

# MOLOKAI PLANNING COMMISSION

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

## AGENDA

**DATE:** MAY 13, 2015  
**TIME:** 12:00 noon  
**PLACE:** Kualapuu Community Center  
1 Uwao Street  
Kualapuu, Molokai

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

RECEIVED  
2015 MAY -7 AM 10:11  
OFFICE OF THE  
COUNTY CLERK

- 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 FEBRUARY 11, 2015 MEETING
- D. PUBLIC HEARING (Action to be taken after Commission has acted on items E.1 and E.2)
  1. MR. JOHN SID PERELL requesting a State Land Use Commission Special Use Permit in order to operate the Perell Ranch Short-Term Rental Home in the State Agricultural District at 4812 Pohakuloa Road, TMK: 5-1-008: 034, Kaluakoi, Island of Molokai. (SUP2 2014/0010) (S. Lopez) (public hearing was originally scheduled for the March 25, 2015 Molokai Planning Commission meeting but the meeting was canceled.)
- E. COMMUNICATIONS
  1. MS. PATRICIA I. CRANDALL on behalf of PATRICIA I. CRANDALL and JACK D. BRENTON, pro se, submitting a Petition to Intervene dated April 27, 2015 and received by the Planning Department on April 29, 2015 on the application by MR. JOHN SID PERELL for a State Land Use Commission Special Use Permit in order to operate the Perell Ranch Short-Term Rental Home in the State Agricultural District at 4812 Pohakuloa Road, TMK: 5-1-008: 034, Kaluakoi, Island of Molokai. (SUP2 2014/0010) (S. Lopez) (public hearing was originally scheduled for the March 25, 2015 Molokai Planning Commission meeting but the meeting was canceled.) (S. Lopez)
    - a. Memorandum in Opposition to the Petition to Intervene and Motion to Reschedule Public Hearing dated and received on May 5, 2015 from LUIGI MANERA, agent for MR. JOHN SID PERELL, Applicant. .

\* 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.

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

2. MS. PATRICIA I. CRANDALL on behalf of PATRICIA I. CRANDALL and JACK D. BRENTON, pro se, submitting a Motion to Reschedule Public Hearing dated April 27, 2015 and received by the Planning Department on April 29, 2015 on the application by MR. JOHN SID PERELL for a State Land Use Commission Special Use Permit in order to operate the Perell Ranch Short-Term Rental Home in the State Agricultural District at 4812 Pohakuloa Road, TMK: 5-1-008: 034, Kaluakoi, Island of Molokai. (SUP2 2014/0010) (S. Lopez) (public hearing was originally scheduled for the March 25, 2015 Molokai Planning Commission meeting but the meeting was canceled.) (S. Lopez)

- a. Memorandum in Opposition to the Petition to Intervene and Motion to Reschedule Public Hearing dated and received on May 5, 2015 from LUIGI MANERA, agent for MR. JOHN SID PERELL, Applicant.

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***The Commission may take an action on this request. This matter becomes moot if the Commission denies the Petition to Intervene request.***

3. MR. LANCE KIP DUNBAR on behalf of DUNBAR MAKAI PROPERTIES and DUNBAR RANCH PARTNERS requesting a fifteen (15) year time extension on his State Land Use Commission Special Use Permit in order to continue to operate the Dunbar Beachfront Cottages, two transient vacation rentals in the State Rural District at TMK: 5-7-003: 061 and 063, Pauwalu, Island of Molokai. (SUP2 2000/0006) (S. Lopez)

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

#### F. SPECIAL MANAGEMENT AREA MINOR PERMITS

1. MR. RICHARD YOUNG on behalf of T&C CRUMPLEY requesting an after-the-fact Special Management Area Minor Permit for the main dwelling addition which included converting the garage into a bedroom and bath and the addition of a new roof over the existing deck located at 2376 Kamehameha V Highway at TMK: 5-4-017: 015, Kaunakakai, Island of Molokai. (SMX 2015/0075) (Valuation: \$10,000) (S. Lopez)

