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Mar 12 - Apr 26

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SP73-148/T.T. MEYERS, INC.

MOLOKAI

SP 73-148 T.T. MEYERS, INC.

SP73-148 T.T. MEYER, INC. (MOLOKAI)

Permit expired 5/4/78

May 7, 1973

Mr. Otto S. Meyer, President
T. T. Meyer, Inc.
Star Route
Kaunakakai, Molokai 96748

Dear Mr. Meyer:

The original of the attached letter approving your special permit (SP73-148) to allow the establishment and operation of a rock and cinder quarry on approximately 25 acres of land within the State Land Use Agricultural District situated at Kapuaokoolau, Molokai, identifiable by Tax Map Key 5-5-01: parcel 11; subject to the conditions set forth by the Maui Planning Commission and, with the added stipulation (under condition #4), that any extensions of the special permit must also be approved by the Land Use Commission; is on file in the office of the Planning Department, County of Maui, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

May 7, 1973

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on May 4, 1973, the Land Use Commission voted to approve a special permit to T. T. Meyer, Inc. (SP73-148) to allow the establishment and operation of a rock and cinder quarry on approximately 25 acres of land within the State Land Use Agricultural District situated at Kapuaokoolau, Molokai, identifiable by Tax Map Key 5-5-01: parcel 11; subject to the conditions as set forth by the Maui Planning Commission and, with the added stipulation (under condition #4), that any extensions of the special permit must also be approved by the Land Use Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: T. T. Meyer, Inc.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

May 4, 1973 - 1:00 p.m.

Molokai Community Center
Kaunakakai, Molokai

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Approved
AUG 3 1973

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Persons testifying today were duly sworn in by Chairman Inaba.

ACTION

✓ APPLICATION BY T. T. MEYER, INC. (SP73-148) FOR A SPECIAL PERMIT TO QUARRY CINDERS AND ROCK IN THE AGRICULTURAL DISTRICT AT KAPUAOKOOLAU, MOLOKAI

Mr. Ah Sung Leong, Planner, read the staff memorandum recommending approval of the special permit subject to the conditions imposed by the Maui Planning Commission, and with respect to condition #4, that any extension request also be approved by the Land Use Commission (see copy of report on file).

It was reported by Mr. Leong that, since the writing of this report, a letter had been received from the Maui Department of Water Supply regarding the subject special permit and the other two applications on today's agenda (H.C. & D., Ltd. and R & M Service Co., Ltd.), stating that the department had no objections to the subject requests. He also acknowledged the receipt of a letter from Life of the Land, dated May 3, 1973, requesting that

T. T. Meyer, Inc. and H.C. & D., Ltd. prepare an environmental impact statement, that the Land Use Commission defer a decision until an E.I.S. has been approved, and that the special permit applications be denied if the deferral is not granted.

Mr. Fujimoto, Executive Officer, advised that similar requests for an environmental impact statement had been received by the Land Use Commission in the past. However, in an informal opinion, the Attorney General's Office had advised that the Executive Order did not apply to private developments on privately owned lands.

Commissioner Kido raised a question regarding the source of water for the operation. Mr. Meyer replied that it would be supplied from their own well located on the upper side of their property.

Commissioner Yamamura moved that the special permit be approved as recommended by staff. It was seconded by Commissioner Sakahashi and unanimously passed.

APPLICATION BY H.C. & D., LTD. (SP73-150) FOR A SPECIAL PERMIT TO OPERATE A QUARRY IN THE AGRICULTURAL DISTRICT AT HALE O LONO, WEST MOLOKAI

It was the staff's recommendation that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission and the two additional conditions imposed by staff (see copy of report on file).

Mr. Emmet Cheeley, Manager of the concrete division of H.C. & D., advised that there is an existing road on the shoreline which is the access to the harbor and the quarry will be situated on the mauka side of the 300 foot level.

Commissioner Kido observed that 300 feet mauka of the shoreline was designated within the Conservation District. Mr. Leong advised that the Conservation District varied in depth, depending upon the shoreline configuration and therefore staff was recommending that the operation be restricted within the Agricultural District.

Commissioner Wung requested a clarification of the rationale for the substantial 340 acres involved in the request. Mr. Cheeley explained that back in 1958, they had explored the area extensively for rock deposits and had reached an agreement with Molokai Ranch to quarry the area sometime in the future. In 1966, in another agreement, a lesser area had been delineated for the quarry operation. It was their intention to mine small areas at a time and move on to another location within the 340 acres. Mr. Cheeley

submitted that the petitioner will be responsible for returning the excavated area to a state that will be acceptable to the Maui Planning Commission, as stipulated in condition #4 of its recommendation for approval of the special permit.

Commissioner Yamamura wondered whether additional employment will be created by the mining operation. Mr. Cheeley replied that this would depend on the rate of development on West Molokai but that he could foresee employment of at least 5 to 10 people for the quarry and concrete plant.

Vice Chairman Tangen noted, for the record, that the letter from Life of the Land also had reference to the instant special permit.

Commissioner Napier moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi, and unanimously carried.

APPLICATION BY R & M SERVICE CO., INC. (SP73-151) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A CONCRETE HOLLOW TILE PLANT IN THE AGRICULTURAL DISTRICT AT WAIKAPU, MAUI

A recommendation for approval of this request as conditioned by the Maui Planning Commission was made in the staff memo presented by Mr. Fujimoto (see copy of report on file).

Mr. Fujimoto concurred with Commissioner Sakahashi that, as in the case of the two previous special permits, staff would like to recommend that any extension of time, under condition #6 stipulated by the Maui Planning Commission, also be subject to the approval of the Land Use Commission.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and unanimously passed.

ADOPTION OF MINUTES

Commissioner Sakahashi moved to adopt the minutes of November 10, 1972, February 16, 1973 (1:00 p.m.) and February 16, 1973 (7:30 p.m.) as circulated, which was seconded by Commissioner Yamamura and carried.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-148 - T. T. MEYER, INC. DATE May 4, 1973

PLACE Molokai Community Center TIME 1:00 p.m.
Kaunakakai, Molokai

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
M YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY				✓
S SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, GORO	✓			

Comments:

Motion for Approval

I move to approve the special permit as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

Molokai Community Center
Kaunakakai, Molokai

May 4, 1973
1:00 p.m.

STAFF REPORT

SP73-148 - T. T. MEYER, INC.

A special permit to allow the establishment and operation of a rock and cinder quarry on approximately 25 acres of land within the State Land Use Agricultural District at Kapuaokoolau, Molokai has been requested by T. T. Meyer, Inc. The subject property is described as Tax Map Key 5-5-01: parcel 11 and is situated mauka of Kamehameha V Highway approximately 8 miles east of Kaunakakai. Presently, the land is unimproved and used for cattle grazing. With the exception of approximately 5 scattered single family residences situated on the makai side of the proposed quarry site, the surrounding area is characterized by vacant and pasture lands.

In substantiation of his request, the applicant states that, "Since there is no Cinder Quarry east of Kaunakakai and future patterns of developments are becoming more realistic, this proposed quarry is intended to service the needs of the eastern end of Molokai...for the public, government agencies, and land developments."

The Land Study Bureau soil classification system indicates that the subject area is designated "E" or very poor for overall agricultural productivity. The land is well drained and rocky with very little soil material. The median annual rainfall ranges between 10

to 25 inches and the elevation is at the 100 foot level.

The Molokai Advisory Committee held a public hearing on the subject application on February 7, 1973 at Kaunakakai, Molokai, and voted to recommend approval of this request. With the exception of the applicant, no one else spoke for or against this request and no written testimony has been received subsequent to the public hearing.

At its March 6, 1973 meeting, the Maui Planning Commission concurred with the recommendations of the Molokai Advisory Committee and voted to recommend approval of the subject application with the following conditions:

- "1. That all applicable Federal, State, and County environmental and health requirements are met.
- "2. That the applicant, upon termination of the proposed use, be responsible for returning the land to a state that is acceptable to the Maui Planning Commission.
- "3. That all other Federal, State, and County requirements are met.
- "4. That the approval be granted for five years from date of approval by the State Land Use Commission with further extensions upon a review by the Maui Planning Commission."

The petitioner's application provides very little information on the actual quarry operations and the type of quarrying equipment expected to be used at the site.

However, upon communication with the applicant, more information was acquired. Mr. Meyer advised that cinder will be the major quarry material to be excavated and that only loose surface rock, if any, will be removed. The operation will not utilize a rock

crusher or other allied rock quarrying equipment and no blasting will be conducted on the site. Presently, a dozer and front end loader are the only equipment expected to be used on the site to carry out the quarry operations. Additionally, Mr. Meyer stated that T. T. Meyer, Inc. is a family corporation operated by him and his brother. Mr. Otto Meyer is presently employed full-time by Dole Pineapple Company, his brother by Molokai Ranch, and they operate under T. T. Meyer, Inc. only on weekends and during their spare time. With the phasing out of the pineapple industry on Molokai, the Meyers hope to operate the quarry on a full-time basis.

Upon evaluation of this request, staff finds that:

1. With the phasing out of the pineapple industry on Molokai, the establishment and operation of the quarry will provide employment for Mr. Meyer and possibly other residents.
2. The proposed quarry site is poorly suited for agricultural productivity, including grazing use, and the quarry operation will result in a more productive land use for the site in question.
3. The conditions imposed by the Planning Commission adequately protects the public welfare and the surrounding properties will not be adversely affected. The nearest Urban District is located approximately 2 miles east of the proposed quarry site.

4. The proposed use will not unreasonably burden governmental agencies to provide additional public service and facilities.

Based on the above, the staff concludes that the proposed use is an "unusual and reasonable" use within the Agricultural District and concurs with the Molokai Advisory Committee and Maui Planning Commission in recommending approval of this special permit subject to the conditions imposed by the Maui Planning Commission, and with respect to condition #4, that any extension request must also be approved by the Land Use Commission.

May 3, 1973

RECEIVED

MAY 3 1973



The Land Use Commission
1010 Richards Street
Honolulu, Hawaii 96813

State of Hawaii
LAND USE COMMISSION

Re: Special Permits 73-148 and 73-150 for the May 4, 1973 agenda of the L.U.C.

Dear Sirs,

Life of the Land respectfully requests the following:

- 1) An environmental impact statement to be prepared as required by the Governor's Executive Order of August 23, 1971.
- 2) Deferral of a decision until an e.i.s. has been approved and a public hearing held by the L.U.C.
- 3) Denial of the applications if deferral is not granted.

The Governor's order states that any "major State actions...that significantly affect the quality of the human and natural environment, [include] a detailed statement by the responsible official on...". A Land Use Commission decision granting approval is a major State action significantly affecting the human and natural environment. A substantial amount of land (240 and 25 acres) will be adversely affected by the quarries. Further, there are important economic consequences to the quarry operations. Future developments on the east end and west end of Molokai and the reef runway are at stake. The two applications frequently allude to how the quarries will meet an undefined and vague demand for quarry material on Molokai, it is also my understanding (after talking with several people who know about the reef runway) that material from one of the two quarries will be used for the reef runway. An environmental impact statement will provide an opportunity for the demand of the quarries to be carefully examined as well as affording greater opportunity for public comment.

We ask for a denial of the applications if no deferrment is granted. A more specific and thorough statement of need or demand for the quarrires is necessary before the applications can be evaluated much less decided upon. Effects these projects will have on other projects such as the Kaluakoi resort for West Molokai should at least be discussed in the application so that the consequences of your decision will be clearer. Also, the two applications do not meet guidelines as set forth in the L.U.C. rules and regulations. The application file did not show that "Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.", "That the proposed use will not substantially alter or change the essential character of the land and the present use." (especially since strip mining is involved) and "That the proposed use will made the highest and best use of the land involved for the public welfare. We ask for a denial since the guidelines were not met, and the need and consequences of the projects are not stated.

Sincerely Yours,
Sophie Ann Aoki

Sophie Ann Aoki
Vice-President of Life of the Land

2675



JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

May 2, 1973

RECEIVED

MAY 4 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Special Permit Applications
✓ SP73-148 - T. T. Meyer, Inc.
SP73-150 - HC&D, Ltd.
SP73-151 - R&M Service Co., Inc.

We have reviewed subject applications and foresee no adverse effects on agriculture.

Thank you for the opportunity to comment on this matter.

Frederick C. Erskine

Frederick C. Erskine
Chairman, Board of Agriculture



DEPARTMENT OF WATER SUPPLY
 COUNTY OF MAUI
 P. O. BOX 1109
 WAILUKU, MAUI, HAWAII 96793

RECEIVED

MAY 2 1973

State of Hawaii
 LAND USE COMMISSION

April 30, 1973

Mr. Tatsuo Fujimoto, Executive Officer
 Land Use Commission
 State of Hawaii
 P. O. Box 2359
 Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Subject: (1) SP73-148 - T.T. Meyer, Inc., Kapuaokoolau, Molokai
 (2) SP73-150 - H. C. & D, Ltd., Hale O Lono, West Molokai
 (3) SP73-151 - R & M Service Company, Ltd., Waikapu, Maui

The Department of Water Supply, County of Maui, has reviewed the subject requests and finds that each one is located in an area that is not served by our water system.

Accordingly, we have no objections to the subject requests.

Sincerely,

Carl Kaiama

Carl Kaiama, Director

TI/LJ/ao

cc: Planning Director
 Engr. Div.
 Central Office

3667

UNIVERSITY OF HAWAII

Land Study Bureau

April 26, 1973

RECEIVED

MAY 1 1973

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Fujimoto

The following comments are in response to your special permit applications:

✓ SP73-148 T. T. Meyer, Inc.
Kapuaokoolau, Molokai

The parcel is 606.432 acres on which the 25 acres requested has not been delineated. A cinder cone is located near the southeast corner of the parcel, about 1/3 mile from the main highway. Assuming that this is the quarry site, overall agricultural productivity is E.

SP73-151 R & M Service Co., Inc.
Waikapu, Maui

The parcel is 950.16 acres at the existing quarry site (location of proposed facilities); the overall agricultural productivity is E. The land consists of deep, very rock and bouldery talus and alluvium.

SP73-150 HC&D, Ltd.
Hale O Lono, West Molokai

The proposed quarry site cannot be identified on the basis of the TMK description given. If the site is in the immediate vicinity of Hale O Lono harbor, the overall agricultural productivity is E. Aside from this no other comment is made.

Sincerely

Harold L. Baker
Harold L. Baker
Director

April 19, 1973

Mr. Otto S. Meyer, President
T. T. Meyer, Inc.
Star Route
Kaunakakai, Molokai 96748

Dear Mr. Meyer:

The Land Use Commission next meets on
May 4, 1973, at 1:00 p.m., in the Molokai Community
Center, Kaunakakai, Molokai.

At that time the special permit application
by T. T. Meyer, Inc. (SP73-148) to quarry cinders and
rock in the Agricultural District at Kapuaokoolau,
Molokai, will be considered.

Should you have any questions regarding this
matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

April 18, 1973

NOTIFICATION OF SPECIAL PERMIT APPLICATIONS

Please be advised that the following special permit applications within the County of Maui have been filed with the Land Use Commission.

✓ SP73-148 - T. T. Meyer, Inc. (Kapuaokoolau, Molokai)

Special permit request to quarry cinders and rock on approximately 25 acres of land in the Agricultural District at Kapuaokoolau, Molokai, Tax Map Key 5-5-01: 11.

SP73-150 - HC&D, Ltd.

Special permit request to operate a quarry on approximately 340 acres of land in the Agricultural District at Hale O Lono, West Molokai, Tax Map Key 5-1-02: portion of 1, parcel 6-A.

SP73-151 - R & M Service Co., Inc.

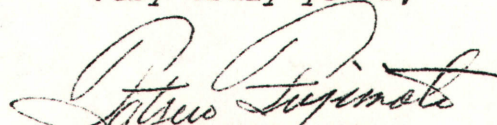
Special permit request to construct and operate a concrete hollow tile plant including storage and office buildings on approximately 5 acres of land in the Agricultural District at the existing quarry site at Waikapu, Maui, Tax Map Key 3-6-04: 2.

The action meeting on these applications is scheduled for May 4, 1973*.

We would appreciate any written comments for or against these requests, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda



3651

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APR 18 1973

STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2380
HONOLULU, HAWAII 96804State of Hawaii
LAND USE COMMISSION

OFFICE OF BUSINESS SERVICES

April 16, 1973

MEMO TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission, D.P.E.D.

