

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

AGENDA  
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: APRIL 13, 2021  
TIME: 9:00 A.M.  
PLACE: Online only via BlueJeans; **Meeting ID: 111 586 929**

Members: Christian Tackett (Vice-Chair), Jerry Edlao, Kawika Freitas, Mel Hipolito, Jr., P Denise La Costa, Ashley Lindsey, 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: 111 586 929**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/111586929>

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. ELECTION OF OFFICERS FOR THE 2021-2022 BOARD YEAR – Chair and Vice-Chair

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

1. PATRICK ADSUAR and CHRISTINA LIU requesting a Short-Term Rental Home Permit in order to operate Maluhia Halelo Hale, a four bedroom short-term rental home located in the R-3 Residential District at 77 Halelo Street, Lahaina, Island of Maui, TMK: (2) 4-4-009:024. (STWM T2017/0021) (J. Burkett) [\(Report\)](#)  
[\(Application\)](#) [\(Documents received after posting\)](#)

The Commission is reviewing the application because there are at least two permitted short-term rental home operations located within 500 feet of the subject property.

D. CONSIDERATION AND ADOPTION OF PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

**Pursuant to Chapter 91, Hawaii Revised Statutes, and Maui Planning Commission Rule 12-201-119, no public testimony will be taken.**

1. [Proposed Findings of Fact, Conclusions of Law, and Decision and Order](#) denying the request for a State Land Use Commission Special Permit for DR. LEW ABRAMS AND MARIA DE ABRAMS to operate Sacred Earth Assembly, a non-profit, interfaith church in the State and County Agricultural Zoning Districts at 4505 Hana Highway, Haiku, Island of Maui, TMK (2) 2-8-003:075 (SUP1 2019/0001)(SUP2 2017/0011) (T. Furukawa) (Action on the application was taken by the Commission following public hearing at the July 14, 2020 meeting.) (Matter was rescheduled from the March 9, 2021 at the request of the applicant's attorney due to a scheduling conflict.) **(Members: Please refer to your March 9, 2021 packet with which you received a hard copy of the D&O and a hard copy or flash drive for the Exhibits which you requested at a previous meeting.)**

[\(Exhibits A to C\)](#)

[\(Exhibits D to O\)](#)

[\(Letter from Leslie Iczkovitz, Attorney for the Applicants\)](#)

[\(Portion of 7/14/20 Minutes-Revised\)](#)

[Correspondence received 2/22/21-4/12/21 combined](#)

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.

**Pursuant to Chapter 91, Hawaii Revised Statutes, and Maui Planning Commission Rule 12-201-119, no public testimony will be taken.**

2. [Proposed Findings of Fact, Conclusions of Law and Decision and Order](#) denying the request for a Short-Term Rental Home Permit by MR. SEAN KADING requesting 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) (Action was taken on the application by the Commission following public hearing at the December 8, 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.

[\(Proposed Findings of Fact, Conclusions of Law submitted by the applicant, Sean Kading\)](#)

E. NEW BUSINESS

1. Request for comment on Draft Environmental Assessment (EA) prepared for the proposed Hale Pilina Family Affordable Housing Rental Project to be processed for compliance with Maui County Code Chapter 2.97. The project is to be located in Kahului, Maui, Hawaii; Tax Map Keys (2) 3-7-013:026 (EAC 2020/0014) (T. Furukawa) ([Memorandum](#))

[\(Documents received after posting\)](#)

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at:

[http://oegc2.doh.hawaii.gov/Doc\\_Library/2020-12-23-MA-DEA-Hale-Pilina-Family-Affordable-Rental-Housing.pdf](http://oegc2.doh.hawaii.gov/Doc_Library/2020-12-23-MA-DEA-Hale-Pilina-Family-Affordable-Rental-Housing.pdf)

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

F. COMMUNICATIONS

1. Maui County Charter Commission requesting submittal of proposed Charter Amendments and/or Recommendations from the Maui Planning Commission by May 28, 2021. ([Memorandum](#)) ([Documents received after posting](#))

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. April 27, 2021 agenda items

H. NEXT REGULAR MEETING DATE: April 27, 2021

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 April 13, 2021 was on March 29, 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.

