

# MOLOKAI PLANNING COMMISSION

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES, AS AMENDED, AND THE GOVERNOR'S EMERGENCY PROCLAMATIONS RELATED TO THE COVID-19 CRISIS, NOTICE IS HEREBY GIVEN OF A MEETING OF THE MOLOKAI PLANNING COMMISSION

## AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

**DATE:** NOVEMBER 12, 2020  
**TIME:** 11:00 AM  
**PLACE:** Online only via BlueJeans: Meeting I.D.: 935184833

Members: Lori Buchanan (Chair), Laakea Poepoe (Vice-Chair), Julie-Ann Bicoy, Leonora Espaniola, William Moore, Bridget Mowat, John Pele, John Perez III, John Sprinzel

Public testimony will be taken when each agenda item is discussed. Testimony will be limited to a maximum of three (3) minutes with 30 seconds to conclude.

To listen to the meeting or provide oral testimony via phone: Dial: 1-888-748-9073 (toll free) or 1-408-915-6290 or 1-408-740-7256 and enter code: 935184833

To watch the meeting or provide video testimony: Click on or use meeting link <https://bluejeans.com/935184833>

To provide written testimony: Email testimony to [planning@mauicounty.gov](mailto:planning@mauicounty.gov) by noon, one business day prior to the meeting to ensure distribution to the Commission.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function to send a Direct Message to Suzette Esmeralda, Secretary to Boards and Commissions, providing your name and the item you are testifying on. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners **shall not** be contacted by the Chat function.

- A. CALL TO ORDER
- B. CONTESTED CASES

Pursuant to Chapter 91-10, Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure, any individual wishing to testify on these items is required to do so under oath, and may be asked

questions by the applicant and members of the Commission. The applicant may provide comments in response to each testifier and should notify the Commission if it wishes to do so.

1. SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT

- a. MRS. LISA TAKATA requesting a Special Management Area Minor Permit in order to construct a 1,512 square-foot four-bedroom dwelling, and a 720 square-foot two-bedroom accessory dwelling located in the Ranch Camp Subdivision at 241 Kolapa Place, Kaunakakai, Molokai, TMK (2) 5-3-008:011 (SMX 2019/0383) (Valuation: \$310,000) (S. Lopez)  
[\(Memo Report\)](#)      [\(Documents Received After Posted\)](#)

*The Commission may act to approve or disapprove the permit, or defer*

2. SPECIAL MANAGEMENT AREA (SMA) EXEMPTION

- a. MAUD HILL SCHROLL PUKO'O PROPERTY TRUST proposing to construct a 14-foot diameter wood dome gazebo supported by five concrete footing blocks and wood posts, at 8582 Kamehameha V Highway, Pukoo, Molokai, TMK (2) 5-7-007:087 (SMX 2019/0352) (Valuation: \$15,000) (S. Lopez) (*The Commission voted not to waive its review at its December 11, 2019 meeting.*)  
[\(Memo Report\)](#)      [\(Documents Received After Posted\)](#)

*The Commission may vote to issue an exemption, disapprove, disapprove the permit, defer, or take some other action.*

C. DIRECTOR'S REPORT

1. Agenda items for future meetings.  
*NO public testimony will be received on this item.*
2. Open Molokai Applications Report generated by the Planning Department with the November 12, 2020 Agenda Packet (Appendix-A)  
*NO public testimony will be received on this item.*
3. Completed Molokai Applications Report generated by the Planning Department with the November 12, 2020 Agenda Packet (Appendix-B)  
*NO public testimony will be received on this item.*

D. NEXT SCHEDULED REGULAR MEETING DATE: DECEMBER 9, 2020

E. 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 <https://www.mauicounty.gov/>, under Boards and Commissions, Molokai Planning Commission, and 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.

Petitions to intervene shall be in conformity with Section 12-301-25 of the Rules of Practice and Procedure for the Molokai Planning Commission and shall be filed with the Commission and served upon the applicant no less than ten (10) days before the first contested case hearing date. Filing of all documents to the Commission is c/o the Maui County Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793 and P.O. Box 526, Kaunakakai, Hawaii 96748. If the contested case hearing date is November 12, 2020, then the deadline to file a timely Petition to Intervene was on October 27, 2020.

