

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JULY 10, 2018**

(HYPERLINK TO THE AUDIO RECORDING TO THE MEETING)

A. CALL TO ORDER

**The meeting could not be called to order at 9:00 a.m. due to not having a quorum.

The regular meeting of the Maui Planning Commission was called to order by Chairperson Keaka Robinson at approximately 9:32 a.m., Tuesday, July 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. 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. RESOLUTION THANKING OUTGOING PLANNING DIRECTOR WILLIAM SPENCE

(Reading of the resolution begins at 00:41:47 of the audio recording.)

D. UNFINISHED BUSINESS

1. MR. JAMES LECRON requesting a Special Management Area Use Permit in order to construct the Roddenberry Residence, a 7,825 sq. ft. single-family residence, including a 1,032 sq. ft. detached garage, a 658 sq. ft. accessory dwelling, a 318 sq. ft. pool cabana, a 218.5 sq. ft. covered lanai, and a 6-ft. deep swimming pool with spa at 10 Kai Ala Place, TMK: (2) 4-4-014: 001, Kaanapali, Island of Maui. (SM1 2017/0007) (K. Scott) (Public hearing conducted at the June 26, 2018 meeting.)

The Commission may take action on this request.

(Discussion begins at 00:01:07 of the audio recording.)

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

(Vote was taken at 00:01:18 of the audio recording.)

VOTED: To Defer the Matter Due to the Applicant Not Being Able to Be in Attendance.
(Assenting – L. Carnicelli, A. Hill, C. Tackett, P.D. La Costa, K. Robinson)
(Excused – S. Castro, L. Hudson, T. Gomes)

E. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. MS. SHARON WRIGHT of MICHAEL WRIGHT AND ASSOCIATES on behalf of the ASSOCIATION OF APARTMENT OWNERS OF VALLEY ISLE RESORT requesting a Special Management Area Use Permit in order to reconstruct the Valley Isle Resort's fire damaged two-story commercial building at 4327 Lower Honoapiilani Road, Kahana, Island of Maui, TMK: (2) 4-3-010: 004. (SM1 2017/0003) (K. Scott)

(Discussion begins at 00:01:30 of the audio recording.)

(Motion was made at 00:39:51 of the audio recording.)

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

(Vote was taken at 00:40:40 of the audio recording.)

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

2. MR. TIEN DOAN requesting a Bed and Breakfast Home Permit in order to operate Maui Paradise, a three (3) bedroom bed and breakfast located at 372 (368) Front Street, TMK: (2) 4-6-005; 006, Lahaina, Island of Maui. (BBWM T2016/0002) (T. Furukawa)

There is at least one permitted bed and breakfast home operation located within 500 ft. of the subject property.

(Discussion begins at 01:57:48 of the audio recording.)

(Motion was made at 02:18:42 of the audio recording.)

It was moved by Mr. Carnicelli to approve the Bed and Breakfast Permit with the 17 conditions as noted in the staff report. There being no second, the motion FAILED.

(Motion was made at 02:19:11 of the audio recording.)

It was moved by Ms. La Costa, seconded by Kahu Hill, then

(Vote was taken at 02:25:55 of the audio recording.)

VOTED: To Deny the Bed and Breakfast Permit based upon the letters and the density of current short-term rentals in the area.
(Assenting – P. D. La L. Carnicelli, A. Hill, C. Tackett, P.D. La Costa, K. Robinson)
(Excused – S. Castro, L. Hudson, T. Gomes)

3. MICHELE MCLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code to allow in the Agricultural District for structures to be located on the same lot as farm dwellings if the structure's use is customary, incidental, and usual to the farm dwellings. (D. Raatz)

(Discussion begins at 00:48:20 of the audio recording.)

(Motion was made at 01:51:38 of the audio recording.)

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

(Vote was taken at 01:57:25 of the audio recording.)

VOTED: To Recommend Approval to the County Council of the Proposed Amendments to Title 19 of the Maui County Code as recommended by the Department, with the deletion of the sentence, "Above-ground structures are limited to one-thousand square feet and counted toward the developable area of the lot." Also, to forward a recommendation made that the Council look at changing designations from ag developments into rural developments and let people come back for ag.
(Assenting – L. Carnicelli, A. Hill, C. Tackett, P.D. La Costa, K. Robinson)
(Excused – S. Castro, L. Hudson, T. Gomes)

F. DIRECTOR'S REPORT

(Discussion begins at 02:26:18 of the audio recording.)

1. SMA Minor Permit Report
2. SMA Exemptions Report

The Commission unanimously accepted the SMA Minor and SMA Exemption Reports.

3. Discussion of Future Maui Planning Commission Agendas
 - a. July 24, 2018 agenda items

Commissioner Carnicelli indicated he may not be available for the July 24, 2018 meeting.

Chair Robinson asked the Commission Members that if anyone is not able to make a meeting or going to be late to a meeting to please email/text himself and Carolyn.

It was asked if the Commission will be able to get to the issue of Shoreline Setbacks and the SMA boundary lines before the end of the year. Director McLean noted the Department is hoping to have proposed amendments to the SMA Rules with companion amendments to the Shoreline Rules within the next couple of months.

G. NEXT REGULAR MEETING DATE: JULY 24, 2018

H. ADJOURNMENT

The meeting was adjourned at approximately 12:05 p.m.

Submitted by,

Carolyn Takayama-Corden
Secretary to Boards & Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli
Kahu Alalani Hill
P. Denise La Costa
Keaka Robinson, Chairperson
Christian Tackett

Excused

Steven Castro
Larry Hudson, Vice-Chairperson
Tina Gomes

Others

Michele McLean, Director, Planning Department
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel