

MOLOKAI PLANNING COMMISSION

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

AGENDA

DATE: JANUARY 14, 2015
TIME: 12:00 p.m.
PLACE: Mitchell Pauole Center, Meeting Hall
Kaunakakai, Molokai

Members: Michael Jennings (Chair), Douglas Rogers (Vice-Chair), Billy Buchanan, Ron Davis, Zhanell 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 THE MINUTES OF THE SEPTEMBER 24, 2014 and NOVEMBER 12, 2014 MEETINGS
- D. UNFINISHED BUSINESS
 - 1. 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) (Public hearing was conducted on September 24, 2014 and another meeting conducted on November 12, 2014)

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.

The Commission may take action on these requests.

- E. COMMUNICATIONS
 - 1. GREGORY & RENNIE KAPUNI requesting a Special Management Area Minor Permit for the construction of a single-family residence and ohana including a carport, two (2) septic tanks, leach fields, power poles, and trenching for utilities located at 0 West Ohia, TMK: 5-6-004: 008, Pukoo, Island of Molokai. (SMX 2014/0375) (Valuation: \$280,000) (B. Sticka)

The Commission may act on this request.

RECEIVED
2015 JAN -8 AM 10:40
OFFICE OF THE
COUNTY CLERK

F. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director notifying the Commission pursuant to the provisions of Section 12-302-13.1(a) of the Molokai Planning Commission's Special Management Area Rules that the following proposed actions located within the special management area are not "developments" and therefore exempt from the requirements of the Molokai Planning Commission's Special Management Area Rules:

- a. MR. STANLEY A. WADA on behalf of the STANLEY A. WADA TRUST submitting a Special Management Area Assessment (SMX) application for replacing concrete curb and gutter in Kaunakakai Country Town Business District for property located at 56 Ala Malama Street, TMK: 5-3-002: 081, Kaunakakai, Island of Molokai. (SMX 2014/0498) (Valuation: \$40,000) (S. Lopez)

The Commission shall acknowledge receipt of the application. The Commission shall vote to either waive its review of the application or review the assessment application at the next available meeting after receiving notice.

- b. HOTEL MOLOKAI submitting a Special Management Area Assessment (SMX) application for re-roofing of existing structures located at 1300 Kamehameha V Highway, TMK: 5-4-002: 001, Kaunakakai, Island of Molokai. (SMX 2014/0514) (Valuation: \$230,000) (S. Lopez)

The Commission shall acknowledge receipt of the application. The Commission shall vote to either waive its review of the application or review the assessment application at the next available meeting after receiving notice.

- c. MR. ALLEN ASHITOMI submitting a Special Management Area Assessment (SMX) application for alteration on a single family dwelling located at 249 Pailolo Place, TMK: 5-3-010: 056, Kaunakakai, Island of Molokai. (SMX 2014/0516) (Valuation: \$8,000) (S. Lopez)

The Commission shall acknowledge receipt of the application. The Commission shall vote to either waive its review of the application or review the assessment application at the next available meeting after receiving notice.

- d. MS. LORETTA KALILIKANE submitting a Special Management Area Assessment (SMX) application for proposed improvements to an existing single-family residence to include: a 33 square foot bathroom, a 416 square-foot lanai, a 480 square-foot covered deck, a 160 square-foot storage container, concrete sidewalk, a two-foot high rock

wall at 156 feet in length and a five-foot chain link fence at 168 feet in length located at 405 Kikipuna Place, TMK: 5-3-011: 067, Kaunakakai, Island of Molokai. (SMX 2014/0269) (Valuation: \$20,000) (B. Sticka)

The Commission shall acknowledge receipt of the application. The Commission shall vote to either waive its review of the application or review the assessment application at the next available meeting after receiving notice.

- e. MR. NAT BACON on behalf of PLOVER PROPERTIES, LLC submitting a Special Management Area Assessment (SMX) application for the demolition of an existing storage shed and the construction of a new garage on property located at 8706 Kamehameha V Highway, TMK: 5-7-007: 017, Kaunakakai, Island of Molokai. (SMX 2014/0547) (Valuation: \$25,000) (S. Lopez)

The Commission shall acknowledge receipt of the application. The Commission shall vote to either waive its review of the application or review the assessment application at the next available meeting after receiving notice.