Oral or written testimony will be received on any agenda item subject to the provisions of Chapter 92, Hawaii Revised Statutes, the Commission's Rules of Practice and Procedure, and the Governor's Emergency Proclamations. In accordance with these rules, maximum time limits of at least three minutes may be established by the Commission on individual testimony. Please note that anyone wishing to provide oral testimony pertaining to an agenda item that is a "contested case" pursuant to Chapter 91, Hawaii Revised Statutes, will be asked to testify under oath or affirmation, and may be subject to limited cross examination in accordance with Section 91-10(3), Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure.

Written testimony, whether sent via fax (808-270-7634), email ([planning@mauicounty.gov](mailto:planning@mauicounty.gov)), or USPS mail (see above address) should be received by the Department of Planning by noon, one business day before the meeting ensure distribution to the Commission. Fifteen copies of written testimony are needed if testimony is presented immediately prior to 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 1-800272-0125 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 business day prior to the meeting date. Thank you for your cooperation. S:\ALL\SUZETTE\MoPC\AGENDAS\2020 Agendas\111220 Mopc Agenda.docx



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## Open PD - Projects by TMK Report

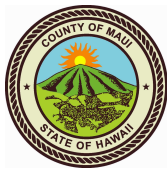
11/04/2020

Entry Date: 11/04/2016 - 11/04/2020

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>
2510020600000	MOKIO-ANAPUKA DUNE	MOKIO-ANAPUKA DUNE PREDATOR PROOF FENCE	SMX - 20190500	MOLOKAI LAND TRUST	12/20/2019		OPEN	LOPEZ
2510030060000	WEST MOLOKAI RESORT	WEST MOLOKAI RSORT CONDO PV/MOLOKAI	SMX - 20200309	ROBERT HAGLER	09/15/2020		OPEN	LOPEZ
2510061560000	TREE PLANTING AREA	TREE PLANTING CONSERVATION AREA/KALUAKOI	SMX - 20200132	TERRANCE & PAMELA HARRIS, ET. AL.	03/31/2020		OPEN	LOPEZ
2510070300000	WEHNER, SCOTT	CONSTRUCTION/DECK/MOLOKAI	SMX - 20180218	SCOTT WEHNER	06/25/2018		OPEN	LOPEZ
2510080350000	HAMAMOTO HALE STRH	BVAAPPEAL/91.13.5, MPC 12-301- 12/MOLOKAI	BVAA - 20190016	HAMAMOTO, PAMELA & DAVID	01/15/2019		OPEN	DIAS
	HAMAMOTO HALE	SHORT TERM RENTAL HOME\MOLOKAI	STMO - T20170005	PAMELA HAMAMOTO	03/03/2017		OPEN	LOPEZ
2520110370000	ASPHALT BATCH PLANT	ASPHALT BATCH PLANT\MOLOKAI	CP - 20180004	DYVETTE PUANANI SACHI TING	12/13/2018		OPEN	LOPEZ
	ASPHALT BATCH PLANT	ASPHALT BATCH PLANT\MOLOKAI	SUP2 - 20180010	DYVETTE PUANANI SACHI TING	12/13/2018		OPEN	LOPEZ
2520281000000	MOLOKAI LAND TRUST	LPAP/MOLOKAI	LPAP - 20170015	MOLOKAI LAND TRUST/BUTCH HAASE	06/01/2017		OPEN	AARONA
2530010060000	MEYER BLDG ATF	MEYER BLDG ATF\KAUNAKAKAI	SMX - 20190198	R.W. MEYER LTD	06/07/2019		OPEN	LOPEZ
2530010090000	KAUNAKAKAI TERMINAL	KAUNAKAKAI BULK STORAGE TERMINAL	SSA - 20190042	NICK WOOD	08/09/2019		OPEN	LOPEZ
2530010100000	KAUNAKAKAI TERMINAL	KAUNAKAKAI BULK STORAGE TERMINAL	SSA - 20190042	NICK WOOD	08/09/2019		OPEN	LOPEZ
2530010110000	SOH DOT-HARBORS DIV	FDP/NEW OFFICE-STORAGE BLDG/MOLOKAI	FDP - T20190003	STEVE WONG	01/15/2019		OPEN	WAIKIKI
2530020490000	32,068 SQ FT PROP.	PROPERTY IN KAUNAKAKAI, MOLOKAI	CIZ - 20190003	MAUI COUNTY COUNCIL	05/14/2019		OPEN	LOPEZ
	MOSS SMA	ATF-RENOVATIONS/MOLOKAI	SM3 - 20200008	MIKE MOSS	08/11/2020		OPEN	LOPEZ
	MOSS SMA	ATF-RENOVATIONS/MOLOKAI	SMX - 20180223	MIKE MOSS	06/26/2018		OPEN	LOPEZ
2530020520000	KAUNAKAKAI ELEMENTAR	FDPT/KAUNAKAKAI ELEMENTARY SCH/MOLOKAI	FDP - T20200025	MICHELLE COCKETT	03/30/2020		OPEN	SANCHEZ-GOMEZ
2530020530000	KUHAO BUSINESS CTR	INSTALL VINYL FLOOR FRM EXISTING\MOLOKAI	SMX - 20170144	OFFICE OF ECONOMIC DEVLOPMENT	04/21/2017		OPEN	LOPEZ
2530020830000	MISAKI'S STORAGE	MISAKI'S STORAGE	CTB - 20200005	LUIGI MANERA	08/19/2020		OPEN	LOPEZ
	MISAKI'S STORAGE	MISAKI'S STORAGE	SMX - 20200277	LUIGI MANERA	08/19/2020		OPEN	LOPEZ



