

MOLOKAI PLANNING COMMISSION

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

AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: DECEMBER 12, 2018
TIME: 11:00 AM
PLACE: Mitchell Pauole Center
90 Ainoa Street
Kaunakakai, Island of Molokai

Members: Lori Buchanan (Chair), Lawrence Lasua (Vice-Chair), Leonora Espaniola, William Moore, John Pele, John Perez III, Laakea Poepoe, John Sprinzel

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. **Testimony will be limited to a maximum of three (3) minutes, with 30 seconds to conclude.**

C. ADOPTION OF WRITTEN DECISION AND ORDERS

1. [Proposed Findings of Fact, Conclusions of Law, Decision and Order](#) denying the request of STEPHEN PILLAR for a State Land Use Commission Special Permit in order to operate the Pa Loa Hale, a three bedroom short-term rental home, located in the State Agricultural District at 891 Pa Loa Loop, TMK: (2) 5-1-006:033, Kaluakoi, Island of Molokai. (SUP2 2017/0001) (S. Lopez)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, Decision and Order.

D. WAIVER OR NON-WAIVER OF SPECIAL MANAGEMENT AREA (SMA) ASSESSMENT REVIEW

1. MS. MICHELE MCLEAN, 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 action located within the Special Management Area is not a

“development” and therefore exempt from the requirements of the Molokai Planning Commission’s Special Management Area Rules:

- a. MRS. APRIL SHIOTANI, DEPARTMENT OF PARKS AND RECREATION requesting a [Special Management Area \(SMX\) assessment](#) exemption for improvements to the ball fields at three Molokai Parks, Kaunakakai Little League and Duke Maliu Ballfield, including fencing replacements, scoreboard replacements, and installation of concrete slabs for the batting cages, located in Kaunakakai, Molokai, TMKs (2) 5-3-003:012; (2) 5-3-002:105, 94, 97, 167 (SMX 2018/0338) (Valuation: \$606,563) (S. Lopez)

The Commission may act to waive or not waive its review.

E. UNFINISHED BUSINESS

1. MS. MICHELE McLEAN, Planning Director, transmitting Council Resolution No. 18-149 to the Lanai, Maui, and Molokai Planning Commissions containing a proposed bill to establish a zoning district to be known as the Wellhead Protection Overlay District. (D. Raatz) (Public hearing conducted on November 14, 2018. **Commissioners: Please bring your documents.**)

[11/14/18 Presentation](#)

The Commission may take action to provide a recommendation to the Maui County Council.

F. DIRECTOR’S REPORT

1. Reports from members who attended the December 7 Native Hawaiian Law Training
2. Pending Molokai Applications Report generated by the Planning Department with the December 12, 2018 Agenda Packet (Appendix-A)
3. Closed Molokai Applications Report generated by the Planning Department with the December 12, 2018 Agenda Packet (Appendix-B)
4. Agenda Items for the January 9, 2019 meeting

G. NEXT SCHEDULED REGULAR MEETING DATE: JANUARY 9, 2019

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), Hawaii Revised Statutes.

Documents relating to this meeting may be found on the County of Maui official website at www.mauicounty.gov, under Boards and Commissions, Molokai Planning Commission.

Documents relating to this meeting 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.

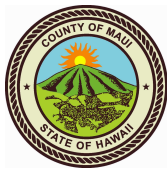
Oral or written testimony will be received on any agenda item subject to the provisions of Chapter 92, Hawaii Revised Statutes and the Commission's Rules of Practice and Procedure.

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 (1) day prior to the meeting date. Thank you for your cooperation. S:\ALL\SUZETTE\MoPC\AGENDAS\2018 Agendas\121218mopc Agenda.docx



County of Maui
 Kalana O Maui Building
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Open PD - Projects by TMK Report

