

Action
Nov 7 - Dec 22

SP74-192-GLADYS KAI FOR MOLOKAI DISTRIBUTORS

January 2, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on December 17, 1974, the Land Use Commission voted to approve a special permit to Gladys Kaai (SP74-192) to allow a distribution center for agricultural products on approximately 9 acres of land situated within the State's Agricultural District described as Tax Map Key 5-2-11: portion of parcel 14; Kamalaula, Molokai; subject to the Maui County Planning Commission's conditions with an additional condition in regard to condition #4 that the extension request be processed by the Maui County Planning Commission and the Land Use Commission prior to the expiration of the special permit; and also that any further approvals are also subject to the approval by the Land Use Commission.

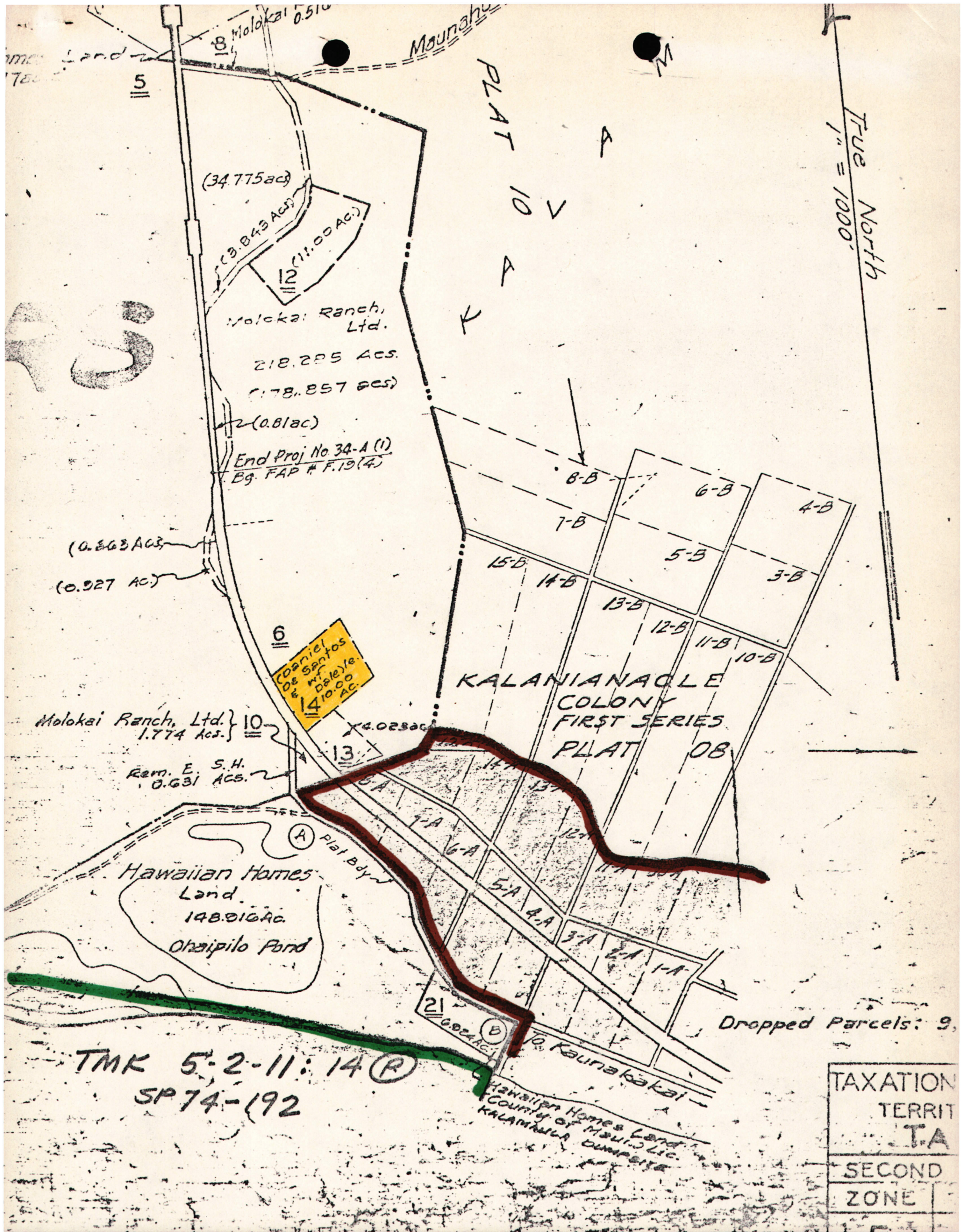
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Mrs. Gladys Kaai
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.



