

MOLOKAI PLANNING COMMISSION  
SUMMARY MINUTES  
APRIL 28, 2021

[\(HYPERLINK TO MEETING AUDIO RECORDING\)](#)

A. CALL TO ORDER

The regular meeting of the Molokai Planning Commission was called to order by Chairperson Lori Buchanan at 11:02 a.m., Wednesday, April 28, 2021, online only via BlueJeans Meeting No. **884013890**.

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

*(Agenda item B.1.a. begins at 00:02:58 of the Meeting Audio Recording)*

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. 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. WEST MOLOKAI RESORT CONDO AOAO requesting a Special Management Area (SMA) Exemption to install a new asphalt shingle roof on all three existing buildings replacing the existing stone coated metal shake roof located at 255 Kepuhi Place, Kaluako'i Ahupua'a, Maunaloa, Moloka'i, TMK (2) 5-1-003:006 (SMX 2021/0051) (Valuation: \$125,000) (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 an SMA exemption, or defer.*

*(A Motion was made at 00:30:17 of the Meeting Audio Recording)*

**It was moved by Commissioner Colette Machado, seconded by Commissioner Bridget Mowat, then unanimously**

*(A Vote was taken at 00:33:22 of the Meeting Audio Recording)*

**VOTED: to waive its review of the installation of a new asphalt shingle roof on all three existing buildings replacing the existing stone coated metal shake roof for the West Molokai Resort reroofing, pursuant to the provisions of Section 12-302-13.1(a), SMA Rules for the Molokai Planning Commission.**

(Assenting: L. Albino; C. Machado; W. Moore; B. Mowat; J. Pele; L. Poepoe)  
(Recused: L. Buchanan)  
(Excused: J. Sprinzel)

*(Agenda item B.1.b. begins at 00:35:37 of the Meeting Audio Recording)*

- b. MR. FERDINAND ALCON requesting a Special Management Area (SMA) Exemption to install a 1150-gallon propane storage and distribution tank approximately 9' long x 5' wide x 8' high, and install bollards to protect the tank, located in the B-CT Country Town Business District at 16 Kamoi Street, Kaunakakai , Moloka'i, TMK (2) 5-3-002:165 (SMX 2021/0026) (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 an SMA exemption, or defer.*

*(A Motion was made at 00:53:37 of the Meeting Audio Recording)*

**It was moved by Commissioner Colette Machado, seconded by Commissioner Louella Albino, then unanimously**

*(A Vote was taken at 00:54:34 of the Meeting Audio Recording)*

**VOTED: to waive its review of Mr. Ferdinand Alcon's request for an SMA exemption to install a 1150-gallon propane storage and distribution tank approximately 9' long x 5' wide x 8' high, and install bollards to protect the tank, located in the B-CT Country Town Business District at 16 Kamoi Street, Kaunakakai, Moloka'i, TMK (2) 5-3-002:165.**

(Assenting: L. Albino; L. Buchanan; C. Machado; W. Moore; B. Mowat; J. Pele;  
L. Poepoe)  
(Excused: J. Sprinzel)

*(Agenda item C.1. begins at 00:55:44 of the Meeting Audio Recording)*

## C. UNFINISHED BUSINESS

1. Memorandum, dated March 22, 2021, from the Charter Commission requesting submittal of Charter amendments and/or recommendations from County boards, commissions, and committees. (The Commission began discussions at its April 14, 2021 meeting.)

*(A Motion was made at 01:40:04 of the Meeting Audio Recording)*

**It was moved by Commissioner Laakea Poepoe, seconded by Commissioner Colette Machado, then unanimously**

*(A Vote was taken at 01:40:49 of the Meeting Audio Recording)*

**VOTED: to defer agenda item C.1. to the May 12, 2021 meeting.**

(Assenting: L. Albino; L. Buchanan; C. Machado; W. Moore; B. Mowat; J. Pele;  
L. Poepoe)  
(Excused: J. Sprinzel)

*(Agenda item D. begins at 01:41:29 of the Meeting Audio Recording)*

## D. DIRECTOR'S REPORT

1. Agenda items for future meetings.
2. Open Molokai Applications Report generated by the Planning Department with the April 28, 2021 Agenda Packet (Appendix-A)
3. Completed Molokai Applications Report generated by the Planning Department with the April 28, 2021 Agenda Packet (Appendix-B)

**Ms. Lopez presented the agenda items for the May 12, 2021 meeting. Mr. Hart presented the open and completed Molokai applications report. No action was taken.**

*(Agenda item E. and F. begins at 01:44:03 of the Meeting Audio Recording)*

E. NEXT SCHEDULED REGULAR MEETING DATE: MAY 12, 2021

F. ADJOURNMENT

**The meeting was adjourned at 12:47 p.m.**

Submitted by,

SUZETTE ESMERALDA  
Secretary to Boards & Commissions II

**RECORD OF ATTENDANCE:**

**Present:**

Lori Buchanan, Chairperson  
Laakea Poepoe Vice-Chairperson  
Louella Albino  
Colette Machado  
William Moore  
Bridget Mowat  
John Pele

**Excused:**

John Sprinzel

**Others:**

Jordan Hart, Deputy Planning Director, Department of Planning  
Sybil Lopez, Planner, Current Division, Department of Planning  
Stephanie Chen, Deputy Corporation Counsel, Department of the Corporation Counsel  
Suzette Esmeralda, Secretary to Boards & Commissions, Current Division, Department of Planning