- 2. Commission meeting locations for the first half of 2015
- 3. Agenda items for the future meetings
 - a. February 11, 2015 public hearing on the following item:

Resolution No. 14-114 referred by Councilmember Don Guzman of the Maui County Council to the Maui, Molokai, and Lana'i Planning Commissions for an AMENDMENT TO CHAPTER 19.30A - Agricultural District of the Maui County Code, to Allow for the Creation of Agricultural Conservation Lots.

The proposed amendment is intended to provide flexibility in site planning and design to:

- 1) Promote land conservation;
- 2) Preserve agricultural land resources; and
- 3) Maintain district character consistent with the General Plan.

The amendment proposes provisions for the creation of agricultural conservation lots that will be dedicated for agricultural use, in perpetuity, through a conservation easement or a unilateral agreement.

The proposed amendment to the Maui County Code (MCC) Chapter 19.30A.030, District Standards, provides for the ability to subdivide agriculturally zoned land into lots with a minimum lot area of one (1) acre provided that:

1. For parcels with a lot area of at least 92 acres, at least 70% of the lot area must be placed in an agricultural conservation lot. For parcels with a lot area of less than 92 acres, at least 60% of the lot area shall be placed in an agricultural conservation lot.
2. The design of the subdivision incorporates best management practices that support the purpose and intent of the Agricultural District.
3. Non-substantive grammatical improvements are also proposed.

It is not the intent of the proposed amendment to allow for the creation of agricultural lots beyond the maximum lot limit established under MCC Section 19.30A.030(G). (S. Bosco)

4. Pending Molokai Applications Report generated by the Planning Department (Appendix A)
5. Closed Molokai Applications Report generated by the Planning Department (Appendix B)

G. NEXT SCHEDULE D MEETING DATE: January 28, 2015

H. 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 January 14, 2015 was on December 31, 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.

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.

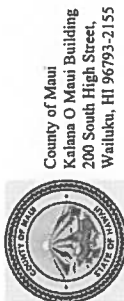
PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Department of Planning at least one day prior to the meeting date. Thank you for your cooperation. (S:\ALL\SUZETTE\MoPC\AGENDAS\2015 Agendas\011415mopc_agenda.wpd)

Open PD - Projects by TMK Report

Entry Date: 01/07/2011 - 01/07/2015

Permit Type: %

TMK: 25%

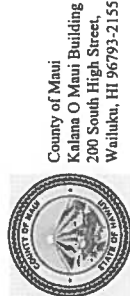


County of Maui
Kalana O Maui Building
200 South High Street,
Waikuku, HI 96793-2155

TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2510020370000	TNC MOLOKAI PROGRAM	INSTALL FENCING/MOLOKAI	SMX - 20130428	TNC MOLOKAI PROGRAM	09/11/2013		OPEN	STICKA
2510030130086	SPARKMAN REMODEL	INTERIOR REMODEL	SMX - 20140522	ALYSHA AND SIDNEY SPARKMAN	10/27/2014		OPEN	LOPEZ
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 JOHN SID PERELL	02/26/2013		OPEN	WAIKIKI
	PERELL RANCH	PERELL RANCH SHORT TERM RENTAL/MAUNALOA	STMO - T20140002		10/03/2014		OPEN	STICKA
	PERELL RANCH	PERELL RANCH SHORT TERM RENTAL/MAUNALOA	SUP2 - 20140010	JOHN SID PERELL	10/03/2014		OPEN	STICKA
2510091180000	MAUNALOA HILO2231	TWELVE ANTENNAES, ONE MICROWAVE DISH	CUP - 20140007	AT&T MOBILITY	06/07/2014		OPEN	STICKA
2520090180000	COUNTY CIVIL DEFENSE	EMERGENCY WARNING SIRENS/MOLOKAI	SMX - 20140506	COUNTY OF MAUI	10/21/2014		OPEN	LOPEZ
2520110310000	MECO PALAAU PLANT	NEW STORAGE BLDG / KAUNAKAKAI	LPAP - 20140041	SATISH K. GHOLKAR	12/17/2014		OPEN	BALBERDI
2520150010000	MOLOKAI H.S. SCIENCE	VARIANCE APP/TITLE 19.36A.01/HOOLEHUA SCIENCE FACILITY	BVAV - T20140010	KASHIWA, DUANE	09/19/2014		OPEN	MIKOLAY
	MOLOKA'I HIGH SCHOOL	UPGRADES/MOLOKA'I SCIENCE FACILITY	CIZ - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	UPGRADES/MOLOKA'I SCIENCE FACILITY	CPA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	UPGRADES/MOLOKA'I SCIENCE FACILITY	DBA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	STICKA
	MOLOKA'I HIGH SCHOOL	UPGRADES/MOLOKA'I SCIENCE FACILITY	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
2530010210000	WENDY VAN HECK	ATF SEAWALL AND STAIRS	SMX - 20140542	WENDY VAN HECK	11/07/2014		OPEN	STICKA
2530010750000	NEW HORIZON ENTERPRI	MAKOA TRUCKING; INTERIM TO M-	CIZ - 20120006	CHRIS MEBILLE	05/16/2012		OPEN	STICKA

