

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

AGENDA

RECEIVED
2014 DEC - 1 AM 10:03
OFFICE OF THE
COUNTY CLERK

DATE: DECEMBER 9, 2014
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Maui 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.
- C. PUBLIC HEARING (Action to be taken after public hearing.)
 - 1. MR. GREG WALKER of KAI ANI DEVELOPMENT, INC. requesting a Special Management Area Use Permit for the Cove Beach Village project, a three (3) story, thirty-two (32) unit apartment complex on one (1) acre of land along with parking, amenities, and landscaping in the A-2 Apartment District at 82 Kanani Road, TMK: 3-9-016: 004, Kihei, Island of Maui. (SM1 2014/0005) (K. Scott)
 - 2. MR. PETER MARTIN of MAKILA LAND CO., INC. requesting a Special Management Area Use Permit for the Makila Ranches Phase II Agricultural Subdivision creating 11 agricultural lots, one (1) non-developable greenway lot, two (2) roadway lots, and related infrastructure improvement, including two (2) drainage basins, site utilities, and landscaping in the vicinity of Launiupoko (inland from the Kai Hele Ku and Honoapiilani Highway intersection) at TMK: 4-7-001: 026, Lahaina, Island of Maui. (SM1 2009/0014) (K. Wollenhaupt)
 - 3. DR. FREDRICK H. SANDS requesting a Bed and Breakfast Home Permit to operate the Hunakai Cottage Bed and Breakfast, a one bedroom bed and breakfast (B&B) home in the R-3 Residential District at 290 Paani Place, TMK: 3-8-002: 098, Spreckelsville, Island of Maui. (BBWK T2014/0001) (G. Flammer)

This bed and breakfast home application is being referred to the Maui Planning Commission for review and action because an existing permitted bed and breakfast home is operating within five hundred feet radius of the proposed bed and breakfast home lot.

4. MS. MARIE T. SHERROW requesting a Bed and Breakfast Home Permit to operate the Maui Joy Villa Bed and Breakfast, a two (2) bedroom bed and breakfast home located in Maui Meadows at 620 Kumulani Drive, TMK: 2-1-018: 003, Kihei, Island of Maui. (BBKM T2014/0001) (S. Lopez)

This bed and breakfast home application is being referred to the Maui Planning Commission for review and action because an existing permitted bed and breakfast home is operating within five hundred feet radius of the proposed bed and breakfast home lot.

5. MR. WILLIAM W. STEVENS requesting a Short-Term Rental Home Permit in order to operate the 35 Kai Pali Place Short-Term Rental Home (STRH) in the R-2 Residential District at 35 Kai Pali Place, TMK: 4-5-004: 049, Lahaina, Island of Maui. (STWM T2014/0002) (K. Wollenhaupt)

This short-term rental home permit application is being referred to the Maui Planning Commission for review and action because an existing permitted short-term rental home is operating within five hundred feet radius of the proposed short-term rental home lot.

D. ACCEPTANCE OF THE ACTION MINUTES OF NOVEMBER 19, 2014 AND NOVEMBER 25, 2014 MEETINGS AND REGULAR MINUTES OF THE NOVEMBER 19, 2014 MEETING.

E. DIRECTOR'S REPORT

1. Designation of the Hana Advisory Committee to the Maui Planning Commission to conduct the public hearing and provide its recommendation on the following application:

MR. WAYNE I. ARAKAKI on behalf of KAWAIPAPA AGRICULTURAL PARK requesting a State Land Use Commission Special Use Permit for mining and resource extraction on a 12-acre portion of a 72.8 acre parcel located in the State Agricultural District at TMK: 1-3-004: por. of 001, Kawaipapa, Hana, Island of Maui. (SUP2 2014/0002) (S. Lopez)

The Commission may act on this matter.

2. Notification to the Maui Planning Commission pursuant to its SMA Rules of the transfer of the following Special Management Area Use Permit:

Transfer by letter dated November 21, 2014 from PARADISE RIDGE LIMITED PARTNERSHIP to MAUI PARADISE RIDGE, LLC of the Special Management Area Use Permit for the Paradise Ridge Estates project and related improvements at 2757 South Kihei Road, TMK: 3-9-004: 132, Kihei, Island of Maui. (SM1 2001/0010) (K. Scott)

The Commission shall acknowledge receipt of the notification.

3. SMA Minor Permit Report (Appendix A)
 4. SMA Exemption Report (Appendix B)
 5. Discussion of Future Maui Planning Commission Agendas
 - a. January 13, 2015 meeting agenda items
- F. NEXT REGULAR MEETING DATE: January 13, 2015
- G. 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 December 9, 2014 was on November 24, 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\120914.age)

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County of Maui
 Kalaniana'olaha Building
 200 South High Street,
 Wailuku, HI 96793-2155

PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 11/12/2014 - 11/24/2014

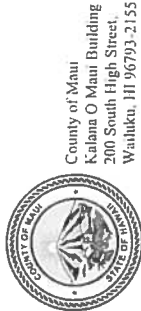
11/24/2014

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20110079	LAHAINA ROADS AOAD	LAHAINA ROADS APARTMENTS	LAHAINA ROADS SEAWALL REPAIR	LAHAINA ROADS AOAD	BUIKA	11/20/2014	A W/COND-APPROVED WITH CONDITIONS	2450130270000
SM2 - 20130097	MAKENA NORTH GOLF CO	MAKENA NORTH GOLF COURSE RENOVATIONS	CLUBHOUSE LANDSCAPE IMPROVEMENTS/MAKENA	ATC MAKENA N GOLF LLC	DIAS	11/18/2014	A W/COND-APPROVED WITH CONDITIONS	2210051080000
SM2 - 20140130	ABC #43	ABC STORE #43 - WHIPLERS VILLAGE SPACE A-5	RETAIL IMPROVEMENTS - UNIT A-5/LAHAINA	DARIN M FUKUNAGA	AAKO	11/18/2014	A W/COND-APPROVED WITH CONDITIONS	2440080010000
SM2 - 20140131	ROYAL KAHANA AT&T GE	ROYAL KAHANA AT&T GENERATOR ADDITION	EMERGENCY BACKUP GENERATOR	AT&T	AAKO	11/19/2014	A W/COND-APPROVED WITH CONDITIONS	2430100070000
SM2 - 20140132	NORTH SHORE GREENWAY	PROPOSED NORTH SHORE GREENWAY PHASE IV	CONSTRUCT PHASE IV BIKE PATH	COUNTY OF MAUI- DEPT OF PUBLIC WORKS	THACKERSON	11/20/2014	A W/COND-APPROVED WITH CONDITIONS	2250050460000 2380010710000

Grand Total : 5

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 11/12/2014 - 11/24/2014



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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140343	STEPHANIE NUNEZ	CONVERT COVERED LANAI INTO DENLAHAINA	STEPHANIE NUNEZ	HIGA	11/13/2014	A-APPROVED	2430160790000
SM5 - 20140346	HANA HIGH & ELEM	CLASSROOM RENOVATIONS: B102 & B103/HANA	WARREN T. NAKAMURA	AZBILL	11/13/2014	A-APPROVED	2130060080000
SM5 - 20140347	MELLO, BRAD	MAIN DWELLING ADDITION/ALTERATION-KIHEI	PAUL & MARY ELLEN MELLO	HIGA	11/13/2014	A-APPROVED	2390330020000
SM5 - 20140354	TNT FIREWORKS	TEMP TENT FOR FIREWORKS SALES	LEACH, BEAU (541-968-4938)	AZBILL	11/13/2014	A-APPROVED	2390080280000
SM5 - 20140359	KAANAPALI BEACH CLUB	HOTEL ALTERATION - VIP OFFICE/LAHAINA	KAANAPALI BEACH CLUB	THACKERSON	11/12/2014	A-APPROVED	2440010980000
SM5 - 20140360	PRADA	RETAIL ALTERATION - UNIT A71/A73/WAILEA	PRADA-WAILEA	AAKO	11/12/2014	A-APPROVED	2210080740000
SM5 - 20140361	AT & T	RETAIL KIOSKS - K14/QKCTR - KAHULUI	JEFF DELA CRUZ		11/13/2014	A-APPROVED	2370020200000
SM5 - 20140362	KUNKEL, STACY	MAIN DWELLING/GARAGE/COVERED PORCH-KIHEI	PRO DRAFT INC.		11/13/2014	A-APPROVED	2390460270000
SM5 - 20140363	DRISKILL RESIDENCE	GROUND MOUNT PV SYSTEM/HAIKU	DONALD KIMBALL		11/14/2014	A-APPROVED	2290070220000
SM5 - 20140364	TAYLOR, SUSAN & PAUL	MAIN DWELLING ADDITION/LAHAINA	PAUL & SUSAN TAYLOR	HIGA	11/18/2014	A-APPROVED	2430150270000
SM5 - 20140365	BUCHHEIM, GERRIT	SWIMMING POOL AND SPA/KIHEI	RICKY J MCGOVERN		11/17/2014	A-APPROVED	2390600720000
SM5 - 20140366	HALE AKUA GARDEN	CHICKEN SHED W/SOLAR PANELS - ROOF/HUELO	SUNRISE CENTER INC		11/17/2014	A-APPROVED	2290070570000
SM5 - 20140367	GILBERTO, JUAN	GILBERTO WATER TANK/HAIKU	PATRICIO GILBERTO		11/18/2014	A-APPROVED	2280040580000
SM5 - 20140368	FRIEDLANDER FARM	30 ,000 GAL WATER TANK	ROBERT/JENNIFER FRIEDLANDER TRUST		11/18/2014	A-APPROVED	2290050690000
SM5 - 20140369	OLEARY, MARTIN/KATHIE	DEMOLISH/REBUILD MAIN DWELLING/LAHAINA	MARTIN & KATHERINE O'LEARY	BUIKA	11/20/2014	A-APPROVED	2430150120000
SM5 - 20140373	PAIA WASTEWATER PUMP	FORCE MAIN REPLACEMENT JOB WW13-01	MAUI COUNTY WASTEWATER RECLAMATION DIV	SCOTT	11/20/2014	A-APPROVED	2250050170000 2250050460000 2250050500000 2380010070000
SM5 - 20140374	MALIKO BAY FARMS	NEW GREENHOUSE & AG BUILDING/HAIKU	FRANCESCO MORETTI-MORETTI		11/20/2014	A-APPROVED	2270360380000
SM5 - 20140375	110 ULUA PLACE	MAIN FARM DWELLING/HAIKU	FRANCESCO MORETTI-		11/20/2014	A-APPROVED	2270360380000

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Permit Completion Date: 11/12/2014 - 11/24/2014



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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140376	GASZTONYI RESIDENCE	CONSTRUCTION/RENOVATION/HANA	MORETTI HUNTON CONRAD & ASSOCIATES	BUIKA	11/21/2014	A-APPROVED	2150100010000
SM5 - 20140377	SCHETTEWI RESIDENCE	CONSTRUCTION OF 2-STORY RESIDENCE /PAIA	JEFFREY A. LUNDAHL	SCOTT	11/21/2014	A-APPROVED	23800020230000 23800020760000 23800020770000
SM5 - 20140378	KAHANA REEF CONDOMIN	APARTMENT BUILDING REPAIRS/LAHAINA	RORY BRIDGES	THACKERSON	11/23/2014	A-APPROVED	24300500900000

Grand Total : 21