

**MAUI PLANNING COMMISSION
ACTION MINUTES
JUNE 13, 2017**

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Sandra Duvauchelle at approximately 9:03 a.m., Tuesday, June 13, 2017, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

A quorum of the Commission was present. (See Record of Attendance.)

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. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 16-172 referring to the Maui Planning Commission Proposed Bills to enact a Community Plan Amendment from Agriculture to Public/Quasi-Public, a District Boundary Amendment from Agricultural to Urban, and a Change in Zoning from Agricultural to P-1 Public/Quasi-Public for a portion of the Seabury Hall property covering approximately 14.950 acres of land at 305 Meha Road (portion) and 480 Olinda Road, TMK: 2-4-008: 001(portion) and 041, Makawao, Island of Maui. (CPA 2017/0001) (DBA 2017/0001) (CIZ 20170001) (T. Furukawa)

It was moved by Mr. Carnicelli, seconded by Ms. Canto, then

VOTED: To Recommend Approve to the County Council of the Community Plan Amendment from Agriculture to Public/Quasi-Public, a District Boundary Amendment from Agricultural to Urban, and a Change in Zoning from Agricultural to P-1 Public/Quasi-Public as Recommended by the Department.
(Assenting – L. Carnicelli, P. Canto, L. Hudson, T. Gomes, C. Tackett, S. Castro, R. Higashi)
(Recused – K. Robinson)

2. MR. GAL COHEN requesting a Short-Term Rental Home Permit for the Halama Beach Villa, a 3-bedroom short-term rental home located in the R-3 Residential District at 1543 Halama Street, TMK: 3-9-010: 031, Kihei, Island of Maui. (STKM T2017/0002) (T. Furukawa)

The subject application is being brought to the Maui Planning Commission for review because there are at least two (2) permitted short-term rental home operations located within 500 ft. of the subject property.

It was moved by Mr. Carnicelli, seconded by Mr. Castro, and

**The Motion to Approve the Short-Term Rental Home Permit FAILED.
(Assenting – L. Carnicelli, S. Castro)
(Dissenting – L. Hudson, K. Robinson, P. Canto, T. Gomes, C. Tackett, R. Higashi)**

The following motion was then made:

It was moved by Mr. Robinson, seconded by Ms. Canto, then

**VOTED: To Deny the Short-Term Rental Home Permit.
(Assenting – K. Robinson, P. Canto, L. Hudson, T. Gomes,
C. Tackett, R. Higashi)
(Dissenting – L. Carnicelli, S. Castro)**

D. COMMUNICATIONS

1. MR. KEONI GOMES of T.J. GOMES TRUCKING CO., INC. requesting an amendment to their State Land Use Commission Special Permit to include asphalt, concrete, and earthen material recycling, crushing, and processing in addition to the existing approved uses for the Puunene Base Yard at 301 Hansen Road, TMK: 3-8-001: 002 (por.), Puunene, Island of Maui. (SUP2 2008/0002) (P. Fasi)

The Commission may take action on this request.

It was moved by Mr. Robinson, seconded by Mr. Hudson, then

**VOTED: To Approve the Amendment to the State Land Use Commission
Special Permit as Recommended by the Department.
(Assenting – K. Robinson, L. Hudson, L. Carnicelli, P. Canto,
C. Tackett, S. Castro, R. Higashi)
(Recused – T. Gomes)**

E. WORKSHOP (to begin at 1:00 p.m. or soon thereafter)

Coastal Zone Management (CZM)/Special Management Area (SMA)
Presentation to the Maui Planning Commission – State Office of Planning,
Coastal Zone Management (CZM) Program Manager Justine Nihipali

For information purposes

**F. ACCEPTANCE OF THE ACTION MINUTES OF THE MAY 23, 2017 MEETING,
REGULAR MINUTES OF THE AUGUST 23, 2016 MEETING AND PORTION OF
REGULAR MINUTES OF THE MARCH 28, 2017 MEETING (ITEMS E-1a and E1-b)**

It was moved by Mr. Carnicelli, seconded by Mr. Robinson, then

**VOTED: To Accept the Action Minutes of the May 23, 2017 Meeting and the Regular Minutes of the August 23, 2016 Meeting and Portion of the Minutes of the March 28, 2017 Meeting (Items E-1a and E-1b).
(Assenting – L. Carnicelli, K. Robinson, L. Hudson, P. Canto, T. Gomes, C. Tackett, S. Castro, R. Higashi)**

G. DIRECTOR’S REPORT

1. SMA Minor Permit Report
2. SMA Exemptions Report

The Commission acknowledged receipt of the SMA Minor and SMA Exemptions Reports.

3. Discussion of Future Maui Planning Commission Agendas
 - a. June 27, 2017 agenda items

Mr. Spence went over the items scheduled for the June 27, 2017 meeting

H. NEXT REGULAR MEETING DATE: JUNE 27, 2017

I. ADJOURNMENT

The meeting was adjourned at approximately 1:58 p.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Pua Canto
Lawrence Carnicelli
Stephen Castro
Sandy Duvauchelle, Chairperson
Tina Gomes (in attendance at 9:14 a.m.)
Richard Higashi, Vice Chairperson
Larry Hudson (excused at 11:19 a.m.)
Keaka Robinson (excused at 11:19 a.m.)
Christian Tackett

Others

Will Spence, Director, Planning Department
Mike Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
Rowena Dagdag-Andaya, Deputy Director, Department of Public Works