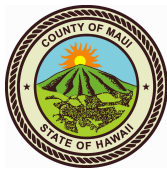
12/05/2018

Entry Date: 12/05/2014 - 12/05/2018

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>
2510030060001	COX REMODEL	REMODEL/MOLOKAI	SMX - 20180174	COX,CONNIE MARIE	05/29/2018		OPEN	LOPEZ
2510040250000	FELLMAN, PETER	FRMP/MOLOKAI	FRMP - 20170049	PETER FELLMAN & JANE PIERSON	05/24/2017		OPEN	FERNANDEZ-RUI
2510060330000	PA LOA HALE	REVIEW APPLICATION FOR COMPLETENESS	SUP2 - 20170001	STEPHEN GREGORY PILLAR	01/18/2017		OPEN	LOPEZ
2510060720000	PAPOHAKU BEACH HOUSE	REVIEW STRH APPLICATION\MOLOKAI	SUP2 - 20160016	NORMAN W. RIZK	12/16/2016		OPEN	LOPEZ
2510061590000	WATE, KERRY	1ST FARM DWELLING	RFC - 20180082	WATE, KERRY & CHERYL	08/31/2018		OPEN	SCOTT
2510070220000	HASPIELE & O'NEILL	MAIN & 2ND DWELLING, GARAGE\MOLOKAI	FRMP - 20160053	ADAM HASPIEL & KELLIE O'NEILL	06/24/2016		OPEN	WAIKIKI
2510070300000	WEHNER, SCOTT	CONSTRUCTION/DECK/MOLOKAI	SMX - 20180218	SCOTT WEHNER	06/25/2018		OPEN	LOPEZ
2510070530000	ANDERSON, D. LEITH HALE PUU KOAE	FARM PLAN / STRH APP / MOLOKAI REVIEW OF HALE PUU KOAE STRH APPLICATION	FRMP - 20150061 SUP2 - 20160009	D. LEITH ANDERSON D LEITH ANDERSON	06/29/2015 08/23/2016		OPEN OPEN	WAIKIKI LOPEZ
2510070540000	MANAHELE ESTATE LLC MANAHELE ESTATE LLC	MANAHELE ESTATE LLC MANAHELE ESTATE LLC	FRMP - 20160069 FRMP - 20160069	MANAHELE ESTATE LLC MANAHELE ESTATE LLC	08/08/2016 08/08/2016		VOID VOID	WAIKIKI WAIKIKI
2510070550000	HO'OMAKA HOU	REVIEW FOR COMPLETENESS\MOLOKAI	RFC - 20180093	G A J KREUNING	09/24/2018		OPEN	LOPEZ
2510080350000	HAMAMOTO HALE	SHORT TERM RENTAL HOME\MOLOKAI	STMO - T20170005	PAMELA HAMAMOTO	03/03/2017		OPEN	LOPEZ
2510080360000	COHEN, WILLIAM	EMAIL INQUIRY\MOLOKAI	RFC - 20160209	WILLIAM COHEN	12/01/2016		OPEN	LOPEZ
2510080510000	POOLAU BEACH HOUSE	SUP2\MOLOKAI	SUP2 - 20170009	RUBIN, JOSEPH & DONNA FAMILY TRUST	05/10/2017		OPEN	LOPEZ
2520100070000	HAWAIIAN HOMELANDS	HAWAIIAN HOMELANDS WELL 4- 0801-001 & 002	RFC - 20150169	DLNR-CWRM	10/28/2015		OPEN	LOPEZ
	KAULUWAI 1 & 2 WELLS	KAULUWAI 1 & 2 WELLS	RFC - 20150181	DEPT OF HAWAIIAN HOMELANDS	11/20/2015		OPEN	LOPEZ
2520110070000	AGRIGENETICS WELL	AGRIGENETICS, INC. WELL	RFC - 20160053	DLNR-CWRM	02/23/2016		OPEN	LOPEZ
2520120290000	MOLOKAI PUB UTILITY	MOLOKAI PUB UTILITIES WELL NO 4- 0901-001	RFC - 20150170	DLNR-CWRM	10/28/2015		OPEN	LOPEZ



