

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
FEBRUARY 26, 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 9:06 a.m., Tuesday, February 26, 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. KATHERINE AND DEAN TROTZUK requesting a Bed and Breakfast Permit to operate Hale Laule`a, renting either three bedrooms in a main dwelling or two bedrooms in an accessory dwelling unit in the State Urban District located at 1710 Halama Street, TMK: (2) 3-9-011:005, Kihei, Island of Maui. (BBKM T2018/0011) (K. Wollenhaupt)

There are two dwellings located on the property. There is a 3-bedroom main dwelling and a 2-bedroom accessory dwelling. Only one of the dwellings will be used at any one time for bed and breakfast use. The maximum amount of bedrooms used for bed and breakfast use at any one time will be three (3) bedrooms.

The matter is being brought before the Maui Planning Commission for review because there is at least one permitted bed and breakfast home operation located within 500 feet of the subject property.

*(Item B1 begins at 00:01:43 of the audio recording.)*

*(Motion was made at 01:17:25 of the audio recording.)*

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

*(Vote was taken at 01:33:20 of the audio recording.)*

**VOTED: To Approve the Bed and Breakfast Permit as Recommended by the Department with the 16 Conditions in the Staff Report with the Addition of the Condition Related to the Natural and Cultural Resources Education Program and the Addition or Clarification that the Permit Will Allow the Use of Only One Dwelling at a Time.**

**(Assenting – L. Carnicelli, A. Hill, K. Pali, L. Hudson, C. Tackett,  
S. Castro)**

**(Excused – P D. La Costa)**

**(Absent - T. Gomes)**

**C. ADOPTION OF WRITTEN DECISION AND ORDERS**

1. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request for a Bed and Breakfast Home Permit by Tien Doan to operate Maui Paradise, a three bedroom Bed and Breakfast located on approximately 10,630 sq. ft. of land in the R-2 Residential District at 372 Front Street, TMK 4-6-005:006, Lahaina, Island of Maui, (BBWM T2016/0002) (T. Furukawa) (Action on application taken at the July 10, 2018 meeting)

The subject application was heard by the Maui Planning Commission because there were at least one permitted Bed and Breakfast operations located within 500 ft. of the subject property.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law and Decision and Order.

*(Item C1 begins at 01:34:07 of the audio recording.)*

*(Motion was made at 01:35:03 of the audio recording.)*

**It was moved by Mr. Hudson, seconded by Ms. Pali, then**

*(Vote was taken at 01:35:20 of the audio recording.)*

**VOTED: To Adopt the Findings of Fact, Conclusions of Law and Decision and Order Denying the Bed and Breakfast Home Permit.**

**(Assenting – L. Hudson, K. Pali, L. Carnicelli, A. Hill, C. Tackett,  
S. Castro)**

**(Excused – P D. La Costa)**

**(Absent - T. Gomes)**

2. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request for a Short Term Rental Home Permit by Mr. Byron Knight, in order to operate Kubu Santi, a one-bedroom short-term rental home located in the R-3 Residential District at 24 Emi Place, TMK 2-6-004:020, Paia, Island of Maui, (STPH T2017/0006) (J. Burkett) (Action on application taken at the May 22, 2018 meeting)

The subject application was heard by the Maui Planning Commission because there were at least two permitted short-term rental home operations located within 500 ft. of the subject property.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law and Decision and Order

*(Item C2 begins at 01:35:40 of the audio recording.)*

*(Motion was made at 01:36:15 of the audio recording.)*

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

*(Vote was taken at 01:36:29 of the audio recording.)*

**VOTED: To Adopt the Findings of Fact, Conclusions of Law and Decision and Order Denying the Short-Term Rental Home Permit.**

**(Assenting – L. Carnicelli, A. Hill, K. Pali, L. Hudson, C. Tackett, S. Castro)**

**(Excused – P D. La Costa)**

**(Absent - T. Gomes)**

#### **D. DIRECTOR'S REPORT**

*(Item D begins at 01:36:54 of the audio recording.)*

1. SMA Minor Permit Report

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

2. 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.**

3. Discussion of Future Maui Planning Commission Agendas

a. March 12, 2019 agenda items

Ms. McLean noted the March 12, 2019 agenda is a very light agenda. If the Commission wished the balance of the time could be used to continue with the proposed SMA and Shoreline Rules or if the Commission prefers the meeting can be canceled.

Mr. Hudson noted the Commission should proceed with the SMA and Shoreline Rules for that meeting.

A motion was made by Ms. Pali and seconded by Mr. Castro to place on the next agenda for discussion how to improve the notification process of people within the 500-foot radius of a proposed project to make it easier and more transparent.

The Chair indicated to continue with the scheduled meeting unless notification is received from members not being able to attend and there not being a quorum to hold the meeting.

**E. NEXT REGULAR MEETING DATE: MARCH 12, 2019**

**F. ADJOURNMENT**

The meeting was adjourned at 11:09 a.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli  
Stephen Castro  
Kahu Alalani Hill  
Larry Hudson, Vice-Chair  
Kellie Pali  
Keaka Robinson, Chair  
Christian Tackett

**Excused**

P Denise La Costa

**Absent**

Tina Gomes

**Others**

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