

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

AGENDA

DATE: NOVEMBER 24, 2015
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,
250 South High Street, Wailuku, Maui, Hawaii 96793

RECEIVED
2015 NOV 13 AM 8:57
OFFICE OF THE
COUNTY CLERK

Members: John "Keone" Ball (Chair), Max Tsai (Vice-Chair), Sandra Duvauchelle, Wayne Hedani, Richard Higashi Larry Hudson, Ivan Lay, Jason Medeiros, Keaka Robinson

- 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. DAVID GOODE, Director, DEPARTMENT OF PUBLIC WORKS requesting a Special Management Area Use Permit for the Kahana Nui Bridge Replacement project to replace and widen the bridge from 29 feet to 41 feet 4 inches to provide a wider roadway section with shoulders and a sidewalk between Hua Nui Place and Omaikai Place at TMK: 4-3-005: 029 (por.)and 083 (por.) and 4-3-019: 028 (por.) and 049 (por.), Kahana, Island of Maui. (SM1 2015/0007) (K. Scott)

Plans call for replacing the existing bridge with a new bridge and associated public improvements. Roadway improvements to the north and south of the bridge will be constructed to provide for a smooth transition to the bridge.
 - 2. MR. CHRISTOPHER J. BENJAMIN and MR. CHARLES W. LOOMIS of A&B PROPERTIES, INC. requesting a Community Plan Amendment from Agriculture to establish a portion of Wailuku-Kahului Project District (Waiale), a Change in Zoning from County Agricultural District to Wailuku-Kahului Project District (Waiale), and a Phase I Project District Approval for the Waiale South Project District located on approximately 122.6 acres of land in the vicinity of the southwest corner of Kuihelani Highway-East Waiko Road intersection at TMK: 3-8-005: 037 and 040 (por.), Waikapu, Wailuku, Island of Maui. (CPA 2015/0001) (CIZ 2015/0001) (PH1 2015/0001) (D. Dias)

Waiale will be a master planned residential community with single & multi-family homes, village mixed use area, parks and open space, landscaped entries and collector roads, and related improvements. Waiale South is projected to be a portion of this master planned residential community.

3. MR. CHARLES BIEGEL dba CKW MAUI, LLC requesting a Short-Term Rental Home (STRH) PERMIT in order to operate the Mango Cottage Short-Term Rental Home using five (5) bedrooms in two (2) dwellings at 45 Kilohana Drive, TMK: 3-9-004: 073, Kihei, Island of Maui. (STKM 2015/0003) (T. Furukawa)

The application is being taken to the Maui Planning Commission for action because there is a permitted short-term rental operation located within 500 ft. of the subject property.

D. COMMUNICATIONS

1. MR. WILLIAM SPENCE, Planning Director, transmitting a bill to amend Chapter 2.80B Maui County Code relating to land use designations in the community plans. (W. Spence)

The Planning Department will transmit the Maui Planning Commission's comments on the proposed legislation to the Maui County Council.

E. UNFINISHED BUSINESS

1. MS. BREANNE FORTUN requesting a Short-Term Rental Home Permit in order to operate the Napili Sunset Hale, a four (4) bedroom short term rental home operation located at 5205 Lower Honoapiilani Road, TMK: 4-3-007: 011, Napili, Island of Maui. (STWM T2015/0006) (G. Flammer) (Public hearing conducted on July 28, 2015. Minutes of that portion of the July 28, 2015 meeting for this item were accepted by the Commission at its August 25, 2015. The matter was also discussed by the Commission at its September 8, 2015 meeting. Minutes for that portion of the September 8, 2015 meeting were previously accepted by the Commission. Commissioners: Please bring your Staff Report with you to the meeting. A copy of the portion of the minutes of the September 8, 2015 meeting is included in your packet.)

This short-term rental home application is being referred to the Maui Planning Commission for review and action because one or more existing permitted short-term rental homes are operating within a five hundred foot radius of the proposed short-term rental home lot.

The Commission may take action on this request.

F. ACCEPTANCE OF THE ACTION MINUTES OF THE NOVEMBER 10, 2015 MEETING and REGULAR MINUTES OF THE OCTOBER 13, 2015 MEETING

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 requests administratively:

MR. FELIX A. CORPUZ, Head Deacon of the IGLESIA NI CRISTO, (Church of Christ) LOCAL CONGREGATION OF LAHAINA requesting a two (2)-year time extension on the Special Management Area Use Permit condition to initiate construction of the new Iglesia Ni Cristo Church and related improvements at 1518 Malo Street, TMK: 4-6-014: 009, Lahaina, Island of Maui. (SM1 2008/0025) (P. Fasi)

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
3. SMA Exemptions Report
4. Discussion of Future Maui Planning Commission Agendas
 - a. December 8, 2015 meeting agenda items

H. NEXT REGULAR MEETING DATE: DECEMBER 8, 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 November 24, 2015 was on November 9, 2015.

