

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 INFORMATION PURPOSES ONLY

DATE: JANUARY 9, 2018
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), Lawrence Carnicelli,
Stephen Castro, Tina Gomes, Kahu Alalani Hill, Larry Hudson, Keaka Robinson,
Christian Tackett

A. CALL TO ORDER

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 HEARINGS (action to be taken after public hearing.)

1. MR. GARY FURUTA on behalf of the CATHOLIC CHARITIES HOUSING DEVELOPMENT CORPORATION requesting a Special Management Area (SMA) Use Permit in order to construct the proposed Kahului Lani Affordable Senior Housing Project including two (2) six-story multi-family residential buildings, a 7,500 square-foot multi-purpose building, parking, and related improvements at 65 South Kane Street. TMK: 3-7-005:003, Kahului, Island of Maui. (SM1 2017/0001) (C. Thackerson) [REPORT](#)

The project will provide 164 one-bedroom units for rent to seniors who earn 60 percent or less of the County's median income and one (1) two-bedroom resident manager's unit. Catholic Charities Hawaii will provide onsite social service case management for residents.

2. MR. WILLIAM SPENCE, Planning Director transmitting Council Resolution No. 17-140 to the Lanai, Maui, and Molokai Planning Commissions containing a proposed bill to amend the definition of "resource extraction" in the Comprehensive Zoning Ordinance. (D. Raatz) [REPORT](#)
3. PETER LORD and LISA LORD requesting a State Land Use Commission Special Permit in order to operate the Aloha Spirit Maui Short-Term Rental Home, a two (2)-bedroom short-term rental home located in the State Agricultural District at 915 Kai Hele Ku Street #B, TMK: 4-7-010: 026-0002, Launiupoko, Lahaina, Island of Maui. (SUP2 2017/0015) (K. Willenbrink) [REPORT](#)

D. UNFINISHED BUSINESS

1. MR. CHRIS BOLTE and MR. GARY BOLTE requesting a Short-Term Rental Home Permit in order to operate the Huaka Mahina STRH, a four (4)-bedroom short-term rental home located in the Urban District at 2773 Kolepa Place, TMK: 4-4-006:039, Lahaina, Island of Maui, Hawaii (STWM T2017/0010) (L. Callentine) (deferred at the October 24, 2017 meeting.) [TESTIMONY](#)

The 120-day deadline to make a decision is February 21, 2018.

The Commission may take action on this request.

2. MS. KANZA STOTT requesting a State Land Use Commission Special Permit in order to operate the Stott B&B, a three (3)-bedroom bed and breakfast located in the State Agricultural District at 195 Apuwai Street, TMK: 2-7-036: 016, Haiku, Island of Maui. (SUP2 2017/0014) (K. Willenbrink) (deferred at the November 14, 2017 meeting.) [MEMORANDUM](#)

The 120-day deadline to make a decision is February 15, 2018.

The Commission may take action on this request.

3. [October 26, 2017 e-mail](#) from KATHY DAVEY withdrawing her State Land Use Commission and Bed and Breakfast Home applications:
 - a. 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 Mahiai Place, TMK: 4-4-020: 052, Kaanapali, Lahaina, Island of Maui. (SUP2 2017/0006) (BBWM T2017/0002) (T. Furukawa) (Public hearing was conducted on the applications at the June 27, 2017 meeting)
 - b. ISAAC HALL, attorney on behalf of JACK and LYNN MUEGGE, MENEHUNE VENTURES, LLC, WORTHY CLAY SCOTT, and MARY JACQUELINE SCHEIBEL intervening on the above mentioned applications by MS. KATHY DAVEY. (Intervention was granted at the June 27, 2017 meeting.)
 - c. The Commission selected RAY WIMBERLEY as the Mediator and E. JOHN MCCONNELL (Retired Judge) as the Hearings Officer at its July 25, 2017 meeting.

The notification to the Commission of the receipt of the applicant's withdrawal e-mail is for information purposes.