Open PD - Projects by TMK Report

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TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2530010750000		1/KKAI						
2530010770000	KAUHA CENTER	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	CTB - 20140014	MOLOKAI STORES, LLC	10/01/2014		OPEN	LOPEZ
	KAHUA CENTER	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	SMX - 20140270	MOLOKAI STORES, LLC	05/13/2014		OPEN	LOPEZ
2530020060000	MOLOKAI COMMUNITY	ADDITION/ALTERATION	OSP - 20120002	LASUA, LAWRENCE	05/09/2012		CLSD	CRITCHLOW
2530020120000	MOLOKAI COMMUNITY	ADDITION/ALTERATION	OSP - 20120002	LASUA, LAWRENCE	05/09/2012		CLSD	CRITCHLOW
2530020420000	SNOW FACTORY	AWNING, SIGN, INTERIOR ALTERATIONS	SMX - 20140594	BEATRICE SPROAT-AUGUSTIRO	12/16/2014		OPEN	LOPEZ
2530020810000	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	CP - 20130002	STANLEY A. WADA	04/03/2013		OPEN	STICKA
	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	SMI - 20130003	STANLEY A. WADA	04/03/2013		OPEN	STICKA
	STANLEY WADA	REPLACE CONCRETE CURB GUTTER/KAUNAKAKAI	SMX - 20140498	STANLEY A WADA TRUST	10/17/2014		OPEN	LOPEZ
2530050060000	KAPAHULEHUA, KIMOKEO	SOLAR FARM/MOLOKAI	SMX - 20130048	RICKY J MCGOVERN	01/31/2013		OPEN	STICKA
2530060280000	MOLOKAI COMMUNITY HE	PARKING LOT LANDSCAPE PLAN/MOLOKAI	LPAP - 20120015	LUIGI MANERA	05/31/2012		OPEN	STICKA
2530060390000	WOND, EDMUND	2 STORY OFFICE BLDG, PARKING/KAUNAKAKAI	SMX - 20140572	EDMOND GEORGE WOND	11/26/2014		OPEN	STICKA
2530100560000	ASHITOMI ALTERATION	ENCLOSE PATIO, ADD DECK, ETC/KAUNAKAKAI	SMX - 20140516	ALLEN ASHITOMI	10/24/2014		OPEN	LOPEZ
2530110670000	KALILIKANE, LORETTA	RESIDENCE-NEW ADDITIONS/KAUNAKAKAI	SMX - 20140269	LORETTA LORRAINE KALILIKANE	05/13/2014		OPEN	STICKA
2530111180000	ANNUS ALTERATION ADD	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	SMX - 20140541	ARVO ANNUS	11/05/2014		OPEN	LOPEZ
2540010280000	KAWELA 4-LOT SUBDIVI	CIZ FROM INTERIM TO R- 3/KAUNAKAKAI	CIZ - 20110001	ELIZABETH JACKSON	03/01/2011		OPEN	STICKA
2540020010000	HOTEL MOLOKAI REROOF	REROOF EXISTING STRUCTURE/MOLOKAI	SMX - 20140514	HOTEL MOLOKAI	10/24/2014		OPEN	LOPEZ
2540050240000	WUERTZ, STEVEN	NEW DWELLING/MOLOKAI	SMX - 20120543	ROBERT ROBINSON	12/17/2012		OPEN	STICKA



