

In response to Commissioner Housel’s question, Ms. Cottle stated that the applicants are already in compliance with the minimum parking requirement for the proposed expansion, which is to provide six stalls according to the Zoning Code.

The applicants, Drs. Robert Jordan and Jenny Chartier, and their representative, Pete Piper, were present. Mr. Piper stated that the applicants are in agreement with the proposed conditions for approval, and that they have started the process to meet some of the conditions that include obtaining a building permit, preparing a Solid Waste Management Plan, and determining whether a septic system is required due to the expansion. He added that the applicants have already installed a backflow prevention assembly, which has been inspected by the Department of Water Supply, as required.

In response to Commissioner Bowman’s inquiry, Dr. Jordan spoke to the new direct release program where if specific conditions are met on the mainland, animals can enter the state without quarantine; he said that they travel to the airport and determine whether an animal can be released right there or must be flown to Honolulu for quarantine. Commissioner Bowman also asked about their surgery services since the current permit allows no boarding or kenneling. Dr. Jordan said that most of the time animals are brought in early in the morning for surgery and picked up on the same day, adding that there have been no complaints from neighbors in the past five years of their operation.

There was no one from the public wishing to testify in regard to this application.

It was moved by Commissioner Bowman and seconded by Commissioner Housel that the application be approved as recommended by the Planning Director, with conditions. A roll call vote was taken and motion carried with six ayes (Bowman, Housel, Beaudet, Giffin, Iokepa and Watanabe).

REZ 09-95
DR. VIRGIL PLACE
KAHUA 1ST, KAHUA
AND WAIKA,
NORTH KOHALA

The Commission took this item up at 9:50 a.m. with approximately 30 people from the public in attendance.

APPLICANT: DR. VIRGIL PLACE (REZ 09-95)

Change of Zone from an Agricultural 20-acre (A-20a) to a Family Agricultural 3-acre (FA-3a) district for 45 acres of land. The property is located along the south side of Ala Kahua Drive, approximately 2,600 feet east of the Ala Kahua Drive – Akoni Pule Highway intersection, Kahua 1st, Kahua and Waika, North Kohala, Hawai‘i, TMK: 5-9-5: 4 and 5.

(SEE EXHIBIT A)

REZ 09-94 & REZ 05-010
PALAMANUI GLOBAL
HOLDINGS LLC
KAU,
NORTH KONA

The Commission took up the following two items simultaneously at 10:15 a.m. with approximately 40 people from the public in attendance.

APPLICANT: PALAMANUI GLOBAL HOLDINGS LLC (REZ 09-94)

Change of Zone from Project District to Industrial-Commercial Mixed – 20,000 square feet (MCX-20) district for 29.92 acres. The property is part of the proposed Palamanui development located northeast of the Kona International Airport at Keāhole, between Queen Ka‘ahumanu Highway and Makalei Estates Subdivision, Kau, North Kona, Hawai‘i, TMK: 7-2-5:portion of 1.

APPLICANT: PALAMANUI GLOBAL HOLDINGS LLC (REZ 05-010)

Amendment to various conditions of Ordinance No. 06 105, which rezoned 725.2 acres from Agricultural 3-acre (A-3a) and Open (O) to a Project District. The property, which is referred to the Palamanui Development, is located northeast of the Kona International Airport at Keāhole, between Queen Ka‘ahumanu Highway and Makalei Estates Subdivision, Kau, North Kona, Hawai‘i, TMK: 7-2-5:1.

(SEE EXHIBIT B)

SMA 396/SSV 654
OLU KAI, LTD.
KAILUA-KONA,
NORTH KONA

The Commission took these items up at 2:45 p.m. with two people from the public in attendance.

APPLICANT: OLU KAI, LTD. (SMA 396/SSV 654)

- a. Amendment to condition relating to extension of time limit and related conditions of Special Management Area Use Permit No. 396, which allowed the expansion of the existing Huggo’s Restaurant and related improvements.
- b. Amendment to condition relating to extension of time limit and related conditions of Shoreline Setback Variance No. 654, which allowed some of the restaurant improvements within the 20-foot shoreline setback area.

The properties involved are the site of the existing Huggo’s Restaurant complex located on the makai side of Ali‘i Drive, adjacent to the Royal Kona Resort, Kailua-Kona, North Kona, Hawai‘i, TMK: 7-5-9: 14, 15, 17 and 18.

(SEE EXHIBIT C)

MINUTES

At 3:05 p.m. the Commission took up the following minutes:

June 30, 2009 – The Chair stated that approval of the minutes is deferred to the next meeting.

ADMINISTRATIVE
MATTERS

There was nothing taken up under Administrative Matters.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

There being no further business, the Chair declared the meeting adjourned at 3:05 p.m.

Respectfully submitted,

Noriko Sauer, Secretary

A T T E S T:

Rodney Watanabe, Chair
Leeward Planning Commission