True North
1" = 1000'

PLAT 10 V A K

(34.775 ac)
(9.843 AC)
(11.00 AC)
Molokai Ranch, Ltd.
218.285 ACS.
(178.857 ACS)

2 (0.81 ac)
End Proj No. 34-A (1)
Bg. FAP # F.19(4)

KALANIANAOLE
COLONY
FIRST SERIES
PLAT 0B

6
Daniel Os Santos
w/ Daleye
14 10.00 AC.

Molokai Ranch, Ltd. } 10
1.774 ACS.
Rem. E. S.H.
0.631 ACS.

Hawaiian Homes
Land
148.016 AC.
Ohaiipilo Pond

Dropped Parcels: 9

TMK 5-2-11: 14 (R)
SP 74-192

TAXATION TERRITORY	
TA	
SECOND ZONE	

Hawaiian Homes Land
County of Maui, LLC
KALANIANAOLE COLONY

January 2, 1975

Mrs. Gladys Kaai
President
Molokai Distributors
Hoolehua, Molokai 96729

Dear Mrs. Kaai:

The original of the attached letter is on file
in the office of the Maui Planning Department, 200
South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

25% COTTON
EXCELERASE
FOX RIVER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-192 - Gladys Kaai

DATE December 17, 1974

PLACE Molokai Community Center

TIME 9:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
CARRAS, JAMES	✓			
YANAI, EDWARD	✓			
M YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY				✓
NAPIER, ALEXANDER	✓			
OURA, MITSUO	✓			
S SAKAHASHI, STANLEY	✓			
TANGEN, EDDIE	✓			

Comments: Motion: To approve staff
recommendation with additional
condition (see

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

December 17, 1974
9:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-192 - Gladys Kaai

Molokai Distributors, through its president, Gladys Kaai, has submitted a special permit request to utilize a former dairy building situated in the Agricultural District at Kamalaula, Molokai, as a distribution and staging center for agricultural and related products. The property is described as a portion of parcel 14, Tax Map Key 5-2-11, owned by Molokai Ranch, and leased to the Federal Farmers Loan Administration. According to the Maui County Planning Department, a sub-lease arrangement has been worked out with the petitioner.

The property under consideration is located on the mauka side of the Kam V Highway approximately 2 miles west of the Kaunakakai Urban District. The Kalaniana'ole Colony Rural District is located 500 ft. to the east of the subject parcel. The subject land and lands in the immediately surrounding Agricultural District are vacant and grazing lands which are classified as "E" or "very poor" for overall crop production. Diversified farming, vacant lands, and very low density residential development characterize the nearby Rural District.

Petitioner proposes to use only a .75 acre portion of the 10 acre parcel which contains an existing structure formerly used as a dairy. The remaining 9.25 acres will be retained in agricultural use. The refrigeration facility contained in the 1,200 sq. ft. building is essential for the proposed operation. Petitioner submits that the new distribution company would "expedite high commodity items via air shipment" and will stock farm, dairy, and feed supplies. The commodities will be purchased in bulk and shipped via air and surface vessels, thus reducing costs to the consumer. Petitioner notes that "the key to the operation is our own transportation system, Alii Air, Inc., dba Brandt Air." The proposed project would create employment and will promote off-island markets for Molokai farmers, fishermen, etc. Besides the existing building, the 3/4 acre subject area will contain a truck turnaround area and a container parking area.

