

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: DECEMBER 8, 2020
TIME: 9:00 A.M.
PLACE: Online only via BlueJeans; **Meeting ID: 822 847 362**

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: 822 847 362**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/822847362>

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. MR. SEAN KADING, requesting a Short-Term Rental Home Permit in order to operate Kaanapali Dream, a four-bedroom short-term rental home located at 1010 Anapuni Place, Lahaina, Island of Maui, TMK: (2) 4-4-019:058. (STWM T2020/0003) (K. Willenbrink) ([Report](#)) ([Application](#)) ([Documents received after posting](#))

This request is being brought to the Maui Planning Commission for decision making as the neighboring owner protest threshold within the 500 foot radius received within the 45 day protest period has been met.

C. COMMUNICATIONS

1. MR. TESSA MUNEKIYO, requesting a ten-year time extension for the County Special Use Permit for the Church of Jesus Christ of Latter-Day Saints Kahului Stake on approximately 3.9 acres of land located in the Maui Lani Project District Residential Subdistrict at 1300 Maui Lani Parkway, Kahului, Maui, Hawaii, TMK: (2) 3-8-007:170, formerly TMK (2) 3-8-007:151 (Por.) (CUP 2009/0005) (T. Furukawa) ([Report](#)) ([Documents received after posting](#))

D. ADOPTION OF WRITTEN DECISION AND ORDER

1. [Proposed Findings of Fact, Conclusions of Law, and Decision and Order](#) denying the request for a State Land Use Commission Special Permit (SUP2) by MR. GREGORY KOCH requesting a State Land Use Commission Special Permit to operate the Hana Panoramic Retreat, a two-bedroom short-term rental home, on property located in the State Agricultural District, at 630 Kapia Road, Hana, Island of Maui, TMK: (2) 1-4-011:041 (SUP2 2018/0006) (A. Cua) (Action on the application was taken by the Commission following public hearing at the May 26, 2020 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

E. DIRECTOR'S REPORT

1. Update from Temporary Investigative Group (TIG) (Commissioners La Costa, Freitas, Tackett and Thompson) on their review regarding prior permit approvals with intervention, applicable administrative rules relating to petitions to intervene, and disclosure of settlement agreements, and their proposed amendments to administrative rules.
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. January 12, 2021 agenda items

F. NEXT REGULAR MEETING DATE: January 12, 2021

G. 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 December 8, 2020 was on November 23, 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.

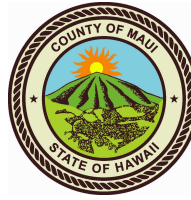
DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT www.mauicounty.gov, UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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

Maui Planning Commission Agenda
December 8, 2020
Page 4

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

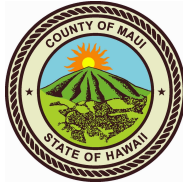
PD-Approved SMA Minor Projects for Maui

11/25/2020

Permit Completion Date: 11/11/2020 - 11/25/2020

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190095	PLATE LUNCH MARKET	PARKING LOT FOR 46 CARS	PLATE LUNCH MARKETPLACE\KAHULUI	MARGARET KAPLAN		11/12/2020	A W/COND-APPROVED WITH CONDITIONS	2380790280000
SM2 - 20190112	HI CONF FOUNDATION	CHURCH HALL & RECTORY DEMO & REPLACEMENT	SMX/NEW RECTORY/LAHAINA	HAWAII CONFERENCE FOUND TR		11/20/2020	A W/COND-APPROVED WITH CONDITIONS	2440010320000
SM2 - 20200075	KAHIAPO FARM	REPAIR AND MAINTAIN SURGACE AND SIDES OF EXISITING DIRT ROAD AND START CULTIVATING THE LAND.	SMX/KAHIAPO FARM/HAIKU	GRAHAM EZZY AND KATHRIN MIELKE		11/12/2020	A W/COND-APPROVED WITH CONDITIONS	2270040640000
SM2 - 20200093	1995 HANA HWY	1995 HANA HWY WELL & PUMP	SMA APP/INSTALL WATER WELL & PUMP-PAIA	CDF ENGINEERING LLC		11/12/2020	DONE-DONE	2250040290000
SM2 - 20200094	DICKS ACC DWELLING	CONSTRUCT SINGLE STORY ACCESSORY DWELLING	DICKS ACCESSORY DWELLING	THEODORE DICKS		11/13/2020	A W/COND-APPROVED WITH CONDITIONS	2390300320000
SM2 - 20200097	GARY MEOLA KUAU	CONVERT GARAGE TO A 708SQFT DWELLING	MEOLA GARAGE CONVERSION TO ADU/PAIA	GARY MEOLA		11/20/2020	A W/COND-APPROVED WITH CONDITIONS	2260120150000