F R O M: James T. Okamura, Director
Facilities & Auxiliary Services Branch

SUBJECT: A-73-362 - Elaine Niimi
A-73-363 - Richard Clegg
SP73-148 - T. T. Meyer, Inc.
SP73-150 - HC&D, Ltd.

We have no comments on the subject applications except for the 5.156-acre Urban zoning request by Mr. Richard R. Clegg along the Waianae Valley Road.

We are attaching our letter of January 12, 1973, addressed to Reverend Eugene Connell, Chairman of the Honolulu Planning Commission. In our letter, we stated that the schools on the Waianae Coast are overcrowded. The enrollments at Makaha, Maili, Waianae Intermediate, Waianae High, and Nanaikapono exceed the permanent capacity and require the use of portable classrooms to accommodate the overload. The overcrowded conditions at Nanakuli High have necessitated staggered scheduling of classes.

The end, however, is not in sight since Urban-zoned lands, previously unused, are being intensively developed for increased density housing units. We, therefore, recommend that the Urban zoning request for the 5.156-acre land, identified by TMK: 8-5-19:7, be denied.

Furthermore, it is respectfully requested that in view of the severity of the school situation on the Waianae Coast, applications for Urban zoning involving land on the Waianae Coast should be reviewed during the mandatory five-year comprehensive review period of the State Land Use Commission.

We intend to work very closely with you in reviewing applications for Urban classification. Should you have any question on our position, please feel free to call us.

JTO:EAH:yk
Attachment

cc: Leeward Oahu District
Dept. of Accounting & Gen. Servs.
Mr. Koichi H. Tokushige

3649



JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE

1428 SO. KING STREET
HONOLULU, HAWAII 96814

April 12, 1973

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APR 17 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Boundary Amendment Applications
A73-362 - Elaine I. Niimi (Oahu)
A73-363 - Richard R. Clegg (Oahu)
SP73-148 - T. T. Meyer, Inc. (Molokai) ✓
SP73-150 - HC&D, Ltd. (Molokai)

We have reviewed subject applications and foresee no adverse effects on agriculture.

Thank you for the opportunity to comment on this matter.

William E. Fernandes
for Frederick C. Erskine
Chairman, Board of Agriculture

2625

P. O. Box 156
Kaunakakai, HI 96748
March 28, 1973

RECEIVED

APR 2 1973

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fuimoto, Executive Officer
Department of Planning & Economic Development
Land Use Commission
250 South King Street
Honolulu, Hawaii 96813

Dear Mr. Fuimoto:

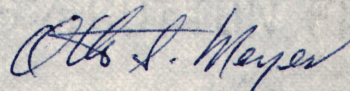
We hereby agree to an 8-day extension for action on our application, from April 26, 1973, the expiration date for action on our request, to May 4, 1973, when a Land Use Commission meeting is scheduled.

Because of our present mail system, will you please notify us approximately one week in advance of the exact time and place of this meeting when determined.

Your assistance is appreciated.

Yours very truly,

T. T. MEYER, INC.



OTTO S. MEYER, President

OSM:ahm

3-7-73 SB

Planners OK Two Projects on Molokai

WAILUKU, Maui — Two projects that could provide several jobs on employment-hungry Molokai were endorsed by the Maui Planning Commission yesterday.

The projects are quarry operations by two companies — the T. T. Meyer Inc., and the Concrete Industries division of HC&D Ltd., of Honolulu — in different locations on the friendly island.

Both companies have applied to the state land use commission for special permits to conduct their operations in land presently zoned for agricultural use.

The T. T. Meyer Inc. request involves 25 acres of land at Kapuaokoolau in East Molokai, while the HC&D application covers 339.8 acres at Hale O Lono in West Molokai.

Both projects were supported by the planning commission's Molokai advisory committee which noted that the proposed operations will mean new jobs.

Approval of both requests were recommended for five years only.

The land involved in both cases has been termed unfit for agriculture.

3605

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Joseph Franco
Kazuo Kage
Michael Kimura
Richard Mayer
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



Elmer F. Cravalho
Mayor
BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Young Whee Chun, Vice-Chairman
William Hong
George Tamura
Thomas Yagi
Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 22, 1973

RECEIVED
MAR 27 1973
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

Re: LUC Special Permits
✓ T. T. Meyer, Inc.
H C & D Ltd.

Enclosed are additional information necessary to complete the transmittal of the Special Permit request by Mr. Otto Meyer for T. T. Meyer, Inc. The enclosures include a copy of:

- 1. Public hearing notice
- 2. Exhibits A & B

Please note that the list of names submitted previously is the list of persons in attendance at the public hearing held in Kaunakakai, Molokai.

The information for the Special Permit request by H C & D, Ltd. was transmitted last week to your office. If you have not received them by this date, please contact our office.

Please call should you have any questions.

Yours very truly,

TOSHIO ISHIKAWA
Deputy Planning Director

Encls.

NOTICE OF PUBLIC HEARING
MOLOKAI ADVISORY COMMITTEE

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Molokai Advisory Committee to the Maui County Planning Department in the meeting room of the Kaunakakai Community Center in Kaunakakai, Molokai on Wednesday, February 7, 1973, at 7:30 p.m. or as soon thereafter as those interested may be heard to consider the following requests:

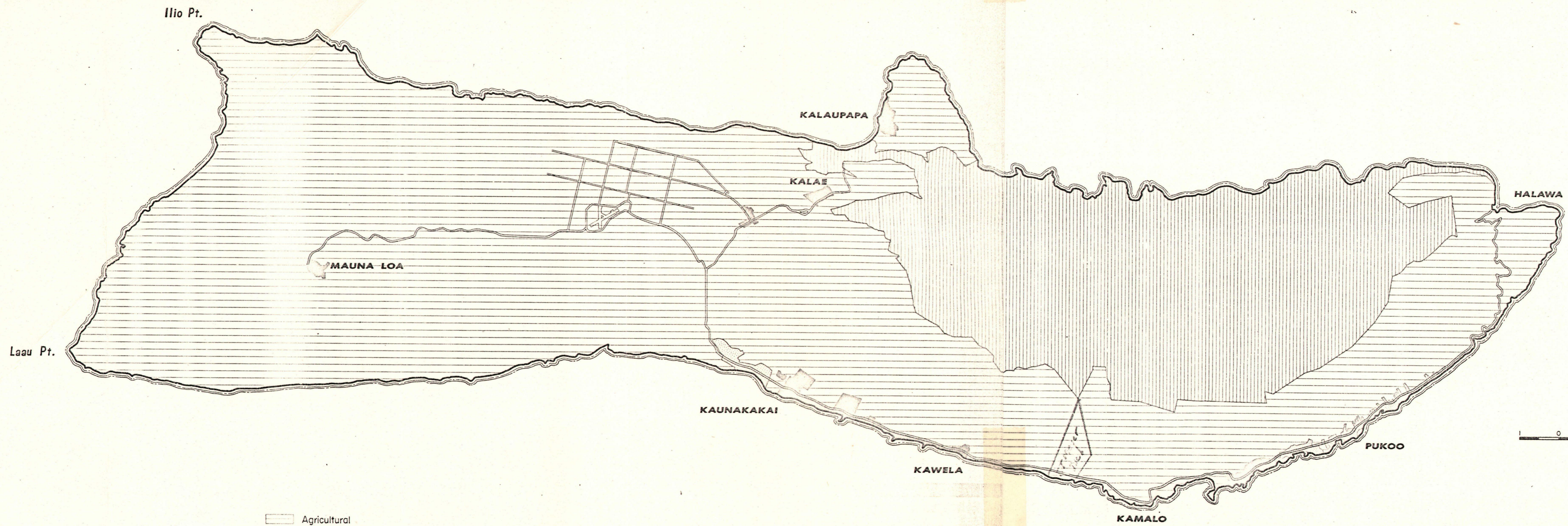
1. H C & D, LTD., by Mr. E. D. Cheeley requesting approval of a LUC Special Permit to quarry and process rock from property within the State Agricultural District in west Molokai, TMK 5-1-02:(portion of). Area: 339.8 acres.
2. T. T. MEYER, INC. by Mr. Otto Meyer requesting approval of a LUC Special Permit to quarry cinders and rock from property within the State Agricultural District in Kapuakoolau, Molokai, TMK 5-5-01:11. Area: 25 acres.
3. GENE BUFFANDEAU, requesting a variance from the provisions of the Subdivision Ordinance, in conjunction with the proposed four-lot residential subdivision situated at Kamiloloa, Molokai, TMK 5-4-11:6.