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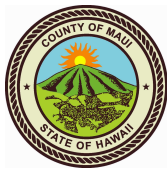
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Entry Date: 11/04/2016 - 11/04/2020

Permit Type: %

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2530020890000	FMC WAREHOUSE	FMC WAREHOUSE EXPANSION\MOLOKAI	CTB - 20190004	KRIS OKIMOTO	05/07/2019		OPEN	LOPEZ
	FMC WAREHOUSE	FMC WAREHOUSE EXPANSION\MOLOKAI	SMX - 20190161	KRIS OKIMOTO	05/07/2019		OPEN	LOPEZ
2530020950000	MOLOKAI MOVIE THEATE	PSW/MOLOKAI MOVIE THEATER/MOLOKAI	PSW - 20190006	BRADLEY ELLIS	12/13/2019		OPEN	WAIKIKI
2530021590000	MOLOKAI PT & REHAB	MOLOKAI PT & REHAB	CTB - 20200006	GENEVIEVE CORREA	09/02/2020		OPEN	LOPEZ
	MOLOKAI PT & REHAB	MOLOKAI PT & REHAB	SMX - 20200289	GENEVIEVE CORREA	09/02/2020		OPEN	LOPEZ
2530030130000	MOLOKAI ED CENTER	MOLOKAI EDUCATION CENTER EXPANSION	CIZ - 20190002	UNIVERSITY OF HAWAII	04/03/2019		OPEN	LOPEZ
	MOLOKAI ED CENTER	MOLOKAI EDUCATION CENTER EXPANSION	DBA - 20190002	UNIVERSITY OF HAWAII	04/03/2019		OPEN	LOPEZ
	MOLOKAI ED CENTER	MOLOKAI EDUCATION CENTER EXPANSION	SM1 - 20190002	UNIVERSITY OF HAWAII	04/03/2019		OPEN	LOPEZ
2530050110000	RAWLIN'S TEXACO REPLACE SIG	RAWLIN'S TEXACO/MOLOKAI SMX/TEXACO SIGN/MOLOKAI	CTB - 20200007 SMX - 20190486	IES RETAIL LLC IES RETAIL, LLC	10/03/2020 12/13/2019		OPEN OPEN	LOPEZ LOPEZ
2530060110000	RIBAO STUDIO	RIBAO STUDIO\KAUNAKAKAI	SMX - 20190194	WAYNE RIBAO	06/07/2019		OPEN	LOPEZ
2530060280000	CULTURAL HEALING CNT	LPAP/CULTURAL HEALING CENTER/KAUNAKAKAI	LPAP - 20190027	MOLOKAI OHANA HEALTH CARE INC	12/18/2019		OPEN	WAIKIKI
2530060290000	MOLOKAI HEALTH CENTE	NEW HEALING CENTER/KAUNAKAKAI	SMX - 20180082	MOLOKAI OHANA HEALTH CARE INC	03/07/2018		OPEN	LOPEZ
2530080110000	INOUYE RESIDENCE	INOUYE RESIDENCE\KAUNAKAKAI	SMX - 20190383	LISA TAKATA	10/02/2019		OPEN	LOPEZ
2530090020000	SABAS DWELLING	DEMO & NEW DWELLING\KAUNAKAKAI	SMX - 20180161	JOHN SABAS	05/15/2018		OPEN	LOPEZ
2540020010000	HOTEL MOLOKAI HOTEL MOLOKAI TENT	HOTEL MOLOKAI HOTEL MOLOKAI TENT	SMX - 20190312 SMX - 20200167	MATTHEW TUCKER MATTHEW TUCKER, SECRETARY, AOA	08/22/2019 05/05/2020		OPEN OPEN	LOPEZ LOPEZ
2540020180007	COZY COTTAGE	COZY COTTAGE STMO	STMO - T20170015	SCOTTY BROWN	11/22/2017		OPEN	LOPEZ
2540020310000	EMERSON AKIONA AKIONA RESIDENCE	FDPT/EMERSON AKIONA NEW DWELLING/MOLOKAI DWELLING WITH COVERED DECK/MOLOKAI	FDP - T20200076 SMX - 20200268	LUIGI MANERA EMMERSON AKIONA	09/03/2020 08/10/2020		OPEN OPEN	SANCHEZ-GOMEZ LOPEZ