COUNTY RECOMMENDATION

On October 30, 1974, the Maui County Planning Commission concurred with the Molokai Advisory Committee and voted unanimously to recommend approval of the subject request subject to the conditions stipulated by the Molokai Advisory Committee which are as follows:

- "1. That the special permit approval apply only to the use of the existing structure and fenced area immediately surrounding the said structure (approximately 3/4 acre).
- "2. That the driveway access be paved.
- "3. That the use of the property be confined to a storage, distribution and wholesale business and related office activities.
- "4. That the approval be granted for one year subject to further extensions upon a favorable review by the Maui Planning Commission.
- "5. That all State and County requirements be met.

*Added
Stipulation
Extension req.
be processed by MPC
+ LUC prior to the
expiration of the SP.*

It is apparent that the proposed project has the potential of accomplishing two major objectives: 1) providing some means to lower the costs associated with shipping certain commodities to Molokai from Honolulu and Maui; and 2) encouraging and expanding the Honolulu and Maui markets for Molokai products. Together with providing some measure of employment, these factors will help to somewhat alleviate the burdens imposed on Molokai residents by the phasing out of pineapple production on this island. The proposed use substantially meets the guidelines for determining "unusual and reasonable uses" in the Agricultural District.

It is, therefore, recommended that this request be approved subject to the Maui County Planning Commission's conditions.

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

December 11, 1974

Mrs. Gladys Kaii
President
Molokai Distributors
Hoolehua
Molokai, Hawaii

Dear Mrs. Kaai:

The Land Use Commission next meets on ~~December 17, 1974~~
at ~~9:00 a.m.~~, in the ~~Molokai Community Center, Kaunakakai,~~
~~Molokai~~

At that time the special permit application by ~~Gladys Kaii~~
~~(SP 74-192)~~ to ~~allow a distribution~~
~~center for agricultural products on approximately 9 acres of land~~
in the ~~Agricultural~~ District at ~~Kalamaula, 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

6755

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Louis Hao
Shiro Hokama
Kazuo Kage
George Murashige
Leo Pofo, Jr.
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

November 1, 1974

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George Tamura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

RECEIVED

NOV 7 1974

State of Hawaii
LAND USE COMMISSION

SP74-192

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

Dear Mr. Fujimoto:

Re: State Land Use Commission Special Permit request by
Gladys Kaai on behalf of Molokai Distributors

The request for a State Land Use Commission Special Permit submitted by Gladys Kaai on behalf of Molokai Distributors is to operate a collection and distribution center for agricultural and related products on property located at Kalamaula, Molokai, TMK 5-2-11:14.

The public hearing on the subject request was held by the Molokai Advisory Committee on October 10, 1974. Aside from the applicant, no one testified for or against the request. The Planning Department has not received any letters for or against the subject request. The Molokai Advisory Committee voted unanimously to recommend approval of the subject request to the Maui Planning Commission with the following conditions:

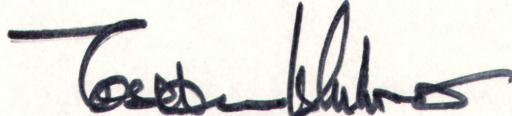
1. That the special permit approval apply only to the use of the existing structure and fenced area immediately surrounding the said structure (approximately 3/4 acre).
2. That the driveway access be paved.
3. That the use of the property be confined to a storage distribution and wholesale business and related office activities.
4. That the approval be granted for one (1) year subject to further extensions upon a favorable review by the Maui Planning Commission.
5. That all State and County requirements be met.

The Maui Planning Commission at its meeting of October 30, 1974, concurred with the Molokai Advisory Committee and voted unanimously to recommend approval of the subject request subject to the conditions stipulated by the Molokai Advisory Committee. In recommending approval, the Planning Commission concurred with the staff's report that the subject request generally meets the guidelines established by the Land Use Commission in evaluating special permits.

Transmitted for your review are copies of the application, staff reports, and other pertinent data of the subject request.

Should you have any questions concerning the subject matter, please contact our office at any time.

Yours very truly,



HOWARD K. NAKAMURA
Planning Director

attachments

cc Mrs. Gladys Kaai
cc Mr. Harris Suyama, Highways Division
cc Public Works Director
cc Land Use and Codes Administration

RECEIVED

NOV 7 1974

State of Hawaii
LAND USE COMMISSION

October 15, 1974

Chairman and Members
Maui Planning Commission
County of Maui
Wailuku, Maui

Gentlemen:

Re: Request by Gladys Kaai for a LUC Special Permit in order to operate a wholesale business at Kulamaula, Molokai.

