

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
APRIL 23, 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 Lawrence Carnicelli at approximately 9:01 a.m., Tuesday, April 23, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

**It was moved by Ms. La Costa, seconded by Mr. Castro, then unanimously**

**VOTED: To Amend the Agenda to Add Kahu Alalani Hill's Resolution to Item B.**

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

**(Excused – T. Gomes)**

**B. RESOLUTIONS THANKING FORMER COMMISSIONER LARRY HUDSON and OUTGOING COMMISSIONER KAHU ALALANI HILL**

*(Item B1 begins at 00:02:36 of the audio recording.)*

Director McLean read the Resolution for Commissioner Kahu Alalani Hill into the record.

*(Motion was made at 00:06:58 of the audio recording.)*

**It was moved by Ms. La Costa, seconded by Mr. Castro, then unanimously**

*(Vote was taken at 00:07:05 of the audio recording.)*

**VOTED: To Adopt Kahu Alalani Hill's Resolution.**

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

**(Excused – T. Gomes)**

Director McLean then read the Resolution for former Commissioner Larry Hudson into the record.

*(Motion was made at 00:08:29 of the audio recording.)*

**It was moved by Kahu Hill, seconded by Ms. Pali, then unanimously**

*(Vote was taken at 00:08:32 of the audio recording.)*

**VOTED: To Adopt Larry Hudson's Resolution.**

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

**C. PUBLIC HEARING**

1. LAWRENCE AND JACQUELYN LONGSWORTH requesting a Bed and Breakfast Home Permit to operate Maui Beachside, a one bedroom B&B in the County Interim Zoning District and State Urban District located at 1382 Hiahia Street, TMK (2) 3-2-020:025, Wailuku, Island of Maui. (BBWK T2018/0006) (T. Furukawa)

The Maui Planning Commission is the approving authority for the Bed and Breakfast Home Permit because "an existing bed and breakfast home is operating on a lot within a five hundred-foot distance from the lot on which the bed and breakfast home is proposed." §19.64.050(A)3(c), Maui County Code.

*(Item C1 begins at 00:10:20 of the audio recording.)*

*(Motion was made at 01:10:36 of the audio recording.)*

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

*(Vote was taken at 01:16:07 of the audio recording.)*

**VOTED: To Deny the Bed and Breakfast Permit as Recommended by the Department based on Maui County Code, Section 19.64.065(E).**

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

2. MS. AMY JEANANNE POLSKY requesting a Bed and Breakfast Home Permit for Beauty on Northshore, a two bedroom B&B in the County R-1 Residential District and the State Urban District on property located at 54 Puukoa Place, Haiku, Island of Maui, TMK: (2) 2-7-006:124. (BBPH T2018/0004) (L. Callentine)

The Maui Planning Commission is the approving authority for the Bed and Breakfast Home Permit because "an existing bed and breakfast home is operating on a lot within a five hundred-foot distance from the lot on which the bed and breakfast home is proposed." §19.64.050(A)3(c), Maui County Code.

*(Item C2 begins at 01:17:18 of the audio recording.)*

*(Motion was made at 01:28:38 of the audio recording.)*

**It was moved by Mr. Robinson, seconded by Mr. Castro, then**

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

**VOTED: To Approve the Bed and Breakfast Permit as Recommended by the Department with the Conditions in the Staff Report.**

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

3. ROBERT A. SWIFT requesting a Bed and Breakfast Home Permit to operate a one bedroom B&B in the County R-1 Residential Zoning District and State Urban District on Approximately 18,123 square feet of Land Located at Maui Tax Map Key (2) 2-6-013:007/0002, 23 Meha Place, Paia, Island of Maui, Hawaii. (BBPH T2018/0006) (R. Quigless)

The Maui Planning Commission is the approving authority for the Bed and Breakfast Home Permit because "an existing bed and breakfast home is operating on a lot within a five hundred-foot distance from the lot on which the bed and breakfast home is proposed." §19.64.050(A)3(c), Maui County Code.

*(Item C3 begins at 01:29:27 of the audio recording.)*

*(Motion was made at 01:40:00 of the audio recording.)*

**It was moved by Ms. La Costa, seconded by Mr. Tackett, then unanimously**

*(Vote was taken at 01:42:00 of the audio recording.)*

**VOTED: To Approve the Bed and Breakfast Permit as Recommended by the Department subject to the 17 conditions in the Staff Report and the Addition of Condition 18 - The applicant shall inform guests regarding traffic conditions and safety on Hana Highway including left turns, peak travel hours, and speeds.**

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

4. GREGORY W. KUGLE and JOANNA C. ZEIGLER of DAMON KEY LEONG KUPCHAK HASTERT, attorneys for MR. RODELL NOTBOHM, submitting a

Petition for Reconsideration regarding the Commission's final Decision and Order, denying the the Short-Term Rental Home Permit application submitted by RODELL NOTBOHM, to operate Imi Ola STRH, a six (6) bedroom STRH in the R-3 Residential District, on property adjacent to Keawakapu Beach and located at 3066 S. Kihei Rd., Kihei, HI 96753, TMK (2) 2-1-010:025. (STKM T2018/0005) (J. Burkett)

The Maui Planning Commission held a public hearing regarding the subject application on November 27, 2018, at the conclusion of which the Commission voted to deny the subject application. The Commission adopted its written Findings of Fact, Conclusions of Law and Decision and Order denying the application at its regular meeting on March 12, 2019.

\*An Executive Session may be called on this item in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities.

*(Item C4 begins at 01:42:48 of the audio recording.)*

*(Motion was made at 01:43:52 of the audio recording.)*

**It was moved by Mr. Robinson, seconded by Mr. Castro, then unanimously**

*(Vote was taken at 01:44:20 of the audio recording.)*

**VOTED: To Go Into Executive Session.**

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

*(Motion was made at 02:01:17 of the audio recording.)*

**It was moved by Mr. Robinson, seconded by Ms. La Costa, then unanimously**

*(Vote was taken at 02:07:25 of the audio recording.)*

**VOTED: To Deny the Petition for Reconsideration.**

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

## **E. DIRECTOR'S REPORT**

*(Item E begins at 02:07:56 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.

No questions from the Commission on the SMA Minor and SMA Exemption Reports.

3. Discussion of Future Maui Planning Commission Agendas

a. May 14, 2019 agenda items

The Department had scheduled training but since there won't be new members by that meeting and there are no action items to be considered the May 14, 2019 meeting is canceled.

**F. NEXT REGULAR MEETING DATE: MAY 28, 2019**

**G. ADJOURNMENT**

The meeting was adjourned at 12:07 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli, Chair  
Stephen Castro  
Kahu Alalani Hill  
P Denise La Costa  
Kellie Pali  
Keaka Robinson  
Christian Tackett, Vice Chair

**Excused**

Tina Gomes

**Others**

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