

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

AGENDA
([HYPERLINKS TO MEETING MATERIALS ADDED](#))

DATE: OCTOBER 22, 2019
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice Chair), Stephen Castro, Tina Gomes, P. Denise La Costa, Kellie Pali, Keaka Robinson, Dale Thompson, Kawika Freitas

Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three (3) minutes.**

- A. CALL TO ORDER
- B. INTRODUCTION OF NEW MEMBER – KAWIKA FREITAS
- C. Presentation on the Department's activities supporting beach restoration (J. Buika)
- D. Workshop on the Planning Department's proposed amendments to the Maui Planning Commission's Special Management Area Rules and Shoreline Area Rules conducted by Planning Department, including presentation by Dr. Chip Fletcher, School of Ocean and Earth Science and Technology, University of Hawaii, Manoa (M. McLean)

This workshop is for information purposes; no action is anticipated.

- E. PUBLIC HEARING
 - 1. MS. MICHELE MCLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapters 19.12, 19.24, 19.26 and 19.37, relating to transient vacation rentals in the Apartment Districts and Industrial District and dwelling units in the Industrial Districts. (J. Takakura) ([Memorandum](#)) ([Short-Term Occupancy List aka "Minatoya List"](#))

- F. DIRECTOR'S REPORT
 - 1. MICHELE MCLEAN, AICP Planning Director, transmitting the following applications 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 letters dated October 7, 2019 and October 8, 2019.
 - a) MR. KEITH KOOPER, VICE PRESIDENT, ATC MAKENA HOLDINGS, LLC AND VICE PRESIDENT, MAKENA GOLF AND

BEACH CLUB OWNERS requesting a transfer of Special Management Area (SMA) Use Permit from ATC Makena Holdings, LLC to Makena Golf and Beach Club Owners (transferee) for the Makena Resort H-M Project on approximately 23.89 acres at 5400 Makena Alanui Road, Makena, Island of Maui, TMK: (2) 2-1-005:086 (SM1 2013/0013) (A. Cua) ([Letter](#))

- b) MR. KEITH KOOPER, VICE PRESIDENT, ATC MAKENA HOLDINGS, LLC AND VICE PRESIDENT, MAKENA GOLF AND BEACH CLUB OWNERS requesting a transfer of Special Management Area (SMA) Use Permit from ATC Makena Holdings, LLC to Makena Golf and Beach Club Owners (transferee) for the M-5/M-6/S-7/B-2 Project on approximately 47.15 acres on Makena Alanui Road, Makena Island of Maui, TMK: (2) 2-1-008:080, 098, 099, 100, and 106 (SM1 2015/0012) (SSA 2015/0065)(A. Cua) ([Letter](#))

This is for notification purposes.

2. SMA Minor Permit Report

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

3. SMA Exemptions Report

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

4. Discussion of Future Maui Planning Commission Agendas

- a. November 12, 2019 agenda items

G. NEXT REGULAR MEETING DATE: November 12, 2019

H. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

AN EXECUTIVE SESSION MAY BE CALLED 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 PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

UNLESS OTHERWISE SPECIFIED BY PLANNING COMMISSION RULE, ANY PETITION TO INTERVENE AS A FORMAL PARTY IN A PROCEEDING BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN (10) DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines of ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200

MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793. The deadline for filing a timely Petition to Intervene for an item where the first public hearing date is on October 22 2019 was on October 8, 2019.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND THE COMMISSION'S RULES OF PRACTICE AND PROCEDURE. IN ACCORDANCE WITH THESE RULES MAXIMUM TIME LIMITS OF AT LEAST THREE MINUTES MAY BE ESTABLISHED BY THE COMMISSION ON INDIVIDUAL TESTIMONY. PLEASE NOTE THAT ANYONE WISHING TO PROVIDE ORAL TESTIMONY PERTAINING TO AN AGENDA ITEM THAT IS A "CONTESTED CASE" PURSUANT TO CHAPTER 91, HAWAII REVISED STATUTES, MAY BE ASKED TO TESTIFY UNDER OATH OR AFFIRMATION, AND MAY BE SUBJECT TO LIMITED CROSS-EXAMINATION IN ACCORDANCE WITH SECTION 91-10(3), HAWAII REVISED STATUTES.

WRITTEN TESTIMONY, WHETHER SENT VIA FAX, EMAIL, OR USPS MAIL SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

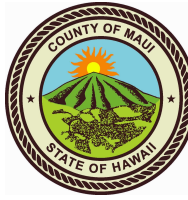
Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional Permit require the approval of the Maui County Council. In order to be notified of future agendas of the Maui County Council please notify the Office of Council Services at (808) 270-7838 or by mail to the Maui County Council, 200 S. High Street, Wailuku, Maui, Hawaii 96793.

DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA 2200 MAIN STREET SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634 AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation.
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County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

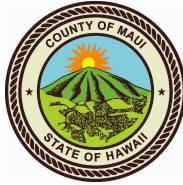
PD-Approved SMA Minor Projects for Maui

10/09/2019

Permit Completion Date: 09/25/2019 - 10/09/2019

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190086	HI2 KANAHA POND	VERIZON WIRELESS ROOFTOP/BLDG-MOUNTED TELECOMMUNICATIONS FACILITY	HI2 KANAHA POND	VERIZON WIRELESS	FASI	09/27/2019	A W/COND-APPROVED WITH CONDITIONS	2380790160000
SM2 - 20190088	MAUI SCHOONER RESORT	MAUI SCHOONER STORAGE AREA ENCLOSURE	STORAGE ENCLOSURE/KIHEI	ANTHONY RIECKE-GONZALES	THACKERSON	09/26/2019	A W/COND-APPROVED WITH CONDITIONS	2390010040000
SM2 - 20190090	U-HAUL OF KAHULUI	U-HAUL OF KAHULUI	OPEN AIR MARKET/KAHULUI	KALEO ALAU		09/27/2019	A W/COND-APPROVED WITH CONDITIONS	2380790120000
SM2 - 20190091	FAIRMONT KEA LANI	THE FAIRMONT KEA LANI	FAIRMONT KEA LANI	AXIS/GFA ARCHITECTURE + DESIGN		09/30/2019	A W/COND-APPROVED WITH CONDITIONS	2210230030000
SM2 - 20190092	GRANTHAM/DE NAIE	GRANTHAM/DE NAIE RESIDENCE	GRANTHAM/DE NAIE RESIDENCE\HAIKU	DANIEL GRANTHAM & LUCIENNE DE NAIE	WOLLENHAUPT	10/01/2019	A W/COND-APPROVED WITH CONDITIONS	2290070480000
SM2 - 20190093	MALIKO BAY	MALIKO BAY FARMERS' MARKET	FARMERS' MARKET/HAIKU	MORETTI-MORETTI,FRANCESCO	THACKERSON	10/01/2019	A W/COND-APPROVED WITH CONDITIONS	2270360390000
SM2 - 20190094	OLOWALU INVASIVE	OLOWALU INVASIVE SPECIES REMOVAL	OLOWALU INVASIVE SPECIES REMOVAL	PETER MARTIN, OLOWALU EKOLU, LLC		10/07/2019	A W/COND-APPROVED WITH CONDITIONS	2480030060000
SM2 - 20190095	PLATE LUNCH MARKET	PARKING LOT FOR 46 CARS	PLATE LUNCH MARKETPLACE\KAHULUI	MARGARET KAPLAN		10/08/2019	A W/COND-APPROVED WITH CONDITIONS	2380790280000

Grand Total : 8



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PD-Approved SMA Exempt Projects for Maui

10/09/2019

Permit Completion Date: 09/25/2019 - 10/09/2019

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20190188	RENOVATION TO WAXMAN	RENOVATION TO WAXMAN DWELLING\PAIA	ILANA WAXMAN	FASI	09/27/2019	A-APPROVED	2260040070000
SM5 - 20190189	RADTKE RESIDENCE ADD	SMX/RADTKE MORNINNG ROOM/KIHEI	STEVE & NANCY RADTKE	CRITCHLOW	09/25/2019	A-APPROVED	2390610290000
SM5 - 20190191	POLYNESIAN SHORES	POLYNESIAN SHORES\LAHAINA	NICK WAGNER	LAU-HEE	09/26/2019	A-APPROVED	2430080020000
SM5 - 20190192	OLOWALU SIGNS	SMX/OLOWALU SIGNS/OLOWALU	OLOWALU ELUA ASSOCIATES LLC	QUIGLESS	09/26/2019	A-APPROVED	2480031180000
SM5 - 20190193	PENNY'S PIZZA & PAST	COSMETIC RENOVATONS & UPGRADE/KIHEI	LAND SEA ENGINEERING CONSTRUCT		09/26/2019	A-APPROVED	2390200020000
SM5 - 20190194	RAYNER ROOF	SMX/RAYNER ROOF/LAHAINA	ROBERT GOODMANSON		09/27/2019	A-APPROVED	2430090280000
SM5 - 20190195	ROYAL MAUIAN AOAO	SMX/ROYAL MAUIAN EXT PAINTING/KIHEI	MICHELLE COCKETT	BURKETT	09/27/2019	A-APPROVED	2390050100000
SM5 - 20190196	FOOD & WINE FESTIVAL	HAWAII FOOD & WINE FESTIVAL/LAHAINA	SHERATON MAUI RESORT & SPA	THACKERSON	10/01/2019	A-APPROVED	2440080050000
SM5 - 20190198	BARTHOLOMEW	SMX/NEW DWELLING/KIHEI	ROBIN & LINDA BARTHOLOMEW	LILLIS	10/03/2019	A-APPROVED	2390610130000
SM5 - 20190199	LDS-KIHEI WARD SEWER	SMA APP/COUNTY SEWER LATERAL-KIHEI	PB SULLIVAN CONST., INC.	HIGA	10/03/2019	A-APPROVED	2390170930000
SM5 - 20190200	RAMON SUNGA	SMA APP/REMODEL 2ND FLOOR -KIHEI	SUNGA, RAMON	HIGA	10/03/2019	A-APPROVED	2390560010000

Grand Total : 11