The Molokai Advisory Committee at its meeting of October 10, 1974, conducted a public hearing to consider the above request.

At the hearing, the Committee acknowledged that no letters of support or opposition have been received by the Planning Department, and that no one spoke for or against the request except for the applicant.

The Committee, further, acknowledged that the subject request could be accommodated within the existing structure formerly used as a Dairy and land area immediately surrounding the said structure. This would be approximately .75 acre of the total 10 acre site, and that the remaining area is not anticipated to be part of the proposed business. This area would remain in agricultural use.

It should be noted that the existing structure contains refrigeration facilities which is one of the basic reasons for the subject request.

The Advisory Committee voted unanimously to recommend approval of the subject request with the following conditions:

1. That the special permit approval apply only to the use of the existing structure and fenced area immediately surrounding the said structure (approximately 3/4 acre).

2. That the driveway access be paved.

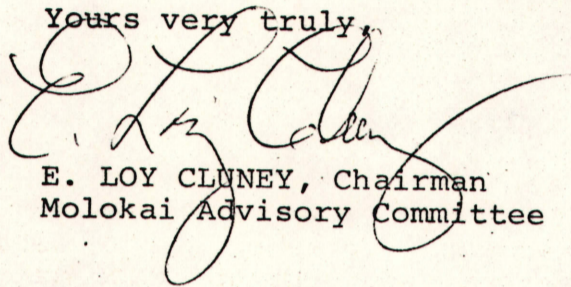
3. That the use of the property be confined to a storage, distribution and wholesale business and related office activities.

4. That the approval be granted for one year subject to further extensions upon a favorable review by the Maui Planning Commission

5. That all State and County requirements be met.

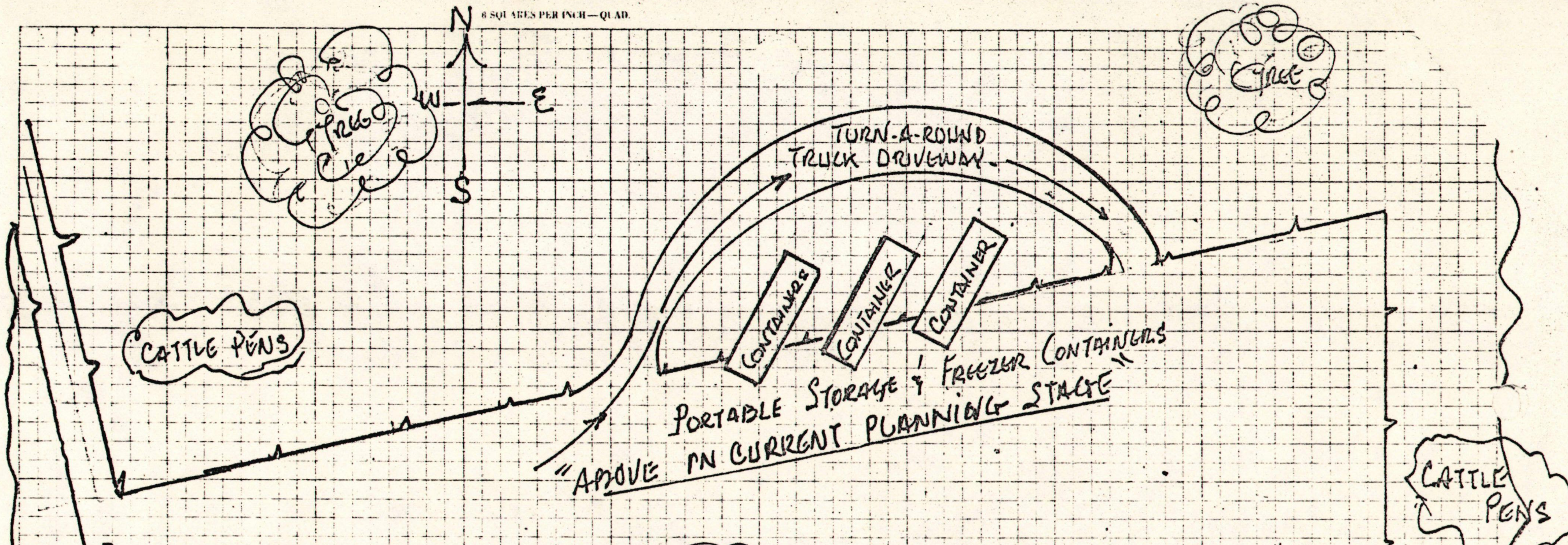
Please contact me should you have any questions.

