting schedule for Calendar Year 2015

***The Commission may act to approve the proposed meeting schedule with amendments.***

3. Agenda items for the September 24, 2014 meeting at the DAGS Conference Room in Kaunakakai:

Public Hearing on the following items:

MR. DILIP GUNAWARDENA of the LDE GROUP, LLC requesting a Community Plan Amendment from Single-Family Residential to Multi-Family Residential and a Change in Zoning from Interim District to A-1 Apartment District for the Chopra Hale Apartments project, a sixteen (16) unit multi-family apartment complex and related improvements to be used for affordable rental units on 1.04 acres of land located at 190 Makaena Place, TMK: 5-3-004: 028, Kaunakakai, Island of Molokai. (CPA 2010/0005) (CIZ 2010/0007) (B. Sticka)

4. Pending Molokai Applications Report generated by the Planning Department (Appendix A)
5. Closed Molokai Applications Report generated by the Planning Department (Appendix B)
6. September 8 and 9, 2014 Molokai workshops on the new flood insurance rate maps

H. NEXT MEETING DATE: September 24, 2014

I. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES, PURSUANT TO SEC. 92-5(a)(4), HRS.

DOCUMENTS ARE ON FILE WITH THE DEPARTMENT OF PLANNING. THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE MOLOKAI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O THE DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date is August 27, 2014 was on August 12, 2014.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE.

WRITTEN TESTIMONY AND FAXES SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE COMMISSION. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE REQUESTED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

Molokai Planning Commission  
Agenda - August 27, 2014  
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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.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your cooperation.** (S:\ALL\SUZETTE\MoPC\AGENDAS\2014 Agendas\082714mopc\_agenda.wpd)



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, HI 96793-2155

## Open PD - Projects by TMK Report

Entry Date: 08/20/2010 - 08/20/2014

Permit Type: %

TMK: 25%

08/20/2014

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2510020040000	HALE O LONO HARBOR	USE OF STATE CINDERS FOR ROAD REPAIR	SMX - 20140391	HAUNANI OLDS	08/01/2014		OPEN	STICKA
2510020370000	TNC MOLOKAI PROGRAM	INSTALL FENCING/MOLOKAI	SMX - 20130428	TNC MOLOKAI PROGRAM	09/11/2013		OPEN	STICKA
2510070420000	HALLAS, DON/KERRY	FARM PLAN/MAUNALOA	FRMP - 20130099	HALLAS, DON & KERRY	12/19/2013		OPEN	WAIKIKI
2510070640000	LINEX INVESTMENTS, L	MODEL TRAIN TUNNEL	BVAA - 20120001	LINEX INVESTMENTS, LLC	03/01/2012		OPEN	KAPUA'ALA
2510070660000	SCHWARTZ, ROBERT/KAT	STORAGE SHED-MOLOKAI	AUA - 20130003	SCHWARTZ, ROBERT	01/18/2013		OPEN	WAIKIKI
2510080340000	PERELL, JOHN SID	FARM PLAN-MAUNALOA, MOLOKAI	FRMP - 20130021	PERELL, JOHN SID & ELIZABETH CAROL	02/26/2013		OPEN	WAIKIKI
2510091180000	MAUNALOA HILO2231	TWELVE ANTENNAES, ONE MICROWAVE DISH	CUP - 20140007	AT&T MOBILITY	06/07/2014		OPEN	STICKA
2520120050000	HLOMUA JUNCTION	PARKING LOT, PLANTING PLAN/KUALAPUU	CSP - 20130013	LAWRENCE SWENSON	12/18/2013		OPEN	MIKOLAY
2520150010000	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	CIZ - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	CPA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	DBA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	EAC - 20140001	STATE OF HAWAII, DEPARTMENT OF EDUCATION	01/07/2014		OPEN	STICKA
2530010080000	MAKOA TRUCKING YARD	CONSTRUCT WAREHOUSE/KAUNAKAKAI	SMX - 20140236	NEW HORIZON ENTERPRISES, INC.	04/28/2014		OPEN	STICKA
2530010650000	URS CORP/ROCHELLE SH	EVAL. EXTENT OF PETROLEUM IMPACT/MOLOKAI	SMX - 20130013	CHEVRON EMC, KARL BEWLEY	01/08/2013		OPEN	STICKA
2530010750000	NEW HORIZON ENTERPRI	MAKOA TRUCKING; INTERIM TO M-I/KKAI	CIZ - 20120006	CHRIS MEBILLE	05/16/2012		OPEN	STICKA
2530010770000	KAHUA CENTER	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	SMX - 20140270	MOLOKAI STORES, LLC	05/13/2014		OPEN	STICKA
2530020010000	MOLOKAI CENTER	EMERGENCY ROOF REPAIR/KAUNAKAKAI	SM3 - 20140001	MOLOKAI CENTER	01/28/2014		OPEN	STICKA
2530020060000	MOLOKAI COMMUNITY	ADDITION/ALTERATION	OSP - 20120002	LASUA, LAWRENCE	05/09/2012		OPEN	CRITCHLOW



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2530020120000	MOLOKAI COMMUNITY	ADDITION/ALTERATION	OSP - 20120002	LASUA, LAWRENCE	05/09/2012		OPEN	CRITCHLOW
2530020170000	OTSUKA, GARY	DEMOLITION OF DWELLING/MOLOKAI	SMX - 20110496	GARY OTSUKA	11/14/2011		OPEN	STICKA
2530020810000	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	CP - 20130002	STANLEY A. WADA	04/03/2013		OPEN	STICKA
2530040280000	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	SMI - 20130003	STANLEY A. WADA	04/03/2013		OPEN	STICKA
2530050060000	CHOPRA HALE CONDO	AMENDMENT FROM SINGLE TO MULTI-FAMILY	CIZ - 20100007	LUIGI MANERA	12/20/2010		OPEN	STICKA
2530060280000	CHOPRA HALE CONDO	AMENDMENT FROM SINGLE TO MULTI-FAMILY	CPA - 20100005	LUIGI MANERA	12/20/2010		OPEN	STICKA
2530070210000	KAPAHULEHUA, KIMOKEO	SOLAR FARM/MOLOKAI	SMX - 20130048	RICKY J MCGOVERN	01/31/2013		OPEN	STICKA
2530106700000	MOLOKAI COMMUNITY HE	PARKING LOT LANDSCAPE PLAN/MOLOKAI	LPAP - 20120015	LUIGI MANERA	05/31/2012		OPEN	STICKA
2530110670000	RAWLINS RESIDENCE	RAWLINS REMODEL & ADDITION/KAUNAKAKAI	SMX - 20140050	RAWLINS, WALTER TR	01/29/2014		OPEN	STICKA
2540010280000	KALILIKANE, LORETTA	RESIDENCE-NEW ADDITIONS/KAUNAKAKAI	SMX - 20140269	LORETTA LORRAINE KALILIKANE	05/13/2014		OPEN	STICKA
2540050240000	KA WELA 4-LOT SUBDIVI	CIZ FROM INTERIM TO R-3/KAUNAKAKAI	CIZ - 20110001	ELIZABETH JACKSON	03/01/2011		OPEN	STICKA
2540070080000	WUERTZ, STEVEN	NEW DWELLING/MOLOKAI	SMX - 20120543	ROBERT ROBINSON	12/17/2012		OPEN	STICKA
2540140010000	STATE OF HAWAII	RESURFACE EXISTING HWY/MOLOKAI	SMX - 20130567	FERDINAND CAJIGAL	12/05/2013		OPEN	STICKA
2540140160000	VAN GEMERT, ROBERT/L	IST FARM DWELLING	FRMP - 20120073	VAN GEMERT, ROBERT & LORRAINE	09/27/2012		OPEN	WAIKIKI
2540150440000	CUSHMAN,HA	ADDITION/ALTERATION-GARAGE & STORAGE	FRMP - 20120077	CUSHMAN, HAROLD & JACQUELYN	10/18/2012		OPEN	WAIKIKI
2540160100000	KOLB, DAVID & ALICE	FARM PLAN/KAUNAKAKAI	FRMP - 20140018	KOLB, DAVID & ALICE	03/04/2014		OPEN	WAIKIKI
2540160430000	CORBOY, JOHN	GARAGE	FRMP - 20100083	CORBOY, JOHN M.	09/29/2010		OPEN	WAIKIKI
2540160430000	SPENCER, JOHN G.	AGRICULTURAL USES/KA WELA, MOLOKAI	AUA - 20130017	SPENCER, JOHN GEOFFREY	09/05/2013		OPEN	WAIKIKI



