

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 16 AM 10:00

AGENDA

OFFICE OF THE  
COUNTY CLERK

DATE: JANUARY 27, 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. CLARKE HOWATT of the KAA NAPALI HALE AOA O requesting a Special Management Area Use Permit for the Maui Kaanapali Villas Renovation of an existing support facility to a two-level support facility structure with fitness room and parking at 45 Kai Ala Place, TMK: 4-4-006: 011, Kaanapali, Island of Maui. (SM1 2010/0003) (C. Thackerson)
  2. MR. STEVE ROBINSON of MAKAI HANA V, LLC requesting a Special Management Area Use Permit for the proposed Nalu Ola West Subdivision Improvements project including the construction of utility (electrical, cable, water), drainage, and roadway improvements as well as an onsite well, water tank, and an approximately 480 square feet building to house a pump and privately owned and operated water treatment facility located at Hana Highway, TMK: 2-5-004: 055, 068, 069, and 070, 2-7-004: 007, 022, 048, 049, 052, 053, 054, 055, 056, and 058, Haiku, Island of Maui. (SM1 2014/0004) (C. Thackerson)
  3. MELISSA PIERCE and JORDAN KOLTON requesting a State Land Use Commission Special Use Permit in order to operate the Lilikoi Retreat Bed and Breakfast, a one (1)-bedroom bed and breakfast located in the State Agricultural District at 2120 Lilikoi Road, TMK: 2-7-022: 032, Haiku, Island of Maui. (SUP2 2014/0009) (G. Flammer)
  4. MS. CHARLENE CASSERLEY requesting a Land Use Commission Special Use Permit in order to operate the Island Sunset Villas Short-Term Rental Home, a five (5) bedroom short-term rental home located in the State Agricultural District at 674 and 676 Holopuni Road, TMK: 2-3-060: 054, Kula, Island of Maui. (SUP2 2014/0008) (D. Dias)

D. NEW BUSINESS

1. MS. DEE COYLE, Project Manager of KBHL, LLC requesting an Environmental Assessment Determination on the Final Environmental Assessment (FEA) prepared in support of the Special Management Area Use Permit for the Plantation Inn Redevelopment Project to demolish the existing structures on Parcels 36 and 44; consolidate Parcels 36, 38, and 44; construct a two (2)-story guest building with 14 rooms; create separate 9-stall and 14-stall parking lots with driveways; construct accessory hotel improvements, install landscape plantings, required infrastructure and utility systems at 174 Lahainaluna Street, TMK: 4-6-009: 036, 038, and 044, Lahaina, Island of Maui. (EA 2013/0002) (SM1 2013/0008) (C. Thackerson) (Draft EA reviewed at the January 14, 2014 meeting.)

The entity who will decide on the acceptance of the Final Environmental Assessment is the Maui Planning Commission.

The EA trigger is the location of the subject property in the Lahaina National Historic Landmark District.

The public hearing on the Special Management Area (SMA) Use Permit will be conducted by the Maui Planning Commission after the Chapter 343 process has been completed.

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

E. COMMUNICATIONS

1. A & B PROPERTIES, INC. requesting a Step 1 Planned Development Approval for the transfer of zoning land uses for two (2) parcels of located within the Wailea Resort Planned Unit Development Area located along Piilani Highway and Wailea Ike Drive at TMK: 2-1-028: 004 and 2-1-008: 130 (por.), Wailea, Island of Maui. (PD1 2014/0002) (K. Wollenhaupt)

The Commission may act on this request.

F. ADOPTION OF WRITTEN DECISION AND ORDER

1. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request for a Short-Term Rental Home Permit by STEVE AND JANNA SCHLAG in order to operate Azure, a four (4) bedroom short-term rental home operation located in the R-3 Residential District at 45 W. Mahi Pua Place, TMK: 4-4-018: 015, Lahaina, Island of Maui. (STWM T2013/0011) (L. Callentine) (The Commission took action on the permit request at its January 28, 2014 meeting.)

The Commission may take action to adopt, adopt with modifications, or take some other action the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

G. ACCEPTANCE OF THE ACTION MINUTES OF THE JANUARY 13, 2015 MEETING and REGULAR MINUTES OF THE NOVEMBER 10, 2014 AND NOVEMBER 25, 2014 MEETINGS

H. 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. GARY STICE, President of HANA BEACHFRONT ASSOCIATES requesting a Special Management Area Use Permit in order to construct two (2) single family residences in the State Rural District at 177 Haneoo Road, TMK: 1-4-008: 001, Hana, Island of Maui. (SM1 2013/0010) (J. Buika)

The Commission may act on this matter.

2. SMA Minor Permit Report (Appendix A)
3. SMA Exemption Report (Appendix B)
4. Discussion of Future Maui Planning Commission Agendas
  - a. February 10, 2015 meeting agenda items

I. NEXT REGULAR MEETING DATE: February 10, 2015

J. 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 27, 2015 was on January 12, 2015.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE COM MISSION'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\012714.age)

01/14/2015

### PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 01/05/2015 - 01/14/2015



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 - 20150001	MACDONALD, ALEX	MACDONALD, ALEX	SF RESIDENCE/SSBN/KIHEI	JAMES A MCCALL	SCOTT	01/07/2015	A.W/COND-APPROVED WITH CONDITIONS	2390100110000
SM2 - 20150002	HOOKIPA BEACH PARK	HOOKIPA BEACH PARK	ACCESS IMPROVEMENTS/FACILITIES - KUAU	COUNTY OF MAUI	SCOTT	01/09/2015	A.W/COND-APPROVED WITH CONDITIONS	2250040250000

Grand Total : 2

## APPENDIX A

# PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 01/05/2015 - 01/14/2015



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20140410	LOKELANI INTERMEDIAT	BLDG D NEW AC/WINDOWS/ELEC WORK	CHARLES LUNSON	CABAIS	01/08/2015	A-APPROVED	2220020430000
SM5 - 20140413	MELTON (KIHEI VILLAG	MELTON PV PANELS	JAMES ARUDA	CABAIS	01/08/2015	A-APPROVED	2380770130004
SM5 - 20140415	KIHEI VILLAGES	RE-PAINT EXTERIORS/KIHEI	ALOHA PROPERTY MANAGEMENT	CABAIS	01/08/2015	A-APPROVED	2380770130000
SM5 - 20140419	BELLAGIO NAIL & DAY	COMMERCIAL	BELLAGIO NAILS & DAY SPA	CABAIS	01/08/2015	A-APPROVED	2220240210000
SM5 - 20150003	NIMS, APRIL	CONSTRUCT MAIN DWELLING / KUAU	APRIL NIMS	SCOTT	01/07/2015	A-APPROVED	2260130060000
SM5 - 20150004	TANGATAILOA, KALOLO	ERECT FOLDING TABLES W/UMBRELLA/LAHAINA	KALOLO TANGATAILOA	WADE	01/13/2015	A-APPROVED	2460010080000

Grand Total : 6

## APPENDIX B