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Open PD - Projects by TMK Report

Entry Date: 01/07/2011 - 01/07/2015

Permit Type: %

TMK: 25%

01/07/2015

TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2540070090000	GASPAR RESIDENCE	DEMOLITION & RECONSTRUCTION SFR/MOLOKAI	SMX - 20140540	KEEFE GASPAR	11/05/2014		OPEN	STICKA
2540140010000	VAN GEMERT, ROBERT/L	1ST FARM DWELLING	FRMP - 20120073	VAN GEMERT, ROBERT & LORRAINE	09/27/2012		OPEN	WAIKIKI
2540140160000	CUSHMAN,HA	ADDITION/ALTERATION-GARAGE & STORAGE	FRMP - 20120077	CUSHMAN, HAROLD & JACQUELYN	10/18/2012		OPEN	WAIKIKI
2540150440000	KOLB, DAVID & ALICE	FARM PLAN/KAUNAKAKAI	FRMP - 20140018	KOLB, DAVID & ALICE	03/04/2014		OPEN	WAIKIKI
2540160430000	SPENCER, JOHN G.	AGRICULTURAL USES/KAWELA, MOLOKAI	AUA - 20130017	SPENCER, JOHN GEOFFREY	09/05/2013		OPEN	WAIKIKI
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
2570040070000	DUNBAR SUBDIVISION	MCC SECTION 18.16.060 & 18.20.040/MOLOKA	BYAV - T20120019	WAYNE I ARAKAKI ENGINEER LLC	11/29/2012		CLSD	BALBERDI
2570070170000	DUNBAR SUBDIVISION	PROPOSED 3 LOT SUBDIVISION/MOLOKAI	SMX - 20130566	KIP DUNBAR	12/04/2013		OPEN	STICKA
2570070170000	PLOVER PROPERTIERS,	DETACHED GARAGE/MOLOKAI	SMX - 20140547	NAT BACON	11/10/2014		OPEN	LOPEZ
2580150060000	PUU O HOKU RANCH	PV PANEL SUPPORTS	AUA - 20120005	RICHARD S YOUNG	02/07/2012		OPEN	WAIKIKI

Grand Total: 46



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

01/07/2015

Planning Department - Completed Projects by TMK Report

Completion Date: 12/07/2014 - 01/07/2015

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>
2530020010000	MOLOKAI CENTER	GARY O GALIHER DBA MOLOKAI CENTER REQUEST FOR EMERGENCY SMA PERMIT	SM3 - 20140001	MOLOKAI CENTER	01/28/2014	01/02/2015	DONE	STICKA
2530020170000	OTSUKA, GARY	DEMOLITION OF DWELLING/KAUNAKAKAI	SMX - 20110496	GARY OTSUKA	11/14/2011	01/02/2015	DONE	STICKA
2540020300000	HOLLOMAN, THOMAS/CAR	HOLLOMAN, THOMAS/CAROL	SMX - 20080444	HOLLOMAN, THOMAS	09/30/2008	01/02/2015	DONE	STICKA
2540140250000	FAMILY ADVENTURE LLC	FAMILY ADVENTURE LLC	FRMP - 20140086	SCOTT JOHANNES	12/19/2014	12/29/2014	DONE	WAIKIKI
2570070050000	PUKOO COTTAGE	PUKOO COTTAGE BED & BREAKFAST	BBMO - T20140001	DIANE SWENSON	11/17/2014	12/15/2014	DONE	STICKA
2570100760000	SPALDING, MICHAEL	SPALDING, MICHAEL	FDP - 20140092	SPALDING, MICHAEL S TRUST	12/08/2014	12/19/2014	DONE	HIGA

Grand Total: 6