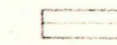
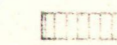

Information pertaining to the above applications are on file in the office of the County of Maui Department of Planning at Wailuku, Maui and in the office of the County Agent in Kaunakakai, Molokai, and are open to the public for inspection during regular office hours.

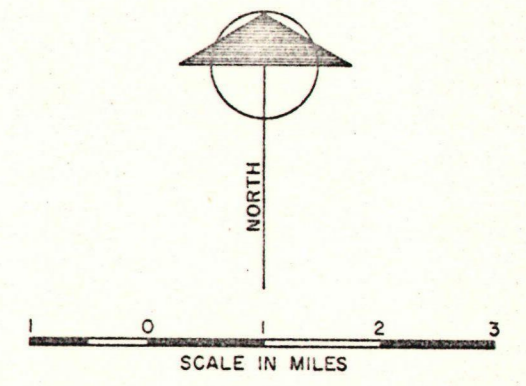
All testimonies regarding the above requests should be filed in writing to the County of Maui Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui, Hawaii 96793, before the date of the public hearing or presented in person at the time of the hearing.

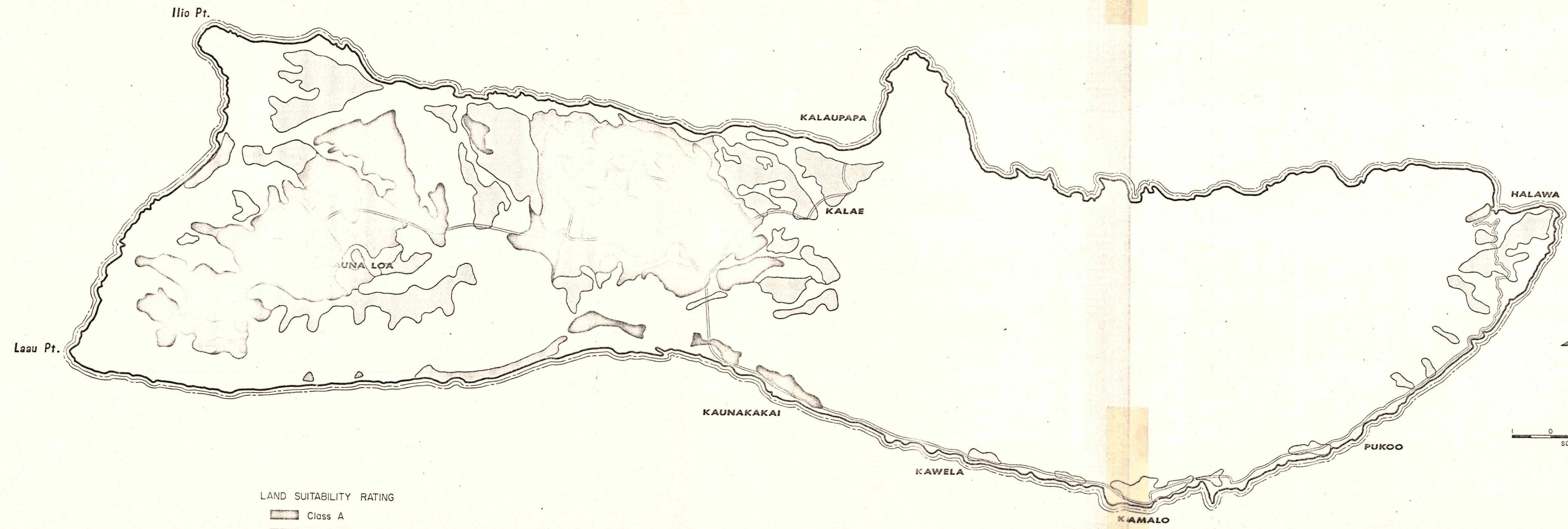
MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--Jan. 18, 1973)







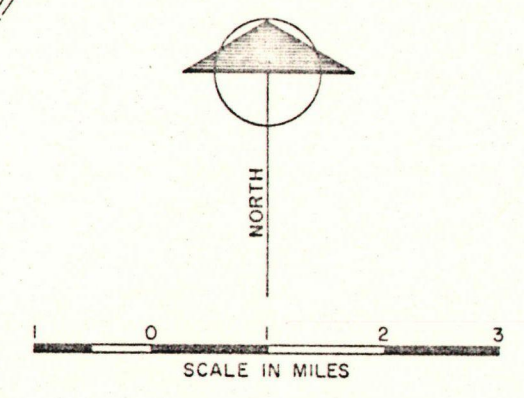
-  Agricultural
-  Conservation
-  Urban





LAND SUITABILITY RATING

	Class A
	Class B
	Class C
	Class D



March 22, 1973

Mr. Otto S. Meyer, President
T. T. Meyer, Inc.
Star Route
Kaunakakai, Molokai 96748

Dear Mr. Meyer:

Pursuant to your special permit application (SP73-148) to quarry cinders and rock at Kapuaokoolau, Molokai, we would appreciate receiving a letter from you agreeing to an 8-day extension for action on your application, from April 26, 1973, the expiration date for action on your request, to May 4, 1973, when a Land Use Commission meeting is scheduled.

We will advise you of the exact time and place of this meeting when they are determined.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

3575

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Joseph Franco
Kazuo Kage
Michael Kimura
Richard Mayer
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Young Whee Chun, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 8, 1973

RECEIVED

MAR 12 1973

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

SP 73-148

Dear Mr. Fujimoto:

Re: Request by T. T. Meyer, Inc. for approval for a LUC Special Use Permit to quarry cinders and rock at Kapuaokoolau, Molokai, TMK 5-5-01:11

The Maui Planning Commission at its meeting of March 6, 1973, voted unanimously to recommend approval of the above request for Special Permit.

A public hearing on the subject request was held on February 7, 1973, by the Molokai Advisory Committee in Kaunakakai, Molokai. Except for the applicant's representative, no one spoke against or in favor of the subject application and no written testimony was received by the Maui Planning Department. The Maui Planning Commission acknowledged that the area in the vicinity of the proposed quarry operation contains a limited number of residences and that much of the land is used for cattle grazing.

The Commission concurred with the recommendation of the Molokai Advisory Committee and recommended approval of the subject application with the following conditions:

1. That all applicable Federal, State, and County environmental and health requirements are met.
2. That the applicant, upon termination of the proposed use, be responsible for returning the land to a state that is acceptable to the Maui Planning Commission.
3. That all other Federal, State, and County requirements are met.
4. That the approval be granted for five years from date of approval by the State Land Use Commission with further extensions upon a review by the Maui Planning Commission.

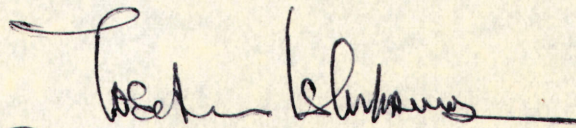
Mr. Tatsuo Fujimoto - 2
March 8, 1973

Enclosed for your information are the following:

1. Copy of the application.
2. Notice of Public Hearing.
3. Transcript of the public hearing.
4. Staff Report.
5. Copy of Molokai Advisory Committee letter.

Please contact our office if you have any questions.

Yours very truly,



HOWARD K. NAKAMURA
Planning Director

Encl.

cc T. T. Meyer, Inc.
cc Mr. E. Loy Cluney

NOTICE OF PUBLIC HEARING
MAUI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, March 6, 1973, in Room 614, 6th Floor of the County Building, Wailuku, Maui, Hawaii at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following requests:

1. MR. H. G. MEYER, requesting approval of a State Land Use Commission Special Permit to construct 2 single family dwelling units on property within the State Agricultural District located on the easterly (mauka) side of Honoapiilani Highway in Olowalu, Maui. The property is further identified as TMK 4-8-4:5. The area of the subject property is 15,904 square feet.
2. R & M SERVICE COMPANY, INC. by Mr. M. Shima, President, requesting approval of a State Land Use Commission Special Permit to construct and operate a hollow tile block and concrete products plant on property located within the State Agricultural District on the mauka side of Honoapiilani Highway adjacent to the present Maui Concrete and Aggregate plant in Waikapu. The property is further identified as TMK 3-6-2:2. The area of the subject property is 5.0 acres.