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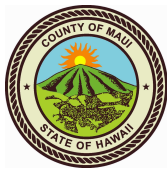
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2540030230000	ONE ALII BEACH PARK	ONE ALII BEACH PARK/KAUNAKAKAI	SMX - 20200133	KRISTOFER BAPTIST	04/01/2020		OPEN	LOPEZ
2540030280000	KPHA RETENTION PONDS	REMOVAL OF SEDIMENT & DEBRIS\MOLOKAI	SMX - 20180313	KAWELA PLANTATION	09/19/2018		OPEN	LOPEZ
2540050220000	FONG HOUSE	FONG HOUSE\KAUNAKAKAI	SMX - 20190182	DYVETTE PUANANI FONG	05/24/2019		OPEN	LOPEZ
2540050240000	STEVE & NAILA WUERTZ	STEVEN & NAILA WUERTZ\MOLOKAI	SMX - 20190373	STEVEN WUERTZ	09/27/2019		OPEN	LOPEZ
2540060050000	KEKOA A PUHI/DHHL	FDP/KEKOA PUHI DWELLING/MOLOKAI	FDP - T20190067	LUIGI MANERA	08/29/2019		OPEN	WAIKIKI
2540060060000	KEKOA PUHI OH LINE	SMA/INSTALL WOOD POLES/ANCHOR-MOLOKAI	SMX - 20200270	MAUI ELECTRIC COMPANY, LIMITED	08/11/2020		OPEN	LOPEZ
2540060230000	KAMAKANA DWELLING	FDP/KAMAKANA DWELLING/MOLOKAI	FDP - T20190068	LUIGI MANERA	08/29/2019		OPEN	WAIKIKI
2540130420000	MCCANN, CLAIRE	ADDING NEW COVERED DECK, EXIST DECK ATF	FDP - T20170094	CLAIRE MCCANN	11/08/2017		OPEN	WAIKIKI
2540170120000	BRADLEY FENCE	BRADLEY FENCE\KAUNAKAKAI	SSA - 20200019	BRIAN BRADLEY	03/31/2020		OPEN	LOPEZ
2540170190000	JERRY JOHNSON ROOF	REMOVE EXISTING ROOF MATERIAL & REPLACE	SMX - 20170367	JERALD JOHNSON	11/07/2017		OPEN	LOPEZ
2540170230000	JACK JOHNSON WALL	JACK JOHNSON WALL\KAUNAKAKAI	SMX - 20190224	JOHN ROBERT JOHNSON	06/28/2019		OPEN	LOPEZ
2540170260000	DENISE B TRAYER	SMA APP/REPAIRS & MAINTENANCE-KAUNAKAKAI	SMX - 20200078	DENISE BRIGGS TRAYER	02/26/2020		OPEN	LOPEZ
2540170310000	STURGEON RES IMPRVMT	SMX/STURGEON RESIDENCE/MOLOKAI	SMX - 20190124	STURGEON,DAN J TRUST	04/04/2019		OPEN	LOPEZ
2540180080000	PICNIC TABLE COVER	PICNIC TABLE COVER\KAUNAKAKAI	SMX - 20190384	JOHN W. STUART	10/02/2019		OPEN	LOPEZ
2560010010000	MA`ANA FISHPOND	MA`ANA FISHPOND\MOLOKAI	RFC - 20200042	MA`ANA	03/27/2020		OPEN	LOPEZ
2560030010000	MA`ANA FISHPOND	MA`ANA FISHPOND\MOLOKAI	RFC - 20200042	MA`ANA	03/27/2020		OPEN	LOPEZ
2560030080000	PEDRI ATF	SMA APP/ATF GRADING/GRUBBING-KAUNAKAKAI	SMX - 20190429	PEDRI, MARK	11/07/2019		OPEN	LOPEZ
2560030410000	BICOY RESIDENCE	BICOY RESIDENCE/MOLOKAI	SMX - 20200330	LUIGI MANERA	10/03/2020		OPEN	LOPEZ



