

# MOLOKAI PLANNING COMMISSION

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

## AGENDA

**DATE:** November 12, 2015  
**TIME:** 11:00 a.m.  
**PLACE:** Mitchell Pauole Center, Meeting Hall  
Kaunakakai, Molokai

OFFICE OF THE  
COUNTY CLERK

2015 NOV -4 PM 3:16

RECEIVED

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

- 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 JULY 8, 2015 and AUGUST 26, 2015 MEETINGS
- D. PUBLIC HEARING
  1. Mr. William Spence, Planning Director, transmitting the Moloka'i Community Plan Advisory Committee's recommended revisions to the Moloka'i Community Plan to the Moloka'i Planning Commission pursuant to the provisions of Chapter 2.80B of the Maui County Code. The Plan can be viewed on the County web page, the Moloka'i Public Library, the Department of Planning Office at Mitchell Pau'ole Center, and a copy can be requested from the Department of Planning Long Range Division.  
  
*At the conclusion of the public hearing, the Commission may decide on the next meeting date and subsequent meeting dates on this item.*
- E. ADOPTION OF FINDINGS OF FACT, CONCLUSIONS OF LAW, DECISION AND ORDER
  1. Having voted on May 13, 2015 to deny the Petition to Intervene from MS. PATRICIA I. CRANDALL on behalf of PATRICIA I. CRANDALL and JACK D. BRENTON, pro se, 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), the Commission will consider and may adopt the draft Findings of Fact, Conclusions of Law, and Decision and Order. (S. Lopez)
  2. Having voted on May 13, 2015 to deny the Petition to Intervene from MS. LORI BUCHANAN 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), the Commission will consider and may adopt the draft Findings of Fact, Conclusions of Law, and Decision and Order. (S. Lopez)

F. DIRECTOR'S REPORT

1. 2016 Meeting Schedule

The Commission may act to approve or approve with modifications the 2016 meeting schedule.

2. Agenda items for the future meetings

a. December 10, 2015 meeting

1) Public Hearings

a) MR. WILLIAM SPENCE, Planning Director, transmitting Council Resolution No. 15-111 referring to the Molokai Planning Commission a proposed Bill to Change Zoning from Interim to Agricultural for approximately 14.59 acres (Weymouth Kamakana, Sr. et. al.) at TMK: 5-4-001: 029, Kawela, Island of Molokai. (CIZ 2015/0007) (S. Lopez)

b) MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 15-112 referring to the Lanai, Maui, and Molokai Planning Commissions a proposed bill to amend the comprehensive zoning ordinance to permit affordable accessory dwellings in Residential Districts. (RFC 2015/0153) (J. Alueta)

The Council is considering a proposed bill to permit accessory dwellings in residential districts on properties of between 5,000 and 7,499 square feet, for the purpose of increasing the availability of affordable housing.

c) MR. WILLIAM SPENCE, Planning Director, transmitting a proposed bill to the Lanai, Maui, and Molokai Planning Commissions to amend the comprehensive zoning ordinance to allow accessory dwellings on lots less than 7,500 sq.ft, and to allow an additional accessory dwelling on lots 12,000 sq.ft. or greater. Further, the bill proposes to clarify the restriction on covered and uncovered deck areas, measurement of floor area, and to restrict accessory dwellings to long-term residential use. (J. Alueta)

- d) MR. AL EHRINGER requesting a State Land Use Commission Special Use Permit in order to operate the Hoomaka Hou Short-Term Rental Home, a three (3) bedroom short-term rental home located in the State Agricultural District at 85 Papapa Place, TMK: 5-1-007: 055, Kaluakoi, Island of Molokai. (SUP2 2015/0010) (S. Lopez)

2) Communications

- a) MR. WILLIAM SPENCE, Planning Director transmitting proposed amendments to Chapter 2.80B regarding the community plans and zoning currently before the Council Planning Committee. (PC-21)
3. Report from the Molokai Planning Commission members who attended the 2015 Hawaii Congress of Planning Officials (HCPO) Conference, October 14-16, 2015 at the Hawaii Convention Center, Honolulu, Hawaii
  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 REGULAR SCHEDULED MEETING DATE: December 10, 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 November 10, 2015 was on October 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.

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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\111215mopc\_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: 11/04/2011 - 11/04/2015

