

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

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AGENDA

OFFICE OF THE
COUNTY CLERK

DATE: MAY 27, 2014
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Ivan Lay (Chair), John "Keone" Ball (Vice-Chair), Sandra Duvauchelle, Jack Freitas, Wayne Hedani, Richard Higashi, Jason Medeiros, Max Tsai, Penny Wakida

- A. CALL TO ORDER
- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.

C. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. ATC MAKENA HOLDINGS, LLC requesting a Special Management Area Use Permit for the proposed Makena Resort H-M Project consisting of 148 total units. The project will include the redevelopment of the Makena Beach and Golf Resort into a new resort community including the renovation of the existing 310-room hotel into forty-six (46) fee simple units and the addition of twelve (12) multi-family units, five (5) spa hales, nine (9) beach cottages, and a new hotel with seventy-six (76) units and related improvements; also proposed is a new club consisting of a new spa facility, fitness center, a restaurant, and other accessory amenities on a 23.89 acre portion of the Makena Beach and Golf Resort property located at 5400 Makena Alanui Road, TMK: 2-1-005: 086 (por.), Makena, Island of Maui. (SM1 2013/0013) (A. Cua)

- a. Public Hearing
- b. Action

2. MR. DAVE GOMES, General Manager of HAWAIIAN CEMENT requesting amendments to its State Land Use Commission Special Permit (SUP) and County Special Use Permit (CUP) to add 51.697 acres to its existing site, obtain a fifteen (15)-year time extension for the SUP and a fourteen (14)-year time extension for the CUP, and request amendments to the existing permit conditions; subject parcel is 51.7 acres of State Agricultural land at Maui Tax Map Key (2) 3-8-004:001 (por.), Kahului, Maui, Hawaii. (P. Fasi)

- a. Public Hearing
- b. Action

D. UNFINISHED BUSINESS

1. ISAAC HALL, attorney for JAMES BENDON, ROBERT and MARGARET KAPLAN, CYRUS MONROE, and PETER SIRACUSA submitting an appeal dated December 19, 2013 of the issuance of an SMA Exemption for the milling and resurfacing of Runway 2-20 at the Kahului Airport at 1 Kahului Airport Road, TMK: 3-8-001: 019, Kahului, Island of Maui (APPL 2013/0012) (SM5 2013/0350) (SMX 2013/0324) (P. Fasi) (Matter was previously discussed at the April 22, 2014 Maui Planning Commission meeting)

The Commission and the public were notified of this appeal through the January 14, 2014 Maui Planning Commission agenda.

Pursuant to the Maui Planning Commission's Special Management Area Rules and its Rules of Practice and Procedure, the parties in the subject appeal are:

- a. Appellants - James Bendon, Robert and Margaret Kaplan, Cyrus Monroe, and Peter Siracusa
- b. Applicant - State Department of Transportation, Airports Division
- c. Appellee - Department of Planning

No timely Petitions to Intervene were filed on the subject appeal.

The Commission may take action on the following matters:

- a. Report on the results of the May 12, 2014 mediation session
- b. Selection of presiding officer on prehearing conference(s)
- c. Determination of first prehearing conference date and time
- d. Selection of date(s) for contested case hearing if the Commission is the hearings body.

E. ACCEPTANCE OF THE ACTION MINUTES OF THE MAY 13, 2014 MEETING AND REGULAR MINUTES OF THE JANUARY 28, 2014 MEETING

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:

MR. GLENN OKIMOTO, PhD, Director of Transportation, STATE DEPARTMENT OF TRANSPORTATION requesting a 2-year time extension on the Special Management Area Use Permit condition to initiate construction of the Proposed Honoapiilani Highway Shoreline Protection Project and related improvements at TMK: 4-8-003: 006(por.), Olowalu, Island of Maui. (SM1 2009/00001) (J. Dack)

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. SMA Minor Permit Report (Appendix A)
3. SMA Exemption Report (Appendix B)
4. Discussion of Future Maui Planning Commission Agendas
 - a. June 10, 2014 meeting agenda items

G. NEXT REGULAR MEETING DATE: JUNE 10, 2014

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH THEIR ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SEC. 92-5(a)(4), HRS.

