

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

AGENDA

DATE: SEPTEMBER 8, 2009 (Tuesday)
TIME: 9:00 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), Donna Domingo, John Guard IV, Kent Hiranaga, Ward Mardfin, Lori Sablas, Warren Shibuya, Jonathan Starr

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. HAWAIIAN CEMENT requesting an amendment to the State Land Use Commission Special Use Permit to amend the boundaries of a 56.050 acre site in the State Agricultural District at TMK: 3-8-007: portion of 101, Waikapu, Island of Maui. (SUP1 2003/0001) (D. Dias)

The public hearing has been rescheduled to the October 27, 2009 meeting due to need to clarify some recent issues with the applicant which have arisen. Another public hearing notice will be published for this item.

2. MR. GUY OLIVER requesting a Special Management Area Use Permit for the Oliver Renovation in order to demolish the interior of the first floor and remodel and add a second story at unit 2, Block T, Lot T-2 of the Puamana Planned Unit Development at 111-2 Pualei Drive, TMK: 4-6-031: 005, Lahaina, Island of Maui. (SM1 2009/0001) (K. Wollenhaupt)
 - a. Public Hearing
 - b. Action

3. MR. GREGG NELSON, Vice-President of NAPILI KAI, LTD. requesting a Conditional Permit in order to convert the first floor of a single family residence into an administrative office for the Napili Kai Beach Resort in the R-2 Residential District at 5464 Lower Honoapiilani Road, TMK: 4-3-002: 066, Napili, Island of Maui. (CP 2008/0010) (K. Wollenhaupt)
 - a. Public Hearing
 - b. Action

D. NEW BUSINESS

1. HERITAGE HALL, INC., a partnership between the MAUI PUERTO RICAN ASSOCIATION and the PORTUGUESE ASSOCIATION OF MAUI requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment from Heavy Industrial to Public/Quasi-Public for the Heritage Hall, a multi-purpose cultural and community center and office complex to be located along Baldwin Avenue near the Paia Mill at TMK: 2-5-006: 019, Paia, Island of Maui. (EA 2009/0003) (D. Dias)

The accepting authority for the Environmental Assessment is the Maui Planning Commission.

The EA trigger is the Community Plan Amendment.

The project needs a Community Plan Amendment (CPA) and a Change in Zoning (CIZ). The public hearing on the CPA and CIZ applications will be conducted by the Maui Planning Commission after the Chapter 343 process has been completed.

The Commission may take action to be the accepting authority of the Environmental Assessment and provide its comments on the Draft Environmental Assessment.

F. COMMUNICATIONS

1. MR. JAMES B. TAKAYESU, attorney on behalf of MS. NENITA CORPUZ requesting a Step 2 and Step 3 Planned Development Approval for the construction of a two-bedroom, one bathroom, living room, and a covered lanai addition for one lot located in the Napilihau Planned Development on approximately 3,522 square feet of land at 5080-G Hanawai Street, TMK: 4-3-014: 024, Napilihau, Island of Maui. (PD2 2007/0007) (PD3 2009/0001) (K. Wollenhaupt for R. Loudermilk)

The Commission may take action on this request.

2. MR. JEFFREY S. HUNT, AICP, Planning Director seeking policy guidance relative to the need for Step 2 and Step 3 Planned Development Approvals for non-substantial changes to single-family units and if blanket Step 2 and 3 Planned Development Approvals can be issued for these type of improvements at the 174-unit Napilihau Planned Unit Development (PUD) at Napilihau, Island of Maui. (K. Wollenhaupt)

The Commission may take action on this request.

G. APPROVAL OF MINUTES

1. Portion of the August 11, 2009 meeting relating to the proposed Bill for an Ordinance Amending Chapter 18.04 of the Maui County Code, pertaining to Subdivision General Provisions. The proposed bill addresses the issue of consistency. (Due to time sensitivity to transmit to County Council)
2. Action Minutes of the August 11, 2009 meeting.
3. Regular Minutes of the May 26, 2009 meeting.

H. DIRECTOR'S REPORT

1. Planning Commission Projects/Issues
2. Discussion of Future Maui Planning Commission Agendas
 - a. September 22, 2009 meeting agenda items
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 - September 14, 2009, 9:00 a.m., Planning Conference Room, Wailuku, Island of Maui

I. MAUI PLANNING COMMISSION DISCUSSION OF AND RECOMMENDATIONS RELATED TO THE DRAFT MAUI ISLAND PLAN'S DIRECTED GROWTH MAPS. THE INTENT IS TO REVIEW THE ISLAND BY COMMUNITY PLAN REGION AND IN THE FOLLOWING ORDER: 1. HANA; 2. MAKAWAO-PUKALANI-KULA; 3. KIHEI-MAKENA; 4. WEST MAUI; and 5. WAILUKU-KAHULUI.

J. NEXT REGULAR MEETING DATE: September 22, 2009, 9:00 a.m.

K. 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 August 24, 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\090809.age)