

MOLOKA'I PLANNING COMMISSION
SUMMARY MINUTES
March 11, 2026, Regular Meeting

Hyperlink to Audio Recordings: PART 1

Hyperlink to Video Recordings: PART 1

CALL TO ORDER AND ROLL CALL

The regular meeting of the Moloka'i Planning Commission was called to order by Chairperson Zhantell Lindo at **11:03 A.M.**, on Wednesday March 11, 2026, at the Department of Planning's Moloka'i Office, 100 Ainoa Street, Kaunakakai, Moloka'i, Hawai'i 96748 and via TEAMS Meeting No.: **272 184 455 036 3**

*(At **00:0** of the Meeting Recordings)*

Chair Lindo conducted a Roll Call of the Commissioners at **11:00AM. A quorum of the Commission was present. (See Record of Attendance.)**

PUBLIC TESTIMONY: YES

(At 00:10:07 of the Meeting Recordings)

A. PUBLIC HEARING (Action to be taken after public hearing.)

1. A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, TO ESTABLISH A NEW CHAPTER ON JOINT USE DEVELOPMENT

Ms. Jacky Takakura, Planning Director, referring to the Maui, Moloka'i, and Lāna'i Planning Commission, a proposed bill amending Title 19, Maui County Code, to establish a new Chapter on Joint Use Development. The proposed bill as initiated by County Council through Resolution No. 25-222 would, according to the bill, establish regulations that would allow adjoining lots to be developed as a single lot, resulting in efficiency in development and the shared use of infrastructure. (G. Pfost)

PUBLIC TESTIMONY: NONE

*(A motion was made at **01:14:22** of the Meeting Recordings)*

It was moved by Chair Z. Lindo; Seconded by K. Sagario; then unanimously.

*(a vote was taken at **01:29:02** of the Meeting Recordings)*

VOTED: TO APPROVE WITH RECOMMENDATIONS

(Assenting: Z. Lindo; K. Bishaw-Juario; K. Sagario; H. Place; L. Albino)

(At 00:10:07 of the Meeting Recordings)

2. A BILL FOR AN ORDINANCE AMENDING TITLE 19 OF THE MAUI COUNTY CODE ESTABLISHING NEW H-3 AND H-4 HOTEL ZONING DISTRICTS

Ms. Jacky Takakura, Planning Director, referring to the Maui, Moloka'i, and Lāna'i Planning Commission, a proposed bill amending Section 19.06.010 and various sections within Chapter 19.14, Maui County Code. The proposed bill initiated by County Council through Resolution No. 25-230, FD1, would establish two new Hotel Zoning Districts entitled H-3 and H-4. As proposed, these new Districts would allow existing A-1 and A-2 Apartment District properties affected by Ordinance 5909 (Bill 9, CD1, FD1) to continue transient vacation rental use provided that subsequent land use changes are approved for said properties to one of the new H-3 or H-4 Districts. The proposed bill provides for uses and development standards in the new H-3 and H-4 Zoning Districts that are the same as those currently found in the existing A-1 and A-2 Apartment Zoning Districts. (G. Pfost)

PUBLIC TESTIMONY: NONE

(A motion was made at 01:14:22 of the Meeting Recordings)

It was moved by Chair Z. Lindo; Seconded by K. Sagario; then unanimously.

(a vote was taken at 01:29:02 of the Meeting Recordings)

VOTED: TO APPROVE WITH RECOMMENDATIONS

(Assenting: Z. Lindo; K. Bishaw-Juario; K. Sagario; H. Place; L. Albino)

(At 00:37:38 of the Meeting Recordings)

B. CONTESTED CASES

Pursuant to Chapter 91-10, Hawaii Revised Statutes, and Subchapter 4 of the Molokai Planning Commission Rules of Practice and Procedure, any individual wishing to testify on these items is required to do so under oath and may be asked questions by the applicant and members of the Commission. The applicant may provide comments in response to each testifier and should notify the Commission if it wishes to do so.

1. SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT

MR. and MRS. CLARE and GORDON ALBINO requesting a Special Management Area Minor Permit for an after-the-fact installation of a seven-foot-high wooden fence and a 20 foot storage container located at 1529 Kamehameha V Highway, Kamiloloa Ahupua'a, Island of Moloka'i, Hawaii; TMK: (2) 5-4-011:010 (SMX2025-00270) (SM62026-00001) (Valuation \$10,000) (S. Lopez)

Item was deferred due to lack of quorum. Will be taken up at a later date.

(At 00:34:41 of the Meeting Recordings)

2. SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT

MR. AL MURO, on behalf of KE NANI KAI AOA, is requesting a Special Management Area Exemption for the re-roofing of approximately 11 buildings (Unit 1-11) of Ke Nani Kai AOA located at 50 Kepuhi Place, Maunaloa, Ahupua'a of Kaluako'i, Island of Moloka'i, Hawaii; TMK: (2) 5-1-003:013 (SMX2025-00309) (SM52026-000020) (S. Lopez)

PUBLIC TESTIMONY:NO

(A motion was made at 01:25:56 of the Meeting Recordings)

It was moved by Commissioner L. Albino, Seconded by Commissioner K. Bishaw-Juario; then unanimously.

(a vote was taken at 01:27:58 of the Meeting Recordings)

VOTED: TO APPROVE WITH RECOMMENDATIONS

(Assenting: Z. Lindo; K. Bishaw-Juario; K. Sagario; H. Place; L. Albino)

(At 01:28:07 of the Meeting Recordings)

C. DIRECTOR'S REPORT

1. Agenda items for future meetings.
2. Completed Moloka'i Applications Report generated by the Planning Department with the February 25, 2026– – **Appendix A**

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NEXT SCHEDULED REGULAR MEETING DATE: March 25, 2026

ADJOURNMENT: 12:46 P.M.

Submitted by:
Shantel Nomura
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE:

Present:

Zhantell Lindo- Chair
Keolamaupono Sagario- Vice Chair
Kananikala Bishaw-Juario
Heather Place
Louella Albino

Others:

Greg Pfost, Administration Officer, Department of Planning
Sybil Lopez, Current Division, Department of Planning
Adrian Reifsnyder, Deputy Corporation Counsel, Department of Corporation Counsel
Candace Thackerson, Supervisor to the Boards & Commissions, Current Division,
Department of Planning
Shantel Nomura, Secretary to Board & Commissions II, Current Division, Department of
Planning
Leilani Ramoran-Quemado, Secretary to Board & Commissions II, Current Division,
Department of Planning
Eugene Quemado-Secretary to Board & Commissions II, Current Division, Department of
Planning
Jacob Alison, Secretary to Board & Commissions I, Department of Planning