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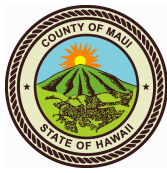
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2520120290000	MAUI DEPT OF WATER	MAUI DEPT OF WATER WELL NO 4-0801-003	RFC - 20150171	DLNR-CWRM	10/28/2015		OPEN	LOPEZ
	WELL 17	WELL 17 (WELL NO. 4-0901-001)	RFC - 20150182	MOLOKAI PUBLIC UTILITIES, INC.	11/20/2015		OPEN	LOPEZ
	KUALAPU'U MAUKA	KUALAPU'U MAUKA (WELL NO. 4-0801-003)	RFC - 20150183	COUNTY DEPARTMENT OF WATER SUPPLY	11/20/2015		OPEN	LOPEZ
2520150010000	MOLOKAI HIGH SCHOOL	RESIDENTIAL TO PUBLIC/QUASI-PUBLIC	CPA - 20150004	STATE DEPARTMENT OF EDUCATION	06/10/2015		OPEN	LOPEZ
	HOOLEHUA VETS CTR	DRAFT ENVIRONMENTAL ASSESSMENT\MOLOKAI	EAC - 20180009	STATE OF HAWAII	07/25/2018		OPEN	LOPEZ
2520170030000	KANAKALOLOA CEMETERY	KANAKALOLOA CEMETERY PROJECT\MOLOKAI	EAC - 20150008	GROUP 70 INTERNATIONAL	07/24/2015		OPEN	LOPEZ
2520281000000	MOLOKAI LAND TRUST	LPAP/MOLOKAI	LPAP - 20170015	MOLOKAI LAND TRUST/BUTCH HAASE	06/01/2017		OPEN	AARONA
2530010030000	KAUNAKAKAI DRAINAGE	PHASE 1B DRAINAGE SYS IMPROVEMTS\KAUNAKA	SSA - 20160056	DAVID GOODE	09/15/2016		OPEN	LOPEZ
2530010080000	KAUNAKAKAI DRAINAGE	PHASE 1B DRAINAGE SYS IMPROVEMTS\KAUNAKA	SSA - 20160056	DAVID GOODE	09/15/2016		OPEN	LOPEZ
2530010390000	MOLOKA'I OHANA	RFC	RFC - 20170122	DOUG ROGERS BUILDING AND REMODELING INC	12/13/2017		OPEN	LOPEZ
2530010600000	PADDLERS SOLAR PANEL	RAISED SOLAR PANEL STRUCTURE / MOLOKAI	SMX - 20150406	JERALD JOHNSON	09/22/2015		VOID	LOPEZ
		MODIFICATION/KAUNAKAKAI, MOLOKA'I	SMX - 20180229	SPRINTCOM	07/03/2018		OPEN	LOPEZ
2530020010000	MOLOKAI CENTER	RE-ROOFING/MOLOKAI	CTB - 20180008	SUCCESSOR TRUSTEE	10/08/2018		OPEN	LOPEZ
	MOLOKAI CENTER	RE-ROOFING BLDGS 2 & 3/KAUNAKAKAI	SMX - 20180204	SUCCESSOR TRUSTEE	06/15/2018		OPEN	LOPEZ
2530020490000	MOSS SMA	ATF-RENOVATIONS/MOLOKAI	SMX - 20180223	MIKE MOSS	06/26/2018		OPEN	LOPEZ
2530020520000	KAUNAKAKAIELEMENTARY	CLASSROOM MISC REPAIRS/MAINT - MOLOKAI	SMX - 20160451	DEPARTMENT OF EDUCATION	10/14/2016		OPEN	LOPEZ
	KAUNAKAKAI EL	BUILD OUTDOOR STAGE AREA	SMX - 20180106	KAUNAKAKAI ELEMENTARY SCHOOL	03/29/2018		OPEN	LOPEZ
2530020530000	KUHAO BUSINESS CTR	INSTALL VINYL FLOOR FRM EXISTING\MOLOKAI	SMX - 20170144	OFFICE OF ECONOMIC DEVLOPMENT	04/21/2017		OPEN	LOPEZ



