

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JANUARY 22, 2019**

([HYPERLINK TO AUDIO RECORDING OF THE MEETING](#))

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Keaka Robinson at approximately 9:07 a.m., Tuesday, January 22, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

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

1. MICHELE MCLEAN, AICP, Acting Planning Director, transmitting Council Resolution No. 17-151 referring to the Maui Planning Commission Proposed Bills to Amend the Makawao-Pukalani-Kula Community Plan Land Use designation, State Land Use District Classification, and Zoning Change for property situated at TMK: (2) 2-4-002: 011 and 2-4-002: por. of 006 (Hui No'eau Visual Arts Center), Makawao, Island of Maui. (T. Furukawa)
 - a. Proposed bill to amend the Makawao-Pukalani-Kula Community Plan Land Use designation from Agriculture to Public/Quasi-Public for approximately 4.306 acres at TMK:(2) 2-4-002: 006 (por.). (CPA 2017/0003)
 - b. Proposed bill to amend the State Land Use District Boundary Classifications from Agricultural to Rural for approximately 14.775 acres at TMK: (2) 2-4-002: 011 and (2) 2-4-002: 006 (por.).(DBA 2017/0003)
 - c. Proposed bills to change the zoning from Interim District to P-1 Public/Quasi-Public District for TMK (2) 2-4-002:011 and from the Agricultural District to P-1 Public/Quasi-Public District for property situated at TMK: (2) 2-4-002: 006 (por.) (CIZ 2017/0004)

(Item B 1 begins at 00:01:19 of the audio recording.)

(Motion was made at 00:52:58 of the audio recording.)

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

(Vote was taken at 0:53:00 of the audio recording.)

**VOTED: To Recommend Approval of the Community Plan Amendment, District Boundary Amendment, Change of Zoning to the County Council as Recommended by the Department.
(Assenting – L. Carnicelli, P. D. La Costa, A. Hill, K. Pali, L. Hudson, C. Tackett)
(Excused – S. Castro, T. Gomes)**

2. NHAT DAM representing the Duc Vien Buddhist Community Pagoda, a non-profit religious institution based in San Jose, California, requesting a State Special Permit to develop and operate a spiritual intensive retreat center for up to twenty Buddhist nuns. Construction of two additions to the existing residential dwelling are proposed: Addition A will consist of an approximately 1,930 square foot multipurpose room for assembly, worship and meditation. Addition B will expand the existing dwelling by approximately 2,736 square feet, and will contain bedrooms, one kitchen relocated from its present location in the dwelling, restrooms, and a two-car garage; located at Maui Tax Map Key: (2) 3-3-017:122, 2116 Mahinakea Street, Wailuku, Island of Maui (SUP2 2017/0021) (L. Callentine)

(Item B 2 begins at 00:53:15 of the audio recording.)

(Motion was made at 01:32:48 of the audio recording.)

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

(Vote was taken at 01:42:02 of the audio recording.)

VOTED: To Approve the State Special Permit as Recommended by the Department with Conditions as Amended by the Commission.

**(Assenting – L. Carnicelli, C. Tackett, A. Hill, K. Pali-Abstain,
L. Hudson, P. D. La Costa)
(Excused – S. Castro, T. Gomes)**

3. MR. ABRAM STEVE HORST requesting a State Special Permit in order to operate The Seahouse, a 4-bedroom short-term rental home located in the State Agricultural District at 200 Pua Niu Way, TMK: 4-7-009: 006-00001, Mahanalua Nui, Launiupoko, Island of Maui. (SUP2 2017/0012) (R. Quigless)

(Item B 2 begins at 01:42:30 of the audio recording.)

(Motion was made at 03:26:10 of the audio recording.)

A Motion was made by Mr. Carnicelli to Approve the State Special Permit with a One-Year Time Period and Conditions 1-6, Died Due to a Lack of a Second.

(Motion was made at 03:27:00 of the audio recording.)

It was then moved by Ms. Pali, seconded by Mr. Carnicelli to approve the State Special Permit for a six-month time period which Ms. Pali then withdrew her motion and Mr. Carnicelli withdrew his second after discussion.

(Motion was made at 03:32:00 of the audio recording.)

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

(Vote was taken at 03:38:52 of the audio recording.)

VOTED: To Deny the State Special Permit.