E. COMMUNICATIONS

1. MR. FRED "PUNAHELE" KRAUSS of HALAU KEALAOKAMALIE requesting a Use Determination in order to operate a halau and cultural facility in the State Agricultural District and the County Agricultural District at 186 Piihola Road, TMK: 2-4-012: 005 (por.), Makawao, Island of Maui. (UD 2017/0002) (P. Fasi)

The Commission may take action on this request. [REPORT](#)

2. HOWARD BENSON and MICHAELYN STURGEON BENSON requesting an amendment to their State Land Use Commission Special Permit to operate the Holomakai to allow for 5 bedrooms to be used for bed and breakfast use instead of 2 bedrooms for property situated in the State Agricultural District and County Agricultural District at 165 N. Holokai Road, TMK: 2- 8-004: 027, Haiku, Island of Maui. (SUP2 2015/0002) (T. Furukawa) [REPORT](#)

The Commission may take action on this request.

F. DIRECTOR'S REPORT

1. Designation of the Hana Advisory Committee to conduct the public hearing and provide their recommendation on the following request:

ROBERT HOREN and WENDY HOREN requesting a State Land Use Commission Special Permit in order to operate Hale Nanea, a 2-bedroom Short-Term Rental Home located in the State Agricultural District at 5440 Hana Highway, TMK: 1-4-003: 051, Hana, Island of Maui. (SUP2 2017/0017) (R. Quigless)

The Commission may designate the Hana Advisory Committee to the Maui Planning Commission to conduct a public hearing and provide its recommendations on the request.

2. 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: [LETTER](#)

MR. BILL KUGLER, Director of the KULAKANE AOA and MS. GERI R. BRAY, Director of the MAKANI SANDS AOA requesting a Special Management Area Emergency Permit in order to repair damage due to the creation of sinkholes at 3741 Lower Honoapiilani Road and 3765 Lower Honoapiilani Road, TMK: (2) 4-3-006: 001 and (2) 4-3-006: 012 (SM3 2017/0010) (K. Scott)

This is for notification and review purposes.

3. SMA Minor Permit Report
4. SMA Exemptions Report
5. Discussion of Future Maui Planning Commission Agendas
 - a. January 23, 2018 agenda items – Hoomoana Campgrounds State Special Use Permit and Conditional Permit applications. Unfinished Business. Meeting at the Cameron Center Auditorium in Wailuku.

G. NEXT REGULAR MEETING DATE: JANUARY 23, 2018

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 January 9, 2018 was on December 22, 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.

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DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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

PD-Approved SMA Minor Projects for Maui

01/02/2018

Permit Completion Date: 11/29/2017 - 12/27/2017

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TNIK(s)
SM2 - 20170088	AT&T LAHAINA SHORES	LAHAINASHORES-REPLACEMENT OF 5 ANTENNAS WITH NEW MODELS	REPLACEMENT OF 5 ANTENNAS/LAHAINA	NEW CINGULAR WIRELESS - DBA AT&T	FASI	12/04/2017	A W/COND-APPROVED WITH CONDITIONS	2460020070000
SM2 - 20170089	WEST MAUI ANIMAL CLI	WEST MAUI ANIMAL CLINIC	ADDITION TO OPERATORY RM/LAHAINA	LUIGI MANERA	AAKO	12/11/2017	A W/COND-APPROVED WITH CONDITIONS	2460100110000
SM2 - 20170090	COM DEPT OF PARK & R	COM DEPT OF PARK & RECREATION/South Maui Community Park	PLAYGROUND SHADE STRUCTURE/KIHEI	COM DEPT OF PARKS & RECREATION	THACKERSON	12/13/2017	A W/COND-APPROVED WITH CONDITIONS	2220020420000
SM2 - 20170091	MOC BUILDING C MINOR	MOC BUILDING C MINOR ADDITION/WAILUKU	ADDITION TO DELIVERY AREA & IMPROVEMENTS	MAUI OCEAN CENTER	THACKERSON	12/15/2017	A W/COND-APPROVED WITH CONDITIONS	2360080020000
SM2 - 20170092	MAUI OIL COMPANY	LOCATION: MAUI OIL CO. BASEYARD OFFICE TRAILER	INSTALL AN OFFICE TRAILER/KAIULUJI	BROTHERS LLC	THACKERSON	12/19/2017	A W/COND-APPROVED WITH CONDITIONS	2370110210000
SM2 - 20170093	MELVILLE ZANGRANDO	MELVILLE ZANGRANDO	CONSTRUCT COVERED WALKWAY/HAIKU	JOHN ZANGRANDO	FURUKAWA	12/19/2017	A W/COND-APPROVED WITH CONDITIONS	2290050520000