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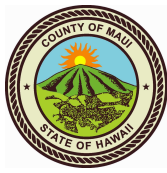
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2530020810000	WADA BUILDING	COMMERCIAL, RETAIL & HOTEL BLDG\MOLOKAI	CTB - 20160004	STANLEY A. WADA	08/01/2016		OPEN	LOPEZ
2530020940000	MOLOKAI PARKS	IMPROVEMENTS TO BALLFIELDS\MOLOKAI	SMX - 20180338	CIP COORDINATOR	10/10/2018		OPEN	LOPEZ
2530020970000	MOLOKAI PARKS	IMPROVEMENTS TO BALLFIELDS\MOLOKAI	SMX - 20180338	CIP COORDINATOR	10/10/2018		OPEN	LOPEZ
2530021050000	MOLOKAI PARKS	IMPROVEMENTS TO BALLFIELDS\MOLOKAI	SMX - 20180338	CIP COORDINATOR	10/10/2018		OPEN	LOPEZ
2530021670000	MOLOKAI PARKS	IMPROVEMENTS TO BALLFIELDS\MOLOKAI	SMX - 20180338	CIP COORDINATOR	10/10/2018		OPEN	LOPEZ
2530030130000	MOLOKAI EDUC CTR	PREASSESSMENT EDUC CTR\MOLOKAI	RFC - 20170014	PBR HAWAII & ASSOCIATES, INC.	01/25/2017		OPEN	LOPEZ
2530030140000	MOLOKAI EDUC CTR	PREASSESSMENT EDUC CTR\MOLOKAI	RFC - 20170014	PBR HAWAII & ASSOCIATES, INC.	01/25/2017		OPEN	LOPEZ
2530050060000	KAUNAKAKAI DRAINAGE	PHASE 1B DRAINAGE SYS IMPROVEMTS\KAUNAKA	SSA - 20160056	DAVID GOODE	09/15/2016		OPEN	LOPEZ
2530050070000	KAUNAKAKAI DRAINAGE	PHASE 1B DRAINAGE SYS IMPROVEMTS\KAUNAKA	SSA - 20160056	DAVID GOODE	09/15/2016		OPEN	LOPEZ
2530060290000	MOLOKA'I OHANA	RFC	RFC - 20170122	DOUG ROGERS BUILDING AND REMODELING INC	12/13/2017		OPEN	LOPEZ
	MOLOKAI HEALTH CENTE	NEW HEALING CENTER\KAUNAKAKAI	SMX - 20180082	MOLOKAI OHANA HEALTH CARE INC	03/07/2018		OPEN	LOPEZ
2530090020000	SABAS DWELLING	DEMO & NEW DWELLING\KAUNAKAKAI	SMX - 20180161	JOHN SABAS	05/15/2018		OPEN	LOPEZ
2530090210000	MIRELES & TANAKA	EXTERIOR & INTERIOR RENOVATIONS\MOLOKAI	SMX - 20170309	DAVID MIRELES & WAILANI TANAKA	09/12/2017		OPEN	LOPEZ
2540020180007	COZY COTTAGE	COZY COTTAGE STMO	STMO - T20170015	SCOTTY BROWN	11/22/2017		OPEN	LOPEZ
2540030280000	KPHA RETENTION PONDS	REMOVAL OF SEDIMENT & DEBRIS\MOLOKAI	SMX - 20180313	KAWELA PLANTATION	09/19/2018		OPEN	LOPEZ
2540060660000	KALENA COTTAGE	PROPOSED CONSTRUCTION OF COTTAGE\MOLOKAI	SMX - 20160448	LUIGI MANERA	10/13/2016		OPEN	LOPEZ
2540070090000	KAPAAKEA FLOOD MITIG	REVIEW DRAFT EA FOR HAWN HOMELANDS	EAC - 20160013	DEPT OF HAWAIIAN HOMELANDS-PLANNING	08/09/2016		OPEN	LOPEZ



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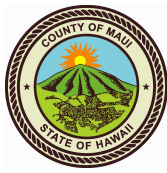
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2540070090000	KAPA'AKEA FLOOD	EARLY CONSULTATION\KAUNAKAKAI	RFC - 20160092	OFFICE MUNEKIYO HIRAGA, INC.	05/04/2016		OPEN	LOPEZ
2540070100000	KAPAAKEA FLOOD MITIG	REVIEW DRAFT EA FOR HAWN HOMELANDS	EAC - 20160013	DEPT OF HAWAIIAN HOMELANDS-PLANNING OFFICE	08/09/2016		OPEN	LOPEZ
2540070110000	KAPAAKEA FLOOD MITIG	REVIEW DRAFT EA FOR HAWN HOMELANDS	EAC - 20160013	DEPT OF HAWAIIAN HOMELANDS-PLANNING OFFICE	08/09/2016		OPEN	LOPEZ
2540070240000	KAPAAKEA FLOOD MITIG	REVIEW DRAFT EA FOR HAWN HOMELANDS	EAC - 20160013	DEPT OF HAWAIIAN HOMELANDS-PLANNING OFFICE	08/09/2016		OPEN	LOPEZ
2540070250000	KAPAAKEA FLOOD MITIG	REVIEW DRAFT EA FOR HAWN HOMELANDS	EAC - 20160013	DEPT OF HAWAIIAN HOMELANDS-PLANNING OFFICE	08/09/2016		OPEN	LOPEZ
2540130090000	TAKATA, GUY & LISA	REPAIR & MAINTENANCE RESIDENCE\MOLOKAI	SMX - 20160490	GUY Y & LISA M TAKATA	11/14/2016		OPEN	LOPEZ
2540130420000	MCCANN, CLAIRE	ADDING NEW COVERED DECK, EXIST DECK ATF	FDP - T20170094	CLAIRE MCCANN	11/08/2017		OPEN	WAIKIKI
2540140720000	PAIVA, ANTOINE/HANBU	FRMP/MOLOKA'I	FRMP - 20180070	ANTOINE CHARLES PAIVA/MARGRIT HANBUCKEN	08/30/2018		OPEN	FERNANDEZ-RUI
2540170190000	JERRY JOHNSON ROOF	REMOVE EXISTING ROOF MATERIAL & REPLACE	SMX - 20170367	JERALD JOHNSON	11/07/2017		OPEN	LOPEZ
	YOO STRH	STMO\MOLOKAI	STMO - T20180001	JASON CHUAN	07/19/2018		OPEN	LOPEZ
2540170360000	GOULD, WILLIAM	REPLACE OLD ROOF\MOLOKAI	SMX - 20160492	WILLIAM GOULD	11/14/2016		OPEN	LOPEZ
2540180240000	HALE HIAMOE	REVIEW FOR COMPLETENESS\MOLOKAI	RFC - 20160192	MIHANA SOUZA	11/04/2016		OPEN	LOPEZ
2550010320000	CULLEN, CLIFT	FARM PLAN\MAIN FARM DWELLING\MOLOKAI	FRMP - 20150031	CLIFT CAIRNCROSS CULLEN	03/13/2015		VOID	WAIKIKI
2570030070000	TABOR, PATRICK	STRH\MOLOKAI	STMO - T20170009	PATRICK M TABOR	05/08/2017		OPEN	LOPEZ
2570030110000	REEF HOUSE WAIALUA	STRH\KAUNAKAKAI	STMO - T20170013	EDWARD ALEXANDER GRIFFITH	08/01/2017		OPEN	LOPEZ