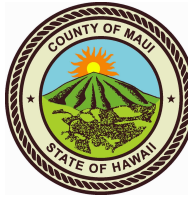
DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

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.

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**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

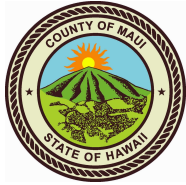
## PD-Approved SMA Minor Projects for Maui

03/31/2021

Permit Completion Date: 03/10/2021 - 03/31/2021

Permit #	Project	Description	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM2 - 20210016	HALE KAI O KIHEI	REPLACE SEWER LINE IN PARKING LOT & INSTALL SEWER MANHOLE	HALE KAI O KIHEI/SEWER LINE REPLAC/KIHEI	EDWARD ANDREWS		03/12/2021	A W/COND-APPROVED WITH CONDITIONS	2390080030003 2390080040001
SM2 - 20210018	WAILEA POINT	WAILEA POINT VILLAGE PH I - CONDO MASTER	WAILEA POINT ENTRY IMPROVEMENTS/KIHEI	PILI DESING + BUILD		03/15/2021	A W/COND-APPROVED WITH CONDITIONS	2210230060002
SM2 - 20210019	22 LAHAINALUNA	INSTALL MANHOLE COVER	242 LAHAINALUNA/LAHAINA	WENDY POGNI		03/12/2021	A W/COND-APPROVED WITH CONDITIONS	2460100120000
SM2 - 20210020	WAIEHU SUBSTATION	REPLACEMENT & YARD LIGHT INSTALLATION/WAILUKU	TRANSFORMER REPLACEMENT & YARD LIGHT/WAI	MAUI ELECTRIC CO LTD		03/12/2021	A W/COND-APPROVED WITH CONDITIONS	2320130330000
SM2 - 20210021	WAILEA IKE DRIVE	CONCRETE SIDEWALK/KIHEI	WAILEA IKE DRIVE SIDEWALK/KIHEI	WAILEA RESORT DEVELOPMENT PHASE 2 LLC		03/15/2021	A W/COND-APPROVED WITH CONDITIONS	2210081040030
SM2 - 20210022	JACOBI RESIDENCE	THE MBS TRUST	JACOBI RESIDENCE/KIHEI	ANTHONY RIECKE-GONZALES		03/17/2021	A W/COND-APPROVED WITH CONDITIONS	2210080620009
SM2 - 20210023	MARRIOTS MAUI OCEAN	ATF-NAPILI POOL REPLASTERING	MARRIOTS MAUI OCEAN CLUB/LAHAINA	MARRIOTT'S MAUI OCEAN CLUB		03/17/2021	A W/COND-APPROVED WITH CONDITIONS	2440130110000
SM2 - 20210024	HOOD RESIDENCE RENO.	ADDITION AND ALTERATION TO EXISTING FAMILY RESIDENCE AND POOL	SMX/HOOD RESIDENCE RENO./LAHAINA	PAUL HOOD		03/17/2021	A W/COND-APPROVED WITH CONDITIONS	2420030510000
SM2 - 20210025	MAKENA SURF EXERCISE	INTERIOR REMODEL EXERCISE ROOM	MAKENA SURF EXERCISE ROOM	TIM MEAD		03/24/2021	A W/COND-APPROVED WITH CONDITIONS	2210070950082
SM2 - 20210027	WAILEA RIDGE LOT 1	SINGLE FAMILY DWELLING, POOL/SPA & RETAINING WALL	SMX/WAILEA RIDGE LOT 1/KIHEI	MARC TARON		03/29/2021	A W/COND-APPROVED WITH CONDITIONS	2210290010000

**Grand Total : 10**



County of Maui  
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## PD-Approved SMA Exempt Projects for Maui

