

PLANNING COMMISSION  
COUNTY OF HAWAI'I

MINUTES  
MARCH 6, 2008

The Planning Commission met in regular session at 9:03 a.m. in the County of Hawaii, Aupuni Center Conference Room, 101 Pauahi Street, Hilo, Hawaii, with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe  
Kimo Alameda  
Lani Bowman  
Takashi Domingo  
Andrew Iwashita  
Shelly Ogata  
Alvin Rho  
Rene' Siracusa  
Rell Woodward

Ivan Torigoe, Deputy Corporation Counsel  
Christopher Yuen, Planning Director  
Norman Hayashi, Planning Program Manager  
Phyllis Fujimoto, Staff Planner  
Jeff Darrow, Staff Planner

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

SPP NO. 998

MINIPRO  
CONSTRUCTION, INC.  
KAHUKU, KA'U

The Commission took this item up at 9:05 a.m. with approximately 12 people from the public in attendance.

**APPLICANT: MINIPRO CONSTRUCTION, INC. (SPP NO. 998)**

Amendment to Condition No. 2 (construction time requirement) of Special Permit No. 998, which allowed the construction of a self-storage facility and related improvements on 1 acre of land situated within the State Land Use Agricultural District. The property is located in the Kona-South Estate Subdivision situated on the south (makai) side of Highway 11, approximately 1 and ¼ miles west of the Ocean View Post Office, Kahuku, Ka'u, Hawaii, TMK: 9-2-150: portion of 51.

Mr. Hayashi noted that the applicant in his February 15, 2008 letter has requested a continuance of the hearing. He added that besides the initial time extension request, the applicant is now also requesting that the size of the permit area be increased from one to three acres and also the number of storage units and structures be increased. He stated that the Planning Director is recommending the hearing be continued to the next Hilo meeting.

The Chair stated no one from the public wished to testify on this agenda item.

As the presiding officer, Mr. Watanabe continued this item to the next Hilo meeting.

REZ 792  
NANI MAU INC.  
PANAWEWA,  
WAIAKEA

The Commission took this item up at 9:09 a.m. with approximately 12 people from the public in attendance.

**APPLICANT: NANI MAU INC. (REZ 792)**

Amendments to Condition B of Change of Zone Ordinance No. 95-55 (REZ 792), which rezoned 37.247 acres of land from an Agricultural-10 acres (A-10a) to an Agricultural-1 acre (A-1a) zoned district and 4.502 acres from an Agricultural-3 acres (A-3a) to an Agricultural-1 acre (A-1a) zoned district. The request is for a 5-year time extension to secure Final Subdivision Approval and to delete the portion of Condition B that limits the maximum number of lots to 22. The project site is located at the Nani Mau Gardens, bordered by Railroad Avenue, Makalika Street, Awa Street and the Flood Control Channel, Panaewa Farm Lots, Waiakea, South Hilo, TMK: 2-2-48: Portions of 13 and 93

(SEE EXHIBIT A).

RECESSED

The Chair called a recess at 10:45 a.m.

RECONVENED

The meeting reconvened at 10:56 a.m.

USE 07-000011  
CORAL WIRELESS LLC  
dba MOBI PCS  
KEAUKAHA,  
SOUTH HILO

The Commission took this item up at 10:56 a.m. with approximately 12 people from the public in attendance.

**APPLICANT: CORAL WIRELESS LLC dba MOBI PCS (USE 07-000011)**

Use Permit to allow the development of telecommunication antennas and ground equipment on the Mauna Loa Shores Condominium building situated within the Single-Family Residential 10,000-square foot (RS-10) zoned district. The Mauna Loa Shores Condominium is located along the north side of Kalaniana'ole Street, Waiakea, Keaukaha, South Hilo, Hawaii, TMK: 2-1-17:20.

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

Commissioner Woodward congratulated the designer of the antennas as it will not change the physical character of the area and provide a needed service to be used by many in the area.

Commissioner Bowman applauded the applicant for being environmentally sensitive.

The applicant's representatives, Ken Turner and Eric Schatz, were in attendance.

Mr. Turner gave some background information about their Corporation and explained that their equipment is extremely state of the art and compact, which does not require a large leased area.

In response to Commissioner Siracusa's concern and inquiries, Mr. Schatz explained that, as allowed by State Statute, they have entered into a long-term lease agreement contract with the association of apartment owners of Mauna Loa Shores through its board, noting he does not know what sort of conversation took place between the Board and the individual unit owners. He clarified that they cannot proceed without this agreement and this agreement is not normally provided to the Planning Department.

In response to the Chair's inquiry, Mr. Schatz stated he has reviewed and is comfortable with the recommendation and proposed conditions.

Mr. Turner explained that approximately two weeks after the initial notification to surrounding property owners within 300 feet of the application, per Mr. Darrow's instructions they also notified the approximately 80 condominium owners of the application, along with renoticing the surrounding property owners, noting the Planning Department has on file the certification required from the US Post Office. He added that they have posted a signage in front of the building regarding their application.

The Chair stated for the record no one from the public wished to testify on this agenda item.

It was moved by Commissioner Woodward and seconded by Commissioner Alameda that the application be approved as recommended by the Planning Director. A roll call vote was taken and motion carried with nine ayes (Woodard, Alameda, Bowman, Domingo, Iwashita, Ogata, Rho, Siracusa, and Watanabe). Commissioner Woodward stated he appreciated the applicant's creative approach to keeping the antennae as inconspicuous as possible and noted the Commission would have a lot easier job if there were other environmentally concerned corporations.

SMA 07-000026  
HILO FARMERS  
MARKET LLC  
DOWNTOWN HILO,  
SOUTH HILO

The Commission took this item up at 11:15 a.m. with approximately 10 people from the public in attendance.

**APPLICANT: HILO FARMERS MARKET LLC (SMA 07-000026)**

Special Management Area (SMA) Use Permit application for the construction of a 3-story commercial building at the current Farmers Market site at the corner of Kamehameha Avenue and Mamo Street, downtown Hilo, South Hilo, Hawaii, TMK: 2-3-8:20.

(SEE EXHIBIT B)

ANNOUNCEMENTS

The following announcement was made at this time, 12:26 p.m.

Next Meeting – Mr. Hayashi announced the next meeting is scheduled for April 4<sup>th</sup> in Hilo

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 12:27 p.m.

Respectfully submitted,

Sharon M. Nomura, East Hawai'i Secretary

A T T E S T:

Rodney Watanabe, Chairman  
Planning Commission