Information pertaining to the above applications are on file in the office of the County of Maui Department of Planning at Wailuku, Maui, Hawaii, and are open to the public for inspection during regular office hours.

All testimonies regarding the above requests should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui, Hawaii 96793, before the date of the public hearing, or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--February 15, 1973)

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
 P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____
 Notice published _____
 Public hearing _____
 Recommendation to LUC _____
 Action by State LUC _____
 County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 5-5-01-II

(2) Lot Area 25 Acres (3) Location Kapuaokoolau, Molokai

B. Ownership: (1) Owner's name T.T. Meyer, Inc.

(2) Lessee's name _____ (3) Unexpired term 25 years

C. Request: (1) State request briefly and exactly: _____

To use land, designated on exhibit "B", as a quarry; to obtain cinders and rock; strip mining.

(2) Reasons justifying granting of request: Since there is no Cinder Quarry east of Kaunakakai and future patterns of developments are becoming more realistic, this proposed quarry is intended to service the needs of the eastern end of Molokai... for the public, Government agencies, and land developments.

D. Applicant: (1) Name T.T. Meyer, Inc.

(2) Address Star Route, Kaunakakai, Mol., (3) Telephone 553-5119 Home

(4) Signature Otto S. Meyer 96748
 By its President: Otto Meyer

552-2882 Wake

E. Planning Commission action: _____ Date _____ Vote: _____
 ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

February 28, 1973

STAFF REPORT

SUBJECT: Land Use Commission Special Permit Application No. 61
APPLICANT: T. T. Meyer, Inc. by Otto Meyer
LOCATION: Kapuaokoolau, Molokai
TAX KEY: 5-5-01:11 (Portion of)
AREA: 25 acres
ZONING: State Agricultural District
GENERAL PLAN: No Designation
REQUEST: Request by T. T. Meyer, Inc. for approval of a Land Use Commission Special Permit to quarry cinders and rock within the State Land Use Agricultural District at Kapuaokoolau, Molokai.

EXISTING CONDITIONS:

1. The subject property is unimproved and used as pastureland for grazing, and located on sloping lands Mauka of Kamehameha V Highway in the vicinity of the Kamahuehue Fishpond.
2. Access to the subject property is from Kamehameha V Highway.
3. The surrounding area is relatively unimproved and used as pastureland for cattle grazing. A few single family residences, about four to six in number, exist in the vicinity of the portion of the subject property proposed to be used for quarrying.

ANALYSIS:

1. The proposed use of the subject property for cinder and rock quarry would be compatible with the surrounding area since most of the area is unimproved and used as pastureland. It is anticipated that the present usage of pastureland will continue in the future.
2. The nature of the proposed use would not require an increase in the existing Public Utility Services serving the area.
3. The University of Hawaii Land Study Bureau Analysis of Soil characteristic for the subject property indicates that the soil rating is "E", the lowest in the scale from "A" to "E" in terms of agricultural production.
4. The applicant's reason for the subject request are that no cinder quarry exist east of Kaunakakai and that the quarry is intended to service the needs of the future developments in eastern Molokai.

5. The subject request meet the following guidelines established by the State Land Use Commission for Special Permits:

- a. The proposed use should not adversely affect the surrounding property since much of the surrounding area is unimproved and used as pastureland.
- b. The proposed use would not create an unreasonable burden on public services.
- c. That the land in question is not well-suited for agricultural purposes except perhaps for grazing.
- d. That the proposed use will not substantially alter the existing character of the land since the subject request pertains to a small portion of the total area presently used for grazing.

RECOMMENDATIONS:

The staff recommends approval of the subject request with the following conditions:

1. That all applicable Federal, State, and County environmental and health requirements are met.
2. That the applicant, upon termination of the proposed use, be responsible for returning the land to a state that is acceptable to the Maui Planning Commission.
3. That all other Federal, State, and County requirements are met.
4. That the approval be granted for five years from date of approval by the State Land Use Commission with further extensions upon a review by the Maui Planning Commission.

February 28, 1973

Chairman and Members of the
Maui Planning Commission
County of Maui
County Building
Wailuku, Maui, Hawaii 96793

Gentlemen:

Re: Request for approval of a Special Permit to establish a Cinder Quarry operation in East Molokai.

The Molokai Advisory Committee at its meeting of February 7, 1973, at the Kaunakakai Community Center conducted a public hearing to consider and receive testimony on the above subject request. Except for the applicant's representative, no one spoke against or in favor of the subject request; and no written testimony has been received by the Maui Planning Department.

The Advisory Committee in reviewing the subject request noted that the general area of the proposed quarrying operation contains a minimum number of residences and that much of the area is used for cattle grazing. It was also noted that the soil classification by the Land Study Bureau of the University of Hawaii indicated poor soil for agricultural production.

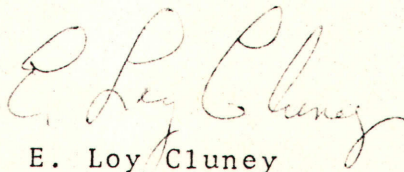
The Molokai Advisory Committee unanimously recommend approval of the Special Permit request with the following conditions:

1. That all applicable Federal, State, and County environmental and health requirements are met.
2. That the applicant, upon termination of the proposed use, be responsible for returning the land to a state that is acceptable to the Maui Planning Commission.
3. That all other State and County requirements are met.

Maui Planning Commission
Page 2
February 28, 1973

4. That the approval be granted for five years from the date of approval with further extension granted upon a favorable review of the proposed use by the Maui Planning Commission.

Very truly yours,



E. Loy Cluney
Chairman

js

file

MOLOKAI ADVISORY COMMITTEE MEETING
PUBLIC HEARING
February 7, 1973

(Kaunakakai Community Center--7:30 p.m.)

ATTENDANCE: E. Loy Cluney, Chairman
W. Imamura, Member
T. Abahano, Member
T. Ishikawa, Deputy Planning Director
T. Ima, County
T. Castor, County
G. Tamura
E. D. Cheeley
O. Meyer
F. Carrancho
Others

Chairman Cluney called the meeting to order by introducing the members of the Molokai Advisory Committee, Deputy Director of Planning, and others. The chairman explained the general procedure for the public hearing including a request that all persons testifying to state their names and organization they represent.

Deputy Director Ishikawa read the notice of the public hearing.

1. Request by HC&D for permission to operate a quarry at West Molokai.

Deputy Director Ishikawa explained the request for State Land Use Commission Special Permit by HC&D, Ltd.

The applicant, requested by Mr. E. D. Cheeley testified by stating that the proposed request for rock quarrying is a long range program by the company; and that the potential for rock quarry is excellent at the subject property. He stated further that the site has other natural characteristics that make it a good quarry site, and that he hopes to provide additional employment by the rock quarry operation.

Deputy Director Ishikawa stated that no letters of protest or support were received by the Planning Department.

No other testimony was presented, and the chairman closed the public hearing by stating that the matter will be taken under advisement by the Molokai Advisory Committee.

2. Request by T. T. Meyer, Inc. for approval of a Special Permit to quarry rock and cinders in Kapuakoolau, Molokai.

Deputy Director Ishikawa explained the subject request. He also stated that no letter of protest or support were received by the Maui Planning Department.

Chairman Cluney opened the hearing to the public.

Mr. Otto Meyer representing the applicant testified by stating that several requests for cinders were made to him in the past, and that the need for said cinders in East Molokai would increase in the near future.

No other testimony was presented. The Chairman closed the public hearing and stated that the subject request will be taken under advisement by the Committee.

3. Request by G. Buffandeau for a variance to waive certain requirements of the County's Subdivision Ordinance for property located at Kamiloloa, Molokai.

Deputy Director Ishikawa explained the subject request, and answered several questions raised by the Advisory Committee members pertaining to the subdivision.

Mr. Ishikawa stated that no letters of protest or support were received by the Planning Department.

Chairman Cluney opened the hearing to the public.

Neither the applicant nor his representative appeared at the hearing to testify.

No one spoke for or against the subject request.

Chairman Cluney closed the public hearing, and stated that the matter will be taken under advisement.

OLD BUSINESS

1. Request by MRS. FLORA CARRANCHO for approval of a care home in Kaunakakai.

Deputy Director Ishikawa reviewed the subject request for the Advisory Committee.

