

**MAUI PLANNING COMMISSION
ACTION MINUTES
MAY 8, 2018**

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Vice-Chairperson Keaka Robinson at approximately 9:08 a.m., Tuesday, May 8, 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. Election of Chair and Vice-Chair if the current Vice-Chair is elected as Chair for the remainder of the 2018-2019 Commission Year as Chair Richard Higashi resigned at the April 24, 2018 Maui Planning Commission meeting.

Election of Chairperson

Mr. Carnicelli nominated Mr. Robinson as Chair, which was seconded by Mr. Hudson. No other nominations were made.

It was moved by Mr. Carnicelli, seconded by Mr. Hudson, and unanimously

**VOTED: Keaka Robinson as Chairperson for the Remainder of the
2018-2019 Commission Year.
(Assenting – L. Carnicelli, L. Hudson, A. Hill, C. Tackett,
S. Castro, P.D La Costa)
(Excused – T. Gomes)**

Election of Vice-Chairperson

Mr. Carnicelli nominated Mr. Hudson as Vice-Chairperson, which was seconded by Mr. Castro. No other nominations were made.

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

**VOTED: Larry Hudson as Vice-Chairperson for the Remainder of the
2018-2019 Commission Year.
(Assenting – L. Carnicelli, S. Castro, A. Hill, C. Tackett,
P.D La Costa, K. Robinson)
(Excused – T. Gomes)**

C. Resolution thanking former Commissioner Richard Higashi

Mr. Spence read the Resolution for Former Commissioner Richard Higashi.

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. UNFINISHED BUSINESS

1. 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: (2) 4-7-010: 026-0002, Launiupoko, Lahaina, Island of Maui. (SUP2 2017/0015) (K. Willenbrink) (Public hearing conducted on January 9, 2018.)

The Commission may take action on this request. The 120-day deadline to take action on the request is May 9, 2018.

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

**VOTED: To Approve the State Land Use Commission Special Permit as Recommended by the Department.
(Assenting – L. Carnicelli, P.D La Costa, A. Hill, L. Hudson,
C. Tackett, S. Castro)
(Excused – T. Gomes)**

2. 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 previously reviewed this application at its April 10, 2018 meeting and decided not waive its review and review the request. The Commission reviewed the request at its April 24, 2018 meeting and deferred the matter.

The Commission may take action on the application.

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

**VOTED: To Approve the Planned Development Step III as Recommended by the Department.
(Assenting – C. Tackett, L. Hudson, L. Carnicelli, A. Hill, S. Castro,
P.D La Costa)
(Excused – T. Gomes)**

F. COMMUNICATIONS

1. MR. GALE NOTESTONE, Chair of the Hana Advisory Committee to the Maui Planning Commission transmitting: the Committee's recommendations on the request from MR. KLEE IRWIN, of MORPHIC SCIENCE, for a State Land Use Commission Special Permit in order to operate Kawika's Hill, a short-term rental home permit located in the State Agricultural District at 1400 Hana Highway, TMK: (2) 1-2-003: 040, Hana, Island of Maui. (SUP2 2015/0004) (R. Quigless)

The Commission may take action on this request.

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

**VOTED: To Approve the State Land Use Commission Special Permit as Recommended by the Hana Advisory Committee and the Department as amended to include a condition no bulls be present on the property when unit is being rented.
(Assenting – L. Carnicelli, A. Hill, P.D La Costa, L. Hudson,
C. Tackett, S. Castro)
(Excused – T. Gomes)**

2. LUANA DEVELOPMENT PARTNERS, LP submitting the annual report regarding the disbursement of funds in the Settlement Agreements for the Honua Kai Resort, North Beach Park, and Related Improvements at TMK: (2) 4-4-014: 006 and 008, and 4-4-001: 010, Kaanapali, Island of Maui. (SM1 2004/0017) (C. Thackerson)

Condition No. 32 of the SMA approval (SM1 2004/0017) states:

That an annual report shall be filed with the Maui Planning Commission on the disbursement of the funds in the Settlement Agreements for their information.

The annual report was received by the Commission for their information.

G. DIRECTOR'S REPORT

1. MR. WILLIAM SPENCE, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of his intent to process the following time extension request administratively:
 - a. THE KRAUSE COMPANIES INC. requesting a Special Management Area Use Permit two (2)-year time extension to initiate construction of the Downtown Kihei project and related improvements at TMK: (2) 3-9-002: 020, Kihei, Island of Maui. (SM1 2012/0006) (C. Thackerson)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

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

The Motion to Waive Review of the Time Extension, FAILED.

(Assenting – L. Carnicelli, S. Castro, L. Hudson, C. Tackett)

(Dissenting – A. Hill, P.D La Costa, K. Robinson)

(Excused – T. Gomes)

The time extension will be scheduled for review at a future meeting.

- b. MAUI LAND AND PINEAPPLE COMPANY requesting a Special Management Area Use Permit two (2)-year time extension in order to initiate construction of the Kapalua Central Resort Project at TMK: (2) 4-2-004: 049. Kapalua, Island of Maui. (SM1 2006/0029) (PH2 2006 /0006) (C. Thackerson)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

The applicant withdrew their request for time extension as construction has been initiated.

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 Permits:
 - a. VALLEY ISLE RESORT AOA receiving a SMA Emergency Permit by letter dated March 29, 2018 for the installation of sand bags to extend the sandbag revetment for property situated at 4327 Lower Honoapiilani Road, TMK: (2) 4-3-010: 004, Kahana, Lahaina, Island of Maui. (SM3 2017/0009) (J. Buika)

For the Commission's Information.

3. SMA Minor Permit Report submitted with the April 24, 2018 agenda packet
4. SMA Exemptions Report submitted with the April 24, 2018 agenda packet.
5. SMA Minor Permit Report
6. SMA Exemptions Report

Commission had no questions on the SMA Minor and SMA Exemption Reports.

7. Discussion of Future Maui Planning Commission Agendas
 - a. May 22, 2018 agenda items

Mr. Spence went over the items scheduled for the May 22, 2018 meeting.

H. NEXT REGULAR MEETING DATE: MAY 22, 2018

Mr. Carnicelli will not be at the May 22, 2018 meeting.

I. ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli
Steven Castro
Kahu Alalani Hill
Larry Hudson, Vice-Chair
P. Denise La Costa
Keaka Robinson, Chair
Christian Tackett

Excused

Tina Gomes

Others

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