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.

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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\112415.age)

PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 10/28/2015 - 11/10/2015



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 - 20150054	FLATBREAD COMPANY	FLATBREAD COMPANY	RESTAURANT ALTERATION - ATF/PAIA	FRANCIS E SKOWRONSKI	WADE	11/05/2015	DONE-DONE	2260020020000
SM2 - 20150081	HOLIDAY LIGHTING	HOLIDAY LIGHTING OF BANYAN TREE	LIGHTING OF BANYAN TREE/ LAHAINA	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	10/28/2015	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20150082	HOLIDAY LIGHTING	HOLIDAY LIGHTING OF BANYAN TREE	LIGHTING OF BANYAN TREE/ LAHAINA	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	10/28/2015	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20150083	HOLIDAY LIGHTING	HOLIDAY LIGHTING OF BANYAN TREE	LIGHTING OF BANYAN TREE/ LAHAINA	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	10/28/2015	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20150084	HOLIDAY LIGHTING	HOLIDAY LIGHTING OF BANYAN TREE	LIGHTING OF BANYAN TREE/ LAHAINA	LAHAINA TOWN ACTION COMMITTEE	QUIGLESS	10/28/2015	A W/COND-APPROVED WITH CONDITIONS	2460010090000
SM2 - 20150085	WHOLE FOODS MARKET	WHOLE FOODS MARKET - RESTROOM ADDITION	WHOLE FOODS MARKET - RESTROOM ADDITION	ANTHONY RIECKE- GONZALES	THACKERSON	10/29/2015	A W/COND-APPROVED WITH CONDITIONS	2370090040000
SM2 - 20150086	MCCORMISH	MCCORMISH	DEMOLISH BLDG/NEW 2-STORY/ LAHAINA	CARY BRANCHII	SCOTT	10/30/2015	A W/COND-APPROVED WITH CONDITIONS	2460310040000
SM2 - 20150087	COUNTY CIVIL DEFENSE	CIVIL DEFENSE EMERGENCY WARNING SIREN REPLACEMENTS	EMERGENCY WARNING SIRENS/PAIA-HAIKU	COUNTY OF MAUI	AAKO	10/30/2015	A W/COND-APPROVED WITH CONDITIONS	2260020150000
SM2 - 20150088	MAUI MALL ENTRY	MAUI MALL ENTRY REMODEL	DEMOLITION OF TOWER/ ADD NEW FOUNTAIN	ANTHONY RIECKE- GONZALES	THACKERSON	11/04/2015	A W/COND-APPROVED WITH CONDITIONS	2370090040000
SM2 - 20150089	STROCKBINE, STEVE	STROCKBINE, STEVE	LANAI/DECK EXTENSION	CARY BRANCH	SCOTT	11/09/2015	A W/COND-APPROVED WITH CONDITIONS	2460290190000

Grand Total : 10

ATTACHMENT A

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 10/28/2015 - 11/10/2015



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20150329	WILLIAMS RESIDENCE	1ST FARM DWELLING / HANA	JIM WILLIAMS (ROB BARTHOLOMEW)	WAIKIKI	10/30/2015	A-APPROVED	2130060020000
SM5 - 20150330	BALDELLI FAMILY	MAIN DWELLING ADDITION/ALTERATION/ KIHE	NIKO PREOVOLOS	HIGA	11/03/2015	A-APPROVED	2390130240000
SM5 - 20150331	5000 MAKENA ROAD	5000 MAKENA ROAD/KIHEI	MOUNTAIN SEAS DEVELOPMENT, LTD.	SCOTT	11/04/2015	A-APPROVED	2210071090000
SM5 - 20150332	MONTAGE KAPALUA BAY	REPAIR STAIRS TO SHORELINE/KAPALUA	ROB HOONAN	SCOTT	11/05/2015	A-APPROVED	2420040280000
SM5 - 20150333	MCALLISTER FAMILY	MAIN DWELLING ADDITION/KIHEI	GEORGE MCALISTER	SCOTT	11/06/2015	A-APPROVED	2210240300000
SM5 - 20150334	BURCH, BOB	RETAINING WALL/KIHEI	ROBERT BURCH		11/06/2015	A-APPROVED	2390501020000
SM5 - 20150335	WHALER FITNESS	INTERIOR RENOVATION/LAHAINA	JEREMY STODDART	QUIGLESS	11/06/2015	A-APPROVED	2440080020000
SM5 - 20150336	T-MOBILE HI02103A KA	ROOFTOP ANTENNA FACILITY/RELO/REPLACE/KAH	T-MOBILE WEST LLC	FASI	11/09/2015	A-APPROVED	2370020200000
SM5 - 20150337	T-MOBILE - ISLAND SU	ROOFTOP TELECOM FACILITY/KIHEI	T-MOBILE WEST LLC	FASI	11/09/2015	A-APPROVED	2390030010000

Grand Total : 9