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 DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date is on May 27, 2014 was on May 12, 2014.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY.

WRITTEN TESTIMONY REQUESTED SHOULD BE RECEIVED AT LEAST TWO (2) 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.

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.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

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THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA 2200 MAIN STREET SUITE 315, 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 ENSURE THAT IT IS CIRCULATED TO THE COMMISSION.

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\052714.2age)



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

PD-Approved SMA Minor Projects for Maui

05/14/2014

Permit Completion Date: 04/30/2014 - 05/14/2014

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20140042	COM BUS STOPS/KAHANA	COM BUS STOPS PHASE 3	BUS STOP IMPROVEMENTS/KAHANA AREA/LOWALU	COUNTY OF MAUI	SCOTT	05/01/2014	A.W/COND-APPROVED WITH CONDITIONS	2430100040000 2430100110000
SM2 - 20140044	CAMP OLOWALU	CAMP OLOWALU	COMMERCIAL CAMPING IN AG AREA/LOWALU	DAVID WARD	FASI	05/02/2014	A.W/COND-APPROVED WITH CONDITIONS	2480030840000
SM2 - 20140045	KAANAPALI GRILLE & T	KAANAPALI GRILLE & TAP ROOM	INSTALL NEW UTILITY LINES/KAANAPALI	FRANCIS SKOWRONSKI	THACKERSON	05/08/2014	A.W/COND-APPROVED WITH CONDITIONS	2440130010001
SM2 - 20140046	STARWOOD WESTIN VILL	STARWOOD WESTIN VILLAS-SPRINT SMALL CELL	INSTALL SM CELL & OMNI ANTENNAS/LAHAINA	SUSAN KEA	THACKERSON	05/12/2014	A.W/COND-APPROVED WITH CONDITIONS	2440140040000
SM2 - 20140047	STARWOOD WESTIN VILL	STARWOOD WESTIN VILLAS-SPRINT SMALL CELL	INSTALL 1 ANTENNA & 1 LAGUNA/LAHAINA	SUSAN KEA	THACKERSON	05/12/2014	A.W/COND-APPROVED WITH CONDITIONS	2440140030000
SM2 - 20140052	YAMAOKA, LARRY	YAMAOKA, LARRY	APARTMENT ALTERATION: UNIT 253/LAHAINA	KATHARINE O POPENIUK	SCOTT	05/13/2014	A.W/COND-APPROVED WITH CONDITIONS	2440080220093