Grand Total : 6



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

PD-Approved SMA Exempt Projects for Maui

11/25/2020

Permit Completion Date: 11/11/2020 - 11/25/2020

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20200247	JAMES BENDON	JAMES BENDON/PAIA	JASMINE TURLEY		11/13/2020	A-APPROVED	2380020440000
SM5 - 20200248	HALE MAHINA BEACH	HALE MAHINA BEACH RESORT/LAHAINA	CHARLES IANNELLO		11/13/2020	A-APPROVED	2430060410000
SM5 - 20200249	RIDGE PAVED ENTRANCE	SMX/RIDGE PAVED ENTRANCE/KAPALUA	AOAO THE RIDGE AT KAPALUA		11/13/2020	A-APPROVED	2420040510000
SM5 - 20200251	KUAU 742 SUB.DIV. II	SMX/KUAU 742 SUB.DIV.II/PAIA	JOSHUA SAK		11/13/2020	A-APPROVED	2260130110000
SM5 - 20200252	PERSPECTIVE INVEST.	SMX/PERSPECTIVE INVEST./LAHAINA	PERMIT SERVICES & CONSULTING		11/17/2020	A-APPROVED	2440140060694
SM5 - 20200253	CHERRY,DON NEIL	CHERRY, DON NEIL TRUST/KIHEI	BRIAN VENTURA		11/17/2020	A-APPROVED	2210110010061
SM5 - 20200254	MALUAKA RAILING	MALUAKA RAILING REPLACEMENT/MAKENA	MAKENA GOLF & BEACH CLUB	FURUKAWA	11/17/2020	A-APPROVED	2210061110000
SM5 - 20200255	EAST MAUI WATER	EAST MAUI WATER SYSTEMS IMPROVEMENTS	JANICE FUJIMOTO	FURUKAWA	11/17/2020	A-APPROVED	2110030280000 2110080010000 2290010180000
SM5 - 20200256	DAVID MEDINA	SMX/DAVID MEDINA/LAHAINA	RISING SUN SOLAR		11/18/2020	A-APPROVED	2460030110000
SM5 - 20200257	VERIZON HI2 NODE 1	SMX/VERIZON HI2 NODE 1/KIHEI	VERIZON		11/19/2020	A-APPROVED	2210230060000
SM5 - 20200258	NORMAND MANUEL PV	SMX/NORMAND MANUEL PV/LAHAINA	RISING SUN SOLAR		11/19/2020	A-APPROVED	2430130220000
SM5 - 20200259	ALDRIDGE SHED STOR	SMX/ALDRIDGES SHED STOR/HAIKU	WILLARD D ALDRIDGE		11/19/2020	A-APPROVED	2290110060000
SM5 - 20200260	DAVID DOWIES PV	SMX/DAVID DOWIES PV INSTALL/KIHEI	KRYSTI BUKOSKI	DIAS	11/23/2020	A-APPROVED	2390570170000
SM5 - 20200261	DAOANG MAIN DWELLING	SMX/DAOANG MAIN DWELLING/KIHEI	MARCK GAGALA DAOANG & EMILY JOY GALVES PAREDES DAOANG		11/23/2020	A-APPROVED	2390351210000
SM5 - 20200262	SOUSA MAIN DWEL/POOL	SMX/SOUSA MAIN DWEL/POOL/KIHEI	PAUL E. AREUS		11/23/2020	A-APPROVED	2390460420000
SM5 - 20200263	RICHMOND RESIDENCE	SMX/RICHMOND RESIDENCE/LAHAINA	RICHMOND,MONTY LEE		11/23/2020	A-APPROVED	2430080400000

Grand Total : 16