

file

JOHN A. BURNS
GOVERNOR



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COUNTY PLANNING COMMISSION

Date: JUL 12 1966

File No.: #174 - LUC Special

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GEORGE S. MORIGUCHI
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

July 11, 1966

Planning Commission
County of Hawaii
Hilo Armory
Hilo, Hawaii

Gentlemen:

At its meeting on July 7, 1966, the Land Use Commission voted to approve the grant of a special permit to Frank's Foods, Inc. to build additions to an existing meat products plant at Waiakea Homesteads, South Hilo, Hawaii, identifiable by Tax Map Key 2-4-03: 16.

Enclosed for your information is the staff report.

Very truly yours,

George S. Moriguchi
GEORGE S. MORIGUCHI
Executive Officer

Encl.

cc: Chairman Thompson
Department of Taxation
Frank's Foods, Inc.

*INGOLD BUILDING PERMIT
1-23-67 HO*

STATE OF HAWAII
LAND USE COMMISSION

Lihue Police Station
Lihue, Kauai

2:00 p.m.
July 7, 1966

STAFF REPORT

SP66-27 - FRANK'S FOODS, INC.

Background

With a recommendation for its approval, the Hawaii County Planning Commission has transmitted a request for a special permit by Frank's Foods, Inc. to build additions to an existing meat products plant presently located within the Agricultural District at Waiakea Homesteads, South Hilo, Hawaii. The additions would consist of a boning room which would require a net addition of a 10 feet by 18 feet space and a separate walk-in freezer (16'x20') to be located at a distance of 40 feet from the existing building. Other interior remodeling work on the existing structure would also serve to provide for the boning room.

The existing facility was constructed approximately ten years ago to process meat products with stock coming from the surrounding agricultural lands. However, stock from other areas are also processed by this facility at present.

Surrounding areas consist of pasture lands primarily with a few scattered residences along Kawailani Road.

Public hearings were duly conducted by the Hawaii County Planning Commission and they have recommended approval of the petition based on the following conditions to be imposed:

1. Construction shall be substantially as shown on the plans submitted to the County Planning Commission.
2. The development shall conform to health, building, and water regulations.
3. Conditions listed under previous variances granted to this property shall continue to be effective.
4. The County Planning Commission may require and specify setbacks, off-street parking, landscaping, and time limitation for completion of the additions.

Evaluation of the data submitted and on-site observation of the area indicates that the proposed facilities would substantially meet the tests for special permits as established in the State Land Use District Regulations. Therefore, approval of this special permit is recommended.