

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
AUGUST 27, 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 9:07 a.m., Tuesday, August 27, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

B. PUBLIC HEARINGS

1. ILYA AND MANISHA SHAFIR requesting a Short-Term Rental Home (STRH) Permit in order to operate Auina Gardens, a three-bedroom STRH located in the R-2 Residential District at 2181 Auina Place, TMK (2) 3-9-018:086, Kihei, Island of Maui (STKM T2018/0008) (J. Burkett)

The matter is being brought before the Maui Planning Commission for review because the Department received two or more written protests from the owners of two lots adjacent to the subject property.

(Item B.1 begins at 00:01:50 of the audio recording.)

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

It was moved by Mr. Robinson, seconded by Mr. Thompson, then unanimously

(Vote was taken at 01:07:09 of the audio recording.)

VOTED: To Deny the Short-Term Rental Home Permit as Recommended by the Department.

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

(Excused – T. Gomes)

2. ROBERT C. DAVIS requesting a Short-Term Rental Home (STRH) Permit in order to operate Ala Moana Hale, a four-bedroom STRH located in the R-2 Residential District at 39 Papaua Place, TMK (2) 4-3-007:017, Lahaina, Island of Maui, (STWM T2018/0003) (L. Callentine)

The matter is being brought before the Maui Planning Commission for review because there are at least two permitted short-term rental home operations located within 500 feet of the subject property. (Rescheduled from June 10, 2019)

(Item B.2 begins at 01:08:45 of the audio recording.)

(Motion was made at 01:25:43 of the audio recording.)

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

(Vote was taken at 01:26:08 of the audio recording.)

VOTED: To Approve the Short-Term Rental Home Permit as Recommended by the Department.

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

(Excused – T. Gomes)

3. MR. ERIK HAMMER requesting a State Land Use Commission Special Permit to operate Haiku Hale Aloha, a two bedroom Bed and Breakfast Home located in the secondary farm dwelling in the State Agricultural District and County Agricultural Zoning District on approximately 2.004 acres of land at 218 Oili Road, TMK: (2) 2-7-013: 209, Haiku, Island of Maui. (SUP2 2019/0005) (R. Quigless)

(Item B.3 begins at 01:27:18 of the audio recording.)

(Motion was made at 01:32:15 of the audio recording.)

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

(Vote was taken at 01:32:38 of the audio recording.)

VOTED: To Approve the State Land Use Commission Special Permit as Recommended by the Department.

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

(Excused – T. Gomes)

C. COMMUNICATIONS

1. MS. TESSA MUNEKIYO NG of MUNEKIYO HIRAGA on behalf of CHRISTOPHER WHITE, SENIOR GENERAL MANAGER, WHALERS VILLAGE, managed by BROOKFIELD PROPERTIES requesting a transfer of Special Management Area (SMA) Use Permit from General Growth Properties, Inc. to Brookfield Properties for the Whalers Village Revitalization Project located at 2435 Kaanapali Parkway, TMK: : (2) 4-4-008:001, Lahaina, Island of Maui, (SM1 2013/0018) (SSA 2013/0064) (EAE 2014/0042) (K. Wollenhaupt)

(Item C.1 begins at 01:33:00 of the audio recording.)

Item was deferred to later in the agenda as Staff was not available.

2. MR. JOHN ROGERS requesting an amendment to his State Land Use Commission Special Permit to Operate Ualani Farm B & B to allow 3 bedrooms to be used for bed and breakfast use instead of 2 bedrooms in the County Agricultural Zoning District and State Agricultural District on approximately 2.53 acres of Land located at 698 Kaupakalua Road, Haiku, Island and County of Maui, Hawaii: TMK: (2) 2-8-002:259. (SUP2 2012/0001) (J. Burkett)

(Item C.2 begins at 01:34:55 of the audio recording.)

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

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

(Vote was taken at 01:40:55 of the audio recording.)

VOTED: To Approve the Amendment to the State Land Use Commission Special Permit as Recommended by the Department.

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

(Excused – T. Gomes)

D. UNFINISHED BUSINESS

1. SUSAN DELORIA requesting a State Land Use Commission Special Permit to operate a two bedroom STRH in the State and County Agricultural Zoning Districts at 620 Kai Hele Ku Street, Unit B, Lahaina, Island of Maui, TMK: (2) 4-7-009:046-0002. (SUP2 2019/0007) (T. Furukawa) (Matter was originally noticed for June 10, 2019. Due to there being a lack of quorum the meeting was canceled and this matter was renoticed for the August 13, 2019 meeting.) (Commissioners please bring your copy of the report which was sent in the June 10th agenda packet.)

(Item C.2 begins at 01:41:15 of the audio recording.)

(Motion was made at 02:05:33 of the audio recording.)

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

(Vote was taken at 02:06:30 of the audio recording.)

VOTED: To Approve the State Land Use Commission Special Permit as Recommended by the Department.

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

C. COMMUNICATIONS

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(Item C.1 begins at 02:07:35 of the audio recording.)

The Commission acknowledged receipt of the transfer of the Special Management Area Use Permit.

E. UPDATE ON THE WEST MAUI COMMUNITY PLAN – Long Range Division

(Item E begins at 02:15:30 of the audio recording.)

Long Range Division presented a power point presentation regarding the update of the West Maui Community Plan.

F. DIRECTOR'S REPORT

(Item F begins at 02:41:48 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.

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

3. Cancellation of the September 10, 2019 regular meeting

September 10, 2019 regular meeting is cancelled due the Hawaii Congress of Planning Officials Conference.

4. Discussion of Future Maui Planning Commission Agendas
 - a. September 24, 2019 agenda items

Ms. Mclean went over the memorandum from Mr. Yoshida regarding the items scheduled for the September 24, 2019 meeting.

F. NEXT REGULAR MEETING DATE: September 24, 2019

G. ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli, Chair
Stephen Castro
P Denise La Costa
Kellie Pali
Keaka Robinson
Christian Tackett, Vice Chair
Dale Thompson

Excused

Tina Gomes

Others

Michele McLean, Director, Department of Planning
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
Stephen Welling, Deputy Director, Department of Public Works