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

2. MRS. LESLIE CUIFO on behalf of MRS. BEATRICE SPROAT-AUGUSTIRO requesting a Special Management Area Minor Permit for signage, remodeling including painting the exterior, adding a 600 sq. ft. awning, renovations including parking, interior alterations involving partitions, removal of partitions, plumbing and electrical conveyances, and solar installation in the B-CT Country Town Business District at 93-105 Ala Malama Street, TMK: 5-3-002: 042, Kaunakakai, Island of Molokai. (SMX 2014/0594) (Valuation: \$10,000) (S, Lopez)

*The Commission may take action on this request.*

G. DIRECTOR'S REPORT

1. Changing of the meeting start time to 11am.

The Commission may discuss and act on whether it wants to change the meeting start time to 11 am.

2. Agenda items for future meetings
  - a. May 27, 2015 meeting
3. Pending Molokai Applications Report generated by the Planning Department (Appendix A)
4. Closed Molokai Applications Report generated by the Planning Department (Appendix B)

H. NEXT SCHEDULED MEETING DATE: May 27, 2015

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 May 13, 2015 was on April 29, 2015.

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\051315mopc\_agenda.wpd)

# Open PD - Projects by TMK Report

Entry Date: 05/06/2011 - 05/06/2015  
 Permit Type: %  
 TMK: 25%



County of Maui  
 Kalana O Maui Building  
 200 South High Street,  
 Wailuku, 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	LOPEZ
2510030060055	BOSSEN, PAUL/MARLYS	APARTMENT ADDITION/ALTERATION/MOLOKAI	SMX - 20150135	BOSSEN, PAUL/MARLYS	03/25/2015		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	LOPEZ
2520090180000	COUNTY CIVIL DEFENSE	EMERGENCY WARNING SIRENS/MOLOKAI	SMX - 20140506	COUNTY OF MAUI	10/21/2014		OPEN	LOPEZ
2520120220000	KUALAPUU WELL NO. 2	ASSESSING CULTURAL IMPACTS	RFC - 20150018	SCIENTIFIC CONSULTANT SERVICES	02/24/2015		OPEN	LOPEZ
2520150010000	MOLOKAI H.S. SCIENCE	VARIANCE APP/TITLE 19.36A.010/HOOLEHUA	BVAV - 20150004	KASHIWA, DUANE	09/19/2014		OPEN	MIKOLAY
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	CIZ - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	DIAS
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	CPA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	DIAS
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	DBA - 20140001	STATE OF HAWAII DEPARTMENT OF EDUCATION	06/12/2014		OPEN	DIAS
	MOLOKA'I HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKA'I	EAC - 20140001	STATE OF HAWAII, DEPARTMENT OF EDUCATION	01/07/2014		OPEN	STICKA
2530010030000	KAUNAKAKAI DRAINAGE	EARLY CONSULTATION RE PHASE 1B	RFC - 20150054	MUNEKIYO HIRAGA	04/26/2015		OPEN	LOPEZ
2530010080000	MAKOA TRUCKING YARD	CONSTRUCT WAREHOUSE/KAUNAKAKAI	SMX - 20140236	NEW HORIZON ENTERPRISES, INC.	04/28/2014		OPEN	LOPEZ
2530010210000	WENDY VAN HECK	ATF SEAWALL AND STAIRS	SMX - 20140542	WENDY VAN HECK	11/07/2014		OPEN	LOPEZ
2530010600000	SPRINT/NEXTEL MOLOKA	REMOVE & REPLACE	SMX - 20150087	SPRINT NEXTEL HAWAII	02/23/2015		OPEN	LOPEZ