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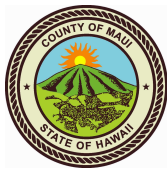
Permit Type: %

TMK: 25%

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2560040600000	SANTOS W. PICO	SANTOS W. PICO\KAUNAKAKAI	SMX - 20190200	SANTOS W. PICO	06/10/2019		OPEN	LOPEZ
2570010530000	WAIALUA STREAM	WAIALUA STREAM DIVERSION RESTORATION	SMX - 20200180	CHARLES MIGUEL SR.	05/18/2020		OPEN	LOPEZ
2570010540000	WAIALUA STREAM	WAIALUA STREAM DIVERSION RESTORATION	SMX - 20200180	CHARLES MIGUEL SR.	05/18/2020		OPEN	LOPEZ
2570030110000	REEF HOUSE WAIALUA	STRH\KAUNAKAKAI	STMO - T20170013	EDWARD ALEXANDER GRIFFITH	08/01/2017		OPEN	LOPEZ
2570030780000	CORN FARM SHED	CORN FARM STORAGE SHED/MOLOKAI	SMX - 20200212	WILLIAM PARKMAN OSGOOD	06/22/2020		OPEN	LOPEZ
2570040200000	KIERNAN	KIERNAN/MOLOKAI	SMX - 20200331	KEVIN & PATRICIA A KERNAN TRUST	10/03/2020		OPEN	LOPEZ
2570040580000	HODGINS RESIDENCE	HODGINS RESIDENCE/KAUNAKAKAI	SMX - 20200195	WILLIAM PORTER HODGINS	06/04/2020		OPEN	LOPEZ
2570070080000	GARAGE CONVERSION	GARAGE CONVERSION\KAUNAKAKAI	SMX - 20190324	ARTHUR PARR	09/03/2019		OPEN	LOPEZ
2570070110000	EVERGREEN PRVT HLDGS	STRH/MOLOKAI	STMO - T20190002	HENRY P VIGIL	04/17/2019		OPEN	LOPEZ
2570070210000	PUKOO WETLANDS	PUKOO WETLANDS\MOLOKAI	SMX - 20190464	ISAAC HALL, ESQ.	11/26/2019		OPEN	LOPEZ
2570070550000	ZELIE DUVAUCHELLE	ZELIE DUVAUCHELLE ATF SMX	SMX - 20190260	ZELIE K DUVAUHELLE	07/19/2019		OPEN	LOPEZ
2570070870000	MAUD HILL SCHROLL	GAZEBO/MOLOKAI	SMX - 20190352	MAUD HILL SCHROLL PUKOO PROPERTY TRUST	09/20/2019		OPEN	LOPEZ
2570080830000	BONGOLAN DWELLING	BONGOLAN DWELLING\KAUNAKAKAI	SMX - 20190162	MARK BONGOLAN	05/07/2019		OPEN	LOPEZ
2570100040000	KALUAAHA RESIDENCE	SMX/KALUAAHA RESIDENCE/MOLOKAI	SMX - 20200141	ALIKA ROMANCHAK	04/07/2020		OPEN	LOPEZ

**Grand Total:** 69





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## Planning Department - Completed Projects by TMK Report

Completion Date: 10/04/2020 - 11/04/2020

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>
2520100070000	HAWAIIAN HOMELANDS	HAWAIIAN HOMELANDS WELL NOS 4-0801-001 AND 002	RFC - 20150169	DLNR-CWRM	10/28/2015	10/12/2020	DONE	LOPEZ
2570070870000	GAZEBO PROJECT	GAZEBO PROJECT/MAUD HILL SCHROLL PUKOO PROPERTY TRUST	FDP - 20200105	GRANT E. HOWE	07/10/2020	10/22/2020	DONE	SANCHEZ-GOMEZ

**Grand Total:** 2