Yours very truly,

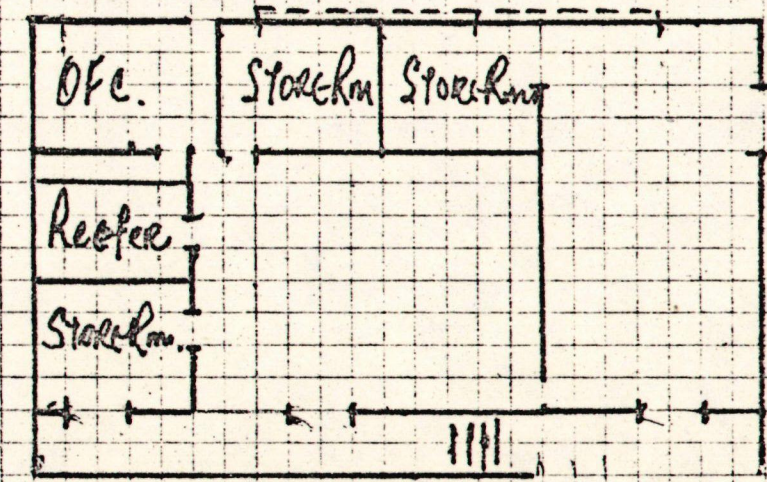
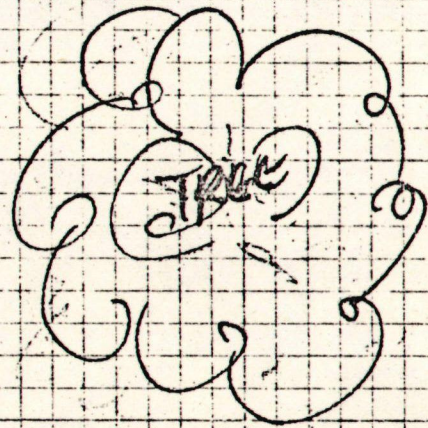
A handwritten signature in dark ink, appearing to read 'E. Loy Cloney', written in a cursive style. The signature is positioned above the typed name and title.