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2570070080000	PEER FRANK MOLOKAI	ADD BATHROOM & EXTEND BEDRM\MOLOKAI	SMX - 20160450	LUIGI MANERA	10/13/2016		OPEN	LOPEZ
2570070090000	PUKOO PLANTATION	REVIEW FOR COMPLETENESS\MOLOKAI	RFC - 20160188	KAAREN SHERRELL	10/27/2016		OPEN	LOPEZ
2570070100000	MIKE HEIMBUCH	CONSTRUCT PERCH	SMX - 20170377	MIKE HEMIBUCH	11/13/2017		OPEN	LOPEZ
2570070110000	EVERGREEN PRVT HLDGS	REVIEW FOR COMPLETEMESS/MOLOKAI	RFC - 20180099	HENRY P VIGIL	09/26/2018		OPEN	LOPEZ
2570100380000	KIMS	RENOVATIONS/KAUNAKAKAI	SMX - 20180123	KIMBERLY KALUA	04/06/2018		OPEN	LOPEZ
2590010010000	PU'U O HOKU RANCH	CONSOLIDATION & SUBDIV OF LAND\MOLOKAI	RFC - 20170091	DEPT OF LAND & NATURAL RESOURCES	08/25/2017		OPEN	LOPEZ
2590010220000	PU'U O HOKU RANCH	CONSOLIDATION & SUBDIV OF LAND\MOLOKAI	RFC - 20170091	DEPT OF LAND & NATURAL RESOURCES	08/25/2017		OPEN	LOPEZ

Grand Total: 62



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12/05/2018

Planning Department - Completed Projects by TMK Report

Completion Date: 11/05/2018 - 12/05/2018

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>
2510061590000	WATE, KERRY/CHERYL	WATE, KERRY/CHERYL	FRMP - 20180092	WATE, KERRY & CHERYL	11/28/2018	12/04/2018	DONE	FERNANDEZ-RUI
2530050120000	KAUNAKAKAI CIVIC	KAUNAKAKAI CIVIC CENTER	SM5 - 20180229	JOHN CASSEL	10/25/2018	11/05/2018	DONE	LOPEZ
	KAUNAKAKAI CIVIC	KAUNAKAKAI CIVIC CENTER	SMX - 20180242	JOHN CASSEL	07/09/2018	11/05/2018	DONE	LOPEZ
2530110050000	BUSH, ERIC	BUSH, ERIC	SM5 - 20180244	BUSH,ERIC BLAIZE	11/21/2018	11/26/2018	DONE	LOPEZ
	BUSH, ERIC	BUSH, ERIC	SMX - 20180280	BUSH,ERIC BLAIZE	08/13/2018	11/26/2018	DONE	LOPEZ
2570050040000	NEIGHBORHOOD STORE	NEIGHBORHOOD STORE/MANAE GOODS	LPAP - 20180026	WARD, CHRISTINE	11/02/2018	11/05/2018	DONE	AARONA

Grand Total: 6