

# MOLOKAI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MOLOKAI PLANNING COMMISSION

## AGENDA

Members: Nathaniel Bacon, Lori Buchanan, Ron Davis, Zhantell Dudoit, Debra Kelly, Mikiala Pescaia, John Sprinzel, Don Williams

**DATE:** April 13, 2011 (*Wednesday*)

**TIME:** 12:00 p.m.

**PLACE:** Mitchell Pauole Center, Meeting Hall  
Kaunakakai, Molokai

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBERS - RON DAVIS and ZHANTELL DUDOIT
- C. ELECTION OF OFFICERS FOR 2011-2012 COMMISSION YEAR
  - 1. Chair
  - 2. Vice-Chair
- D. PUBLIC TESTIMONY ON ANY PLANNING OR LAND USE ISSUE
- E. ANNOUNCEMENTS
  - 1. The Commission would welcome any testimony relating to proposed amendments to its existing rules for its Subcommittee on Rule Changes.
- F. APPROVAL OF MINUTES OF THE JANUARY 26, 2011 MEETING
- G. ORIENTATION WORKSHOP (D. Yamashita, Long Range Division)
  - 1. Maui County General Plan Update
  - 2. Molokai Community Plan Update
- H. COMMUNICATIONS
  - 1. MR. WILLIAM SPENCE, Planning Director, requesting concurrence from the Molokai Planning Commission pursuant to their Special Management Area Rules, as amended, that a Special Management Area (SMA) exemption can be issued for the following:

- a. MR. JEFFREY EGUSA of FRIENDLY PROPERTIES LLC submitting a Special Management Area Assessment in order to subdivide Lot 299-B (19,182 square feet) into Lot 299-A (18,606 sq. ft) and Lot 299-B (576 sq. ft.) for property situated at 91 Alohi Street, TMK: 5-3-002: 124, Kaunakakai, Island of Molokai. (SMX 2010/0391) (Valuation: \$25,000) (N. McPherson)

Road widening lot to be created.

***The Commission may take action on this request to concur or not concur with the recommendation for SMA exemption.***

- b. MR. MICHAEL A. PETERS, owner, submitting a Special Management Area Assessment for interior-only repairs and remodeling of a one bedroom condominium unit (C213) at Wavecrest Resort due to flood damage, consisting of plumbing and electrical work, replacement of sheetrock, ceiling lights and bathroom shower stall; removal of partition wall; new pantry and pocket door, and relocating of kitchen sink; in the A2 Apartment District at 7148 Kamehameha V Highway, TMK: 004: 00107, East Ohia, Island of Molokai, (SMX 2011/0121) (Valuation: \$10,000) (N. McPherson)

***The Commission may take action on this request to concur or not concur with the recommendation for SMA exemption.***

#### I. ORIENTATION WORKSHOP NO. 1

1. Discussion of Boards and Commissions Booklet distributed by the Department of the Corporation Counsel
2. The Sunshine Law
3. Ethics
4. Ex Parte Communications
5. Rules of Practice and Procedure
6. Recent Supreme Court Decisions on Takings Issues
7. Public Access Shoreline Hawaii (PASH) v. Hawaii County Planning Commission
8. Topliss v. Hawaii County Planning Commission SMA Case
9. Land Use Regulatory Framework in Maui County
10. Zoning
11. Molokai Country Town Business Design Guidelines
12. Chapter 343, HRS, The EA/EIS Process
13. Meeting Schedule

J. CHAIRPERSON'S REPORT

K. DIRECTOR'S REPORT

1. Pending Molokai Applications
2. Closed Molokai Applications
3. Agenda Items for the April 27, 2011 meeting
4. Discussions with Maui Electric Company on liability for power pole installations on private property. (N. McPherson)
5. State Land Use Commission Hearing on the Molokai Properties, Limited Important Agricultural Lands (IAL) Petition - April 20-21, 2011, Kulana Oihi, Kalamaula, Island of Molokai.
6. May 11 Public Hearing on the Molokai Health Clinic at the former Pau Hana Inn site SMA Application
7. May 25 Public Hearing on the Waieli Cinder Pit Special Use Permit
8. Scheduling of the Public Hearing on Council Resolution No. 11-24 regarding Short-Term Rental Homes

L. NEXT MEETING DATE: APRIL 27, 2011

M. ADJOURNMENT

- Agenda items are subject to cancellation
- Maximum time limits on individual testimony may be established by the commission.
- Each applicant is requested to provide responsible representation at the meeting.
- Documents are on file with the Molokai and Maui Department of Planning offices.
- Oral, written, e-mailed, or faxed testimony will be received on any agenda item subject to the provisions of chapter 92, Hawaii Revised Statutes, and the Molokai Planning Commission Rules of Practice and Procedure. Written, e-mailed, or faxed testimony should be submitted at least two business days prior to the meeting to ensure distribution to the commission. If written testimony is presented within two days of the meeting, fifteen (15) copies are needed to ensure distribution at the meeting to the commissioners.
- Those persons requesting special accommodations due to disabilities, please call the Maui Department of Planning at least two (2) business days before the scheduled meeting.

- 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.
- Commission members: If you are unable to attend the scheduled meeting, please contact the Department of Planning at least **two** days prior to the meeting date.
- Mahalo for your cooperation.

**Molokai Planning Commission Contact Information:**

(Molokai)

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The Molokai Planning Commission's office is located in the Mitchell Pauole Center and is open from 8:00 a.m. to 4:30 p.m, Monday through Friday except holidays.