

**MAUI PLANNING COMMISSION
ACTION MINUTES
APRIL 10, 2018**

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Commissioner Richard Higashi at approximately 9:02 a.m., Tuesday, April 10, 2018, 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. INTRODUCTION OF NEW MEMBER – P. Denise La Costa

C. ELECTION OF OFFICERS FOR THE 2018-2019 BOARD YEAR – Chair and Vice-Chair

1. Chairperson – Richard Higashi was nominated and voted as Chairperson
2. Vice-Chairperson – Keaka Robinson was nominated and voted as Vice-Chairperson

D. PUBLIC TESTIMONY - Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three (3) minutes.**

E. ORIENTATION WORKSHOP NO. 1

1. Opening Remarks by the Planning Director – William Spence
2. The Planning Framework
3. Zoning
4. Chapter 343, HRS, Environmental Assessments and Environmental Impact Statements
5. Bed and Breakfast Homes and Short-Term Rental Homes
6. Sunshine Law
7. Ethics
8. Contested Cases
9. Property Rights
10. Rational Nexus and Rough Proportionality

Presentations were given by Planning Staff and Deputy Corporation Counsel.

F. COMMUNICATIONS (To begin at 1:00 p.m. or soon thereafter.)

1. Appointment of a Hearings Officer to consider the remanded contested case hearing on the County Special Use Permit application from SEASHORE PROPERTIES for the proposed nine (9) room transient vacation rental on the property referenced as the Paia Inn located at 93 Hana Highway, TMK: (2) 2-6-002: 027, Paia, Island of Maui. (CUP 2015/0006) (CTB 2015/0009) (SMX 2015/0522) (K. Wollenhaupt)

The Commission will consider only the appointment of a hearings officer, and not the substance of the previously noticed application, although public testimony will be permitted and notice of the meeting was given to property owners within 500 feet of 93 Hana Highway, Paia, Island of Maui.

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 act to appoint a Hearings Officer.

It was moved by Ms. La Costa, seconded by Mr. Carnicelli, then

**VOTED: To Appoint Judge McConnell as the Hearings Officer.
(Assenting – P.D. La Costa, L. Carnicelli, L. Hudson, S. Castro,
R. Higashi)
(Dissenting – A. Hill, K. Robinson, T. Gomes, C. Tackett)**

G. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director requesting pursuant to the provisions of Section 19.32.020.C of the Maui County Code, Planned Developments that the Maui Planning Commission waive its review on the Planned Development Step III application for the following:

CHRIS HART & PARTNERS on behalf of WAILEA LAND CORPORATION requesting a Planned Development Step III approval for the proposed Makalii at Wailea (Wailea MF-15) Multi-Family Development at the corner of Wailea Alanui Drive and Kaukahi Street at TMK: (2) 2-1-008: 120, Wailea, Island of Maui. (PD3 2018/0002) (SM1 2013/0016) (PD1 2013/0004) (PD2 2013/0004) (T. Furukawa)

The Commission may act to waive or not waive its review.

It was moved by Kahu Hill, seconded by Mr. Robinson, then

**VOTED: To Not Waive Its Review of the Planned Development Step III Application.
(Assenting – A. Hill, K. Robinson, L. Carnicelli, L. Hudson, T. Gomes,
C. Tackett, S. Castro, P.D. La Costa)**

2. SMA Minor Permit Report
3. SMA Exemptions Report

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

4. Discussion of Future Maui Planning Commission Agendas
 - a. April 24, 2018 agenda items

Mr. Spence went over the items scheduled for the April 24, 2018 meeting.

H. NEXT REGULAR MEETING DATE: APRIL 24, 2018

I. ADJOURNMENT

The meeting was adjourned at approximately 4:05 p.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli
Steven Castro
Tina Gomes
Kahu Alalani Hill
Richard Higashi, Vice Chairperson
Larry Hudson
P. Denise La Costa
Keaka Robinson
Christian Tackett

Others

William Spence, Director, Planning Department
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
(1:15 p.m. - 3:30 p.m.)
Rowena Dagdag-Andaya, Deputy Director, Department of Public Works (on-call)