

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

**UNOFFICIAL AGENDA - HYPERLINKS TO MEETING MATERIALS
ADDED FOR INFORMATIONAL PURPOSES ONLY**

DATE: FEBRUARY 28, 2017

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 each public hearing.)

1. MS. CRYSTAL SCHMITT of MAUI DRAGON FRUIT FARM requesting an [amendment to the current State Land Use Commission Special Permit](#), Conditional Permit, and Ordinance 4295 to allow for the transient vacation rental use of a two (2)-bedroom farm dwelling in the State Agricultural District at 833 Punakea Loop, TMK: 4-7-001: 044, Lahaina, Island of Maui. (SUP2 2014/0011) (CP 2014/0005) (G. Flammer)
2. MS. LORRAINE GRACE requesting a [State Land Use Commission Special Permit](#) in order to operate a five (5)-bedroom short-term rental home operation, Pali Uli Short-Term Rental Home, in two (2) dwellings located in the State Agricultural District at 150 Door of Faith Road, TM: 2-9-007: 057-0001, 0002, & 0003, Huelo, Island of Maui (SUP2 2016/00013) (G. Flammer)
3. MS. ROBYN KAHALELEHUA of CENTERLINE SOLUTIONS on behalf of VERIZON WIRELESS requesting a [County Special use Permit](#) for the H12 Project order to install a 65 ft. transmitter tower and related improvements in the County Agriculture District at 1500 Kaupakalua Road, TMK: 2-7-013: 175, Haiku, Island of Maui. (CUP 2016/0006) (R. Quigless)

D UNFINISHED BUSINESS

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 Kaokoia Way at TMK: 2-8-002: 034, Haiku, Island of Maui. (SUP2 2016/0008) (BBPH T2016/0004) (C. Yoshida/K. Wollenhaupt) (Public

hearing was conducted at the November 7, 2016 meeting. The matter was deferred as the Commission was unable to take an action. The matter was considered at the Commission's November 22, 2016 meeting and the matter was deferred to the February 28 meeting as the Commission was unable to take action at the November 22 meeting.)

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.

The Commission may take action on the requests.

E. COMMUNICATIONS

1. Discussion on Rule Making as it relates to filing and digital copies, Chapter 91, HRS. (Maui Planning Commission Chair Max Tsai) (Deferred from the February 14 meeting.)

The Commission may take an action on this request.

F. ACCEPTANCE OF THE [ACTION MINUTES OF FEBRUARY 14, 2016](#) and PORTION OF DECEMBER 13, 2016 MINUTES ITEM C-1

G. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission pursuant to Commission's SMA Rules of the following Special Management Area (SMA) Emergency Permit:
 - a. [Approval letter dated February 2, 2017](#) to MS. SANDY SZYMANSKI, President of the KAHANA REEF AOA requesting an SMA Emergency Permit to implement temporary mitigative measures to control sink hole and failed lanai at 4471 Lower Honoapillani Road, TMK: 4-3-005: 009, Kahana, Island of Maui. (SM3 2017/0002) (J. Buika)

This is for notification and review purposes.

2. SMA Minor Permit Report
3. SMA Exemptions Report
4. Discussion of Future Maui Planning Commission Agendas
 - a. March 14, 2017 agenda items

H NEXT REGULAR MEETING DATE: MARCH 14, 2017

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 February 28, 2017 was on February 13, 2017.

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.

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.

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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.
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