E. LOY CLONEY, Chairman
Molokai Advisory Committee

6 SQUARES PER INCH - QUAD

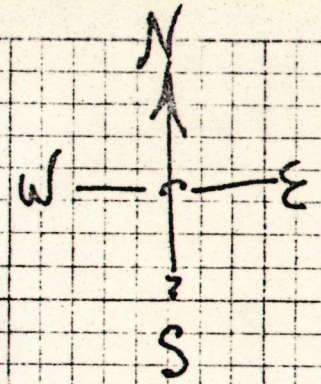


PRESENT & FUTURE LAYOUT



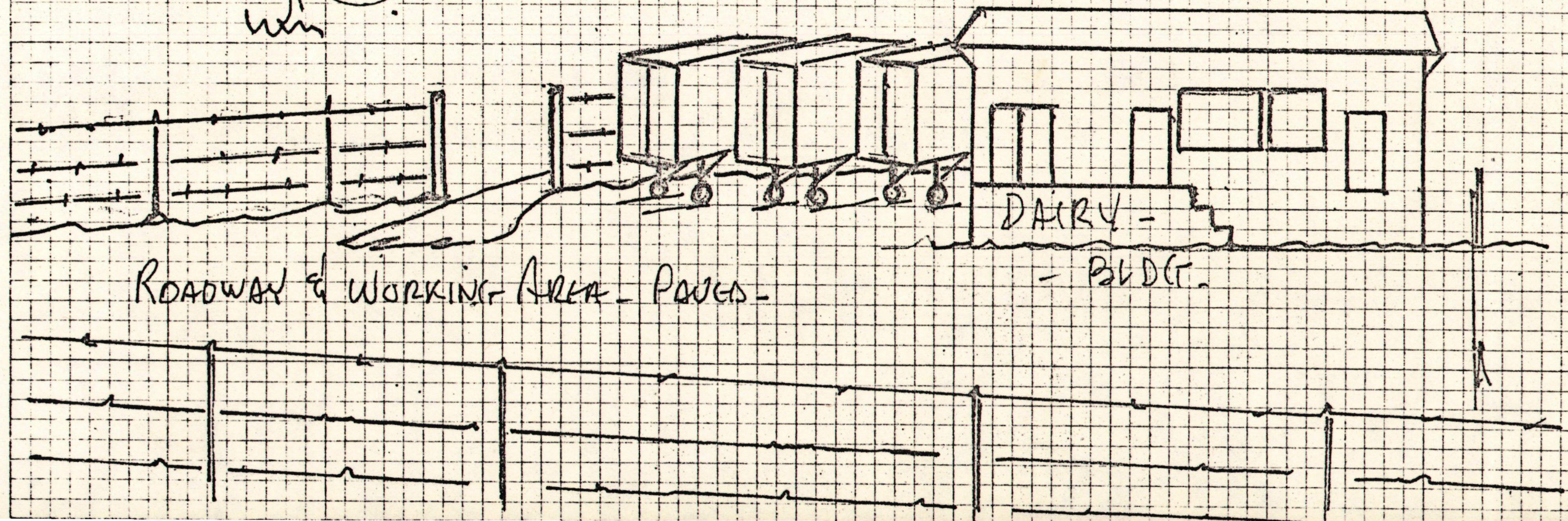
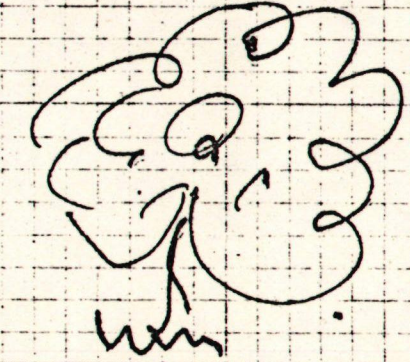
PRESENT
KALAMAUCA DAIRY LAYOUT
BLDG.

CATTLE PENS



PROPOSED LAYOUT WITH PRESENT KALAMAUKA DAIRY BLDG.

NOTE APPROX. POSITIONS OF CONTAINERS & GATE FOR TURN AROUND DRIVEWAY



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. 5-2-11-14
 (2) Lot Area 10 acres (3) Location Kalamaula, Molokai, Hawaii

B. Ownership: (1) Owner's name Molokai Ranch
 (2) Lessee's name Federal Farmers Loan Administration (3) Unexpired term 50 years

C. Request: (1) State request briefly and exactly: Request Special Permit
from agricultural to business for the following:

- Distributing and stage area for Molokai and Lanai isles
- a. Animals/feed
- b. Poultry feed
- c. Produce
- d. Dairy products
- e. Meats

145-244-7735

RECEIVED

NOV 7 1974

State of Hawaii
LAND USE COMMISSION

(2) Reasons justifying granting of request: We will be accomplishing
the following: Create needed jobs, reduce consumer costs, provide a greater
availability of products.
Molokai distributors will be a receiving station for air shipments.
Basically the key to operation is our own transportation system, Alii Air Inc.
dba Brandt Air.

D. Applicant: (1) Name Molokai Distributors
 (2) Address Healehua, Molokai (3) Telephone 567-6107
567-6325 553-5861
 (4) Signature Gladys Kaai - Pres.

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 _____

October 23, 1974

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: Request for a State Land Use Commission Special Permit

APPLICANT: Gladys Kaai for Molokai Distributors

LOCATION: Kalamaula, Molokai

TMK: 5-2-11:14

AREA: 10 acres

ZONING: State Agricultural District

REQUEST: The applicant requests approval of a LUC Special Permit to operate a collection and distribution center for agricultural and related products on property located at Kalamaula, Molokai, TMK 5-2-11:14

COMMENTS:

1. The applicant proposes to use an existing building formerly used as a dairy, and land immediately surrounding the said building for the proposed business. The area to be used encompasses approximately .75 acre. The remaining area will remain in agricultural use.

