





In response to Commissioner Springer’s inquiry, Mr. Hayashi stated that the rezoning map would have to be revised to indicate that the subject property is on Ililani Road and not Halepueo Road.

The applicant, Fay Machielse, stated she did receive a copy of the background report and recommendation.

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

Mr. Hayashi, at this time, recommended a new Condition C regarding the dwelling to be constructed within 5 years;” realphabetizing of remaining conditions; and the newly realphabetized Condition F (former Condition E) regarding applicable laws, rules, regulations and requirements to be amended.

Ms. Machielse had no comments on the proposed amendments to the conditions.

In response to Commissioner Alameda’s inquiry regarding proposed Condition D, Mr. Hayashi said the applicant, on his honor, would have to notify the Planning Department and State Historic Preservation Division of any remains found on the subject property. Mr. Yuen added that the State Historic Preservation Division, in certain instances, has required cultural monitors during bulldozing operations in sensitive areas.

It was moved by Commissioner Springer and seconded by Commissioner Fujikawa to send a favorable recommendation to the County Council for the reasons and with the conditions recommended by the Planning Director, with the following amendments: (1) Condition C to read, “The proposed single family dwelling shall be constructed within 5 years from the effective date of this ordinance.” (2) The remaining conditions realphabetized accordingly. (3) The new Condition F or former the Condition E revised to read, “The applicant shall comply with all applicable County, State and Federal laws, rules, regulations and requirements.” A roll call vote was taken and motion carried with eight ayes (Springer, Fujikawa, Graham, McCall, Siracusa, Smith, Alameda and Galdones) and one absent and excused (Thibadeau).

RECESSED                      The Chair recessed the meeting at 12:35 p.m.

RECONVENED                The meeting reconvened at 2:04 p.m.

USE 04-004                      The Commission took this item up at 2:04 p.m. with  
LOUIS AND HELENA                approximately 12 people from the public in attendance.  
DEETMAN  
WAIAKEA,  
SOUTH HILO

**APPLICANTS: LOUIS AND HELENA DEETMAN (USE 04-004)**

Use Permit to allow the establishment of a Church and related improvements on 2.73 acres of land within the Agricultural 3-acre zoned district. The property is located along the south side of Lama Street, approximately 660 feet east of the Lama Street – Awa Street intersection, Panaewa House Lots, Waiakea, South Hilo, Hawai‘i, TMK: 2-2-51:9.

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. He pointed out that no letters of opposition were received into the record and the applicants had said that they will have several representatives for today's meeting since they, themselves, are traveling to Indonesia.

For Commissioners' information, Mr. Darrow noted the standard setbacks are 30 feet for the front and rear and 20 feet for the side yards; however, the Planning Department is recommending a 50-foot setback from all property lines to mitigate impacts, such as noise and visual, to surrounding property owners.

The applicant's representatives, Jana Cornella, Earl Nakasato, Daniel Costales, and Tommy Crabb, were in attendance.

Mr. Crabb noted that their Church currently is holding their services (bible study during the week and morning services on Sunday) at the Hilo Hawaiian Hotel, and they have been looking for a place to build their sanctuary for several years.

Mr. Nakasato noted that the church members are long-time residents of Hawai'i, they were a very traditional and conservative group that do not make a lot of noise, and they were not a cult group.

In response to Director Yuen's inquiry, Mr. Crabb said they were aware of the fire flow issue but felt they could overcome that concern by having a catchment system.

Mr. Yuen noted that the only major concern was the fire flow issue. He said he was aware that the Fire Department has allowed water tanks to satisfy the fire flow requirement, rather than extending the waterline, which would be extremely expensive.

Upon Mr. Yuen's recommendation, Mr. Darrow suggested an amendment to the 4<sup>th</sup> sentence in Condition 2 to clarify that the water tank would not be subject to the 50-foot setback. Mr. Yuen clarified that the placement of the water tank still had to abide by the minimum setback required by the County Code.

For Commissioner McCall's information, Mr. Darrow pointed out that Condition No. 4 requires the applicant to provide fire protection measures meeting with the approval of the Fire Department prior to the issuance of a certificate of occupancy. He noted the Fire Department Inspector has stated that the actual size of the water tank cannot be determined until the plans for the structure is submitted.

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

It was moved by Commissioner Springer and seconded by Commissioner Smith that the application be approved for the reasons and with the conditions recommended by the Planning Director with the 4<sup>th</sup> sentence in Condition 2 amended to read, "Plans shall indicate a minimum 50-foot setback from all property lines for the proposed church facilities, excluding the water

tank.” A roll call vote was taken and motion carried with eight aye (Springer, Smith, Alameda, Fujikawa, Graham, McCall, Siracusa, and Galdones) and one absent and excused (Thibadeau).

SPP 04-012)  
PACIFIC QUEST  
CORPORATION  
HONUAPO,  
KA’U

The Commission took this item up at 2:17 p.m. with approximately 10 people from the public in attendance.

**APPLICANT: PACIFIC QUEST CORPORATION (SPP 04-012)**

Special Permit to allow the establishment of a Special Treatment Facility for Youth on a 7.8-acre area situated within the State Land Use Agricultural District. The property is located along the north side of Kaalaiki Road, approximately 6,500 feet mauka of State Highway 11 and Honuapo Park (Whittington Park), Honuapo, Ka'u, Hawai‘i, TMK: 9-5-15:15.

(SEE EXHIBIT C)

RECESSED

The Chair called a short recess at 4:10 p.m.

RECONVENED

The meeting reconvened at 4:21 p.m.

AMENDMENT TO  
ZONING CODE  
PLANNING DIRECTOR  
COMMERCIAL  
EXCAVATION

The Commission took this item up at 4:21 p.m. with 3 people from the public in attendance.

**INITIATOR: PLANNING DIRECTOR**

Amendment to Section 25-5-152(a) of Chapter 25 (Zoning Code), Hawai‘i County Code, by including "commercial excavation" as a permitted use within the General Industrial (MG) district.

(SEE EXHIBIT D)

At 4:31 p.m., the Commission took up the matter on the Special Meeting Agenda, Doutor Coffee Hawaii Co., Inc. (SPP NO. 1215).

At 5:05 p.m. the Commission continued on with its listed agenda items.

MINUTES

The Commission took up the following minutes:

September 16, 2004 - The Commission deferred approval of the minutes to a future meeting.

ADMINISTRATIVE  
MATTER

The Commission took up the following agenda item at 5:06 p.m.

Status of appeals filed on Planning Commission decisions - Corporation Counsel – Mr. Torigoe noted he has nothing to report on this matter.

ANNOUNCEMENTS

The Commission took up the following under announcements at this time, 5:07 p.m.

Planning Commission Meetings – Mr. Hayashi noted that subsequent Commission meetings were scheduled for November 5<sup>th</sup> at the King Kamehameha Beach Hotel in Kona, December 2<sup>nd</sup> and 3<sup>rd</sup> at the Hapuna Prince in South Kohala, and December 17<sup>th</sup> in the Aupuni Center Conference Room in Hilo. He noted the November 19<sup>th</sup> meeting has been cancelled.

ADJOURNMENT

There being no further business, at 5:08 p.m., it was moved by Commissioner Springer and seconded by Commissioner Fujikawa that the meeting be adjourned. Motion was unanimously carried by a voice vote of all Commissioners in attendance.

Respectfully submitted,

Sharon M. Nomura, Secretary

A T T E S T:

Fred Galdones, Chairman  
Planning Commission