

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

RECEIVED

2015 JAN -5 PM 12: 13

AGENDA

OFFICE OF THE COUNTY CLERK

DATE: JANUARY 13, 2015
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.

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

1. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 14-97 to the Maui Planning Commission proposing amendments to the Capital Improvement Requirements and Financing section of Chapter 10 of the Maui Island Plan. This proposed language was originally a part of the 2009 draft of the Maui Island Plan however was not adopted by the County Council in 2014. In September of 2014, the County Council voted to pass Resolution 14-97 and refer the excluded language back to the Maui Planning Commission for review and recommendation.

The proposed amendments are comprised of:

- a. Proposed Table 10-1, which essentially describes options for potential revenue sources to finance capital improvements and other government programs or projects; and
- b. Proposed Table 10-2, which is the existing Table 10-1 renamed as Table 10-2 and amended to add potential revenue sources for infrastructure.

Both tables propose language that provides additional background information or financial tools that the County may explore further. (S. Bosco)

2. MR. SCOTT ZUCCO of the ALOHA VOLLEYBALL ASSOCIATION requesting a County Special Use Permit in order to operate a proposed non-profit youth sand volleyball program on approximately two (2) acres of land in the County Agricultural District at 2277 Kekaulike Avenue, TMK: 2-3-012: 086 (por), Kula, Island of Maui.(CUP 2014/0004) (D. Dias)

3. EVE and STEVE HOGAN requesting a State Land Use Commission Special Use Permit in order to operate the Sacred Garden Retreat Short-Term Rental Home in the State Agricultural District at 470 Kaluanui Road, TMK: 2-7-001: 019, Makawao, Island of Maui. (SUP2 2013/0013) (K. Wollenhaupt)

D. NEW BUSINESS

1. MR. JAMES P. ARGYROPOULOS requesting a Environmental Determination on the Final Environmental Assessment (FEA) prepared in support of the Shoreline Setback Variance for the Argyropoulos Shoreline Setback Mitigation project to remove the existing remnant seawall/debris along the shoreline and construction of a hybrid revetment/seawall to mitigate the severe erosion fronting the project site at 475 Hana Highway, TMK: 2-6-009: 005, Kuau, Island of Maui. (EA 2013/0003) (SM1 2013/0015) (SSV 2013/0004) (J. Buika) (Draft EA reviewed at the January 28, 2014 meeting.)

The approving authority of the Final Environmental Assessment is the Maui Planning Commission.

The EA trigger is the Shoreline Setback Variance.

The Applicant has also submitted applications for +a Special Management Area Use Permit and a Shoreline Setback Variance. The public hearing on these applications will be scheduled after the Chapter 343, HRS process has been completed.

The Commission may accept the Final Environment Assessment and issue a Findings of No Significant Impact (FONSI) or take some other action.

E. COMMUNICATIONS

1. WAILEA LAND CORPORATION requesting a Step 1 Planned Development Approval for the transfer of zoning land uses for two (2) parcels of land involving approximately 0.682 acres of land on each parcel located within the Wailea Resort Planned Unit Development area located along Kaukahi Street, TMKs: 2-1-008: 120 (por.) and 2-1-008: 140 (por.), Wailea, Island of Maui. (PD1 2014/0001) (C. Thackerson)

The request involves the transfer of 0.682 acres of H-M Hotel zoned land on Parcel 120 with 0.682 acres of B-2 Business zoned land on Parcel 140 in order to facilitate the future development of Makali'i at Wailea and Mulligans on the Blue.

The Commission may act on this request.

2. MRS. MELANIE ADAMS requesting a five (5) year time extension of a State Land Use Commission Special Use Permit in order to continue to operate an early childhood education program at the Holy Rosary Church property on approximately 2.0 acres of land in the State Agricultural District at 954 Baldwin Avenue, TMK: 2-5-005: 003, Paia, Island of Maui. (SUP2 2009/0017) (S. Lopez)

The Commission may act on this request.

F. ACCEPTANCE OF THE ACTION MINUTES OF DECEMBER 9, 2014 MEETING and REGULAR MINUTES OF THE SEPTEMBER 23, 2014 AND OCTOBER 14, 2014 MEETINGS.

