

**MAUI PLANNING COMMISSION
SITE INSPECTION MINUTES
FEBRUARY 3, 2011**

A. CALL TO ORDER

The site inspection of the Maui Planning Commission was called to order by Chairperson Jonathan Starr at approximately 9:00 a.m., Thursday, February 3, 2011 at the proposed Olowalu Driveway "D" site on the mauka side of Honoapiilani Highway, Olowalu, Island of Maui

B. SITE INSPECTIONS

1. **MR. PETER K. MARTIN of OLOWALU ELUA ASSOCIATES, LLC requesting a Special Management Area Use Permit in order to relocate the proposed Driveway "D" identified in the Olowalu Mauka Subdivision from its original location east of Kapaiki Village to Luawai Street, roadway intersection improvements, realignment of the old cane haul road intersection with Luawai Street, drainage improvements, subdivision for additional right-of-way, waterline upgrades and improvements to the fire/emergency access road at TMK: 4-8-003: 084 (por.), 101(por.), 102 (por.), and 118 (por.), Olowalu, Island of Maui. (SM1 2010/0008) (K. Wollenhaupt) (Meet at site at 9:00 a.m. on the mauka side of Honoapiilani Highway)**

Kurt Wollenhaupt gave a brief overview and introduced the consultant Michael Munekiyo who went over the relocation of proposed driveway "D" and pointing out on the location of the improvements on the site. There were three individuals who made comments: Randy Ragon, Robert Santos, and Cindy Denny made brief comments.

Also present were Dave Ward, Bill Frampton, Dean Frampton and Peter Martin.

2. **State Department of Transportation Olowalu Drainage Repair Work site on the south side of Olowalu (drive past at approximately 9:15 a.m.)**

Commission stopped at the site to look and site and Mr. Starr explained why he had requested this site be made one of the sites for the Members to look at. Mr. Yoshida noted that an after-the-fact SMA Assessment had been filed for this site.

3. **Meet at the Olowalu Manager's House Parking Lot for an Overview of the Various Olowalu Site Inspections (at approximately 9:20 a.m.)**

Rory Frampton, the consultant for Douglas Poseley gave background information on the application. Mike Munekiyo, the consultant for Peter Martin gave background information on the proposed improvements. Karlynn Fukuda gave a brief overview of the Department of Transportation's application for placement of boulders along the highway. Ms. Lucienne deNaie made comments on the Department of Transportation's application.

4. **MR. DOUGLAS POSELEY requesting an Environmental Assessment determination on the Final Environmental Assessment prepared in support of the Community Plan Amendment from Park to Agriculture for property situated near Milepost 15 Honoapiilani Highway at TMK: 4-8-003: 047, Olowalu, Island of Maui (EA 2010/0004) (G. Flammer) (meet at the site at approximately 9:45 a.m.)**

The Commission walked the site with the Consultant, Rory Frampton as he pointed out where the home, the roadway and drainage would be located on the property. He also gave more information regarding the application and answered the Members questions regarding the site. Lucienne deNaie and Cindy Denny made comments regarding the project.

5. **PETER KLINT MARTIN TRUST requesting a Community Plan Amendment from Open Space to Agriculture in order to construct the proposed Martin single-family residence and related improvements at Lot 46-A of the Olowalu Makai-Hikina Subdivision at TMK: 4-8-003: 046, Olowalu, Lahaina, Island of Maui. (CPA 2010/0004) (G. Flammer) (meet at the site at approximately 10:00 a.m.)**

Michael Munekiyo pointed out and explained location of the residence and improvements on the site as the Commission looked over the site. Lucienne deNaie made comments regarding the project.

6. **MR. GLENN OKIMOTO, Interim Director of the STATE DEPARTMENT OF TRANSPORTATION requesting a 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 2009/0008) (SSV 2009/0001) (J. Dack) (Meet adjacent to the site at approximately 10:15 a.m.)**

The consultant, Karlynn Fukuda went over the proposed improvements and answered the Commissioner's questions regarding proposed improvements. Both Lucienne deNaie and Cindy Denny made comments regarding the proposed improvements.

7. **MAKILA LAND CO., LLC requesting a Special Management Area Use Permit for the Makila Ranch's Phase II Agricultural Subdivision, creating 11 agricultural lots, one (1) non-developable greenway lot, two roadway lots, and related infrastructure improvements at TMK: 4-7-001: 026, Lahaina, Island of Maui. (SM1 2009/0014) (J. Dack) (meet at site at approximately 10:45 a.m.)**

Rory Frampton pointed out the location of lots, the roadways, infrastructure improvements and

perimeters of the subject property and answered questions from the Members. Lucienne deNaie and Cindy Denny made comments regarding the application. Peter Martin asked a question regarding the roadway.

8. **MR. MIKE YAMAMOTO of MCDONALD'S RESTAURANTS OF HAWAII, INC. requesting a Special Management Area Use Permit for the proposed Lahaina McDonald's Restaurant Reconstruction for the demolition and reconstruction of the existing Lahaina McDonald's Restaurant, addition of a double drive thru lane, and landscaping, parking, and related utilities improvements at 885 Wainee Street, TMK: 4-5-001:019, Lahaina, Island of Maui. (SM1 2009/0008) (K. Wollenhaupt) (meet at the site at approximately 11:10 a.m.)**

Kurt Wollenhaupt gave a brief overview of the proposed improvements and Kim Skog, the consultant commented on the drainage, landscaping and improvements to the parking area.

9. **MR. WILLIAM AILA, Interim Director, STATE DEPARTMENT OF LAND AND NATURAL RESOURCES requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the proposed Lahaina Small Boat Harbor Ferry Pier Improvements project including the construction of a new ferry pier and related improvements at TMK: 4-6-001: 002, 007, 012, 014, and 017, Wharf Street, Lahaina, Island of Maui. (SM1 2008/0003) (SSV 2008/0002) (E. Wade) (meet at the site at approximately 11:25 a.m.)**

Mich Hirano pointed out and explained the proposed improvements to the Commission to be done at the harbor. Nick Giocani answered questions regarding harbor operations. Lucienne deNaie, Cindy Denny, Kenny Hultquist and Ekolu Lindsey made comments about the proposed project.

The Commission then took a break for lunch at approximately 11:48 p.m., and the site inspection reconvened at 12:53 p.m. at the Baldwin House on Front Street.

Walking Tour of the Lahaina Historic Districts at approximately 12:30 p.m.

Theo Morrison made a presentation regarding the Lahaina Historic District. The Commission then walked over to see the Lahaina Court House at the harbor. The Commission made a stop at Moku'ula on Front Street where Ms. Sablas shared the historical significance of the site.

10. **MR. KYLE GINOZA, Director of the DEPARTMENT OF ENVIRONMENTAL MANAGEMENT and GLENN CORREA , Director of the DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the Lahaina WWPS No. 3 Force Main Replacement and Wahikuli Pedestrian Trail Project at Wahikuli-Hanakaoo, Lahaina, Island of Maui. (SM1 2009/0003) (SSV 2009/0003) (J.**

Buika) (Meet at the site at approximately 1:30 p.m.)

Planner Jim Buika gave a brief description of the project and Juan Rivera of the Department of Environmental Management went over the proposed application and pointed out where the line would be located along the highway and answered questions from the Commission. Commissioners boarded the bus and to see where the line would tie back into the line that is under the highway which was located at the cemetery located at Hanakao Beach. Baron Sumida of the Department of Parks and Recreation was also present at the site.

- 11. BOARD OF DIRECTORS OF THE ASSOCIATION OF APARTMENT OWNERS FOR THE WHALER ON KAA NAPALI BEACH requesting a Special Management Area Use Permit for the proposed renovations to The Whaler Condominium and related improvements at TMK: 4-4-008: 002, Kaanapali, Island of Maui. (SM1 2009/0019) (K. Aoki) Key proposed renovations include a new fitness center, a 3-story parking garage, a trellised walkway and seating area, reroofing the office/lobby building & porte cochere, a storage room, new entry gates, a new parking entry kiosk, a new entry sign & decorative concrete driveway paving. The improvements also includes the demolition of the multi-purpose play court, tennis restrooms, two tennis courts, and surface parking. (Meet at the site at approximately 2:10 p.m.)**

The Consultant, Bill Mitchell, briefly explained and pointed out to the Commission the location of the various improvements proposed and answered questions of the Commission.

- 12. MR. CLARKE HOWARD of the HALE KAA NAPALI AOA requesting a Special Management Area Use Permit for the Maui Kaanapali Villas Support Facility to renovate the existing facility to a 2-story approximately 12,000 square foot building including a spa and fitness center, 46 trellis covered parking stalls and landscape planting at 45 Kai Ala Place, TMK: 4-4-006: 011, Kaanapali, Lahaina, Island of Maui. (SM1 2010/0003) (C. Thackerson) (Meet at the site at approximately 2:25 p.m.)**

Planner Candace Thackerson gave a brief overview of the proposed improvements. Jim Roamer pointed out where the improvements would be and answered the questions of the Commission. The Consultant, Bill Mitchell was also present.

- 13. MS. MARCIA LUCAS requesting a Special Management Area Use Permit and a Shoreline Setback Variance for the 11 Hale Malia Place Slope Repair Project in in order to construct a structurally engineered slope retaining system at 11 Hale Malia Place, TMK: 4-3-003: 096, Napili, Island of Maui. (SM1 2009/0018) (SSV 2009/0005) (J. Buika) (Meet at the Kahana Sunset property at approximately 250 pm) (View the site from the Kahana Sunset Property)**

The Commissioners walked through the Kahana Sunset to the shoreline where Consultants Jason Medema gave a brief overview and Planner Jim Buika answered the Commissioner questions regarding the repair, they then walked along Kahana Sunset's property to view the retaining slope repair project for Marcia Lucas.

- 14. MR. WALTER F. HESTER III requesting an Environmental Assessment Determination, a Special Management Area Use Permit, and a Shoreline Setback Variance for the Walter Hester Residence and Seawall at 4855 Lower Honoapiilani Road, TMK: 4-3-015: 003, Napili, Island of Maui. (EA 2009/0007) (SM1 2009/0017) (SSV 2009/0014) (J. Buika) (View the site from the Kahana Sunset Property.)**

From the Kahana Sunset the Commission viewed Walter Hester's property. Jim Buika gave a brief overview of the request and answered questions from the Commission. Walter Hester also gave comments regarding his application and property. There was a question regarding public access to the ocean from a private individual.

- C. NEXT MEETING DATE: February 8, 2011 at 9:00 a.m., Planning Conference Room, Wailuku, Island of Maui.**

D. ADJOURNMENT

Chair Starr adjourned the site inspection at approximately 3:55 p.m.

Submitted by,

CAROLYN J. TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Jonathan Starr, Chairperson
Ward Mardfin, Vice-Chair
Lori Sablas
Warren Shibuya
Orlando Tagorda
Penny Wakida

Excused

Donna Domingo
Jack Freitas
Kent Hiranaga

Others

Michele McLean, Planning Department
Clayton Yoshida, Planning Department
Gina Flammer, Planning Department
Kurt Wollenhaupt, Planning Department
Erin Wade, Planning Department
Livit Callentine, Planning Department
Candace Thackerson, Planning Department
James Buika, Planning Department
James Giroux, Department of the Corporation Counsel