

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

2016 OCT 27 PM 2:46

AGENDA

OFFICE OF THE  
COUNTY CLERK

DATE: NOVEMBER 7, 2016 (MONDAY)  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,  
250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Max Tsai (Chair), Sandra Duvauchelle (Vice-Chair), Pua Canto,  
Lawrence Carnicelli, Stephen Castro, Wayne Hedani, Richard Higashi,  
Larry Hudson, 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 HEARINGS (Action to be taken after public hearing.)

1. MR. JOHN DUNBAR requesting a Land Use Commission Special Permit and a Bed and Breakfast Home Permit in order to operate the Maui Adventure Villa, a five (5)-bedroom bed and breakfast in two (2) dwellings in the State Agricultural District at 192 Kaokoa Way at TMK: 2-8-002: 034, Haiku, Island of Maui. (SUP2 2016/0008) (BBPH T2016/0004) (C. Yoshida/K. Wollenhaupt)

Maui Planning Commission review is triggered by the fact that there is a permitted bed and breakfast home operation located within 500 ft. of the subject property.

D. NEW BUSINESS

1. VINTAGE RENTALS, LLC requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment request from Single Family Residential to Business/Commercial for the Paia Trade Center project to renovate a 948-square foot single family residence to a commercial building at 150 Luna Place, TMK: 2-6-005: 005, Paia, Island of Maui. (EA 2016/0001) (CPA 2016/0002) (CIZ 2016/0001) (SMX 2016/0003) (C. Thackerson)

The Chapter 343, HRS trigger for the Environmental Assessment is the community plan amendment.

The applicant has also submitted applications for a community plan amendment, a change in zoning, and a Special Management Area Assessment. These applications will be scheduled for further review after the Chapter 343, HRS process has been completed.

The Commission may act on the following:

To declare itself to be the accepting authority of the Final Environmental Assessment in anticipation of a Findings of No Significant Impact (FONSI) determination.

- a. Provide its comments on the Draft Environmental Assessment.

#### E. COMMUNICATIONS

1. CRAIG P. WAGNILD and MICHAEL C. CARROLL of BAYS LUNG ROSE & HOLMA, attorneys for DENNIS SCHOBBER submitting a Petition for Reconsideration or Modification of Condition No. 8 dated September 26, 2016 of State Land Use Commission Special Use Permit No. SUP2 2016/0004 on the Maui Planning Commission's August 23, 2016 action on the DENNIS SCHOBBER's request for a State Land Use Commission Special Use Permit for a short-term rental home operation in the State Agricultural District at 78 North Lauhoe Place, TMK: 4-7-012: 013, Lahaina, Island of Maui. (SUP2 2016/0004) (STWM 2016/0003) (T. Furukawa)
  - a. CRAIG P. WAGNILD and MICHAEL C. CARROLL of BAYS LUNG ROSE & HOLMA Attorneys for DENNIS SCHOBBER submitting a Notice of Submission of the Original Declaration of DENNIS SCHOBBER dated September 30, 2016.

The Commission may take action on the request.

2. MR. STEVEN MARLETTE of MC ARCHITECTS on behalf of WAILEA VILLAGE CENTER requesting a Step I Planned Development Approval for the transfer of zoning land uses within the same parcel, Step II and Step III Planned Development Approvals for the renovation and expansion of the existing golf shop, restaurant, retail buildings and parking lot located at 100 Wailea Ike Drive, TMK: 2-1-008: 118, Wailea, Island of Maui. (PD1 2016/0001) (PD2 2016/0001) (PD3 2016/0003) (C. Thackerson)

The Commission may take action on these requests.

- F. ACCEPTANCE OF THE ACTION MINUTES OF THE OCTOBER 25, 2016 REGULAR MEETING AND OCTOBER 25, 2016 SPECIAL MEETING, MAY 10, 2016 REGULAR MINUTES AND PORTION OF THE SEPTEMBER 13, 2016 REGULAR MEETING, ITEM E.

G. DIRECTOR'S REPORT

1. SMA Minor Permit Report
2. SMA Exemptions Report
3. Discussion of Future Maui Planning Commission Agendas
  - a. November 22, 2016 agenda items

H. NEXT REGULAR MEETING DATE: November 22, 2016

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 7, 2016 was on October 24, 2016.

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 AND/OR EMAILED TESTIMONY REQUESTED SHOULD BE RECEIVED AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE 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 AND/OR EMAILS 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\110716.age)