Chairman Cluney asked Mrs. Carrancho to clarify further the subject request.

Several questions were raised by the Committee, including the matter of the number of patients to be cared, and the matter of the food preparation and catering business.

Chairman Cluney requested that a letter of recommendation from the Department of Health be requested on the subject request prior to any action by the Committee. He further stated that the Committee has no jurisdiction, and cannot be a part of any dispute relative to the apparent deed restriction pertaining to operating a business on the subject property.

By common consent, the Advisory Committee deferred action on the subject request pending receipt of a recommendation from the Department of Health.

There being no further business before the Molokai Advisory Committee, Chairman Cluney adjourned the meeting at 8:40 p.m.

Respectfully submitted,

TOSHIO ISHIKAWA
Deputy Planning Director

J. Meyer
Dorcha Meyer
A. H. H. H. H.
George Tamura
Henry R. Meyer
Dor Meyer
Tony Carter
Hans Wehmann
W. P. P. P. P.
Charles Yamai Jr.
Edward Kakaewa
Lynn Kakaewa
Doris Lina
Kenneth Kakaewa
Al Siga
Flora Carrancho
Aurelio Carrancho
Vernon F. F.
Michael De Caste
Edgar H. Curtis
Ernest D. Chealy
O. S. Meyer
Walter Coelho
Lillian Lina
Si O. Kan.

SP73-148 T.T. MEYER, INC. (MOLOKAI)

M A P S

SP73-148 T. T. MEYER, INC.



EKO-200-73977

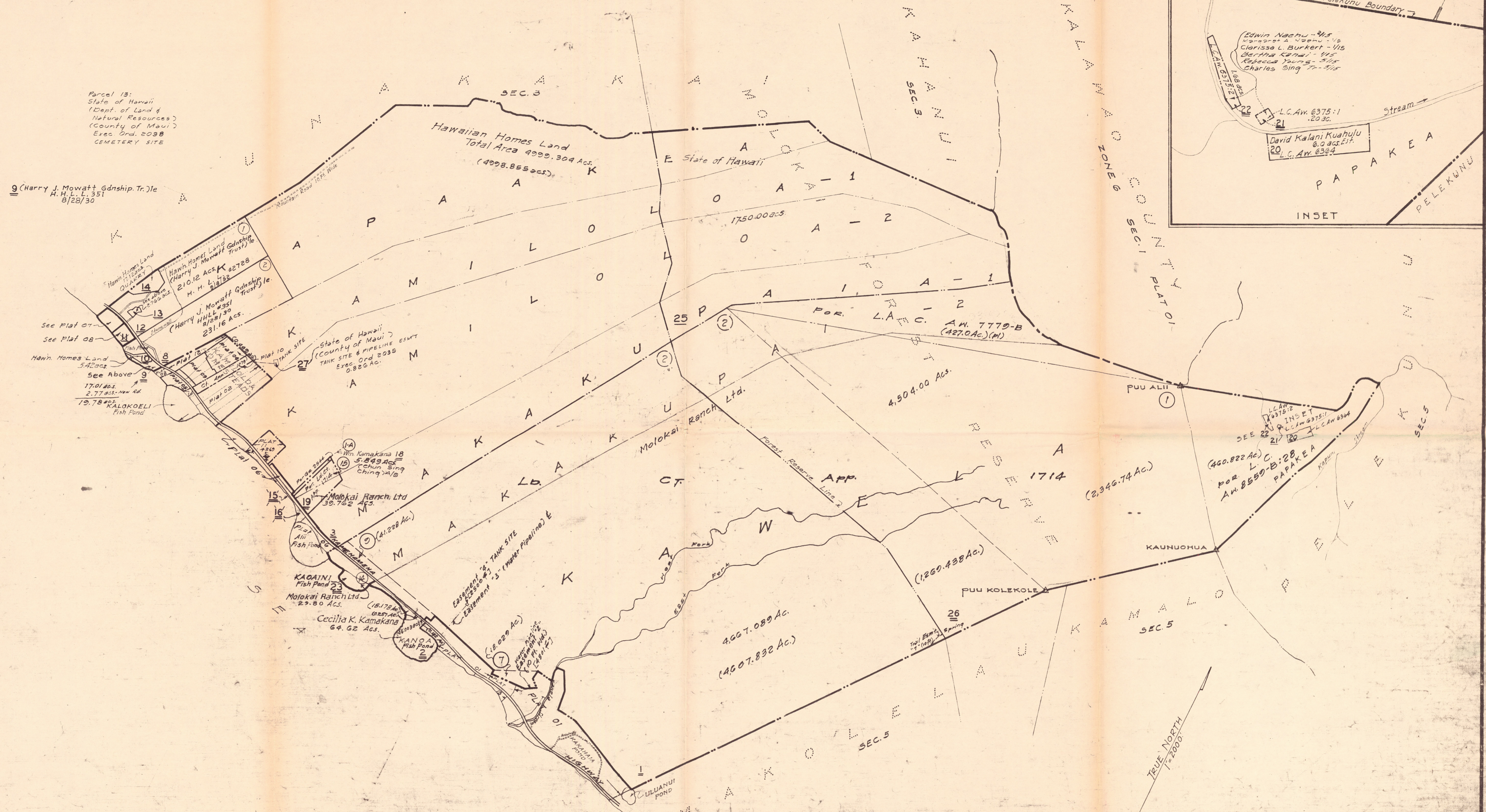
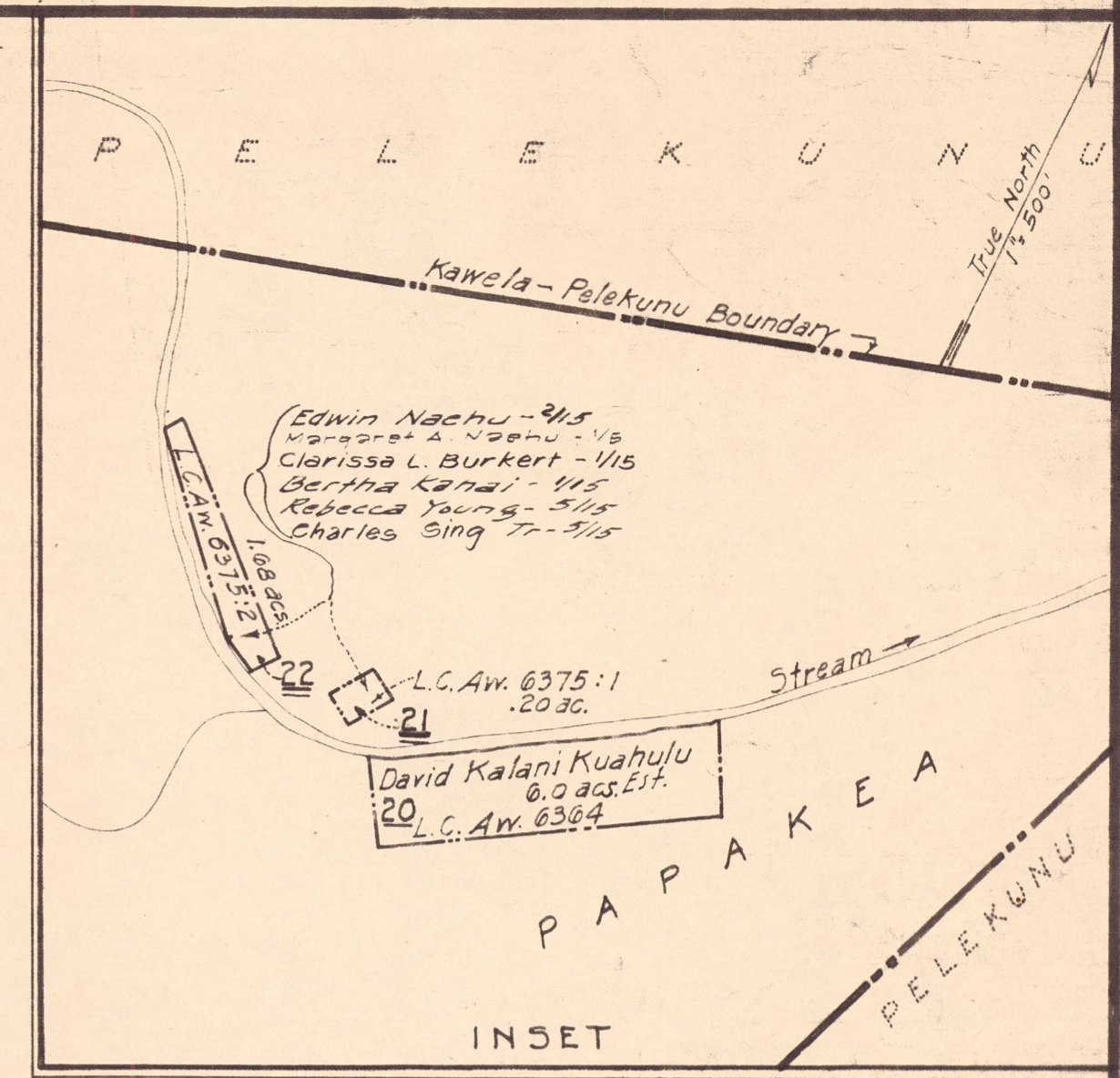
2913-148 T. J. MEYER, INC.