Grand Total : 6

PD-Approved SMA Exempt Projects for Maui

Permit Completion Date: 11/29/2017 - 12/27/2017



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 - 20170229	MAUI LAND & PINE CO.	PROCESSING A CONSOLIDATION/KAHULUI	DEAN K FRAMPTON	WAIKIKI	11/29/2017	A-APPROVED	2370020290000 2370020300000
SM5 - 20170230	GAREE, KENNETH	SOLAR PANEL INSTALL ATF/PAIA	KENNETH GAREE	WAIKIKI	11/29/2017	A-APPROVED	2250130200000
SM5 - 20170231	RUSSELL, LAUREN & MI	EXTEND KITCHEN, NEW WALL/LAHAINA	LAUREN & MICHAEL RUSSELL		11/29/2017	A-APPROVED	2430030400000
SM5 - 20170232	FARIS, CHRISTOPHER	CONDO REHAB/KIHEI	CHRISTOPHER FARIS	QUIGLESS	12/01/2017	A W/COND-APPROVED WITH CONDITIONS	2390050100043
SM5 - 20170233	GUERTIN REVOCABLE	CREATE GLASS WINDSCREEN FOR LANAI	SHIRLEY CHRISTIANSEN	SCOTT	12/04/2017	A-APPROVED	2420040280054
SM5 - 20170234	MAUI SUNSET	INSTALL 2 REDUCE PRESSURE BACKFLOW	SUSAN A. BHARRANI	FASI	12/11/2017	A-APPROVED	2390010020000
SM5 - 20170235	DEAL, STANLEY & DILA	REPLACE & CONSTRUCT DWELLING/LAHAINA	ATOM KASPRZYCKI	SCOTT	12/14/2017	A-APPROVED	2450030250000
SM5 - 20170236	LIZARD TAIL FOOD	PARK A FOOD TRUCK	YONG SU KO	QUIGLESS	12/18/2017	A-APPROVED	2390030020000
SM5 - 20170237	SMOKE AND SPICE BBQ	FOOD TRUCK TENT AND TABLES/KIHEI	JOHN SANDBACH	QUIGLESS	12/18/2017	A-APPROVED	2390030020000
SM5 - 20170238	PHANTOM FIREWORKS	SEASONAL FIREWORKS TENT 12/23 TO 1/2/18	PHANTOM FIREWORKS WESTERN REGION LLC		12/18/2017	A-APPROVED	2370020200000
SM5 - 20170239	PULMANO, LEILANI & B	INSTALL 6-FT. VINYL FENCE	LEILANI PULMANO & GARY BULSON	WAIKIKI	12/19/2017	A-APPROVED	2430090680000
SM5 - 20170240	TED LP UNIT 375	INTERIOR REMODEL	MICHAEL ANGELO LEONE	QUIGLESS	12/19/2017	A-APPROVED	2440080220000
SM5 - 20170241	PLAZA 203 LLC	HEALTH PRIVATE CLUB/KIHEI	KIM LAWRENCE	WAIKIKI	12/19/2017	A-APPROVED	2390030150000
SM5 - 20170242	MAUI SANDS I SEAWALL	MAUI SANDS SEA WALL REPAIR/LAHAINA	RYOSUKE KUNISA WA-PENINSULA DEVELOPMENT HAWAII	SCOTT	12/21/2017	A-APPROVED	2440010530000
SM5 - 20170244	BONHAM IRRIGATION WE	NEW IRRIGATION WELL/PAIA	DEAN FRAMPTON	SCOTT	12/22/2017	A-APPROVED	2380021070000
SM5 - 20170245	ENGEL RESIDENCE	RECONSTRUCT SF RESIDENCE/LAHAINA	WILLIAM ENGEL	BUIKA	12/27/2017	A-APPROVED	2420040190000

Grand Total : 16