

MOLOKAI PLANNING COMMISSION
SUMMARY MINUTES
MAY 13, 2020

[\(HYPERLINK TO PART 1 OF THE MEETING AUDIO RECORDING\)](#)

[\(HYPERLINK TO PART 2 OF THE MEETING AUDIO RECORDING\)](#)

[\(HYPERLINK TO PART 3 OF THE MEETING AUDIO RECORDING\)](#)

[\(HYPERLINK TO PART 4 OF THE MEETING AUDIO RECORDING\)](#)

A. CALL TO ORDER

Chairperson Lori Buchanan elected to not chair this meeting due to her inability to participate via video due to technical difficulty, therefore, Vice-Chairperson Laakea Poepoe presided over the meeting. Chairperson Buchanan did participate via phone.

The regular meeting of the Molokai Planning Commission was called to order by Vice-Chairperson Laakea Poepoe at approximately 11:08 a.m., Wednesday, May 13, 2020, via BlueJeans Meeting No. 366458332.

A quorum of the Commission was present. (See Record of Attendance.)

(At 00:04:05 of Part 1 of the Meeting Audio Recording)

There was a request by Commissioner Sprinzel to amend the agenda to move item D to after item B, and item C to after item D. There being no objections from the Commissioners, the agenda was amended.

(Agenda item B.1.a. begins at 00:08:44 of Part 1 of the Meeting Audio Recording)

B. 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. JANICE KALANIHUIA, Director, Molokai General Hospital requesting to remove and replace the existing air conditioning equipment on the roof and ceiling of the Molokai General Hospital

located at 280 Home Olu Place, Kaunakakai, Molokai, TMK (2) 5-3-009:017 (SMX 2020/0112) (Valuation: \$2,584,077) (S. Lopez)

The Commission may act to waive or not waive its review or defer. If the Commission votes to not waive its review, it may review the subject SMA assessment and act to approve or disapprove a SMA exemption, or defer

(A Motion was made at 00:17:22 of **Part 1** of the Meeting Audio Recording)

It was moved by Commissioner Leonora Espaniola, seconded by Commissioner John Sprinzel, then

(A Vote was taken at 00:21:25 of **Part 1** of the Meeting Audio Recording)

VOTED: to waive its review of Agenda Item B.1.a.

(Assenting - L. Buchanan; L. Espaniola; W. Moore; B. Mowat; L. Poepoe; J. Sprinzel)

(Absent - J. Perez, III)

(Excused - J. Bicoy; J. Pele)

(Agenda item B.1.b. begins at 00:23:56 of **Part 1** of the Meeting Audio Recording)

- b. MRS. LISA TAKATA requesting after the fact approval for re-roofing, replaced laminate floor and installed baseboards on a single family residence located at 377 Ilio Road, Ranch Camp Subdivision, Kaunakakai, Molokai, TMK (2) 5-3-010:019 (SMX 2020/0097) (Valuation: \$18,000) (S. Lopez)

The Commission may act to waive or not waive its review or defer. If the Commission votes to not waive its review, it may review the subject SMA assessment and act to approve or disapprove a SMA exemption, or defer.

(A Motion was made at 00:40:24 of **Part 1** of the Meeting Audio Recording)

It was moved by Commissioner John Sprinzel, seconded by Commissioner Leonora Espaniola, then

(A Vote was taken at 00:41:08 of **Part 1** of the Meeting Audio Recording)

VOTED: to waive its review of Agenda Item B.1.b.

(Assenting - L. Buchanan; L. Espaniola; W. Moore; B. Mowat; L. Poepoe; J. Sprinzel)

(Absent - J. Perez, III)

(Excused - J. Bicoy; J. Pele)

*(Agenda item D.1. begins at 00:42:37 of **Part 1** of the Meeting Audio Recording)*

D. UNFINISHED BUSINESS

1. MR. SHANE VISITACION, on behalf of VERIZON WIRELESS, requesting a County Special Use Permit in order to operate and modify a telecommunications facility located at the Maunaloa Ranch Rodeo Grounds, TMK (2) 5-1-002:023 (por.), Maunaloa (CUP 2019/0003) (S. Lopez)

Public hearing was conducted on February 26, 2020. The Commission deferred the matter.

The Commission may take action to approve or deny the County Special Use Permit, or choose to defer the item.

*(A Motion was made at 00:26:37 of **Part 2** of the Meeting Audio Recording)*

It was moved by Commissioner Bridget Mowat, seconded by Commissioner Leonora Espaniola, then

*(A Vote was taken at 00:28:55 of **Part 2** of the Meeting Audio Recording)*

VOTED: to open testimony period for today for those who were waiting to testify just for today limited to three minutes.

(Assenting - L. Espaniola; W. Moore; B. Mowat; L. Poepoe; J. Sprinzel-Abstain)
(Dissenting - L. Buchanan)
(Absent - J. Perez, III)
(Excused - J. Bicoy; J. Pele)

*(A Motion was made at 00:02:58 of **Part 4** of the Meeting Audio Recording)*

It was moved by Commissioner Lori Buchanan to deny the County special use permit, there was no second, the motion failed.

*(A Motion was made at 00:30:42 of **Part 4** of the Meeting Audio Recording)*

It was moved by Commissioner Leonora Espaniola, seconded by Commissioner John Sprinzel, then

*(A Vote was taken at 00:49:13 of **Part 4** of the Meeting Audio Recording)*

VOTED: to approve the County Special Use Permit with the conditions as discussed.

(Assenting - L. Espaniola; W. Moore; B. Mowat; L. Poepoe-Abstain; J. Sprinzel)
(Dissenting - L. Buchanan)
(Absent - J. Perez, III)
(Excused - J. Bicoy; J. Pele)

(Agenda item E begins at 01:09:03 of Part 4 of the Meeting Audio Recording)

E. DIRECTOR'S REPORT

1. Open Molokai Applications Report generated by the Planning Department with the May 13, 2020 Agenda Packet (Appendix-A)
2. Completed Molokai Applications Report generated by the Planning Department with the May 13, 2020 Agenda Packet (Appendix-B)
3. Agenda Items for the May 27, 2020 meeting

Agenda item E.1. and E.2. was deferred to the next meeting due to the Appendixes not being included in the agenda packets.

Ms. Lopez discussed the agenda items for the May 27, 2029 meeting.

(Agenda item C.1. and C.2. begins at 00:42:37 of Part 4 of the Meeting Audio Recording)

C. PUBLIC HEARING (Action to be taken after public hearing)

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapter 19.69 relating to Urban Reserve District regarding permitted uses, minimum development standards and height regulations. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

SUMMARY:

1. Section 19.69.020.B: Permitted uses.
 - Amends language regarding uses and structures that are accessory to a single-family dwelling and language regarding accessory dwellings
 - Removes short-term rental homes and adds bed and breakfast rental homes as a permitted use

- Adds buildings or premises used by federal, state, or county governments for public purposes.
 - Moved language from 19.69.020.C regarding structures used for public purposes and on land which the community plan designates as open space or park.
2. Section 19.69.020.D.1: Minimum development standards.
 - Amends language regarding subdivisions
 3. Section 19.69.020D.2: Height regulations.
 - Removes language regarding two stories.
2. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapter 19.35 relating to Accessory Dwellings and Fire Code requirements. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

Section 19.35.090.C is proposed to be amended regarding fire code requirements for fire apparatus access roads to require that lots meet fire code requirements for fire apparatus access roads instead of requiring a minimum road width of 20 feet.

*(A Motion was made at 01:18:38 of **Part 4** of the Meeting Audio Recording)*

It was moved by Commissioner Lori Buchanan, seconded by Commissioner Bridget Mowat, then

*(A Vote was taken at 01:20:20 of **Part 4** of the Meeting Audio Recording)*

VOTED: to defer Agenda items C.1. and C.2.

(Assenting - L. Buchanan; L. Espaniola; W. Moore; B. Mowat; L. Poepoe;
J. Sprinzel)

(Absent - J. Perez, III)

(Excused - J. Bicoy; J. Pele)

*(Agenda items F. and G. begins at 01:21:14 of **Part 4** of the Meeting Audio Recording)*

F. NEXT SCHEDULED REGULAR MEETING DATE: MAY 27, 2020

G. ADJOURNMENT

The meeting was adjourned at approximately 3:55 p.m.

Submitted by,

SUZETTE ESMERALDA
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE:

Present:

Lori Buchanan, Chairperson
Laakea Poepoe, Vice-Chairperson
Leonora Espaniola
William Moore
Bridget Mowat
John Sprinzel

Absent:

John Perez, III

Excused:

Julie-Ann Bicoy
John Pele

Others:

Michele McLean, Planning Director, Department of Planning
Sybil Lopez, Staff Planner, Current Division, Department of Planning
Stephanie Chen, Deputy Corporation Counsel, Department of the Corporation Counsel
Suzette Esmeralda, Secretary to Boards & Commissions II, Current Division, Department of Planning