

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

AGENDA

DATE: JANUARY 12, 2010 (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, Kent Hiranaga, Ward Mardfin, Lori Sablas, Warren Shibuya, Jonathan Starr, Orlando Tagorda

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. INTRODUCTION OF NEW MEMBER - ORLANDO TAGORDA
- C. PUBLIC HEARINGS (Action to be taken after each public hearing.)
 - 1. MR. JEFFREY HUNT, AICP, PLANNING DIRECTOR transmitting proposed amendments to Chapter 19.32 Planned Developments, Chapter 19.36A Off-Street Parking, Chapter 19.40 Conditional Permits, and Chapter 19.45 Project Districts of the Maui County Code that would delegate approval and/or renewal of permits to the Planning Director and other miscellaneous revisions. (J. Alueta)

The public hearing has been re-noticed for the January 26, 2010 meeting.
 - 2. MR. STEVEN SADLER requesting a State Land Use District Boundary Amendment from the State Agricultural District to the State Rural District and a Change in Zoning from the Interim District to the RU-0.5 Rural District for property situated at 132 Makaena Place, TMK: 2-3-032: 013, Pukalani, Island of Maui. (DBA 2007/0005) (CIZ 2007/0009) (P. Fasi)

The applicant did not provide proper notice of the hearing and the matter has been

rescheduled for the February 9, 2010 meeting.

3. MR. DAVID TAMANAHA, Vice -Chancellor of Administrative Affairs at Maui Community College requesting a Special Management Area Use Permit for the Lau'ulu Center, a single-story building approximately 29.5 ft. high, 74 ft. long, and 29 ft. wide, the construction of a pole mounted windmill to generate electricity, and related improvements at TMK: 3-7-002: 011, Kahului, Island of Maui. (SM1 2009/0010) (G. Flammer)

- a. Public Hearing
- b. Action

D. COMMUNICATIONS

1. MR. AUGUST PERCHA on behalf of the MAUI DIVE SHOP CAR RENTAL KIOSK requesting an Off-Site Parking Approval for 15 parking stalls located at 60 Halekuai Street, TMK: (2) 3-9-051: 020, Kihei, Island of Maui in order to meet the required parking for the Maui Dive Shop Car Rental establishment located at 1455 South Kihei Road, TMK: 3-9-051: 015, Kihei, Island of Maui. (OSP 2009/0001) (L. Callentine)

The Commission may take action on this request.

2. MAUI R&T PARTNERS, LLC requesting a County Special Accessory Use Approval for a long term care and skilled nursing facility on approximately 4.97 acres of land in the Kihei Research & Technology Park at TMK: 2-2-024: 004 and 008, Kihei, Island of Maui. (ACC 2009/0002) (G. Flammer)

The Commission may take action on this request.

E. UNFINISHED BUSINESS

1. MS. EDITH BLAS requesting a State Land Use Commission Special Use Permit and a Bed and Breakfast Permit to operate the Kula Glen Estate Bed and Breakfast, a 3-bedroom bed and breakfast located in the State Agricultural District at 24 Ohelo Place, TMK: 2-3-060: 066, Kula, Island of Maui. (SUP2 2009/0012) (BBMP T2009/0006) (L. Callentine) (Public hearing was conducted on December 8, 2009.)

Commission review of the bed and breakfast permit is needed because a permitted bed and breakfast operation is located within 500 ft. of the subject property.

The Commission may take action on these requests.

- F. APPROVAL OF ACTION MINUTES OF THE NOVEMBER 24, 2009 AND DECEMBER 8, 2009 MEETINGS AND REGULAR MINUTES OF THE JULY 28, 2009 MEETING

G. DIRECTOR'S REPORT

1. Scheduling of the date, time, and place for the following public hearing in the Makawao-Pukalani-Kula Community Plan region:

MR. FRED ROMANCHAK, Owner of the KULA LODGE, requesting a Phase II Project District Approval for the redevelopment of the existing Kula Lodge at 15200 Haleakala Highway, TMK: 2-3-022: 087, Kula, Island of Maui. (PH2 2008/0001) (P. Fasi)

The Commission may take action to establish a date, starting time, and place for the public hearing.

2. Planning Commission Projects/Issues
3. Discussion of Future Maui Planning Commission Agendas
 - a. January 26, 2010 meeting agenda items
4. EA/EIS Report
5. SMA Minor Permit Report
6. SMA Exemptions Report

G. NEXT REGULAR MEETING DATE: January 26, 2010

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 on December 28, 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.

Maui Planning Commission Agenda
January 12, 2010
Page 4

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\011210.age)**