

**MAUI PLANNING COMMISSION  
ACTION MINUTES  
DECEMBER 12, 2017**

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Sandy Duvauchelle at approximately 9:05 a.m., Tuesday, December 12, 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** - Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three (3) minutes.**

**C. PUBLIC HEARING** (action to be taken after public hearing.)

1. LES YOUNG of TELECOM SITE DEVELOPMENT SERVICE, INC. on behalf of T-MOBILE WEST, LLC requesting a Conditional Permit in order to modify a rooftop wireless antenna in the B-1 Neighborhood Business District at 7 Aewa Place, TMK: 2-3-044: 058, Pukalani, Island of Maui. (CP2017/0003) (K. Willenbrink)

The project involves the modification of an existing rooftop telecommunications site to add six (6) new rooftop panel antennas at a height of 35 ft. above grade, removal of three (3) antenna amplifiers from the rooftop, and add three (3) remote radio units to be installed below and behind three(3) of the new antennas.

Mr. Spence indicated that after further research the Department found that a Conditional Permit is not necessary.

**D. COMMUNICATIONS**

1. SQUARE FEET MANAGEMENT, LLC requesting Step II and III Planned Development Approvals for the proposed construction of the Wailea Professional Center on 0.94 acres of land, consisting of a two-story office building totaling approximately 3,696 square feet, landscaping, car wash area, fencing, 97-stall parking lot and drainage improvements located at TMK: 2-1-008: 154, Kalai Waa Street, Wailea, Island of Maui. (PD2 2017/0001) (PD3 2017/0001) (C. Thackerson)

The Commission may take action on these requests.

**It was moved by Mr. Carnicelli, seconded by Mr. Castro, then**

**VOTED: To Approve the Step II and II Planned Development Approval as Recommended by the Department.  
(Assenting – L. Carnicelli, S. Castro, A. Hill, K. Robinson, C. Tackett, R. Higashi)  
(Excused – T. Gomes, L. Hudson)**

**E. ADOPTION OF WRITTEN DECISION AND ORDERS**

1. Having voted on July 28, 2015 to deny the Petition to Intervene submitted by DEBORAH WRIGHT of WRIGHT AND KIRSCHBRAUN, attorney for the PUUNOA HOMEOWNERS ASSOCIATION on the State Land Use Commission Special Permit and Conditional Permit applications submitted by the HOOMOANA FOUNDATION to Allow for the Development and Operation of the Kauaula Campgrounds focused on both the Transient/Homeless/Financially Disadvantaged Population and the Commercial Camper located at Hokiokio Place and the Lahaina Bypass Road at TMK: 4-7-003:031, Lahaina, Island of Maui. (SUP2 2014/0006) (CP2014/0002) (K. Wollenhaupt)

Action on the land use applications were deferred by the Maui Planning Commission at the July 28, 2015 meeting.

The draft written order was prepared by JAMES GEIGER of MANCINI WELCH & GEIGER of MANCINI WELCH & GEIGER, attorney for the applicant HOOMOANA FOUNDATION.

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.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

**It was moved by Mr. Robinson, seconded by Mr. Tackett, then**

**VOTED: To Adopt the Decision and Order as Presented.**  
**(Assenting – K. Robinson, C. Tackett, L. Carnicelli, S. Castro,**  
**R. Higashi)**  
**(Dissenting – A. Hill)**  
**(Excused – T. Gomes, L. Hudson)**

**F. DIRECTOR'S REPORT**

1. SMA Minor Permit Report
2. SMA Exemptions Report

**It was moved by Mr. Higashi, seconded by Mr. Carnicelli, then**

**VOTED: To Accept the SMA Minor and Exemption Reports.**  
**(Assenting – R. Higashi, L. Carnicelli, A. Hill, K. Robinson,**  
**C. Tackett, S. Castro)**  
**(Excused – T. Gomes, L. Hudson)**

3. Discussion of Future Maui Planning Commission Agendas
  - a. January 9, 2018 agenda items

Mr. Spence went over the items scheduled for the January 9, 2018 meeting.

**G. NEXT REGULAR MEETING DATE:** January 9, 2018

**H. ADJOURNMENT**

The meeting was adjourned at approximately 10:05 a.m.

Submitted by,

Carolyn Takayama-Corden  
Secretary to Boards & Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli  
Sandy Duvauchelle, Chairperson  
Kahu Alalani Hill  
Richard Higashi, Vice Chairperson  
Keaka Robinson  
Steven Castro  
Christian Tackett

**Excused**

Tina Gomes  
Larry Hudson

**Others**

William Spence, Director, Planning Department  
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel