

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

## AGENDA

DATE: JUNE 26, 2012 (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: Kent Hiranaga (Chair), Ivan Lay (Vice-Chair), John "Keone" Ball, Donna Domingo, Jack Freitas, Wayne Hedani, Warren Shibuya, Max Tsai, Penny Wakida

Public testimony will be taken at the start of the meeting on any agenda item, except for contested cases under Chapter 91, HRS, 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 HEARING (Action to be taken after public hearing.)

1. MR. WILLIAM SPENCE, Planning Director, transmitting Council Resolution 12-29 referring to the Maui Planning Commission a proposed bill to change zoning from R-3 Residential District to P-1 Public/Quasi-Public District for the following properties located in Kahului, Island of Maui (CIZ 2012/0002) (D. Dias):

- a. TMK: 3-8-066: 078 (Kahului Baptist Church) - 132,080 square feet
- b. TMK: 3-8-066: 079 (por.) (Kahului Hongwanji Mission) - 57,000 square feet
- c. TMK: 3-8-066: 080 (Seventh Day Adventist Church) - 75,512 square feet

- a. Public Hearing
- b. Action

2. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 12-1 referring to the Maui Planning Commission proposed bills to enact a Community Plan Amendment and a Change in Zoning for property consisting of approximately 0.375 acres of land situated at 116 Kuau Beach Road, Tax Map Key Number 2-6-009: 017, Kuau, Paia, Island of Maui (P. Fasi):

- a. A Bill for an Ordinance to amend the Paia-Haiku Community Plan and Land Use Map from Public/Quasi-Public to Single-Family for TMK: 2-6-009: 017, Paia, Island of Maui. (CPA 2012/0001)
- b. A Bill for an Ordinance to Change Zoning from P-1 Public/Quasi-Public District to R-3 Residential District for TMK: 2-6-009: 017, Paia, Island of Maui. (CIZ 2012/0001)
  
- a. Public Hearing
- b. Action

C. NEW BUSINESS

- 1. CMBY 2011 INVESTMENT, LLC requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment from Agricultural District to the Heavy Industrial District for the proposed Puunene Heavy Industrial Subdivision located on approximately 86 acres approximately 1 mile southeast of the intersection of Mokulele Highway, Mehameha Loop, and Kamaaina Road, TMK: 3-8-008: 019, Puunene, Island of Maui. (EA 2012/0001) (CPA 2012/0002) (CIZ 2012/0005) (K. Wollenhaupt)

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

The EA triggers are the Community Plan Amendment and the use of State lands(proposed access easements across State property).

The project needs a Community Plan Amendment (CPA) and a Change in Zoning (CIZ) from the Maui County Council. The applicant will also have to file for a district boundary amendment to the State Urban District with the State Land Use Commission. 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 provide its comments on the draft EA.

D. COMMUNICATIONS

- 1. AMERON HAWAII requesting 15-year time extension on its State Land Use Commission Special Use Permit and Conditional Permit for the operation of a concrete batching plant and related improvements on approximately 2.0 acres of land located within the State Agricultural District at TMK: 3-8-004: 002 (por.), Kihei, Island of Maui. (SUP2 2005/0001) (CP 2005/0001) (P. Fasi)

The Commission may take action on these requests.

2. MS. SANDY CAMOU requesting a 5-year time extension on her State Land Use Commission Special Use Permit in order to continue to operate the Haiku Plantation Inn Bed and Breakfast, a four-bedroom bed and breakfast located in the State Agricultural District at 555 Haiku Road, TMK: 2-7-008: 041, Haiku, Island of Maui. (SUP2 2008/0006) (J. Prutch)

The Commission may take action on this request.

3. MR. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS requesting comments on the proposed draft rules for the Design of Storm Water Treatment Best Management Practices. (A. Benesovska)

The Department of Public Works intends to hold a public hearing on these draft administrative rules in July 2012.

The Commission may provide its comments on these draft rules.

E. ACCEPTANCE OF THE ACTION MINUTES OF THE JUNE 12, 2012 MEETING AND REGULAR MINUTES OF THE JANUARY 24, 2012 AND FEBRUARY 28, 2012 MEETINGS

F. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of his intent to process the following time extension request administratively on the following:

PETER and CINDY ZIEBELMAN requesting a one-year time extension on the Special Management Area Use Permit condition to initiate construction of alteration of a first floor and addition of a second floor on a unit in the Puamana Planned Development on approximately 1,881 square feet of land located at 31-2 Puamelia Place, TMK: 4-6-029: 011, Lahaina, Island of Maui. (SM1 2008/0016) (A. Benesovska)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

2. Planning Commission Projects/Issues
  - a. Amending the SMA Boundaries
3. EA/EIS Report
4. SMA Minor Permit Report

5. SMA Exemptions Report
  6. Discussion of Future Maui Planning Commission Agendas
    - a. July 10, 2012 meeting agenda items
- G. NEXT REGULAR MEETING DATE: JULY 10, 2012
- H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

UNLESS OTHERWISE SPECIFIED BY ANOTHER SPECIFIC PLANNING COMMISSION RULE, 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.

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 SIX (6) 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\062612.age)