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08/20/2014

Entry Date: 08/20/2010 - 08/20/2014

Permit Type: %

TMK: 25%

<u>TMK</u>	<u>Project</u>	<u>Permit Name</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2560040080000	GREGORY KAPUNI	TWO DWELLINGS, DECK AND CARPORT	SMX - 20140375	GREGORY AND RENNIE KAPUNI	07/18/2014		OPEN	STICKA
2560040550034	WAVECREST RESORT	INTERIOR ALTERATION/MOLOKAI	FDP - T20110063	KRIS/JERRY CHERNIK	09/26/2011		OPEN	HIGA
2560040550090	WAVECREST RESORT	INTERIOR ALTERATION/MOLOKAI	FDP - T20110063	KRIS/JERRY CHERNIK	09/26/2011		OPEN	HIGA
2570030030000	ALOHA HO'OKIPA	ALOHA HO'OKIPA/MOLOKAI	STMO - T20140001	DIXIE VAN DER KAMP	03/04/2014		OPEN	STICKA
2570030050000	PETER'S PARADISE LLC	ATF DECK/KAUNAKAKAI	SMX - 20140078	PETER'S PARADISE LLC	02/07/2014		OPEN	STICKA
2570040070000	DUNBAR SUBDIVISION	MCC SECTION 18.16.060 & 18.20.040/MOLOKA	BVAV - T20120019	WAYNE I ARAKAKI ENGINEER LLC	11/29/2012		OPEN	KAPUA'ALA
	DUNBAR SUBDIVISION	PROPOSED 3 LOT SUBDIVISION/MOLOKAI	SMX - 20130566	KIP DUNBAR	12/04/2013		OPEN	STICKA
2570070870000	MAUD HILL SCHROLL	FLOOD PERMIT/SF RES/PUKOO-MOLOKAI	FDP - T20140043	ANTHONY RIECKE-GONZALES	05/30/2014		OPEN	CABAIS
2580010040000	CERTIFIED SHORELINE	SHORELINE CERTIFICATION APPLICATION	RFC - 20100160	DLNR-OCCL	10/18/2010		OPEN	BUJKA
2580150060000	PUU O HOKU RANCH	PV PANEL SUPPORTS	AUA - 20120005	RICHARD S YOUNG	02/07/2012		OPEN	WAIKIKI

Grand Total: 44



County of Maui  
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## Planning Department - Completed Projects by TMK Report

08/20/2014

Completion Date: 07/20/2014 - 08/20/2014

Permit Type: %

TMK: 25%

Does not include permit types: LTR, SPC and S.

<u>TMK</u>	<u>Project</u>	<u>Description</u>	<u>Permit #</u>	<u>Applicant Name</u>	<u>Entry Date</u>	<u>Completion Date</u>	<u>Status</u>	<u>Project Lead</u>
2530020050000	MITCHELL PAUOLE	MITCHELL PAUOLE CENTER FACILITY	RFC - 20140069	DEPT OF PARKS & RECREATION	07/25/2014	08/01/2014	DONE	STICKA
2530110480000	PLACE, CHEVALIER	PLACE, CHEVALIER	SM5 - 20140228	CHEVALIER PLACE JR.	07/21/2014	07/21/2014	DONE	STICKA
2570070210000	KE KUA'AINA HANAUNA	KE KUA'AINA HANAUNA HOU	SMX - 20140158	CHEVALIER PLACE JR.	03/19/2014	07/22/2014	DONE	STICKA
2570090020000	KE KUA'AINA HANAUNA	KE KUA'AINA HANAUNA HOU	SM6 - 20140004	COLLETTE MACHADO	07/21/2014	07/22/2014	DONE	STICKA
2570100760000	BURROWS, DAVID	BURROWS, DAVID	SMX - 20140170	COLLETTE MACHADO	03/25/2014	07/22/2014	DONE	STICKA
	SPALDING STORAGE	SPALDING STORAGE SHED	SM6 - 20130008	DAVID BURROWS	09/24/2013	07/31/2014	DONE	STICKA
			SMX - 20130579	SPALDING, MICHAEL S TRUST	12/11/2013	08/19/2014	DONE	STICKA

Grand Total: 7