

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA

DATE: April 28, 2009 (Tuesday)  
TIME: 8:30 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Wayne Hedani (Chair), Bruce U'u (Vice-Chair), Jonathan Starr, John Guard IV, Kent Hiranaga, Ward Mardfin, Donna Domingo, Lori Sablas, Warren Shibuya

Public testimony will be taken at the start of the meeting on any agenda item in order to accommodate those individuals who cannot be present at the meeting when the agenda item(s) is (are) considered by the Maui Planning Commission. Public testimony will also be taken when the agenda item is taken up by the Maui Planning Commission. Maximum time limits on individual testimony may be established by the Planning Commission. A person testifying at this time will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

A. CALL TO ORDER

B. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. STATE DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION requesting a Special Management Area Use Permit for the proposed heliport improvements at the Kahului Airport at TMK: 3-8-001: 019 (portion), Kahului, Island of Maui. (SM1 2008/0021). Improvements include demolishing an existing 86-foot by 80-foot by 24-foot helicopter hangar building and replacing it with an 86-foot by 80-foot by 24-foot building and related improvements to the southwest of the existing hangar. Additionally, a paved parking lot, containing 74 standard parking stalls and a separate parking area with three (3) ADA accessible stalls are proposed. (D. Dias)
  - a. Public Hearing
  - b. Action
2. MR. EDWARD THIELK of MANA FOODS requesting a Special Management Area Use Permit for the Mana Foods Store Addition at 47 Baldwin Avenue at TMK: 2-6-005: 002 and the construction of eight (8) parking stalls at 81 Baldwin Avenue (Maui Dharma Center site) at TMK: 2-6-006: 020, Paia, Island of Maui. Improvements include repair and renovation to the existing health food store. After-the-fact improvements include additional retail space, offices, refrigeration & freezer rooms and a storage warehouse. Proposed improvements include repair & replacement of existing siding and a 375 square foot expansion of the vitamin room. (SM1 2004/0024) (L. Callentine)

- a. Public Hearing
  - b. Action
  
3. MR. EDWARD THIELK of MANA FOODS requesting a Conditional Permit for the Mana Foods Store Addition in order to use eight (8) parking stalls in the Residential District at 81 Baldwin Avenue (Maui Dharma Center site), TMK: 2-6-006: 030 to help satisfy the additional parking requirement for the Mana Food Store expansion at 49 Baldwin Avenue, TMK: 2-6-005: 002, Paia, Island of Maui. (CP 2004/0011) (L. Callentine)
  - a. Public Hearing
  - b. Action
  
4. DORIS TODD MEMORIAL CHRISTIAN SCHOOL requesting the following as part of the Doris Todd Memorial Christian Day School Long Range Plan for Facilities for 3.432 acres of land situated at 519 Baldwin Avenue, TMK: 2-5-005: 020 (por.), 044, and 052, Paia, Island of Maui : (R. Loudermilk)
  - a. Community Plan Amendment from SF Single Family to Public/Quasi-Public (CPA 2006/0008)
  - b. State Land Use District Boundary Reclassification from the Agricultural District to the Urban District (DBA 2005/0004)
  - c. Change in Zoning from Interim District to Public/Quasi-Public District. (CIZ 2005/0007)
  - a. Public Hearing on the 3 applications
  - b. Action on the 3 applications
  
5. MR. CRAIG ANDERSON of THE WESTIN MAUI RESORT & SPA requesting a Special Management Area Use Permit in order to renovate the existing lobby and porte cochere and related improvements at the Westin Maui Resort & Spa at TMK: 4-4-008: 019, Kaanapali, Island of Maui. (SM1 2008/0020) (J. Prutch)
  - a. Public Hearing
  - b. Action

C. COMMUNICATIONS

1. EDWARD D. THIELK of MANA FOODS requesting an Offsite Parking Approval in order to utilize eight (8) parking stalls at the Maui Dharma Center site in the R-1 Residential District at 81 Baldwin Avenue, TMK: 2-6-006: 030, Paia, Island of Maui in order to help satisfy the parking requirement for the Mana Foods Expansion project and related improvements in the B-CT Country Town Business District at 49 Baldwin Avenue, TMK: 2-6-005: 002, Paia, Island of Maui. (OSP 2005/0003) (L. Callentine)

The Commission may take action on this request.

D. NEW BUSINESS

1. MR. BRENNON MORIOKA, Director of the STATE DEPARTMENT OF TRANSPORTATION requesting comments on the Draft Environmental Assessment prepared in support of the Special Management Area Use Permit and a Shoreline Setback Variance for the Proposed Honoapiilani Highway Shoreline Protection project to provide shoreline protection along a 900 foot stretch of shoreline involving the placement of large boulders ranging in size between 2.3 to 3.8 tons between Launiupoko Point and Hekili Point, TMK: 4-8-003: 006 (por.), Olowalu, Island of Maui. (SM1 2009/0005) (SSV 2009/0001) (T. Abbott)

The accepting authority for the Environmental Assessment is the State Department of Transportation.

The EA triggers are the use of State funds and work within the shoreline area.

The project needs a Special Management Area Use Permit and a Shoreline Setback Variance. The public hearing on these applications will be conducted by the Maui Planning Commission after the Chapter 343 process has been completed.

The Commission may comment on the Draft EA.

E. ACTION MINUTES OF THE APRIL 14, 2008 MEETING and REGULAR MINUTES OF MARCH 10, 2009 MEETING

F. DIRECTOR'S REPORT

1. Planning Commission Projects/Issues
2. Discussion of Future Maui Planning Commission Agendas
  - a. May 12, 2009 agenda
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report
6. Special Maui Planning Commission Meeting on the Maui Island Plan Review - May 5, 2009, 1:30 p.m., Haiku Community Center

G. NEXT REGULAR MEETING DATE: May 12 , 2009

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene was April 14, 2009.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1- 800-272-0125 (Lanai) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

**PLEASE NOTE:**       **If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.** (S:\all\carolyn\042809.age)