

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

**AMENDED AGENDA**  
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: MARCH 23, 2021  
TIME: 9:00 A.M.  
PLACE: Online only via BlueJeans; **Meeting ID: 510 100 484**

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

**New Commissioner Ashley Lindsey added to list of members.**

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: 510 100 484**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/510100484>

To provide written testimony, email comments to [planning@mauicounty.gov](mailto: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. RESOLUTION THANKING OUTGOING MEMBER STEPHEN CASTRO

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

1. WCME, LLC, requesting a Special Management Area (SMA) Use Permit for the Maui Coast Hotel Expansion. The proposed project includes: a six-story hotel building with approximately 170 guest rooms and entrance lobby, a pool and pool deck, a one-story restaurant, retail/meeting space building along South Kihei Road, a storage shed, a trash enclosure, an access driveway from South Kihei

Road, internal driveways and pathways, two parking areas, mechanical equipment, associated infrastructure, and potential PV solar panel carports. The Kihei Makena Community Plan designation is Hotel and the Zoning District is H1-Hotel, H2-Hotel, and HM-Hotel. The project is located on 4.812 acres at 2239 South Kihei Road, Kihei, Island of Maui, TMK: (2) 3-9-018:023 (SM1 2020/0016) (K. Wollenhaupt) ([Report](#)) ([Application](#))  
[\(Documents received after posting\)](#)

D. 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. April 13, 2021 agenda items

E. NEXT REGULAR MEETING DATE: April 13, 2021

F. 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 March 23, 2021 was on March 9, 2021.**

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.

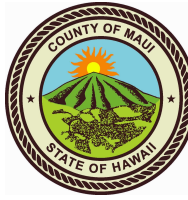
DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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

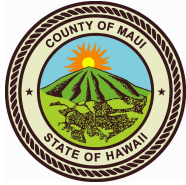
## PD-Approved SMA Minor Projects for Maui

03/10/2021

Permit Completion Date: 02/24/2021 - 03/10/2021

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20190020	MARKHAM COTTAGE	.	ATF/TINY HOUSE DWELLING\PAIA	MARKHAM,RICK - L/I CONTINGENT ON		03/01/2021	A W/COND-APPROVED WITH CONDITIONS	2260080010000
SM2 - 20200099	MCCLLOUD, GORDON	MCCLLOUD, GORDON	NEW SWIMMING POOL/LAHAINA	GORDON MCCLLOUD		02/24/2021	A W/COND-APPROVED WITH CONDITIONS	2460050300000
SM2 - 20200104	KAMAOLE BCH PARK III	INSTALL SEABIRD INFO SING/KIHEI	KAMAOLE BCH PARK III SEABIRD INFO SIGN	DLNR/DOFAW		02/24/2021	A W/COND-APPROVED WITH CONDITIONS	2390040610000
SM2 - 20210010	NEW DWELLING	SINGLE FAMILY RESIDENCE WITH CARPORT & RELATED IMPROVEMENTS	SMX/NEW DWELLING/KIHEI	DARRYL BANKS		02/24/2021	A W/COND-APPROVED WITH CONDITIONS	2390350290000
SM2 - 20210011	DAVID CASPER	ATF STORAGE LOFT	ATF STORAGE LOFT\LAHAINA	SHIRLEY CHRISTIANSEN		02/24/2021	A W/COND-APPROVED WITH CONDITIONS	2430060630007
SM2 - 20210012	MOC CORAL LABORATORY	BUILD OUT OF AN EXISTING SHIPPING CONTAINER INTO A RARE AND ENDEMIC CORAL LAB	SMX/MOC CORAL LABORATORY/WAILUKU	MOCMI		03/01/2021	A W/COND-APPROVED WITH CONDITIONS	2360080020000
SM2 - 20210013	HIL02204 LAHAINA 5C	MODIFICATION OF EXISTING TELECOMMUNICATIONS FACILITY ON THE ROOFTOP OF AN EXISTING HOTEL BUILDING	HIL02204 LAHAINA 5C/LAHAINA	AT&T MOBILITY		03/04/2021	A W/COND-APPROVED WITH CONDITIONS	2460020070000
SM2 - 20210014	TESSIER/YOUNG	WATER SYSTEM - INSTALLING WATER PIPE TO HOME	SMX/TESSIER YOUNG/WATER SYSTEM/HAIKU	UP COUNTRY ELECTRIC CO., INC.		03/04/2021	A W/COND-APPROVED WITH CONDITIONS	2280030720000
SM2 - 20210015	VERIZON HI2-EMBASSY	REPLACE VERIZON ANTENNAS/LAHAINA	VERIZON HI2-EMBASSY SUITES/LAHAINA	CELLCO PARTNERSHIP		03/05/2021	A W/COND-APPROVED WITH CONDITIONS	2440010980000
SM2 - 20210017	T-MOBILE HI02103A	T-MOBILE HI02103A KAAHUMANU CENTER ROOFTOP	SMX/T-MOBILE HI02103A/KAHULUI	T-MOBILE WEST LLC		03/09/2021	A W/COND-APPROVED WITH CONDITIONS	2370020200000

