

MOLOKAI PLANNING COMMISSION  
SUMMARY MINUTES  
JULY 22, 2020

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

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

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Chairperson Lori Buchanan at approximately 11:10 a.m., Wednesday, July 22, 2020, via BlueJeans Meeting No. 318685462.

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

*(Agenda item B.1. begins at 00:01:15 of **Part 1** of the meeting audio recording)*

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

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:

1. MUNEKIYO HIRAGA, on behalf of THE HAWAII DEPARTMENT OF EDUCATION, requesting to install a sewer cleanout located along the Kaunakakai Elementary School's existing sewer lateral near classroom Building "F" at 175 Kamehameha V Highway, Kaunakakai, Molokai, TMK (2) 5-3-002:052 (SMX 2020/0154) (Valuation: \$5,500) (S. Lopez)  
(Assessment)

*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 00:23:32 of **Part 1** of the meeting audio recording)*

**It was moved by Commissioner John Sprinzel, seconded by Commissioner John Pele, then**

*(A Vote was taken at 00:26:00 of **Part 1** of the meeting audio recording)*

**VOTED: to waive its review of agenda item B.1.**

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

*(Agenda item B.2. begins at 00:27:15: of Part 1 of the meeting audio recording)*

2. MRS. LINDA PLACE requesting to remove termite damaged wall in order to convert two bedrooms into a master bedroom with a walk-in closet and an existing full bath located at 6870 Kamehameha V Hwy, Ohi'a, Molokai, TMK (2) 5-6-004:010 (SMX 2020/0197) (Valuation: \$2,500) (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 00:34:29 of Part 1 of the meeting audio recording)*

**It was moved by Commissioner John Pele, seconded by Commissioner John Sprinzel, then**

*(A Vote was taken at 00:35:08 of Part 1 of the meeting audio recording)*

**VOTED: to waive its review of agenda item B.2.**

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

*(Agenda item C.1. begins at 00:36:48 of Part 1 of the meeting audio recording)*

**C. SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT**

1. MR. MATTHEW FERNANDEZ, on behalf of the Association of Apartment Owners of HOTEL MOLOKAI requesting for an after-the-fact erection of 2400 sq. ft. tent located at 1300 Kamehameha V Hwy, Kamiloloa, Molokai, TMK (2) 5-4-002:001 (SMX 2020/0167) (Valuation: 0) (S. Lopez)

The Commission may act to approve or disapprove the permit or defer.

*(A Motion was made at 01:00:12 of Part 1 of the meeting audio recording)*

**It was moved by Commissioner Bridget Mowat, seconded by Commissioner Laakea Poepoe, then**

*(A Vote was taken at 01:02:04 of **Part 1** of the meeting audio recording)*

**VOTED: to approve agenda item C.1. with the recommendations.**

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

*(Agenda item D.1. begins at 00:00:12 of **Part 2** of the meeting audio recording)*

**D. ADOPTION OF WRITTEN DECISION AND ORDER**

1. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request of MR. SCOTT WEHNER, MEMBER, WEHNER MOLOKAI LLC, for a Special Management Area Minor Permit for an after-the-fact grading and grubbing in the State Agricultural District on approximately 5.65 acres of land located at 0 Kaula Ili Way, TMK (2) 5-1-007:030, Kaluakoi, Molokai (SM6 2019/0001) (S. Lopez) (Commission acted on the matter at its meeting on June 10, 2020.)

*(A Motion was made at 00:09:03 of **Part 2** of the meeting audio recording)*

**It was moved by Commissioner John Pele, seconded by Commissioner Espaniola, then**

*(A Vote was taken at 00:09:21 of **Part 2** of the meeting audio recording)*

**VOTED: for an executive session for clarification from counsel.**

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

**MOTION FAILED**

*(A Motion was made at 00:15:41 of **Part 2** of the meeting audio recording)*

**It was moved by Commissioner John Sprinzel, seconded by Commissioner Leonora Espaniola, to confirm the decision and order as submitted.**

*(A Motion was made at 00:18:29 of **Part 2** of the meeting audio recording)*

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

*(A Vote was taken at 00:20:10 of **Part 2** of the meeting audio recording)*

**VOTED: to amend the motion to confirm that the decision and order contains the findings described in the applicant’s objection and to adopt the decision and order.**

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

*(A Motion was made at 00:20:48 of **Part 2** of the meeting audio recording)*

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

*(A Vote was taken at 00:22:01 of **Part 2** of the meeting audio recording)*

**VOTED: to confirm that the decision and order contains the findings described in the applicant’s objection and to adopt the decision and order.**

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

*(Agenda item E begins at 00:22:59 of **Part 2** of the meeting audio recording)*

## **E. DIRECTOR’S REPORT**

1. Open Molokai Applications Report generated by the Planning Department with the July 22, 2020 Agenda Packet (Appendix-A)
2. Completed Molokai Applications Report generated by the Planning Department with the July 22, 2020 Agenda Packet (Appendix-B)
3. Agenda Items for the August 12, 2020 meeting

**Ms. Lopez presented the Director’s Report and went over the agenda items for the August 12, 2020 meeting. She noted that there was only one item, therefore, the August 12 meeting is pending. No action was taken.**

*(Agenda item F and G begins at 00:25:50 of **Part 2** of the meeting audio recording)*

F. NEXT SCHEDULED REGULAR MEETING DATE: AUGUST 12, 2020

G. ADJOURNMENT

**The meeting was adjourned at approximately 12:54 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 Pele  
John Sprinzel

**Absent:**

John Perez, III

**Excused:**

Julie-Ann Bicoy

**Others:**

Jordan Hart, Deputy 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