Permit Type: %

TMK: 25%

11/04/2015

TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2510070420000	HALLAS, DON/KERRY	FARM PLAN/MAUNALO A	FRMP - 20130099	HALLAS, DON & KERRY	12/19/2013		OPEN	WAIKIKI
2510070530000	ANDERSON, D. LEITH	FARM PLAN / STRH APP / MOLOKAI	FRMP - 20150061	D. LEITH ANDERSON	06/29/2015		OPEN	WAIKIKI
2510070540000	MANAHALE ESTATE LLC MANA HALEI ESTATE	FARM PLAN / MOLOKAI REVIEW MANA HALEI LLC STRH APPLICATION	FRMP - 20150065 RFC - 20150113	MANA HALEI ESTATE LLC JIM WAYNE	07/01/2015 07/14/2015		OPEN OPEN	WAIKIKI LOPEZ
2510070550000	MANA HALEI ESTATE	MANA HALEI ESTATE SUP/MAUNALO A	RFC - 20150155	JIM WAYNE	09/29/2015		OPEN	LOPEZ
2510070640000	HOOMAKA HOU, LLC HO'OMAKA HOU	FARM PLAN / MOLOKAI HO'OMAKA HOU STRH/MAUNALO A	FRMP - 20150073 STMO - T20150004	HOOMAKA HOU, LLC AL EHRINGER	08/07/2015 08/17/2015		OPEN OPEN	WAIKIKI LOPEZ
2510070660000	HO'OMAKA HOU	HO'OMAKA HOU STRH/MAUNALO A	SUP2 - 20150010	AL EHRINGER	08/17/2015		OPEN	LOPEZ
2510080340000	LINEX INVESTMENTS, L	MODEL TRAIN TUNNEL	BVAA - 20120001	LINEX INVESTMENTS, LLC	03/01/2012		OPEN	KAPUA'ALA
2510080350000	SCHWARTZ, ROBERT/KAT	STORAGE SHED-MOLOKAI	AUA - 20130003	SCHWARTZ, ROBERT	01/18/2013		OPEN	WAIKIKI
2520100070000	PERELL, JOHN SID	FARM PLAN-MAUNALO A, MOLOKAI	FRMP - 20130021	PERELL, JOHN SID & ELIZABETH CAROL	02/26/2013		OPEN	WAIKIKI
2520100070000	HAMAMOTO, DAVID	FARM PLAN / STRH USE / MOLOKAI	FRMP - 20150050	HOWARD H. HAMAMOTO	05/14/2015		OPEN	WAIKIKI
2520100070000	COUNTY CIVIL DEFENSE	EMERGENCY WARNING SIRENS/MOLOKAI	SMX - 20140506	COUNTY OF MAUI	10/21/2014		OPEN	LOPEZ
2520100070000	HAWAIIAN HOMELANDS	HAWAIIAN HOMELANDS WELL 4- 0801-001 & 002	RFC - 20150169	DLNR-CWRM	10/28/2015		OPEN	LOPEZ
2520120290000	MOLOKAI PUB UTILITY	MOLOKAI PUB UTILITIES WELL NO 4- 0901-001	RFC - 20150170	DLNR-CWRM	10/28/2015		OPEN	LOPEZ
2520150010000	MAUI DEPT OF WATER	MAUI DEPT OF WATER WELL NO 4- 0801-003	RFC - 20150171	DLNR-CWRM	10/28/2015		OPEN	LOPEZ
2520150010000	MOLOKAI H.S. SCIENCE	VARIANCE APP/TITLE 19.36A.010/HOOLEHUA	BVAV - 20150004	KASHIWI, DUANE	09/19/2014		OPEN	MIKOLAY
2520170030000	MOLOKAI HIGH SCHOOL	RESIDENTIAL TO PUBLIC/QUASI- PUBLIC	CPA - 20150004	STATE DEPARTMENT OF EDUCATION	06/10/2015		OPEN	LOPEZ
2520170030000	MOLOKAI HIGH SCHOOL	SCIENCE FACILITY UPGRADES/MOLOKAI	EAC - 20140001	STATE OF HAWAII, DEPARTMENT OF EDUCATION	01/07/2014		OPEN	STICKA
2520170030000	KANAKALOLOA CEMETERY	KANAKALOLOA CEMETERY PROJECT/MOLOKAI	EAC - 20150008	GROUP 70 INTERNATIONAL	07/24/2015		OPEN	LOPEZ



