

PLANNING COMMISSION  
COUNTY OF HAWAII

MINUTES  
MARCH 6, 2009

The Planning Commission met in regular session at 9:02 a.m. in the Aupuni Center Conference Room, 101 Pauahi Street, Hilo, Hawaii with Chairman Rodney Watanabe presiding.

PRESENT: Rodney Watanabe      ABSENT & EXCUSED: Lani Bowman  
C. Kimo Alameda  
Andrew Iwashita  
Takashi Domingo  
Frederic Housel  
Shelly Ogata  
Rell Woodward

Brandon Gonzalez, Deputy Corporation Counsel  
BJ Leithead Todd, Planning Director  
Norman Hayashi, Staff Planner  
Phyllis Fujimoto, Staff Planner  
Jeff Darrow, Staff Planner  
Maija Cottle, Staff Planner

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

USE 08-14                                      The Commission took this item up at 9:04 a.m. with  
T-MOBILE WEST                                      approximately 17 people from the public in attendance.  
CORPORATION  
KURTISTOWN,  
PUNA

**APPLICANT: T-MOBILE WEST CORPORATION (USE 08-14)**

Use Permit to allow the construction of a 150-foot monopole telecommunication tower and associated equipment on approximately 900 square feet of land situated within the Single-Family Residential 20,000 square feet (RS-20) zoned district. The property is the site of the Kurtistown Assembly of God Church, which is located on the mauka (northeast) side of Highway 11 directly across the Highway 11- Kuauli Road Junction, Kurtistown, Puna, Hawaii, TMK: 1-7-6: portion of 31.

(SEE EXHIBIT A)

REZ 942  
GHC FAMILY  
LIMITED PARTNERSHIP  
WAIAKEA,  
SOUTH HILO

The Commission took this item up at 11:27 a.m. with approximately 10 people from the public in attendance.

**APPLICANT: GHC FAMILY LIMITED PARTNERSHIP (REZ 942)**

Amendment to Condition B (construction time requirement) of Change of Zone Ordinance No. 00 31, which rezoned 67,500 square feet of land from a Single-Family Residential – 10,000 square feet (RS-10) to a Neighborhood Commercial 20,000 square feet (CN-20) district. The property is located between Manono Street and Hinano Street and across from Big Island Candies, Waiakea Houselots, Waiakea, South Hilo, Hawaii, TMK: 2-2-34:85 and 93.

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 various correspondence received into the record and the Planning Director's favorable recommendation to the County Council with conditions.

The applicant's representative, Gina Hara-Chun, was in attendance.

There was no one from the public wishing to testify on the application.

It was moved by Commissioner Domingo and seconded by Commissioner Alameda to forward a favorable recommendation to the County Council based on the Planning Director's recommendation and conditions. There was no discussion on the motion. A roll call vote was taken and motion carried with seven ayes (Domingo, Alameda, Housel, Iwashita, Ogata, Woodward and Watanabe) and one absent and excused (Bowman).

SPP 08-68  
HQHQ, INC. dba PAHOA  
FEED AND FERTILIZER  
PAHOA,  
PUNA

The Commission took this item up at 11:34 a.m. with approximately 10 people from the public in attendance.

**APPLICANT: HQHQ, INC. dba PAHOA FEED AND FERTILIZER (SPP 08-68)**

Special Permit to allow the establishment and expansion of a farm, feed and fertilizer supply store and the establishment of retail space, professional offices, and a certified kitchen on approximately 1.10 acres of land situated within the State Land Use Agricultural District. The property is located along the west side of Pahoia Village Road about 230 feet north of the Apa'a Street intersection, Keonepoko Homesteads, Pahoia, Puna, Hawaii, TMK: 1-5-007:076.

(SEE EXHIBIT B)

MINUTES

At 1:26 p.m., the Commission took up the following minutes.

January 15, 2009 – It was moved by Commissioner Woodward, seconded by Commissioner Alameda, and unanimously carried by a voice vote that the minutes be approved as circulated.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 1:28 p.m.

Respectfully submitted,

Sharon M. Nomura, East Hawai'i Secretary

A T T E S T:

Rodney Watanabe, Chairman  
Planning Commission