

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: DECEMBER 9, 2020
TIME: 11:00 AM
PLACE: Online only via BlueJeans: Meeting I.D.: **342402193**

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: **342402193**

To watch the meeting or provide video testimony: Click on or use meeting link <https://bluejeans.com/342402193>

To provide written testimony: Email testimony to 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. PUBLIC HEARING (Action to be taken after public hearing)
 - 1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Molokai Planning Commission a Proposed Bill to Amend Title 19.28, Maui County Code, Relating to Airport District. (J. Takakura)

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

Permitted Uses, is proposed to be amended with some minor updates and to include buildings or premises used by federal, state, or county governments for public purposes.

[\(Memo Report\)](#) [\(Powerpoint\)](#)

[\(Documents Received After Posted\)](#)

C. CONTESTED CASES

Pursuant to Section 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) EXEMPTION

- a. WEST MOLOKAI RESORT CONDO AOA requesting a Special Management Area (SMA) Exemption to install a roof mounted photovoltaic system on three existing buildings with no ground disturbance activity located at 255 Kepuhi Place, **Kaluako'i Ahapua'a** Maunaloa, Molokai, TMK (2) 5-1-003:006 (SMX 2020/0309) (Valuation: \$286,530) (S. Lopez) (The Commission voted not to waive its review at its October 28, 2020 meeting)

[\(Memo Report\)](#) [\(Documents Received After Posted\)](#)

The Commission may vote to issue an exemption, not issue the exemption, defer, or take some other action.

2. WAIVE OR NOT WAIVE 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:

- a. MS. ZELIE DUVAUCHELLE, proposing to dismantle a partially completed 416 square-foot wood frame storage building and remove improvements made to the existing carport structure situated on the east side of the main residence located at 8714 Kamehameha V Highway, Pukoo, Molokai, TMK (2) 5-7-007:055 (SMX 2019/0260) (Valuation: \$15,000) (S. Lopez)
[\(Assessment\)](#) [\(Documents Received After Posted\)](#)

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.

D. DIRECTOR'S REPORT

1. Agenda items for future public meetings
NO public testimony will be received on this item.
2. Open Molokai Applications Report generated by the Planning Department with the December 9, 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 December 9 Agenda Packet (Appendix-B)
NO public testimony will be received on this item.

E. NEXT SCHEDULED REGULAR MEETING DATE: JANUARY 13, 2021

F. 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, or 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, Molokai, Hawaii 96748. If the contested case hearing date is December 9, 2020, then the deadline to file a timely Petition to Intervene was on November 24, 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.

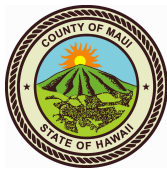
Please note that anyone wishing to provide oral testimony pertaining to an agenda item that is a "contested case" pursuant to Chapter 91, Hawaii Revised Statutes, will be asked to testify under oath or affirmation, and may be subject to limited cross examination in accordance with Section 91-10(3), Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure.

Written testimony, whether sent via fax, email, or USPS mail, should be received by the Department of Planning **by noon at least one business day** before the meeting to ensure distribution to the Commission. Testimony can be faxed to the Department of Planning at (808) 270-7634, or emailed to planning@mauicounty.gov. Fifteen copies of written testimony are required if testimony is delivered to the Department of Planning 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 two business days prior to the meeting date. Thank you for your cooperation. S:\ALL\SUZETTE\MoPC\AGENDAS\2020 Agendas\120920 Mopc Agenda.docx



County of Maui
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Open PD - Projects by TMK Report

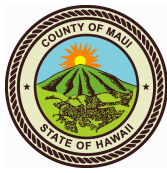
12/01/2020

Entry Date: 12/01/2016 - 12/01/2020

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>
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
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	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
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
	MOLOKAI THEATER	MOLOKAI THEATER/MOLOKAI	SMX - 20200369	G&B MOLOKAI PROPERTIES	11/10/2020		OPEN	LOPEZ



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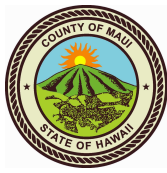
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2530021590000	MOLOKAI PT & REHAB	MOLOKAI PT & REHAB	CTB - 20200006	GENEVIEVE CORREA	09/02/2020		OPEN	LOPEZ
	MOLOKAI PT & REHAB	MOLOKAI PT & REHAB	SMX - 20200289	GENEVIEVE CORREA	09/02/2020		OPEN	LOPEZ
2530030130000	MOLOKAI ED CENTER	MOLOKAI EDUCATION 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	INOUE RESIDENCE	INOUE RESIDENCE\KAUNAKAKAI	SM6 - 20200003	LISA TAKATA	11/17/2020		OPEN	LOPEZ
	INOUE RESIDENCE	INOUE 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	FDPT/EMERSON AKIONA NEW DWELLING/MOLOKAI	FDP - T20200076	LUIGI MANERA	09/03/2020		OPEN	SANCHEZ-GOMEZ
	AKIONA RESIDENCE	DWELLING WITH COVERED DECK/MOLOKAI	SMX - 20200268	EMMERSON AKIONA	08/10/2020		OPEN	LOPEZ
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



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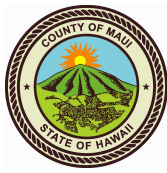
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2540050240000	STEVE & NAILA WUERTZ	STEVEN & NAILA WUERTZ\MOLOKAI	SMX - 20190373	STEVEN WUERTZ	09/27/2019		OPEN	LOPEZ
2540060050000	KEKOA A PUHI/DHHL	FDP/KEKOA PUHI DWELLING/MOLOKAI	FDP - T20190067	LUIGI MANERA	08/29/2019		OPEN	WAIKIKI
2540060060000	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
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
2560010300000	ANNA LATHAM DECK	ANNA LATHAM DECK, ROOF & CARPORT/MOLOKAI	SMX - 20200386	ANNA LATHAM	11/24/2020		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
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



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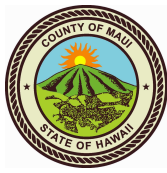
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2570030110000	REEF HOUSE WAIALUA	STRH\KAUNAKAKAI	STMO - T20170013	EDWARD ALEXANDER GRIFFITH	08/01/2017		OPEN	LOPEZ
2570030780000	CORN FARM SHED	CORN FARM STORAGE SHED/MOLOKAI	SMX - 20200212	WILLIAM PARKMAN OSGOOD	06/22/2020		OPEN	LOPEZ
2570040200000	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: 68



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Planning Department - Completed Projects by TMK Report

Completion Date: 11/01/2020 - 12/01/2020

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>
2530010090000	KAUNAKAKAI TERMINAL	GRUBBING, GEOPHYSICAL SCANNING, SOIL TESTING	SSA - 20190042	NICK WOOD	08/09/2019	11/06/2020	DONE	LOPEZ
2530010100000	KAUNAKAKAI TERMINAL	GRUBBING, GEOPHYSICAL SCANNING, SOIL TESTING	SSA - 20190042	NICK WOOD	08/09/2019	11/06/2020	DONE	LOPEZ
2540170120000	BRADLEY FENCE	PROPOSED CONSTRUCTION OF 6' TALL VINYL FENCE	SSA - 20200019	BRIAN BRADLEY	03/31/2020	11/06/2020	DONE	LOPEZ

Grand Total: 2