(Assenting – A. Hill, P. D. La Costa, L. Carnicelli, K. Pali, C. Tackett)

(Recused – T. Gomes)

(Excused – S. Castro, K. Robinson)

D. DIRECTOR'S REPORT

1. MICHELE MCLEAN, AICP, Acting Planning Director transmitting the following application to the Maui Planning Commission pursuant to the provisions of the Maui Planning Commission's Special Management Area Rules that the following permit transfer has occurred by approval letter dated January 9, 2019:

HHR AMW LLC requesting the transfer of permit holder from WAILEA HOTEL & BEACH RESORT, LLC to HHR AMW LLC of the Special Management Area (SMA) Use Permit, Shoreline Setback Variance, and Planned Development Steps I, II, and III Approvals for the Andaz Maui located at 3550 Wailea Alanui Drive, TMK: (2)2-1-008:067, Wailea, Island of Maui. (SM1 2005/0035, SSV 2005/0004, PD1 2005/0006, PD2 2005/0007, PD3 2011/0001) (C. Thackerson)

This is for notification purposes.

(Item D 1 begins at 03:39:10 of the audio recording.)

The Commission acknowledged the notification of transfer of permit holder.

2. MICHELE MCLEAN, AICP, Acting Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of her intent to process the following time extension requests administratively:
 - a. HHR AMW LLC requesting a two (2)-year time extension on the condition to complete construction on the Special Management Area Use Permit, Shoreline Setback Variance, and Steps 1, II, and III Planned Development approvals for the Andaz Maui at Wailea Resort located at Wailea Alanui Drive, TMK: (2) 2-1-008: 067, Wailea, Island of Maui. (SM1 2005/0005) (SSV 2005/0004) (PD1 2005/0006) (PD2 20050007) (PD3 2011/0001) (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.

(Item D 2a begins at 03:40:32 of the audio recording.)

(Motion was made at 03:54:12 of the audio recording.)

A motion was made by Kahu Hill and seconded by Ms. Gomes to Waive Review Which Then Kahu Hill Withdrew the Motion and Ms. Gomes Withdrew Her Second.

After further discussion:

(Motion was made at 04:03:32 of the audio recording.)

It was moved by Ms. Gomes, seconded by Mr. Carnicelli, then

(Vote was taken at 04:07:53 of the audio recording.)

VOTED: To Waive Review of the Time Extension of the Special Management Area Use Permit, Shoreline Setback Variance, and Steps 1, II, and III Planned Development approvals.

**(Assenting – T. Gomes, L. Carnicelli, K. Pali, C. Tackett, L. Hudson)
(Dissenting – A. Hill, P D. La Costa)
(Excused – S. Castro, K. Robinson)**

- b. MR. CHARLES JENCKS, Owner Representative of HONUULA PARTNERS, LLC requesting a two (2)-year time extension on the Special Management Area Use Permit condition to initiate construction of the proposed Wailea Alanui Drive and Wailea Ike Drive Intersection Improvements at TMK: (2) 2-1-008: 118, 131, and 134, Wailea, Island of Maui. (SM1 2009/0012) (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.

(Item D 2b begins at 04:09:00 of the audio recording.)

(Motion was made at 04:11:06 of the audio recording.)

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

(Vote was taken at 04:14:17 of the audio recording.)

VOTED: To Waive Review of the Time Extension of the Special Management Area Use Permit.

**(Assenting – L. Carnicelli, P. D. La Costa, A. Hill, K. Pali, T. Gomes,
C. Tackett)
(Excused – S. Castro, K. Robinson)**

3. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

4. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

The Commission had no questions or comments on the SMA Minor and SMA Exemptions Reports.

5. Discussion of Future Maui Planning Commission Agendas

a. February 12, 2019 agenda items

Ms. McLean went over the items scheduled for the February 12, 2019 meeting.

(Item D 3, 4 and 5 begins at 04:14:32 of the audio recording.)

E. NEXT REGULAR MEETING DATE: FEBRUARY 12, 2019

F. ADJOURNMENT

The meeting was adjourned at 3:04 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli
Tina Gomes
Kahu Alalani Hill (in attendance from 11:41 a.m.)
Larry Hudson, Vice-Chair
P Denise La Costa
Kellie Pali
Keaka Robinson, Chair (excused at 12:15 p.m.)
Christian Tackett

Excused

Stephen Castro

Others

Michele McLean, Acting Director, Department of Planning
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel
Rowena Dagdag-Andaya, Acting Deputy Director, Department of Public Works (9:00a.m.-10:09 a.m.)