Appendix - A



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Permit Type: %

TMK: 25%

05/06/2015

<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>
2530010600000		ANTENNAS/MOLOKAI						
2530010750000	NEW HORIZON ENTERPRI	MAKOA TRUCKING; INTERIM TO M- I/KKAI	CIZ - 20120006	CHRIS MEBILLE	05/16/2012		OPEN	WOLLENHAUPT
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
2530020010000	MOLOKAI CENTER	EMERGENCY ROOF REPAIR/KAUNAKAKAI	SMX - 20140122	MOLOKAI CENTER	02/27/2014		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-AUGISTIRO	12/16/2014		OPEN	LOPEZ
2530020810000	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	CP - 20130002	STANLEY A. WADA	04/03/2013		OPEN	LOPEZ
	WADA COMMERCIAL BLDG	COMMERCIAL, RETAIL & HOTEL BLDG/KKAI	SMI - 20130003	STANLEY A. WADA	04/03/2013		OPEN	LOPEZ
2530050060000	KAPAHULEHUA, KIMOKEO	SOLAR FARM/MOLOKAI	SMX - 20130048	RICKY J MCGOVERN	01/31/2013		OPEN	LOPEZ
2530060280000	MOLOKAI COMMUNITY HE	PARKING LOT LANDSCAPE PLAN/MOLOKAI	LPAP - 20120015	LUJIGI MANERA	05/31/2012		OPEN	STICKA
	MOLOKAI COMMUNITY	EMERGENCY SMA FOR SEWER REPAIRS	RFC - 20150006	LUJIGI MANERA	01/15/2015		OPEN	LOPEZ
	MCHC SEWER REPAIR	SEWER REPAIR/KAUNAKAKAI	SM3 - 20150006	MOLOKAI OHANA HEALTH CARE	03/17/2015		OPEN	LOPEZ
2530060390000	MCHC SEWER REPAIR	REPAIR SEWER LINE/INSTALL LIFT STATION	SMX - 20150134	MOLOKAI OHANA HEALTH CARE	03/24/2015		OPEN	LOPEZ
	WOND, EDMUND	2 STORY OFFICE BLDG, PARKING/KAUNAKAKAI	SMX - 20140572	EDMOND GEORGE WOND	11/26/2014		OPEN	LOPEZ
2530070120000	MONIZ, ESTHER	ATF DEMOLITION OF PROPERTY/MOLOKAI	SMX - 20150066	ESTER MONIZ	02/11/2015		OPEN	LOPEZ
2530110450000	CACATIAN	ENCLOSE EXISTING GARAGE/MOLOKAI	SMX - 20150176	ESTRELIJA CACATIAN	04/20/2015		OPEN	LOPEZ



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Entry Date: 05/06/2011 - 05/06/2015