# PD-Approved SMA Minor Projects for Maui

Permit Completion Date: 10/12/2016 - 10/25/2016



County of Maui  
 Kahana 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 - 20160114	PIONEER INN	PIONEER INN/KELLY LENNON	STRUCTURAL FACADE REPAIR/LAHAINA	KELLY LENNON	AAKO	10/12/2016	A W/COND-APPROVED WITH CONDITIONS	2460010080000
SM2 - 20160116	632 FRONT STREET	632 FRONT STREET	PARKING SIGN/LAHAINA	MAUI NEON INC	AAKO	10/13/2016	A W/COND-APPROVED WITH CONDITIONS	2460080030000
SM2 - 20160117	NIEMANN, TODD	NIEMANN, TODD	SWIMMING POOL/KIHEI	DAVID SELLERS	QUIGLESS	10/20/2016	A W/COND-APPROVED WITH CONDITIONS	2390360010000
SM2 - 20160118	HYER, CHRIS	HYER, CHRIS	SWIMMING POOL & FENCE/KIHEI	CHRIS HYER	QUIGLESS	10/19/2016	A W/COND-APPROVED WITH CONDITIONS	2390360050000
SM2 - 20160119	MAKALII AT WAILEA	MAKALII AT WAILEA TEMPORARY SALES TRAILER	INTERIM TEMPORARY SALES TRAILER/KIHEI	PETER DE ZWAGER	AARONA	10/20/2016	A W/COND-APPROVED WITH CONDITIONS	2210081400000
SM2 - 20160120	REEDY, MARK	REEDY, MARK SAND PLACEMENT	REAR YARD EMBANKMENT WITH SAND/PAIA	MARK REEDY	SCOTT	10/20/2016	A W/COND-APPROVED WITH CONDITIONS	2260120300000
SM2 - 20160121	PETERSON, ERIC	PETERSON, ERIC	ADD GRASS-CRETE TO PARKING AREA	ERIC PETERSON	SCOTT	10/24/2016	A W/COND-APPROVED WITH CONDITIONS	2210070060000

Grand Total : 7

ATTACHMENT A

# PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 10/12/2016 - 10/25/2016



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

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20160308	SHAKA SUSHI MAUI INC	RESTAURANT/ LAHAINA	PANOMPON JARES	AAKO	10/12/2016	A-APPROVED	2460080710000
SM5 - 20160309	RILEY RESIDENCE	NEW RESIDENCE W/GARAGE,LANAIS,DRIVEWAY,P	JAMES RILEY	SCOTT	10/14/2016	A-APPROVED	2380950080000
SM5 - 20160310	BAYAN, FIDEL	**ATF**MAIN DWELL/ADDITION	BAYAN,FIDEL M	SCOTT	10/17/2016	A-APPROVED	2390360360000
SM5 - 20160311	GRAND WAILEA RESORT	PV SYSTEM/KIHEI	GWR WAILEA PROPERTY LLC	THACKERSON	10/17/2016	A-APPROVED	2210081090000
SM5 - 20160312	PRIVRATSKY, SHAWN	PARKING OF TRAVEL TRAILER/KIHEI	SHAWN PROVTRATSKY	QUIGLESS	10/18/2016	A-APPROVED	2390090160002
SM5 - 20160313	KILOU ST DRAINLINE	EMERGENCY DRAINLINE REPLACEMENT/WAILUKU	COUNTY OF MAUI	SCOTT	10/18/2016	A-APPROVED	2320200720000
SM5 - 20160314	WAILEA BEACH VILLAS	PLANTING REMOVAL & ADD PAVERS/KIHEI	WAILEA BEACH VILLAS	QUIGLESS	10/18/2016	A-APPROVED	2210080910000
SM5 - 20160315	STEPHENS, KEVIN	APT ALTERATION: UNIT 1-505/LAHAINA	LAURIE RINALDI	QUIGLESS	10/19/2016	A-APPROVED	2440080220029
SM5 - 20160316	SWIFT RESIDENCE POOL	ADD POOL, DECK, OUTDOOR SHOWER/PAIA	ROBERT SWIFT	WAIKIKI	10/21/2016	A-APPROVED	2260130070000
SM5 - 20160317	REYNOLDS PROPERTY	MISCELLANEOUS STRUCTURE--ATF/HANA	ROBERT REYNOLDS	WAIKIKI	10/21/2016	A-APPROVED	2130090760000
SM5 - 20160318	REYNOLDS, ROBERT & E	WASTEWATER SYSTEM UPGRADE/HANA	ROBERT REYNOLDS	WAIKIKI	10/21/2016	A-APPROVED	2130090760000
SM5 - 20160319	SOUTH MAUI ANIMAL	VET CLINIC/TENANT IMPROVEMENT-KIHEI	PATHWAY PARTNERS VETERINARY MANAGEMENT	WAIKIKI	10/21/2016	A-APPROVED	2390510230000
SM5 - 20160320	CIOCARLAN RESIDENCE	MAIN DWELLING/KIHEI	TIM CIOCARLAN	WAIKIKI	10/21/2016	A-APPROVED	2390300340000
SM5 - 20160321	NAPILI VILLAS	NEW ROOFS OVER EXISTING/LAHAINA	ENVIRONMENTAL ROOFING SOLUTIONS		10/21/2016	A-APPROVED	2430031220000
SM5 - 20160322	WAILEA EKOLU	APT UNIT 102-REPAIR/RECONSTRUCTION/WAILE	CHRISTIANSEN, SHIRLEY	QUIGLESS	10/21/2016	A-APPROVED	2210080770002
SM5 - 20160323	ENGEL, MARLA	COVERED DECK - AFTER-THE-FACT/LAHAINA	ATOM KASPRZYCKI	SCOTT	10/24/2016	A-APPROVED	2430070150000
SM5 - 20160325	FIRESTINE, DAVID	DWELLING ADDITION	ROBERT ROBINSON		10/25/2016	A-APPROVED	2390550100000

Grand Total : 17

ATTACHMENT B