mo4

FEB 8 1939
REV 20 1939
MAY 15 1940
FEB 9 1941
MAY 20 1942
MAY 20 1942
MAY 20 1942

Parcel 13:
State of Hawaii
(Dept. of Land &
Natural Resources)
(County of Maui)
Exec. Ord. 2038
CEMETERY SITE

9 (Harry J. Mowatt Gdnshp. Tr.)
H. H. L. L. 351
8/28/30



Dwg. No. 208
By P.K. Line 1034
Source Tax Maps Bureau & Survey Dept.

KAPAAKEA-KAWELA, MOLOKAI

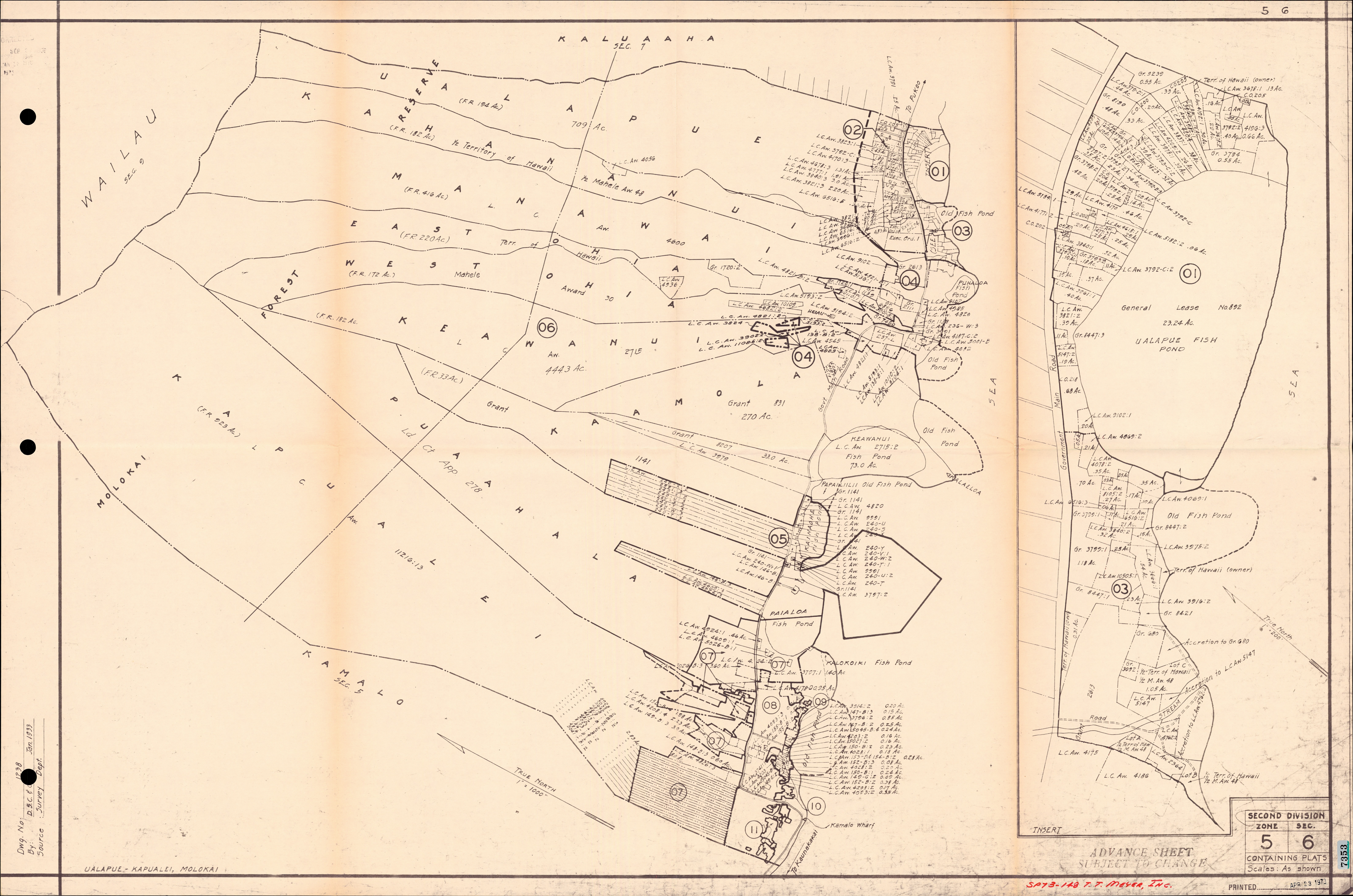
Parcels Dropped: 11, 15, 16.

SECOND DIVISION		
ZONE	SEC.	PLAT
5	4	03
CONTAINING		PARCELS
Scale: 1 in = 2000 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

SP73-148 T. T. MEYER, INC.