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TMK: 25%

11/04/2015

<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	PADDLERS SOLAR PANEL	PADDLERS SOLAR PANEL STRUCTURE/MOLOKAI	CTB - 20150007	JERALD JOHNSON	09/17/2015		OPEN	LOPEZ
	PADDLERS SOLAR PANEL	PADDLERS SOLAR PANEL STRUCTURE/MOLOKAI	CTB - 20150007	JERALD JOHNSON	09/17/2015		OPEN	LOPEZ
	PADDLERS INN	LANDSCAPE PLANTING PLAN / MOLOKAI	LPAP - 20150026	JERALD JOHNSON	09/22/2015		OPEN	CABAIS
	SPRINT/NEXTEL MOLOKA	REMOVE & REPLACE ANTENNAS/MOLOKAI	SMX - 20150087	SPRINT NEXTEL HAWAII	02/23/2015		OPEN	LOPEZ
	PADDLERS SOLAR PANEL	RAISED SOLAR PANEL STRUCTURE / MOLOKAI	SMX - 20150312	JERALD JOHNSON	07/22/2015		OPEN	LOPEZ
	PADDLERS SOLAR PANEL	RAISED SOLAR PANEL STRUCTURE / MOLOKAI	SMX - 20150406	JERALD JOHNSON	09/22/2015		VOID	LOPEZ
2530010750000	NEW HORIZON ENTERPRI	MAKOA TRUCKING; INTERIM TO M-I/KKA	CIZ - 20120006	CHRIS MEBILLE	05/16/2012		OPEN	LOPEZ
2530010770000	KAUHA CENTER	INTERIOR/EXTERIOR REMODEL/KAUNAKAKAI	CTB - 20140014	MOLOKAI STORES, LLC	10/01/2014		OPEN	LOPEZ
	KAUHA 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
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	LUIGI MANERA	05/31/2012		OPEN	STICKA
	MCHC SEWER REPAIR	SEWER REPAIR/KAUNAKAKAI	SM3 - 20150006	MOLOKAI OHANA HEALTH CARE	03/17/2015		OPEN	LOPEZ
2530070120000	MONIZ, ESTHER	ATF DEMOLITION OF PROPERTY/MOLOKAI	SMX - 20150066	ESTER MONIZ	02/11/2015		OPEN	LOPEZ
2530080140000	ROBERT MATSON, JR.	ENCLOSE CARPORT/KAUNAKAKAI	SMX - 20150473	ROBERT MATSON JR.	10/29/2015		OPEN	LOPEZ

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 Permit Type: %  
 TMK: 25%



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TMK	Project	Permit Name	Permit #	Applicant Name	Entry Date	Completion Date	Status	Project Lead
2540020130000	MOLOKAI SHORES SOLAR	ATF INSTALLATION SOLAR PANELS / MOLOKAI	SMX - 20150313	NEIGHBORHOOD POWER CORPORATION	07/22/2015		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
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
2550010320000	CULLEN, CLIFT	FARM PLAN/MAIN FARM DWELLING/MOLOKAI	FRMP - 20150031	CLIFT CAIRNCROSS CULLEN	03/13/2015		VOID	WAIKIKI
2560020070003	MCVAY GARAGE	CARPOT WITH ROOF EXTENSION/KAUNAKAKAI	SMX - 20150474	KAHIWA MCVA Y/KUILANI PUHI	10/29/2015		OPEN	LOPEZ
2570030210000	LANIKA	REVIEW OF APPLICATION/KAUNAKAKAI	RFC - 20150163	THERESA THOMAS	10/21/2015		OPEN	LOPEZ
2570040070000	DUNBAR SUBDIVISION	MCC SECTION 18.16.060 & 18.20.040/MOLOKA	BVAV - T20120019	WAYNE I ARAKAKI ENGINEER LLC	11/29/2012		CLSD	BALBERDI
2570040200000	DUNBAR SUBDIVISION	PROPOSED 3 LOT SUBDIVISION/MOLOKAI	SMX - 20130566	KIP DUNBAR	12/04/2013		OPEN	LOPEZ
2570040200000	HALE KAINALU STRH	HALE KAINALU STRH/MOLOKAI	STMO - T20150003	ROBERT A. HASKIN	08/03/2015		OPEN	LOPEZ
2570080060000	LUCKY SEVEN MAKANI	CONSTRUCT HOME, CARPORT/KAUNAKAKAI	SMX - 20150328	WADE CURTIS AND PATRICIA A. GOLESKI	08/02/2015		OPEN	LOPEZ
2580150060000	PUU O HOKU RANCH	PV PANEL SUPPORTS	AUA - 20120005	RICHARD S YOUNG	02/07/2012		OPEN	WAIKIKI

Grand Total: 51



County of Maui  
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Waikuku, HI 96793-2155

11/04/2015

## Planning Department - Completed Projects by TMK Report

Completion Date: 10/04/2015 - 11/04/2015

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>
2510060150000	LAUREL, MOISES & SHE	LAUREL, MOISES AND SHELLEY	FRMP - 20150082	MOISES AND SHELLEY LAUREL	09/09/2015	11/03/2015	DONE	WAIKIKI
2520120220000	KUALAPUU WELL NO. 2	KUALAPUU WELL NO. 2 PROJECT	RFC - 20150018	SCIENTIFIC CONSULTANT SERVICES	02/24/2015	10/09/2015	DONE	LOPEZ
2530020010000	MOLOKAI CENTER	GARY O GALIHER DBA MOLOKAI CENTER REQUEST FOR EMERGENCY SMA PERMIT	SM6 - 20150008	MOLOKAI CENTER	09/30/2015	10/06/2015	DONE	LOPEZ
	MOLOKAI CENTER	GARY O GALIHER DBA MOLOKAI CENTER REQUEST FOR EMERGENCY SMA PERMIT	SMX - 20140122	MOLOKAI CENTER	02/27/2014	10/06/2015	DONE	LOPEZ
2560040550000	WAVECREST	WAVECREST CONDOMINIUM COMPLEX	SMX - 20150245	MICHAEL C. NICHOLLS	05/28/2015	10/28/2015	DONE	LOPEZ

Grand Total: 5