Grand Total : 6

APPENDIX A

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 04/30/2014 - 05/14/2014



County of Maui
Kalana O Maui Building
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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140134	COM BUS STOPS/KAHANA	BUS STOP IMPROVEMENTS/KAHANA	COUNTY OF MAUI	SCOTT	05/01/2014	A-APPROVED	2430100040000 2430100110000
SM5 - 20140135	PACLEB, JUPITER	MAIN DWELL ADDITION/ADD ACC DWELL/LAHAIN	JUPITER PACLEB		05/01/2014	A-APPROVED	2430090800000
SM5 - 20140136	MOKU HALE TRUST	DWELLING ALTERATION/LAHAINA	LARS WERNARS		05/01/2014	A-APPROVED	2420030040000
SM5 - 20140137	MARRIOTT COURTYARD	ADD ROOF TO STORAGE BLDG/KAHULUI	KEOLANI SPE LLC/KEOLANI HOTELS LLC	AZBILL	05/01/2014	A-APPROVED	2380790160000
SM5 - 20140138	PORTLAND REDEV LLC	MAIN DWELLING, GARAGE, OHANA/KIHEI	VLADIMIR OZERUGA	HIGA	05/01/2014	A-APPROVED	2390351320000
SM5 - 20140139	BONES, LARRY	ATF - MAIN DWELLING ADDITION/ALT - KIHEI	LARRY BONES		05/02/2014	A-APPROVED	2390320170000
SM5 - 20140140	COHEN, GAL	ATF MAIN DWELLING ADDITION/PAIA	P. MICHAEL FLEMISTER		05/02/2014	A-APPROVED	2260050500000
SM5 - 20140141	CARLSON ADDITION	MAIN DWELLING ADDITION/ALTERATION/KIHEI	SAVITRI CARLSON	HIGA	05/02/2014	A-APPROVED	2390530050000
SM5 - 20140142	HANSEN, JEFFRY	RETAINING WALLS/KIHEI	JAMES A MCCALL	HIGA	05/02/2014	A-APPROVED	2210250220000
SM5 - 20140143	BONHAM, PAUL	NEW DWELLING W/OHANA - SPREKELSVILLE	JASON MCBRIDE	SCOTT	05/02/2014	A-APPROVED	2380021070000
SM5 - 20140144	ROBERT NICHOLS	ROBERT NICHOLS/HAIKU	JEFFREE TRUDEAU		05/02/2014	A-APPROVED	2270132100000
SM5 - 20140145	SWITZENBERG, DAVID	POOL /SPA KIHEI	RICKY J MCGOVERN		05/05/2014	A-APPROVED	2390480620000
SM5 - 20140146	TURTLE POINT CONDO	TURTLE POINT CONDO	SATISH K. GHOLKAR	SCOTT	05/05/2014	A-APPROVED	2210230060021
SM5 - 20140147	KRAUSE, GEORGIA	REPLACE KITCHEN CABINETS/PUAMANA LAHAINA	LOKELANI CONSTRUCTION	SCOTT	05/05/2014	A-APPROVED	2460330210000
SM5 - 20140148	HINDERSTEIN	HINDERSTEIN RENOVATION/LAHAINA	MARIE KIMMEY	SCOTT	05/05/2014	A-APPROVED	2420010240000
SM5 - 20140149	D301 RENOVATIONS	APT ALTERATION/ENCLOSE LANAIS/LAHAINA	MARIE E KIMMEY		05/05/2014	A-APPROVED	2440080230026
SM5 - 20140150	TSAI, MAX	SWIMMING POOL/KIHEI	MAX TSAI		05/05/2014	A-APPROVED	2210260470000
SM5 - 20140151	MAUI MATSURI 2014.	TEMPORARY TENTS FOR EVENT	OTSUKA, FAYE	AZBILL	05/05/2014	A-APPROVED	2380070400000
SM5 - 20140152	DROZD, ZBIGNIEW	RETAINING WALL/KIHEI	ZBIGNIEW DROZD	HIGA	05/05/2014	A-APPROVED	2390610050000
SM5 - 20140153	KIHEI AKAHI	INSTALL SOLAR WATER PANELS/KIHEI	THOMAS PULIDO		05/06/2014	A-APPROVED	2390200010009
SM5 - 20140154	POOKELA PARADISE	POOKELA PARADISE STRH/MAKA WAO	MARK S. COSSLETT	CALLENTINE	05/07/2014	A-APPROVED	2240070170000

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 04/30/2014 - 05/14/2014



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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140155	KAANAPALI BEACH CLUB	HOTEL ALT - VIP CHECK IN AREA/KAANAPALI	KAANAPALI BEACH CLUB	THACKERSON	05/08/2014	A-APPROVED	2440010980000
SM5 - 20140156	SHOPS AT WAILEA	DEMOLITION INT. UNITS B49 & B51/ WAILEA	DKKY ARCHITECTURE STUDIO, INC	AZBILL	05/08/2014	A-APPROVED	2210080740000

Grand Total : 23