2. The existing building is approximately 1200 square feet in size and contains refrigeration facilities which will be used as a cold storage.

3. The public hearing on the subject request was held by the Molokai Advisory Committee at its meeting of October 10, 1974. Aside from the applicant no one spoke for or against the request.

4. The Molokai Advisory Committee voted unanimously to recommend approval of the subject request with the following conditions:

- a. That the special permit approval apply only to the use of the existing structure and fenced area immediately surrounding the said structure (approximately 3/4 acre).
- b. That the driveway access be paved.
- c. That the use of the property be confined to a storage, distribution and wholesale business and related office activities.
- d. That the approval be granted for one (1) year subject to further extensions upon a favorable review by the Maui Planning Commission.
- e. That all State and County requirements be met.

5. The subject request meets the following guidelines established by the LUC in determining special permit requests.

- a. The proposed use will not adversely affect the surrounding properties.
- b. The proposed use will not place an unreasonable burden on public agencies.
- c. The proposed use will not substantially alter or change the essential character of the land.

RECOMMENDATION

Staff recommends approval of the subject request with the conditions stipulated by the Molokai Advisory Committee.

AFFIDAVIT OF PUBLICATION

RECEIVED

SEP. 30 1974

DEPT. OF PLANNING
COUNTY OF MAUI

STATE OF HAWAII, }
County of Maui. } ss.

Barbara Y. Iwaishibeing duly sworn
deposes and says, that he is Advertising Clerk of the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to NOTICE OF PUBLIC

HEARING

of which the annexed is a true and corrected printed notice, was
published 1 times in the MAUI NEWS, aforesaid, commencing
on the 21st day of Sept., 1974, and ending
on the.....day of....., 19....., (both days
inclusive), to-wit: on Sept. 21, 1974

and that affiant is not a party to or in any way interested in the above
entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this
21 day of Sept. A. D. 1974

Heuan Sewer

Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires: 7-26-75

NOTICE OF PUBLIC HEARING

MOLOKAI ADVISORY COMMITTEE

Notice is hereby given of a public hearing to be held by the Molokai Advisory Committee on Thursday, October 10, 1974, at the Molokai Community Center, Kaunakakai, Molokai at 7:30 p.m., or as soon thereafter as those interested may be heard to consider the following:

1. GLADYS KAAI, on behalf of Molokai Distributors, requesting approval of a State Land Use Commission Special Permit in Order to operate a collection and distribution center for agricultural and related products in Kalamaula, Molokai, TMK 5-2-11:14. Said property contains approximately 10 acres.

