

PLANNING COMMISSION
COUNTY OF HAWAII

MINUTES
FEBRUARY 19, 2009

The Planning Commission met in regular session at 9:48 a.m. in the Waikoloa Beach Marriott Hotel, Alii III Room, 69-275 Waikoloa Drive, Waikoloa, Hawaii, with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe
C. Kimo Alameda
Lani Bowman
Takashi Domingo
Frederic Housel
Andrew Iwashita
Shelly Ogata
Rell Woodward
Warren Lee, Public Works Director – Ex Officio Member (left at 11:44 a.m.)

Gerald Takase, Deputy Corporation Counsel
BJ Leithead-Todd, Acting Deputy Planning Director
Norman Hayashi, Planning Program Manager
Jeff Darrow, Staff Planner
Maija Cottle, Staff Planner
Kiran Emler, Engineering Div., Department of Public Works (left at 11:44 a.m.)

The Chair introduced the Commissioners and staff to members of the public.

The Chair stated that the representatives for the applicant of Agenda Item No. 2 requested, and the applicant of Agenda Item No. 1 agreed, that their order be reversed. There were no objections.

SPP 08-000072 The Commission took this item up at 9:50 a.m. with two people
MATTHEW JAMES from the public in attendance.
KAHULUI 1ST,
NORTH KONA

APPLICANT: MATTHEW JAMES (SPP 08-000072)

Special Permit to allow the construction of an administrative office building to operate a distance learning center for the American Pacific University on approximately 0.195 acre of land in the State Land Use Agricultural District. The property is located along the northeast side of Kuakini Highway, directly across from Kona Sea Villas, Kahului 1st, North Kona, Hawaii, TMK: 7-5-17: portion of 2.

Mr. Darrow oriented the Commission and public regarding the subject and surrounding properties on the location map, site plan and aerial photo, summarized the request, and noted that the Planning Director recommends approval of the application with conditions.

The applicant's representatives, Gregory Mooers and Nancy Derks, were present. Mr. Mooers stated that the applicant is in agreement with the conditions of approval as recommended, and explained that the applicant is involved in the ownership of the orchid farm on the subject property, and that the proposed administrative building would be used by both the farm and the American Pacific University. In response to Commissioner Housel's earlier inquiry, he confirmed that the applicant is not proposing to connect the existing access road to Queen Kaahumanu Highway, as it is restricted. He also answered Commissioner Bowman's question, stating that the proposed facility will replace the existing administrative office on Oahu.

There was no one from the public wishing to testify on this agenda item.

It was moved by Commissioner Woodward and seconded by Commissioner Domingo that the application be approved as recommended by the Planning Director with conditions. A roll call vote was taken and motion carried with eight ayes (Woodward, Domingo, Alameda, Bowman, Housel, Iwashita, Ogata and Watanabe) and no noes.

REZ 08-000089
WILLIAM AND
DIXIE MINSON
KALOKO LIGHT
INDUSTRIAL
SUBDIVISION,
NORTH KONA

The Commission took this item up at 10:00 a.m. with three people from the public in attendance.

APPLICANT: WILLIAM AND DIXIE MINSON (REZ 08-000089)

Change of Zone from Limited Industrial - 1 acre (ML-1a) to Industrial-Commercial Mixed 1-acre (MCX-1a) for approximately 1.3698 acres of land. The property is located between Hina Lani Street and Olowalu Street, bounded on the east by Kamanu Street, Kaloko Light Industrial Subdivision, North Kona, Hawaii, TMK: 7-3-51: 65.

(SEE EXHIBIT A)

SPP 08-000073
RICHARD CRAPSER
KAHUKU,
KAU

The Commission took this item up at 12:00 noon with two people from the public in attendance.

APPLICANT: RICHARD CRAPSER (SPP 08-000073)

Special Permit to allow a cinder mining operation on 43,608 square feet of land situated within the State Land Use Agricultural District. The property is located along the south side of Mahimahi Drive and approximately 356 feet east of the Mahimahi Drive – Lurline Lane intersection, Hawaiian Ocean View Estates Subdivision, Kahuku, Ka'u, Hawaii, TMK: 9-2-145:59.

Mr. Hayashi informed the Commission that the applicant sold the property, and that the new owner has submitted a letter withdrawing the application. There was no objection, and the Chair accepted the withdrawal.

SPP 1191
CROWN CASTLE
INTERNATIONAL
HONOMAKAU,
NORTH KOHALA

The Commission took this item up at 12:01 p.m. with two people from the public in attendance.

APPLICANT: CROWN CASTLE INTERNATIONAL (SPP 1191)

Decision and Action on Special Permit No. 1191 to allow the replacement of an existing 80-foot monopole with a 120-foot steel monopole. The request would also require the amendment of Condition 5 (height of tower). The property is located along the north side (makai) of Kynnersley Road, approximately 1.3 miles south of its intersection with Akoni Pule Highway (Highway 270), Honomakau, North Kohala, Hawaii, TMK: 5-4-2: por 2.

(SEE EXHIBIT B)

MINUTES

The Commission took up the following minutes at this time, 12:29 p.m., with no one from the public in attendance.

January 22, 2009 – It was moved by Commissioner Woodward and seconded by Commissioner Domingo that the minutes be approved as circulated. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

ADMINISTRATIVE
MATTERS

The Commission took up the following at this time, 12:30 p.m., with no one from the public in attendance.

Status of appeals filed on Board of Appeals decisions - Corporation Counsel – Mr. Takase had nothing to report to the Commission.

ANNOUNCEMENTS

There was no announcement.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 12:30 p.m.

Respectfully submitted,

Noriko Sauer, West Hawaii Secretary

A T T E S T:

Rodney Watanabe, Chairman
Planning Commission