

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 ADDED TO MEETING MATERIALS  
FOR INFORMATIONAL PURPOSES ONLY**

DATE: JUNE 27, 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: Sandra Duvauchelle (Chair), Richard Higashi (Vice-Chair), Pua Canto,  
Lawrence Carnicelli, Stephen Castro, Tina Gomes, Larry Hudson,  
Keaka Robinson, Christian Tackett

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. **Testimony will be limited to a maximum of three (3) minutes.**

C. PUBLIC HEARINGS (action to be taken after each public hearing.)

1. MS. SUZANNE CASE, Director, STATE DEPARTMENT OF LAND AND NATURAL RESOURCES requesting Shoreline Setback Variance for the Lahaina Small Boat Harbor Ferry Pier Improvements project to replace the existing Administration building, repair the seawall fronting the Coast Guard Lighthouse and various improvements on Wharf Street at TMK: 4-6-001: 003, 014, and 017, and Wharf Street, Lahaina, Island of Maui. (SSV 2016/0004) (K. Scott)  
[Report](#) [Exhibits](#) [Recommendation](#)
2. NATION LAND COMPANY, LLC requesting the following entitlements for the proposed South Maui Gardens Development at Auhana Road consisting of six (6) single-story commercial buildings, plant nursery, nine (9) condominiumized single-family residences with pool/spa with associated parking lots, landscaping, and road improvements for all proposed uses located at 30 Alahele Place, 33 and 55 Auhana Road, TMK: 3-9-003: 003, 005, and 3-9-017: 023, Kihei, Island of Maui. (C. Thackerson)  
[Report](#) [Exhibits](#) [Recommendation](#)
  - a. Change in Zoning from R-2 Residential District to B-2 Community Business District at TMK: 3-9-003: 003 and 005, Kihei, Island of Maui. (CIZ 2016/0002)
  - b. Conditional Permit to construct and operate a 62-paved stall and 9-grassed stall parking lot for employee and tenant use and the remaining one-third will be used for public use by a charging a fee at 55 Auhana Road, TMK: 3-9-017: 023 (por.), Kihei, Island of Maui. (CP 2016/0003)
  - c. Special Management Area Use Permit to construct the proposed South Maui Gardens Development of Auhana Road project, TMK: 3-9-003: 003, 005, and 3-9-017: 023, Kihei, Island of Maui. (SM1 2016/0005)

3. MR. MARK CLINTON KYNASTON LLOYD and LIZET CHISTIENSEN requesting a Short-Term Rental Home Permit in order to operate the Moku Hale Short-Term Rental, a 4-bedroom short-term rental home located in the R-3 Residential District at 63 Loio Place, TMK: 2-6-004: 019, Paia, Island of Maui. (STPH T2017/0003) (G. Flammer)  
[Report](#) [Exhibits](#) [Recommendation](#)  
The subject application is being brought to the Maui Planning Commission for review because there are at least 2 permitted short-term rental home operations located within 500 ft. of the subject property.
4. MR. MICHAEL TENKOFF requesting a Short-Term Rental Home Permit in order to operate the Kalapu Beach House, a 4-bedroom short-term rental home located in the R-3 Residential District at 161 Kalapu Drive, TMK: 4-4-006: 018, Kaanapali, Lahaina, Island of Maui. (STWM T2017/0003) (L. Callentine)  
[Report](#) [Exhibits](#) [Recommendation](#)  
The subject application is being brought to the Maui Planning Commission for review because there are at least 2 permitted short-term rental home operations located within 500 ft. of the subject property.
5. MS. KATHY DAVEY requesting a State Land Use Commission Special Permit and a Bed and Breakfast Home Permit in order to operate the Kaanapali Coffee Cottage, a 2-bedroom bed and breakfast home in the State Agricultural District at 2950 Aina Mahaia Place, TMK: 4-4-020: 052, Kaanapali, Lahaina, Island of Maui. (SUP2 2017/0006) (BBWM T2017/0002) (T. Furukawa)  
[Report](#) [Exhibits](#) [Recommendation](#)
  - a. ISAAC HALL, attorney on behalf of JACK and LYNN MUEGGE, MENEHUNE VENTURES, LLC, WORTHY CLAY SCOTT, and MARY JACQUELINE SCHEIBEL submitting a Petition to Intervene dated June 13, 2017 on the above mentioned applications from KATHY DAVEY.
    - 1) Action of the [Petition to Intervene](#)
    - 2) If the Commission acts to grant the Petition to Intervene, then the Commission may select a Hearing Body/Hearings Officer  
[Minor Corrections to Petition to Intervene](#)
  - b. If the Commission denies the Petition to Intervene, then they may action on the application requests.
6. MS. SHANNAN KAURIN and MR. JOSH METZLER requesting a State Land Use Commission Special Use Permit in order to operate the North Shore Lookout Bed and Breakfast, a 5-bedroom bed and breakfast located in the State Agricultural District at 121 Kahakapao Road, TMK: 2-4-013: 152, Makawao, Island of Maui. (SUP2 2016/0012) (R. Quigless)  
[Report](#) [Exhibits](#) [Recommendation](#)

D. COMMUNICATIONS

1. REDOLYN MIGUEL of MAUI EVANGELICAL CHURCH requesting a 15 -year time extension and transfer of permit ownership to KAMAAINA KIDS on the County Special Use Permit in order to continue operating a preschool at the Maui Evangelical Church site located at 256 Hina Avenue, Kahului, Maui, Hawaii, TMK: (2) 3-8-048:032 (CUP 83/0002) (C. Thackerson)  
[Report & Recommendation](#) [Exhibits](#)  
The Commission may take action on these requests.

- E. ACCEPTANCE OF THE [ACTION MINUTES](#) OF THE JUNE 13, 2017 MEETING AND REGULAR MINUTES OF THE SEPTEMBER 13, 2016 MEETING AND PORTION OF THE REGULAR MINUTES OF THE MARCH 14, 2017 MEETING (ITEMS A, B, C-1)

F. DIRECTOR'S REPORT

1. SMA Minor Permit Report
2. SMA Exemptions Report
3. Discussion of Future Maui Planning Commission Agendas
  - a. July 11, 2017 agenda items

- G. NEXT REGULAR MEETING DATE: JULY 11, 2017

H. 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 June 27, 2017 was on June 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 TWO 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.

**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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