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

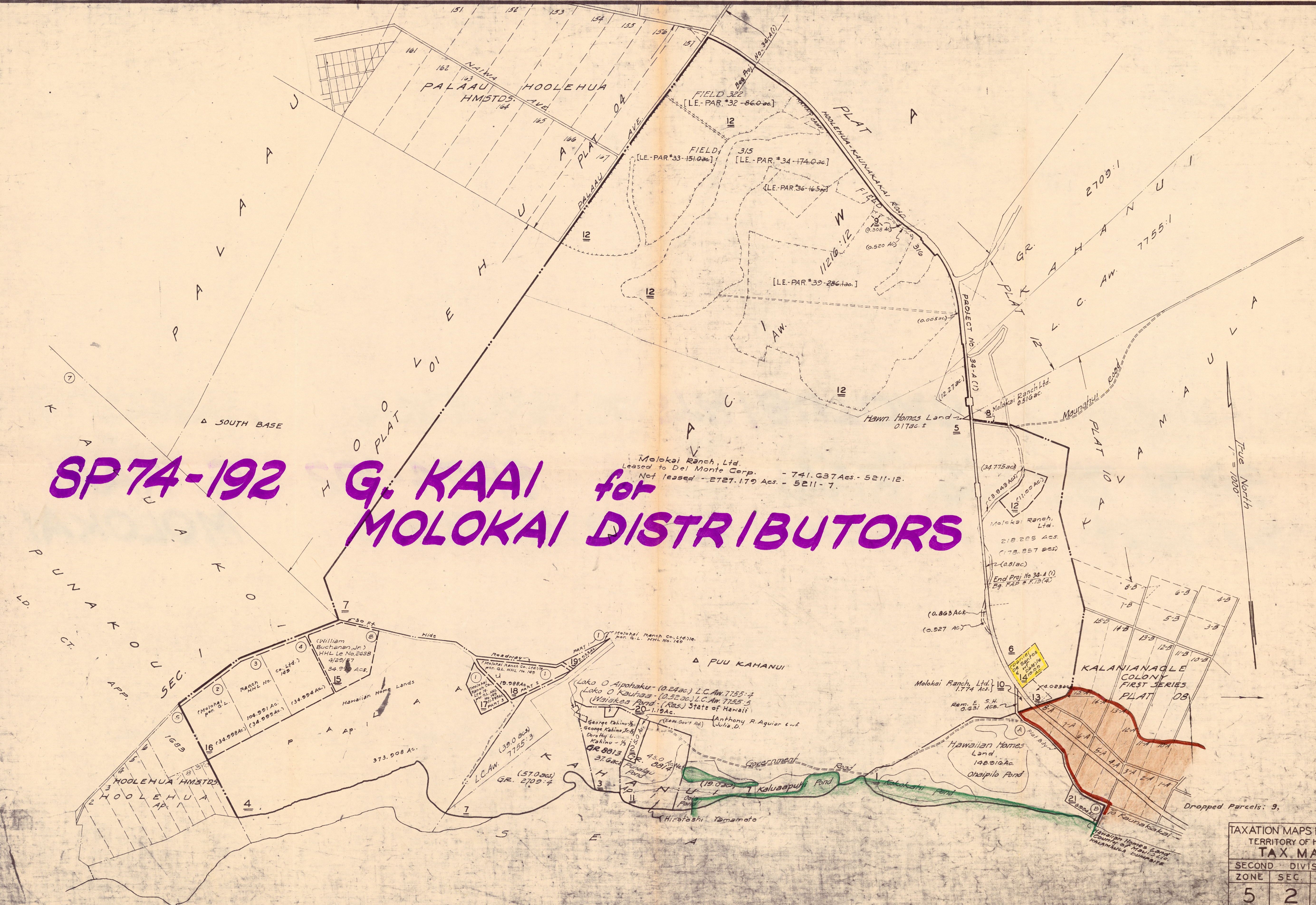
All testimonies regarding the above request should be filed in writing to the County of Maui Planning Department, County of Maui, 200 South High Street, Wailuku, Maui, Hawaii 96793, before the date of public hearing, or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT

By Howard K. Nakamura
County Planning Director

(MN: Sept. 21, 1974)

CORRECTED
FEB 14 1939
MAY 9 1939
NOV 2 1939
DEC 3 1941
MAY 2 1942
MAY 2 1943
MAY 2 1944
MAY 2 1945
MAY 2 1946
MAY 2 1947
MAY 2 1948
MAY 2 1949
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MAY 2 1968
MAY 2 1969
MAY 2 1970
MAY 2 1971
MAY 2 1972



SP 74-192 G. KAAI for MOLOKAI DISTRIBUTORS

Molokai Ranch, Ltd.
Leased to Del Monte Corp. - 741.637 Acs. - 5211-12.
Not leased - 2727.179 Acs. - 5211-7.

Dwg. No. 5294
Source: T.I. & Survey Dept. (C.15, P.H. 74)
By: P.K. & H.N. Aug. 1938

PALAAU, KAHANUI & POR. NAIWA, MOLOKAI

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND	DIVISION	
ZONE	SEC.	PLAT
5	2	11
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		
PRINTED DEC 13 1974		

7415

BOUNDARY AMENDMENTS	
DOCKET NO.	DATE
A71-288	16 JUL '71
A71-298	7 JAN '72
A71-309	21 APR '72



SP 74-192 G. KAAI for MOLOKAI DISTRIBUTORS