Permit Type: %

TMK: 25%

05/06/2015

TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2530110780000	SAMUEL CARIAGA	ADD DECK, BATHROOM, STORAGE/KAUNAKAKAI	SMX - 20150058	SAMUEL CARIAGA	02/05/2015		OPEN	LOPEZ
2530111180000	ANNUS ALTERATION ADD	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	SMX - 20140541	ARVO ANNUS	11/05/2014		OPEN	LOPEZ
2540010420000	OLAYVAR ROOF REPAIR	FIX/REPLACE ROOF/ADD CARPORT, KAUNAKAKAI	SMX - 20150037	CLARICE OLAYVAR	01/26/2015		OPEN	LOPEZ
2540050240000	WUERTZ, STEVEN	NEW DWELLING/MOLOKAI	SMX - 20120543	ROBERT ROBINSON	12/17/2012		OPEN	LOPEZ
2540070090000	GASPAR RESIDENCE	DEMOLITION & RECONSTRUCTION SFR/MOLOKAI	SMX - 20140540	KEEFE GASPAR	11/05/2014		OPEN	LOPEZ
2540100510000	KIMO HALE	APPLICATION COMPLETENESS	RFC - 20150057	CAROLYN SMITH	05/05/2015		OPEN	LOPEZ
2540140010000	VAN GEMERT, ROBERT/L	IST 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
2540170150000	CRUMPLEY RESIDENCE	MAIN DWELLING ADDITION -- ATF \ MOLOKAI	FDP - T20150019	YOUNG, RICHARD	04/02/2015		OPEN	HIGA
	CRUMPLEY RESIDENCE	MAIN DWELLING ADDITION - ATF/MOLOKAI	SMX - 20150075	RICHARD YOUNG	02/17/2015		OPEN	LOPEZ
2550010320000	CULLEN, CLIFT	FARM PLAN/MAIN FARM DWELLING/MOLOKAI	FRMP - 20150031	CLIFT CAIRNCROSS CULLEN	03/13/2015		VOID	WAIKIKI
	CULLEN, CLIFT C.	NEW TELEPH POLE & ELECTR SVC/KAUNAKAKAI	SMX - 20150200	CULLEN, CLIFT C.	04/29/2015		OPEN	LOPEZ
25600040550034	WAVECREST RESORT	INTERIOR ALTERATION/MOLOKAI	FDP - T20110063	KRIS/JERRY CHERNIK	09/26/2011		OPEN	HIGA
25600040550090	WAVECREST RESORT	INTERIOR ALTERATION/MOLOKAI	FDP - T20110063	KRIS/JERRY CHERNIK	09/26/2011		OPEN	HIGA
25700040070000	DUNBAR SUBDIVISION	MCC SECTION 18.16.060 & 18.20.040/MOLOKA	BVAV - T20120019	WAYNE I ARAKAKI ENGINEER LLC	11/29/2012		CLSD	BALBERDI
	DUNBAR SUBDIVISION	PROPOSED 3 LOT SUBDIVISION/MOLOKAI	SMX - 20130566	KIP DUNBAR	12/04/2013		OPEN	LOPEZ



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Permit Type: %  
 TMK: 25%

05/06/2015

<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>
2570070050000	SWENSON ROOF	REPLACE CLAY TILE ROOFKAUNAKAKAI	SMX - 20150035	LA WRENCE AND DIANE SWENSON	01/23/2015		OPEN	LOPEZ
2580150060000	PUU O HOKU RANCH	PV PANEL SUPPORTS	AUA - 20120005	RICHARD S YOUNG	02/07/2012		OPEN	WAIKIKI

**Grand Total: 54**





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

05/06/2015

## Planning Department - Completed Projects by TMK Report

Completion Date: 04/06/2015 - 05/06/2015

Permit Type: %

TMK: 25%

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

TMK	Project	Description	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2510020370000	TNC MOLOKAI PROGRAM	THE NATURE CONSERVANCY MOLOKAI PROGRAM	SM6 - 20150002	TNC MOLOKAI PROGRAM	04/29/2015	05/04/2015	DONE	LOPEZ
2530021680000	HALE MAHAOLU	HALE MAHAOLU HOME PUMEHANA	SM5 - 20150140	ROY KATSUDA	05/05/2015	05/05/2015	DONE	LOPEZ
2530110890000	HALE MAHAOLU	HALE MAHAOLU HOME PUMEHANA	SMX - 20150107	ROY KATSUDA	03/09/2015	05/05/2015	DONE	LOPEZ
	VERNON PUAA	VERNON PUAA	SM5 - 20150137	HELENA PUAA AND VERNON K. PUAA	04/30/2015	05/01/2015	DONE	LOPEZ
	VERNON PUAA	VERNON PUAA	SMX - 20150045	HELENA PUAA AND VERNON K. PUAA	01/27/2015	05/01/2015	DONE	LOPEZ
253011180000	ANNUS ALTERATION ADD	ANNUS ALTERATION ADDITION-SINGLE FAMILY DWELLING	SM5 - 20150148	ARVO ANNUS	05/06/2015	05/06/2015	DONE	LOPEZ
2540140270000	ORTIZ, GILBERT	ORTIZ, GILBERT & MAGLYN	FRMP - 20150019	GILBERT PAJATIN ORTIZ & MAGLYN ENG ORTIZ	02/11/2015	04/17/2015	DONE	WAIKIKI

Grand Total: 7

Appendix B