

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
NOVEMBER 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 Lawrence Carnicelli at approximately 9:06 a.m., Tuesday, November 26, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

B. UNFINISHED BUSINESS

1. R.D. OLSON DEVELOPMENT proposing that the Maui Planning Commission be the accepting agency for the Final Environmental Impact Statement in support of the Community Plan Amendment from Light Industrial to Hotel for the proposed Windward Hotel, a 200-room hotel, located on approximately 5.17 acres of land, located in the Maui Business Park II Subdivision at 778 Haleakala Highway, TMK: (2) 3-8-103:014 (portion), 015, 016, 017, 018, Kahului, Island of Maui (EIS 2018/0001) (CPA 2018/0001) (T. Furukawa)

http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-10-08-MA-DEIS-Windward-Hotel.pdf

The Applicant has also submitted applications for a Community Plan Amendment, Change of Zoning, and a Special Management Area Use Permit. The public hearing will be scheduled after the Chapter 343 HRS process has been completed.

The Commission may act on the following:

- a. That the Maui Planning Commission is the approving agency of the Final Environmental Impact Statement.

(Item B.1 begins at 00:01:30 of the audio recording.)

(Motion was made at 00:07:18 of the audio recording.)

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

(Vote was taken at 00:13:39 of the audio recording.)

VOTED: For the Land Use Commission to be the Accepting Authority.

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

C. PUBLIC HEARINGS

1. MS. CHARLENE SHIBUYA OF MUNEKIYO HIRAGA, on behalf of the COUNTY OF MAUI DEPARTMENT OF TRANSPORTATION, requesting a Special Management Area Use Permit for the proposed transit hub relocation project. The project will involve the removal of bus shelters at the current transit hub located at the Queen Kaahumanu Center and the development of a 0.85-acre site off of Vevau Street for the new transit hub with a ticket booth, restroom, storage building, covered bus loading and passenger waiting areas, a parking lot and related onsite improvements. Offsite improvements include roadway frontage improvements, moving overhead utilities underground, sewer and water utility connection upgrades, installation of sidewalks and driveway access improvements. The existing transit hub is located at Tax Map Key: (2) 7-002:020 (por.) and the new proposed transit hub is to be located on Vevau Street, Kahului, Maui, Hawaii, Tax Map Keys: (2) 3-7-004:003 (por.) and (2) 3-7-005:003 (por.). (T. Furukawa)

(Item C.1 begins at 00:14:40 of the audio recording.)

(Motion was made at 02:09:35 of the audio recording.)

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

(Vote was taken at 02:13:55 of the audio recording.)

VOTED: To Approve the Special Management Area Use Permit as Recommended by the Department with the 10 Conditions in the Recommendation and the 3 Additional Conditions as Discussed by the Commission.

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

(Absent – T. Gomes)

2. MICHELE MCLEAN, AICP, Planning Director, transmitting Council Resolution No. 18-195 referring to the Maui Planning Commission a Proposed Bill for Zoning Changes from Open Zone and R-3 Residential District to R-1 Residential District for a 6.943-acre property located off of South Kihei Road at TMK: (2) 3-9-004:141, Kihei, Island of Maui (CIZ 2019/0001) (T. Furukawa)

(Item C.2 begins at 02:14:34 of the audio recording.)

(Motion was made at 03:58:15 of the audio recording.)

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

(Vote was taken at 04:02:34 of the audio recording.)

VOTED: To Recommend Approval of the Change in Zoning to the County Council Subject to the Revised Condition.

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

(Absent – T. Gomes)

3. MARK SMITH LOGAN AND KATHLEEN-DOWN LOGAN requesting a Bed and Breakfast Home Permit to operate Hale Hai Hai, a four-bedroom B&B in the main dwelling in the County R-3 Residential Zoning District and State Urban District located at 71 Waimahaihai Street, TMK (2) 3-9-012:012, Kihei, Island of Maui (BBKM T2019/0003) (K. Wollenhaupt)

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 C.3 begins at 04:03:40 of the audio recording.)

(Motion was made at 04:21:50 of the audio recording.)

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

(Vote was taken at 04:24:50 of the audio recording.)

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

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

(Absent – T. Gomes)

4. MARTY HERLING AND HELAINA DI MARTINO (Daughter of Marty Herling) requesting a Time Extension and Permit Transfer of a Conditional Permit and State Land Use Special Permit for the Transient Vacation Rental named as Banyan Tree Bed and Breakfast within the RU-1 Rural Zoning District located at 3265 Baldwin Avenue, TMK (2) 2-4-002:002, Makawao, Island of Maui (CP 2000/0012 and SUP2 2000/0007) (K. Wollenhaupt)

(Item C.4 begins at 04:25:29 of the audio recording.)

(Motion was made at 04:43:03 of the audio recording.)

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

(Vote was taken at 04:45:56 of the audio recording.)

VOTED: To Recommend Approval of the Conditional Permit to the County Council as Recommended by the Department and to Approve the State Land Use Special Permit as Recommended by the Department with the Addition of the Natural and Cultural Education Condition.

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

5. DONNA LEI JAECKER AND STERLING A.M. CHURCH requesting a State Land Use Commission Special Permit in order to operate a four bedroom short-term rental home in the State and County Agricultural Districts located at 800 Olinda Road, TMK (2) 2-4-013:027, Makawao, Island of Maui. (SUP2 2019/0015) (T. Furukawa)

(Item C.5 begins at 04:46:40 of the audio recording.)

(Motion was made at 05:00:05 of the audio recording.)

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

(Vote was taken at 05:02:47 of the audio recording.)

VOTED: To Approve the State Land Use Commission Special Permit as Recommended by the Department with the Seven Conditions and the Additional Condition Regarding Keeping Bulls Away from Guests.

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

D. DIRECTOR'S REPORT

(Item D begins at 05:03:20 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 or comments on the SMA Minor and SMA Exemptions Reports.

3. Discussion of Future Maui Planning Commission Agendas
 - a. December 10, 2019 agenda items

Ms. McLean went over the memo regarding the items scheduled for the December 10, 2019 meeting.

E. NEXT REGULAR MEETING DATE: December 10, 2019

F. ADJOURNMENT

The meeting was adjourned at 3:36 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli, Chair
Stephen Castro
Kawika Freitas (in attendance @ 9:09 a.m.)
P Denise La Costa
Kellie Pali
Keaka Robinson (excused @ 3:30 p.m.)
Christian Tackett, Vice Chair
Dale Thompson

Absent

Tina Gomes

Others

Michele McLean, Director, Department of Planning
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel
Jordan Molina, Deputy Director, Department of Public Works