G. 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. MIKE BROADFOOT requesting a two (2)-year time extension on the Special Management Area Use Permit condition to initiate construction of the Broadfoot Duplex, a two (2)-unit, two-story duplex at TMK: 3-9-009: 007, Kihei, Island of Maui. (SM1 2010/0002) (C. Thackerson)

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. January 27, 2015 meeting agenda items

H. NEXT REGULAR MEETING DATE: January 27, 2015

I. 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 January 13, 2015 was on December 29, 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.

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\011314.age)

PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 11/24/2014 - 12/29/2014



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

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20130096	KA'ANAPALI FRESH FAR	KA'ANAPALI FRESH - A CULINARY EXPERIENCE "PROMOTION" "GROWN ON MAUI" FARMERS MARKET	VARIOUS DATES - FARMERS MARKET/LAHAINA	KA'ANAPALI BEACH RESORT ASSOCIATION	CALLENTINE	11/26/2014	A W/COND-APPROVED WITH CONDITIONS	2440080010000
SM2 - 20140133	MAUI ARTS & CULTURAL	MAUI ARTS & CULTURAL CENTER - IRRIGATION WELL	DRILL FOR IRRIGATION WELL/KAHULUI	MAUI ARTS & CULTURAL CENTER	SCOTT	11/25/2014	A W/COND-APPROVED WITH CONDITIONS	2380071270000
SM2 - 20140134	WEBER RESIDENCE	WEBER RESIDENCE RENOVATION	REPLACE WINDOWS, DOORS, STEPS/KIHEI	SATISH K. GHOLKAR	SCOTT	11/25/2014	A W/COND-APPROVED WITH CONDITIONS	2390110070000
SM2 - 20140135	COUNTY CIVIL DEFENSE	CIVIL DEFENSE EMERGENCY WARNING SIREN REPLACEMENTS	EMERGENCY WARNING SIRENS/HANA	COUNTY OF MAUI	SCOTT	12/05/2014	A W/COND-APPROVED WITH CONDITIONS	2110070030000 2140070010000 2140070090000
SM2 - 20140136	HYUNDAI TOURNAMENT	HYUNDAI TOURNAMENT OF CHAMPIONS	TEMPORARY 10 X 10 TENT/KAPALUA	PGA TOUR INC.	AAKO	12/04/2014	A W/COND-APPROVED WITH CONDITIONS	2420040370000
SM2 - 20140137	BARNETT-LOPEZ OHANA	BARNETT-LOPEZ OHANA	SINGLE-FAMILY OHANA	SATISH K. GHOLKAR	SCOTT	12/04/2014	A W/COND-APPROVED WITH CONDITIONS	2270040440000
SM2 - 20140138	COUNTY CIVIL DEFENSE	CIVIL DEFENSE EMERGENCY WARNING SIREN REPLACEMENTS	EMERGENCY WARNING SIRENS/WEST MAUI	COUNTY OF MAUI	SCOTT	12/09/2014	A W/COND-APPROVED WITH CONDITIONS	2440060420000 2450050210000
SM2 - 20140139	HARRIS RESIDENCE	HARRIS RESIDENCE	PARTIAL ENCLOSURE OF LANAILAHAINA	JAMES E. HARRIS	AAKO	12/08/2014	A W/COND-APPROVED WITH CONDITIONS	2420010240001
SM2 - 20140140	65 HANA HIGHWAY	65 HANA HIGHWAY	EXTERIOR REPAIRS/PAIA	PAIA BAY PROPERTIES, LLC	DACK	12/22/2014	A W/COND-APPROVED WITH CONDITIONS	2260020100000
SM2 - 20140141	HARRIS, ROSS	HARRIS, ROSS AND NADINE INTERIOR RENOVATIONS	INTERIOR RENOVATIONS/LAHAINA	OHANA HALE KAI TRUST	SCOTT	12/15/2014	A W/COND-APPROVED WITH CONDITIONS	2460320130000
SM2 - 20140142	MENDES RANCH WELLS	MENDES RANCH WELLS #1 & 2	CONSTRUCT 2 WELLS FOR IRRIGATION/WAILUKU	ALLAN MENDES	SCOTT	12/17/2014	A W/COND-APPROVED WITH CONDITIONS	2310010420000
SM2 - 20140143	HOLOLAI AOAO	HOLOLAI AOAO 2014 SANDBAG REPAIRS	REINFORCE SHORELINE PROTECTION/LAHAINA	ALLANA BUICK & BERS, INC.	BUIKA	12/22/2014	A W/COND-APPROVED WITH CONDITIONS	2430100090000