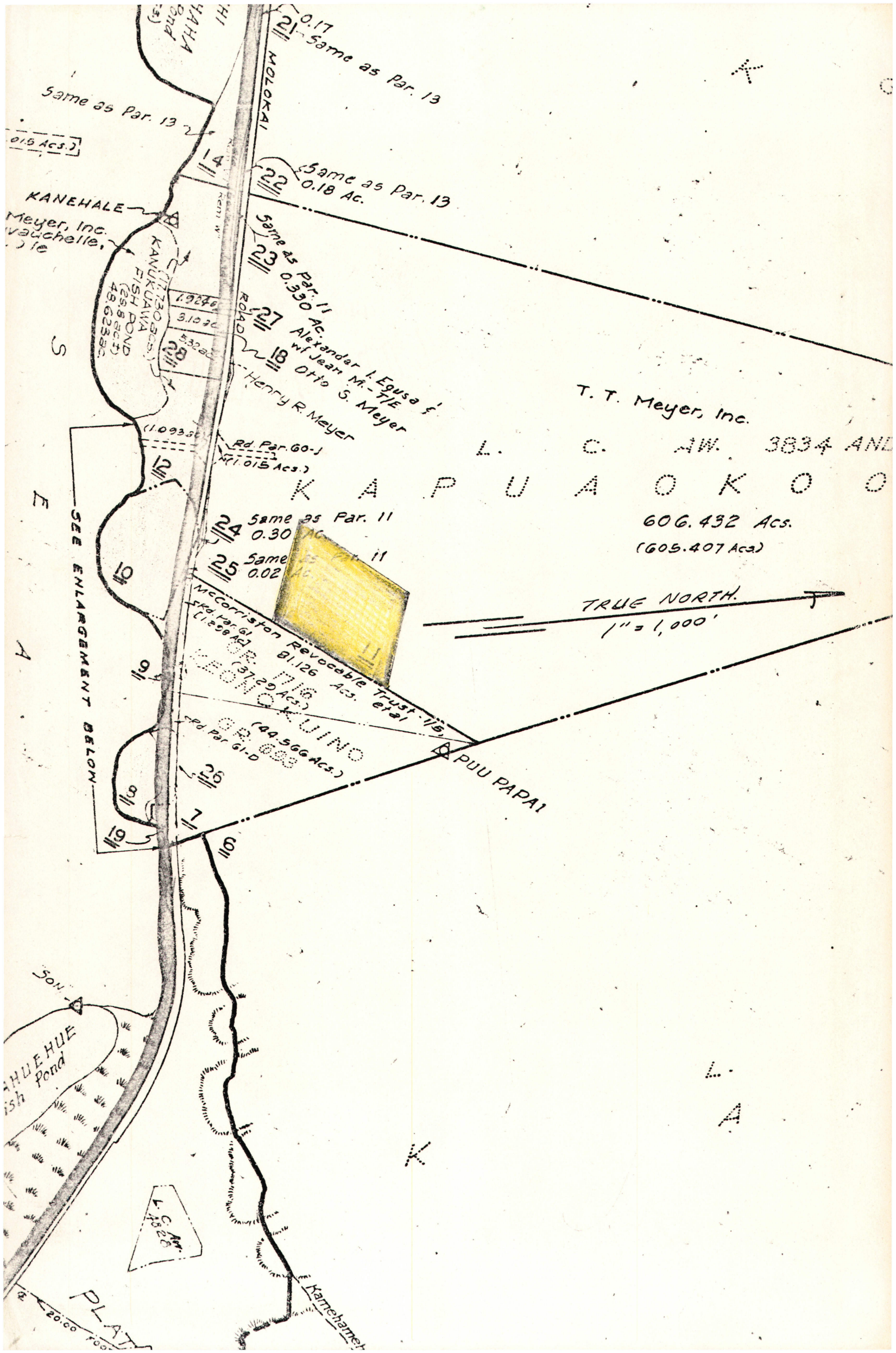
PRINTED APR 23 1939



Dwg. No. 1738
 By: D.S.C.F.C. Jan. 1933
 Source: Survey Dept.

UALAPUE-KAPUALEI, MOLOKAI

SECOND DIVISION	
ZONE	SEC.
5	6
CONTAINING PLATS	
Scales: As shown	



0.17 Same as Par. 13

Same as Par. 13

0.15 Acs.

22 Same as Par. 13
0.18 Ac.

KANEHALE
Meyer, Inc.
Vauchelle,
1916

KANUKUAWA
FISH POND
(29,880 Acs.)
48,623 Acs.

23 Same as Par. 11
0.390 Ac.
27 Alexander I. Egusa &
Wf Jean M. - 7/2
18 Otto S. Meyer
Henry R. Meyer

T. T. Meyer, Inc.

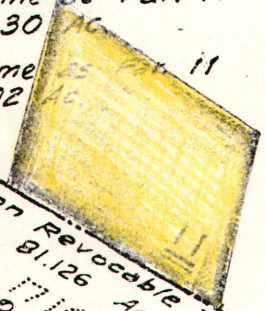
L. C. AW. 3834 AND

K A P U A O K O O

606.432 Acs.
(605.407 Acs.)

24 Same as Par. 11
0.30 Ac.

25 Same as Par. 11
0.02 Ac.



TRUE NORTH.
1" = 1,000'

McCarrison Revocable Trust - 1/15
5/2 Par. 61
(1,258 Acs.)
81.126 Acs.
37.29 Acs.

WINO
(44,566 Acs.)
61.000 Acs.

PUU PAPA

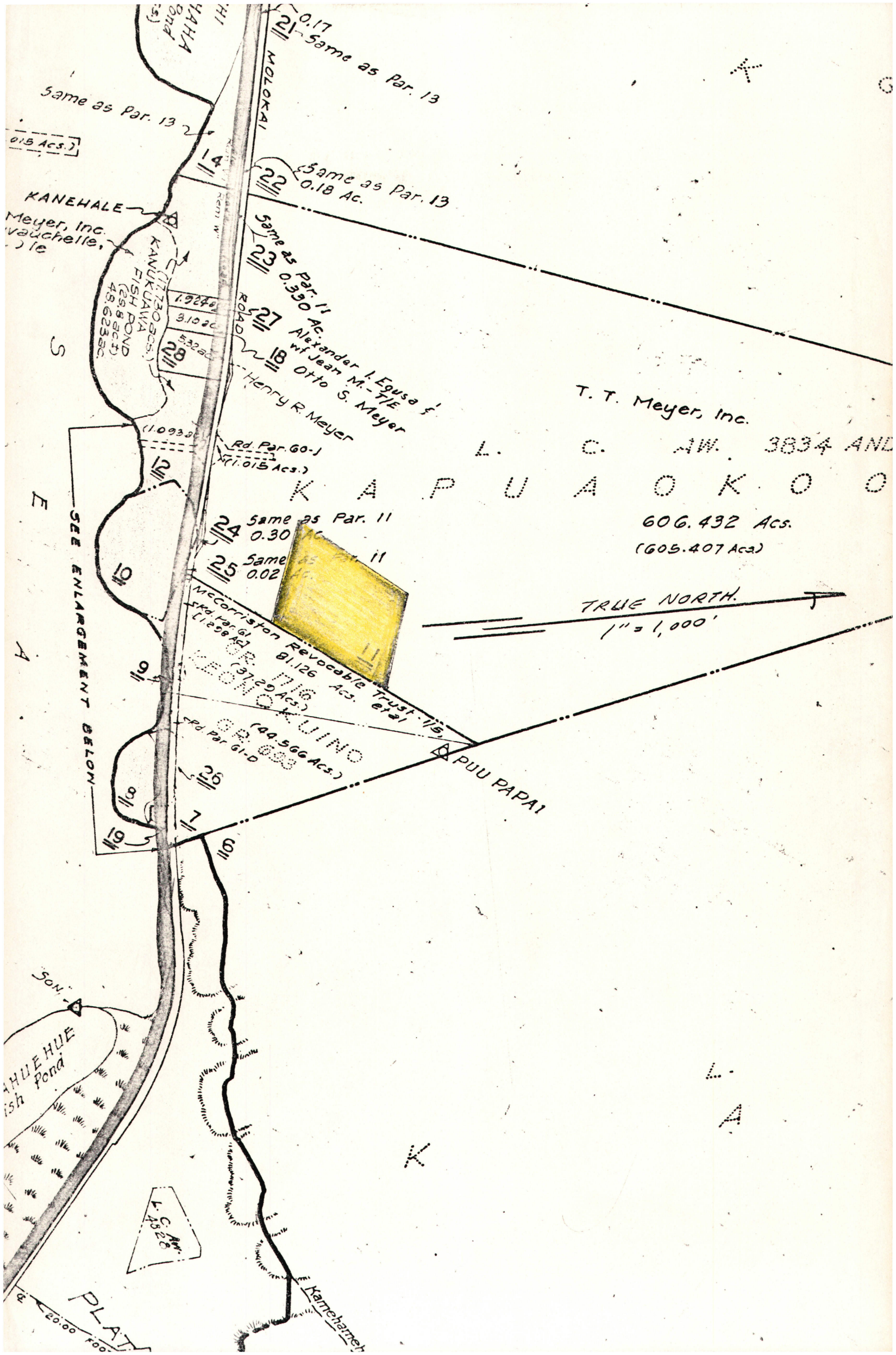
SEE ENLARGEMENT BELOW

KANEHAMELE
FISH POND

L. C. Mr.
1926

PLAT

Kanehamele



21 0.17 Same as Par. 13

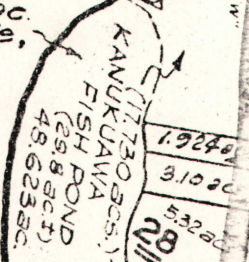
Same as Par. 13

0.15 Acs.)

22 Same as Par. 13 0.18 Ac.

KANEHALE

Meyer, Inc. Vauchelle, etc



23 Same as Par. 11 0.39 Ac.
 27 Alexander I. Egusa & wf Jean M. - 7/8
 18 Otto S. Meyer
 Henry R. Meyer

T. T. Meyer, Inc.

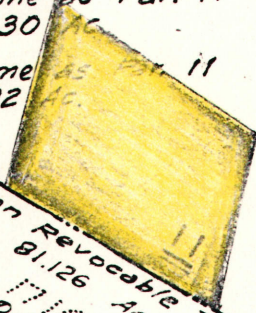
L. C. AW. 3834 AND

K A P U A O K O O

606.432 Acs.
 (605.407 Acs)

24 Same as Par. 11 0.30

25 Same as Par. 11 0.02

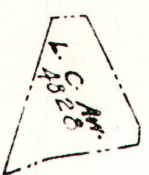


TRUE NORTH.
 1" = 1,000'

McCarrison Revocable Trust - 1/15
 116 81.126 Acs.
 117 37.20 Acs.
 118 44.566 Acs.

PUU PAPA

SEE ENLARGEMENT BELOW



PLATT

Kamehameh