

PURSUANT TO CHAPTER 92, HAWAII REVISED STATUTES AS AMENDED, AND THE GOVERNOR'S EMERGENCY PROCLAMATIONS RELATED TO THE COVID-19 CRISIS, NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE MAUI PLANNING COMMISSION

(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: NOVEMBER 24, 2020
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 957 612 140**

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice-Chair), Stephen Castro, Jerry Edlao, Kawika Freitas, Melvin Hipolito, P. Denise La Costa, Kellie Pali, Dale Thompson

A. CALL TO ORDER

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

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll free) or 1-408-915-6290 or 1-408-740-7256 and enter **code: 957 612 140**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/957612140>

To provide written testimony, email comments to planning@mauicounty.gov by noon, one business day before the meeting to ensure distribution to the commission.

Testifiers will be called by the Chair to offer their testimony and are asked to mute their audio and video when they are not testifying.

Testifiers via video are asked to sign-up using the Chat function providing your name and the item you're wishing to testify on. Testifiers via phone will be called by the Chair after video testimony is finished.

Commissioners shall not be contacted by the Chat function

B. PUBLIC HEARINGS (Action to be taken after each public hearing.)

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a Proposed Bill to Amend Chapter 19.28, Maui County Code, Relating to Airport District, with some minor updates and to add as a permitted use buildings or premises used by federal, state, or county governments for public purposes. (J. Takakura) ([Report](#)) ([Documents received after posting](#))

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

2. LILOA SENIOR HOUSING, LP requesting a Special Management Area Use Permit for the Liloa Hale Senior Affordable Housing project consisting of a 117-unit, single-story apartment complex, parking and improvements on 3.61-acre portion of a larger 17.9 acre parcel of land in the State Urban District at 300 E. Welakahao Road, TMK: (2) 2-2-002:072 (por.) Kihei, Island of Maui, (SM1 2020/0004) (P. Fasi) [\(Report\)](#) [\(Application\)](#)
[\(Documents received after posting\)](#)

C. COMMUNICATIONS

1. HAWAIIAN CEMENT requesting 15-year time extensions for two existing permits at its Pohakea Quarry operations on approximately 79 acres in the State and County Agricultural Districts at TMK: (2) 3-6-004:007, Maalaea, Island of Maui. (SUP1 2006/0001) (CUP 2006/0001) (P. Fasi) [\(Report\)](#)
[\(Documents received after posting\)](#)

D. NEW BUSINESS

1. Mr. Kauanoë Batangan, Munekiyo Hiraga, on behalf of the County of Maui Public Works Department, requesting comments on the Draft Environmental Assessment prepared in support of the Special Management Area Use Permit and Shoreline Setback Variance for the proposed sidewalk, railing, and seawall repair project along two areas: Area 1: Dickenson Street to Lahainaluna Road and Area 2: Papalaua Road to Baker Street, located at Front Street, Lahaina, Island of Maui, TMKs: (2) 4-5-002:999 and 002 (por.) and (2) 4 6-009:999 (SM1 2020/0011) (SSV 2020/0002) (EAC 2020/0011) (C. Thackerson)
[\(Report\)](#) [\(Documents received after posting\)](#)

Link to the Draft Environmental Assessment:

http://oeqc2.doh.hawaii.gov/Doc_Library/2020-11-08-MA-DEA-Front-Street-Sidewalk,-Railing,-and-Seawall-Repair.pdf

E. UNFINISHED BUSINESS

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a Proposed Bill to Amend Chapters 19.35, 19.64 and 19.65, Maui County Code, Relating to Accessory Dwellings, Bed and Breakfast Home Permits and Short-Term Rental Home Permits. (J. Takakura)

Chapters 19.35, 19.64, and 19.65 are proposed to be amended to allow bed and breakfast and short term rental home operations in accessory dwellings, subject to restrictions that encourage long-term occupancy; limit short-term rental homes to one per property and per applicant; clarify trusts and ownership requirements;

expand notification requirements to neighbors of the property; and other minor revisions. (Public hearing held on September 22, 2020) [\(Report\)](#)
[\(Documents received after posting\)](#)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

- F. **NOTICE OF APPEAL OF DIRECTOR'S DECISION TO CLOSE SPECIAL MANAGEMENT AREA (SMA) USE PERMIT FOR ONE WAILEA DEVELOPMENT, LLC FOR THE PROPOSED "ONE WAILEA" 21-LOT SUBDIVISION AND IMPROVEMENTS AT WAILEA, ISLAND OF MAUI, TMK: (2) 2-1-008:145 (F/K/A (2) 2-1-008:115) (SM1 99/0010) (K. Wollenhaupt)**
- G. **DIRECTOR'S REPORT**
 - 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.
 - 3. Discussion of Future Maui Planning Commission Agendas
 - a. December 8, 2020 agenda items
- H. **NEXT REGULAR MEETING DATE: December 8, 2020**
- I. **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 November 24, 2020 was on November 9, 2020.

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 NOON, ONE BUSINESS DAY 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.

THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN TESTIMONY IS RECEIVED, UP TO 12:00 PM ONE BUSINESS DAY PRIOR TO 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.

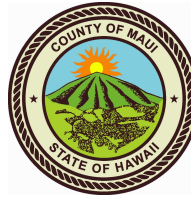
DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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

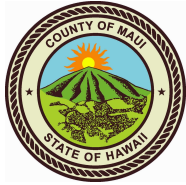
PD-Approved SMA Minor Projects for Maui

11/12/2020

Permit Completion Date: 10/28/2020 - 11/11/2020

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20200088	REMODEL CASTLETON	RESIDENTIAL WITH OHAHA / CONVERT PART OF MAIN DWELLING INTO NEW OHANA / TRELLIS / CONVERT BEDROOM TO LAUNDRY ROOM	SMX/DALE CASTLETON & MEI JEN WANG/ KIIHE	DALE CASTLETON / MEI JEN WANG		11/02/2020	A W/COND-APPROVED WITH CONDITIONS	2390371000000
SM2 - 20200091	RAYMOND COX	RAYMOND COX	RAYMOND COX\WAILUKU	RAYMOND COX		11/06/2020	A W/COND-APPROVED WITH CONDITIONS	2340280670000

Grand Total : 2



County of Maui
 Kalana O Maui Building
 200 South High Street,
 Wailuku, HI 96793-2155

PD-Approved SMA Exempt Projects for Maui

11/12/2020

Permit Completion Date: 10/28/2020 - 11/11/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20200241	LOT 4-B RESIDENCE	SMX/LOT 4-B RESIDENCE/KIHEI	MAKENA BUILDERS, LLC		10/28/2020	A-APPROVED	2210071210000
SM5 - 20200242	HEHEMANN SWIM POOL	SMX/HEHEMANN SWIM POOL/PAIA	HEHEMANN,PETER A		11/02/2020	A-APPROVED	2380950130000
SM5 - 20200243	PAYNE GARAGE/STORAGE	SMX/PAYNE GARGE/STORAGE/KIHEI	AREUS ARCHITECTURE		11/04/2020	A-APPROVED	2210080840023
SM5 - 20200244	REDHEAD CONDO REPAIR	SMX/REDHEAD CONDO REPAIR/KIHEI	AREUS ARCHITECTURE		11/02/2020	A-APPROVED	2210080840024
SM5 - 20200246	TACO BELL KUKUI MALL	SMX/TACO BELL KUKUI MALL/KIHEI	KBSA INC.		11/09/2020	A-APPROVED	2390030160000

Grand Total : 5