PD-Approved SMA Exempt Projects for Maui

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SM5 - 20090175	SCHLOEMER RESIDENCE	SCHLOEMER RESIDENCE	JAMES H. SCHLOEMER	ABBOTT	11/24/2014	A-APPROVED	2210110280000
SM5 - 20140379	PARR FINANCIAL CORP	APARTMENT ALTERATION - UNIT 404/KIHEI	RICKY J MCGOVERN	AAKO	11/24/2014	A-APPROVED	2210080690028
SM5 - 20140380	FAIRMONT KEA LANI	DRIVEWAY MODIFICATIONS/WAILEA	WILLIAM WICKETT IV	THACKERSON	11/24/2014	A-APPROVED	2210230030001
SM5 - 20140382	ALOHA PETROLEUM	INSTALL CONTAINMENT LINING/KAHULUI	GREEN AINA PLANNING & ENGINEERING LLC	SCOTT	11/24/2014	A-APPROVED	2370110080000
SM5 - 20140383	DONATO, ALFREDO	MAIN DWELLING ALTERATION/WAILUKU	NICHOLAS T WAGNER	HIGA	11/24/2014	A-APPROVED	2340280350000
SM5 - 20140384	HOOD & SAXTON RESIDE	MAIN DWELLING ALTERATION/WAILUKU	MAUI ARCHITECTURAL GROUP INC	SCOTT	11/25/2014	A-APPROVED	2210071140000
SM5 - 20140385	ALOHA SWIM	INTERIOR FIXTURES FOR RETAIL STORE	KIM BROWN	SCOTT	11/25/2014	A-APPROVED	24500020090000
SM5 - 20140386	TAYLOR, LAURIE	AG STORAGE SHED/HAIKU	LAURIE TAYLOR	AAKO	11/25/2014	A-APPROVED	22700040370000
SM5 - 20140388	HERTZ CORPORATION	GROUND SIGN PERMIT	PETERSON SIGN COMPANY	AAKO	11/28/2014	A-APPROVED	2380790030000
SM5 - 20140389	FITZPATRICK, MICHAEL	CONSTRUCT FENCE & WALL/KIHEI	MICHAEL B FRITZPATRICK III	HIGA	12/04/2014	A-APPROVED	2390060370000
SM5 - 20140390	STRINI, RICK & DEBRA	NEW STEEL TANK/HAIKU	RICK & DEBRA STRINI	HIGA	12/01/2014	A-APPROVED	2280030410000
SM5 - 20140391	COMPTON, LYNN	CARPOT #1 FOR FRONT DWELLING/KIHEI	LYNN COMPTON	HIGA	12/02/2014	A-APPROVED	2390030630000
SM5 - 20140392	PENTAIR EVENT	SPECIAL EVENT ON GOLF COURSELAHAINA	MC&A INC	FLAMMER	12/02/2014	A-APPROVED	2440080090000
SM5 - 20140393	DELIMA PORCH	PORCH WITH COVERED ROOFWAKENA	ASHFORD K. DELIMA	SCOTT	12/03/2014	A-APPROVED	2210070750000
SM5 - 20140394	KATE SPADE	RETAIL ALTERATION - UNIT H-11/LAHAINA	JEFF DELA CRUZ	AAKO	12/05/2014	A-APPROVED	2440080010000
SM5 - 20140395	WERT, JOHN	MINOR REMODELING/WAILUKU	JOHN WERT	AAKO	12/08/2014	A-APPROVED	2340280400000
SM5 - 20140396	THEVENARD, TIM	REMODEL CARPORT/KUAU-PAIA	TIM THEVENARD	HIGA	12/09/2014	A-APPROVED	2260120160000
SM5 - 20140397	MARK MARCHELLO	SOLAR PANEL INSTALL/LAHAINA	MARCHELLO, MARK	SCOTT	12/09/2014	A-APPROVED	2460320220000
SM5 - 20140399	KIPAHULU COMMUNITY	EMPLOYEE BREAK ROOM BLDG - ATF-HANA HWY	KIPAHULU O'HANA, INC.	WAIKIKI	12/11/2014	A-APPROVED	2160090010000
SM5 - 20140400	MARSH, ELLESHA/DAY,	MAIN DWELLING ALTERATIONS/REPAIR-KIHEI	MATTHEW DAY	HIGA	12/16/2014	A-APPROVED	2390021630000
SM5 - 20140401	KIPAHULU COMMUNITY	UPGRADES TO AG PROCESSING FAC/KIPAHULU	KIPAHULUI O'HANA, INC	HIGA	12/11/2014	A-APPROVED	2160090010000

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Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140402	SAUFFERER, CHAD	MAIN DWELLING ADDENDUM TO B2014-1018	CHAD SAUFFERER	HIGA	12/12/2014	A-APPROVED	2390360400000
SM5 - 20140403	COLEMAN, GRAEME	MAIN DWELLING/ATTACHED ACC DWELLING	ALIKI BINIARIS	SCOTT	12/12/2014	A-APPROVED	2390070090000
SM5 - 20140404	KIDDER RESIDENCE	DEMOLITION OF MAIN DWELLING/KIHEI	VIOLET K. KIDDER		12/15/2014	A-APPROVED	2390280450000
SM5 - 20140405	LISA WEAR	REMODEL CONDO/LAHAINA	LISA WEAR	SCOTT	12/15/2014	A-APPROVED	2460320330000
SM5 - 20140406	BOLTON, ALAN C.	PREFABRICATED STORAGE SHED/MAKAWAO	ALAN C. BOLTON		12/15/2014	A-APPROVED	2280040620000
SM5 - 20140407	PACIFIC WHALE FOUNDA	TEMP. TENTS - WHALE DAY 2/14/2015/KIHEI	PACIFIC WHALE FOUNDATION	AZBILL	12/16/2014	A-APPROVED	2390050520000
SM5 - 20140408	SAI SMILEY	1ST FARM DWELLING/HAIKU	USAIA (SAI) SMILEY		12/15/2014	A-APPROVED	2290010390000
SM5 - 20140409	KIHANA NURSERY	INSTALL ON-SITE DRAINAGE SYSTEM/KIHEI	WAYNE ARAKAKI ENGINEER LLC		12/15/2014	A-APPROVED	2390110170000
SM5 - 20140411	HONOLULU COFFEE CO	RETAIL ALT W/IN HYATT HOTEL \ KAA NAPALI	KONNIE NEWBRO	AAKO	12/16/2014	A-APPROVED	2440130080000
SM5 - 20140418	SHERATON MAUI BRIDGE	REPLACE BRIDGE STRUCTURES/LAHAINA	BRIAN HUNNINGS	SCOTT	12/17/2014	A-APPROVED	2440080050000
SM5 - 20140420	EDMALIN, RICHARD & E	CONSTRUCT NEW COTTAGE/KIHEI	RICHARD & EDITH EDMALIN	HIGA	12/18/2014	A-APPROVED	2390290030000
SM5 - 20140421	ROBERTS RESIDENCE	SMA APP/RESIDENCE/KIHEI	DATTILO, TAMARA		12/19/2014	A-APPROVED	2210220020000
SM5 - 20140422	SCOTT DWELLING	DWELLING, POOL, & RET. WALL/KIHEI	MCGOVERN, RICK	HIGA	12/26/2014	A-APPROVED	2390610060000
SM5 - 20140423	SOMERTON POOL	SWIMMING POOL	LARRY R. SOMERTON		12/26/2014	A-APPROVED	2210200120000
SM5 - 20140424	NATION LAND COMPANY	DWELLING #1 ADD/ALT: NEW RESTROOMS/KIHEI	FINLAND, JOE	HIGA	12/29/2014	A-APPROVED	2390030050000
SM5 - 20140425	AGOSTI, FRANCOISE	MAIN FARM DWELLING/GARAGE	ROBIN NIMS		12/29/2014	A-APPROVED	22800041130000
SM5 - 20140427	MOREL, ROBERT	MAIN FARM DWELLING/GARAGE - HUELO	ROB & JANET MOREL		12/29/2014	A-APPROVED	2290050630000

Grand Total : 38