

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
OCTOBER 8, 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 Vice-Chairperson Christian Tackett at approximately 9:00 a.m., Tuesday, October 8, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

**B. PUBLIC HEARINGS**

1. TODD AND VALERIE MIMURA requesting a Bed and Breakfast Permit to operate North Shore Cottage, a two-bedroom B&B in the County R-1 Residential District and State Urban District located at 715 Hana Highway, TMK: (2) 2-6-012:001/0000, Paia, Island of Maui. (BBPH T2019/0001) (R. Quigless)

This 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 B.1 begins at 00:01:03 of the audio recording.)*

*(Motion was made at 00:9:58 of the audio recording.)*

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

*(Vote was taken at 00:10:35 of the audio recording.)*

**VOTED: To Approve the Bed and Breakfast Home Permit as Recommended by the Department.**

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

**(Excused – K. Pali, L. Carnicelli, T. Gomes)**

- C. Workshop to review proposed bill amending Chapters 19.12, 19.24, 19.26 and 19.37 of Title 19, Maui County Code to prevent the conversion of long-term rental and owner-occupied apartments to transient rental apartments in the Apartment and Industrial Districts.**

This is for information purposes only; no action will be taken.

The public hearing will be held on October 22, 2019.

*(Item C begins at 00:11:06 of the audio recording.)*

Ana Lillis presented a power point on the proposed amendments.

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

*(Item D begins at 00:54:27 of the audio recording.)*

1. MICHELE MCLEAN, AICP 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 September 3, 2019.

MR. GREG WALKER OF KAI ANI DEVELOPMENT, INC. requesting a transfer of Special Management Area (SMA) Use Permit from Kai Ani Development, Inc., to Stenger & Cohen Holdings, LLC (transferee) for the Cove Beach Village Apartment Condominium Complex on approximately one (1) acre of land at 82 Kanani Road, Kihei, Island of Maui, TMK: (2) 3-9-016:004 (SM1 2014/0005) (K. Lau Hee)

For notification purposes only.

Commissioner Robinson indicated he wished there was more information included for this type of permit transfer instead of an automatic SMA transfer as he didn't know what kind of review the Department does before approving the transfer. Director McLean responded the Department can provide additional information in the packets when these are transmitted to the Commission.

2. Reports to the Commission

The Department is asking the Commission if they have any preferences for possible modifications to the standard format for reports to the Commission.

Discussed having an executive summary, table of contents, numbering of lines included in the department's reports. Samples were circulated by Jeff Dack for the members comment. Department would like to make the reports more user-friendly for the Commission.

Commission commented they like having a project description or project summary and then a table of contents to follow. Wanted the executive summary to be very succinct for the public to understand.

3. 2019 Hawaii Congress of Planning Officials Conference (HCPO) September 11-13, 2019 on Maui. Reports from Members who attended the conference.

Members gave their comments regarding the conference.

4. SMA Minor Permit Report

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

5. 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.

6. Discussion of Future Maui Planning Commission Agendas

a. October 22, 2019 agenda items

Ms. McLean went over the items scheduled for the October 22, 2019 meeting.

**E. NEXT REGULAR MEETING DATE: October 22, 2019**

**F. ADJOURNMENT**

The meeting was adjourned at 10:20 a.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli, Chair (in attendance at 9:22 a.m.)

Stephen Castro

P Denise La Costa

Keaka Robinson

Christian Tackett, Vice Chair

Dale Thompson

**Excused**

Kellie Pali

Tina Gomes

**Others**

Michele McLean, Director, Department of Planning

Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel