

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

AGENDA

DATE: APRIL 9, 2013
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793
Members: John "Keone" Ball, Sandra Duvaurchelle, Jack Freitas, Wayne Hedani, Ivan Lay, Jason Medeiros, 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. INTRODUCTION OF NEW MEMBERS - Sandra Duvauchelle and Jason Medeiros
- C. ELECTION OF OFFICERS for the 2013-2014 YEAR
 - 1. Chair
 - 2. Vice-Chair
- D. ORIENTATION WORKSHOP NO. 1
 - 1. Opening Remarks
 - 2. The Planning Framework
 - 3. Update of the General Plan
 - 4. Zoning
 - 5. Bed and Breakfasts and Short-Term Rental Homes Permitting
 - 6. Environmental Assessments (EA) and Environmental Impact Statements (EIS) Chapter 343, HRS
 - 7. County's Policy Against Sexual Harassment
 - 8. Legal Issues

E. PUBLIC HEARING (Action to be taken after public hearing. To begin at 1:00 p.m. or soon thereafter.)

1. MR. BARRY HELLE on behalf of OLD WAILEA BLUE, LLC requesting a Special Management Area Use Permit for the proposed renovations and expansion to the existing golf shop and restaurant buildings as well as the addition of six (6) single-story commercial, office, and retail buildings. The existing parking lot will also be expanded from its current 56 parking stalls to 286 stalls located at 100 Wailea Ike Drive, TMK: 2-1-008: 118, Wailea, Island of Maui. (SM1 2012/0001) (C. Thackerson)

- a. Public Hearing
- b. Action

2. MS. SHEILA SCHLESINGER requesting a State Land Use Commission Special Use Permit in order to operate the Piilani Short-Term Rental Home in the State Agricultural District on approximately 3.92 acres of land located at 110 Kane Road, TMK: 2-7-012: 117, Haiku, Island of Maui. (SUP2 2012/0009) (K. Wollenhaupt)

- a. Public Hearing
- b. Action

F. ACCEPTANCE OF THE ACTION MINUTES OF THE MARCH 25, 2013 MEETING AND REGULAR MINUTES OF THE FEBRUARY 12, 2013 MEETING

G DIRECTOR'S REPORT

1. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing and make recommendations on the subject applications:

- a. MS. BRIANNA LEE EVERETT requesting a State Land Use Commission Special Use Permit in order to operate the Hana's Tradewind Cottage. A two (2) bedroom bed and breakfast home on property situated in the State Agricultural District at 143 Alahahele Place, TMK: 1-3-009: 107, Hana, Island of Maui. (SUP2 2012/0034) (G. Flammer)

The Commission may act to direct the Hana Advisory Committee to conduct the public hearing and make its recommendation to the Planning Commission on the subject application or take some other action.

- b. ANDREW and ROBIN RAYNER requesting a State Land Use Commission Special Use Permit in order to operate the Kalo Ohana, a two (2) bedroom bed and breakfast home on property situated in the State Agricultural District at 120 Kalo Road, TMK: 1-3-009: 021, Hana, Island of Maui. (SUP2 2012/0027) (G. Flammer)

The Commission may act to direct the Hana Advisory Committee to conduct the public hearing and make its recommendation to the Planning Commission on the subject application or take some other action.

- c. RICHARD C. RAY requesting a State Land Use Commission Special Use Permit in order to operate the Hale Noa STRH, a two (2) bedroom short-term rental Home situated on property in the State Agricultural District at 175 Ulaino Road, TMK: 1-3-009: 091, Hana, Island of Maui. (SUP2 2013/0003) (G. Flammer)

The Commission may act to direct the Hana Advisory Committee to conduct the public hearing and make its recommendation to the Planning Commission on the subject application or take some other action.

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. April 23 2013 meeting agenda items

H NEXT REGULAR MEETING DATE: APRIL 23, 2013

I. 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. **The deadline to file a timely intervention request was on March 25, 2013.**

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.

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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\040913.age)