**Grand Total : 10**



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

## PD-Approved SMA Exempt Projects for Maui

03/10/2021

Permit Completion Date: 02/24/2021 - 03/10/2021

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20210042	JACK IN THE BOX#8222	SMA APP/ALT EXISTING & INTERIOR-KIHEI	DOREEN N CANTO		02/24/2021	A-APPROVED	2390020820000
SM5 - 20210043	NOHONANI CONDOS	NOHONANI CONDOS - REROOF\LAHAINA	MIKE FOSS		02/25/2021	A-APPROVED	2430060070000
SM5 - 20210044	MASTERSON AC SYSTEM	SMX/MASTERSON AC SYSTEM/LAHIANA	MICHAEL AND BECKY MASTERSON		02/25/2021	A-APPROVED	2460320330000
SM5 - 20210045	HASSO HOME	HASSO HOME CONSTRUCTION	BIG BEACH OHANA LLC		02/25/2021	A-APPROVED	2210050810000
SM5 - 20210046	AMBOIAN RESIDENCE	AMBOIAN RESIDENCE RENOVATIONS/MAKENA	ALIKA ROMANCHAK ARCHITECTURE LLC		02/26/2021	A-APPROVED	2210230170000
SM5 - 20210048	ASH, DEBRA	SMA/ALT MAIN DWL/WKSHP/FBTHRM-KIHEI	PETER ASH, PRESIDENT		03/05/2021	A-APPROVED	2390430600000
SM5 - 20210049	MCINTYRE/STILL	SMA/CONSTRUCT NEW DWELLING-PAIA	MARGARET MCINTYRE		03/05/2021	A-APPROVED	2260120380000
SM5 - 20210050	LAMPSON/MARUN FARM	SMX/LAMPSON FARM DWELLING/HAIKU	VANESSA LAMPSON & MARUN FEDERICO		03/05/2021	A-APPROVED	2280040050002
SM5 - 20210051	DM SEWER LATERAL INS	CONNECT NEW SEWER LATERAL/KIHEI	DAVID MURPHY		03/05/2021	A-APPROVED	2390010770000
SM5 - 20210052	BARANIK RES NEW ADU	SMX/BARANIK RESIDENCE NEW ADU #2/ KIHEI	PERMIT SERVICES		03/09/2021	A-APPROVED	2390140340000
SM5 - 20210053	167-1PUALEI DRIVE	167-1 PUALEI DRIVE/LAHAINA	LISA MARIE JARRELL- WEAR		03/09/2021	A-APPROVED	2460320320000
SM5 - 20210054	MARZKE ADDL ACC DWEL	SMX/MARZKE ADDITION/KIHEI	MARZKE,MICHAEL E & LAURA TRUST		03/09/2021	A-APPROVED	2390181150000
SM5 - 20210055	FOSBURGH RESIDENCE	SMA/REMOVE/INSTALL/REPLACE WRK-KIHEI	BRYN FOSBURCH		03/09/2021	A-APPROVED	2390380400000
SM5 - 20210056	BRINK/BUCK	SMX/BRINK/BUCK KITCHEN RENO/KIHEI	SETH A BRINK & JENNIFER M BUCK		03/09/2021	A-APPROVED	2390370770000

**Grand Total : 14**