

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
DECEMBER 10, 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, December 10, 2019, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

B. PUBLIC HEARINGS

1. MR. DOUGLAS SHEEHAN, PRESIDENT, ALEXANDER & BALDWIN (A&B) SUGAR MUSEUM BOARD OF DIRECTORS, requesting an amendment to a Conditional Permit in order to expand the A&B Sugar Museum land area and facilities, including expansion of exhibition areas, outdoor display and gardens, additional parking, upgraded circulation, and hosting of museum-related events, on approximately 4.166 acres in the R-1 Residential District at 3957 Hansen Road, Puunene, Island of Maui, TMK: (2) 3-8-006:004 (por.) (CP 890002) (L. Callentine)

(Item B.1 begins at 00:02:00 of the audio recording.)

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

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

(Vote was taken at 01:04:30 of the audio recording.)

VOTED: To Recommend Approval of the Conditional Permit to the County Council as Recommended by the Department with the Seven Conditions and Language as Modified.

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

(Absent – T. Gomes)

2. MS. TRINA T. PINSKY requesting a Conditional Permit and a State Special Permit in order to establish and operate the Haleakala Upcountry Market, to be comprised of retail flowers, gifts, craft workshops, parking, and Stewz Burgers food truck, on approximately 2.530 acres at TMK: (2) 2-3-013:025, 16157 Haleakala Highway, Kula, Island of Maui (CP 2018/0003, SUP2 2019/0012) (L. Callentine)

(Item B.2 begins at 01:05:38 of the audio recording.)

(Motion was made at 01:58:44 of the audio recording.)

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

(Vote was taken at 01:59:10 of the audio recording.)

VOTED: To Approve the State Special Permit as Recommended by the Department with the 12 Conditions and Amendment to Condition 5 that the Compliance Report Shall be Submitted after One year.

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

(Motion was made at 02:09:46 of the audio recording.)

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

(Vote was taken at 02:10:05 of the audio recording.)

VOTED: To Recommend Approval of the Conditional Permit to the County Council as Recommended by the Department with the Six Conditions in the Staff Report and the Additional Condition Regarding ADA Accessible Restrooms and Hand Wash Station.

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

3. ERIC NAKAGAWA, Director, County of Maui, Department of Environmental Management, Requesting an Amendment to State Land Use Commission Special Permit SP97-390 and County of Maui Special Use Permit CUP 2008/0003 to Include an approximate 39.573-Acre Project Area (TMK (2) 3-8-003:019 (por.)) for Development of the Central Maui Landfill Facilities Project involving offices; areas for abandoned vehicles, metals processing, open construction and demolition material recovery, household hazardous waste and electronic waste processing and storage; warehouse; storage; truck parking and maintenance; and associated infrastructure. Amendment request also includes a Time Extension for SP97-390 and removal of TMK (2) 3-8-003:020 from both SP97-390 and CUP 2008/0003. Total amended area covered by both permits will be approximately 95.659 Acres. Project is located at 8100 Pulehu Road TMK (2) 3-8-003:019 (por) and 020, Puunene, Island of Maui (SP97-390, CUP 2008/0003) (K. Wollenhaupt)

Final EA http://oegc2.doh.hawaii.gov/EA_EIS_Library/2019-08-08-MA-FEA-Central-Maui-Landfill-Facilities.pdf

(Item B.3 begins at 02:10:47 of the audio recording.)

(Motion was made at 03:05:53 of the audio recording.)

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

(Vote was taken at 03:05:11 of the audio recording.)

VOTED: To Accept the Staff Report.

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

(Absent – T. Gomes)

(Motion was made at 03:05:18 of the audio recording.)

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

(Vote was taken at 03:06:15 of the audio recording.)

VOTED: To Approve the Staff Report, Findings and Conclusions in the Staff Report to Approve the State Land Use Commission Special Permit Subject to the 18 Conditions as Amendment and to Transmit to the State Land Use Commission and to Approve the County Special Use Permit as Subject to the 17 Conditions as Amended.

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

(Absent – T. Gomes)

4. COSTCO WHOLESALE CORPORATION requesting a Special Management Area Use Permit for the proposed construction of a five-island expansion of the existing fueling facility, canopy and related equipment located in the State Urban District on 4.08 acres, at 548 Haleakala Highway, TMK (2) 3-8-103:001, Kahului, Island of Maui. (SM1 2019/0005) (P Fasi)

(Item B.4 begins at 03:07:12 of the audio recording.)

At the applicant's request the matter will be renoticed and rescheduled to another date. No Action was taken.

5. MR. GENE MATSUSHIGE, STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION requesting a Special Management Area Use Permit for the Kahului Airport (OGG) renovations and expansion to holdrooms A, B, and E and existing restroom facilities, gate realignments and related improvements located in the State Urban District at 1 Keolani Place, TMK: (2) 3-8-001:019, Kahului, Island of Maui. (SM1 2019/0006) (P. Fasi)

(Item B.5 begins at 03:08:08 of the audio recording.)

(Motion was made at 03:33:33 of the audio recording.)

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

(Vote was taken at 03:36:23 of the audio recording.)

VOTED: To Approve the Special Management Area Use Permit with the Eight Conditions as Recommended by the Department.

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

(Excused – K. Robinson)

(Absent – T. Gomes)

C. ADOPTION OF WRITTEN DECISION AND ORDER

1. Proposed Findings of Fact, Conclusions of Law, and Decision and Order denying the request for a Short-Term Rental Home (STRH) Permit by ILYA and MANISHA SHAFIR 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) (Action on the application was taken by the Commission following public hearing at the August 27, 2019 meeting.)

The application was heard by the Maui Planning Commission because the Department received two or more written protests from the owners of two lots adjacent to the subject property.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order

(Item C.1 begins at 03:37:00 of the audio recording.)

(Motion was made at 03:38:06 of the audio recording.)

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

(Vote was taken at 03:38:19 of the audio recording.)

VOTED: To Adopt the Proposed Findings of Fact, Conclusions of Law, and Decision and Order.

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

(Excused - K. Robinson)

(Absent – T. Gomes)

2. Proposed Findings of Fact, Conclusions of Law, and Decision and Order denying the request for a State Land Use Commission Special Permit and Short-Term Rental Home (STRH) Permit by JANINE HOLSTEIN to operate a six bedroom STRH in the main and accessory dwellings in the State and County Agricultural Zoning Districts at 2460 Omaopio Road, Kula, Island of Maui, TMK (2) 2-3-004:030 (STMP T2019/0001)(SUP2 2019/0004) (T. Furukawa) (Action on the application was taken by the Commission following public hearing at the June 25, 2019 meeting.)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order

(Item C.2 begins at 03:38:27 of the audio recording.)

(Motion was made at 03:39:06 of the audio recording.)

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

(Vote was taken at 03:39:19 of the audio recording.)

VOTED: To Adopt the Proposed Findings of Fact, Conclusions of Law, and Decision and Order.

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

(Excused – K. Robinson)

(Absent – T. Gomes)

D. DIRECTOR'S REPORT

(Item D begins at 03:39:43 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. January 14, 2020 agenda items

Ms. McLean went over the items scheduled for the January 14, 2020 meeting.

H. NEXT REGULAR MEETING DATE: January 14, 2020

I. ADJOURNMENT

The meeting was adjourned at 2:05 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
P Denise La Costa
Kellie Pali
Keaka Robinson (excused at 12:23 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 (excused at 12:23 p.m.)