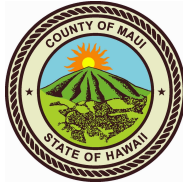
03/31/2021

Permit Completion Date: 03/10/2021 - 03/31/2021

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
SM5 - 20210057	CORVINO POOL	SMX/CORVINO POOL/HAIKU	HAWAII OFF GRID		03/12/2021	A-APPROVED	2280110160000
SM5 - 20210058	DOTRO POOL	SMX/DOTRO POOL/KIHEI	POOL PRO INC		03/12/2021	A-APPROVED	2390460300000
SM5 - 20210059	KALAHIKI SOLAR	SMX/KALAHIKI SOLAR/WAILUKU	RISING SUN		03/12/2021	A-APPROVED	2320230160000
SM5 - 20210060	SILAGI RESIDENCE	SILAGI RESIDENCE\MAKENA	SILAGI FAMILY TRUST		03/16/2021	A-APPROVED	2210110150000
SM5 - 20210061	MICHAEL & SUSAN KAHN	MICHAEL & SUSAN KAHN/KIHEI	SATISH GHOLKAR		03/17/2021	A-APPROVED	2210230040073
SM5 - 20210062	KORN UNITS RENO	KORN UNITS 5521 & 5523 RENOVATIONS/LAH	LAWRENCE W CUNHA JR		03/17/2021	A-APPROVED	2440140040000
SM5 - 20210063	NGUYEN RESIDENCE	NGUYEN RESIDENCE\LAHAINA	MARIE KIMMEY AIA		03/18/2021	A-APPROVED	2450120150000
SM5 - 20210064	KENNETH GERONDALE	KENNETH GERONDALE/PAIA	MATT FOX		03/18/2021	A-APPROVED	2260080090000
SM5 - 20210065	ROSENBLUM RES	SMA APP/ADDITION LIVING AREA-KIHEI	ROSENBLUM, JEFF		03/22/2021	A-APPROVED	2390430140000
SM5 - 20210066	TARASENKO RESIDENCE	SMA APP/RENOVATION & SPA-KIHEI	HAWAII OFF GRID		03/22/2021	A-APPROVED	2210210110000
SM5 - 20210067	MAHINAHINA BEACH	MAHINAHINA BEACH GARAGE REPAIRS/LAHAINA	ASSOCIATION OF APARTMENT OWNERS OF MAHINAHINA BEACH		03/23/2021	A-APPROVED	2430080010000
SM5 - 20210068	KAANAPALI ALII 352	REPAIR REPLACE FIXTURE/CABINET/LAHAINA	BRENDA BRAUN		03/23/2021	A-APPROVED	2440080220158
SM5 - 20210069	NEW RESIDENCE	SMX/ANDERSON RESIDENCE/PAIA	DAVID & SHEILA ANDERSON		03/25/2021	A-APPROVED	2260050100000
SM5 - 20210070	KIHEI BAY SURF	SMX/KIHEI BAY SURF PARKING LOT/KIHEI	BEAU HILY-JONES		03/25/2021	A-APPROVED	2390011070000
SM5 - 20210072	MARK HYDE SOLAR	SMX/HYDE SOLAR/KIHEI	RISING SUN SOLAR		03/29/2021	A-APPROVED	2210250480000
SM5 - 20210073	ADDINGTON, MICHELLE	MAIN DWELLING ADDITION/ALTERATION	MICHELLE ADDINGTON	SEGUNDO	03/29/2021	A-APPROVED	2260130020001
SM5 - 20210074	746 ATTACHED OHANA	SMX/746 ATTACHED OHANA/PAIA	KUAU 742 LLC		03/30/2021	A-APPROVED	2260130200000
SM5 - 20210075	SIMON GARAGE	SIMON GARAGE/LAHAINA	DAVID SIMON, TRUSTEE		03/30/2021	A-APPROVED	2430030940000
SM5 - 20210076	58-4	SMA APP/ADD SPLIT AC-LAHAINA	SCOTT HILLMAN		03/30/2021	A-APPROVED	2460280100000
SM5 - 20210077	HANA PARK	SMX/HANA PARK/HANA	COUNTY OF MAUI	KANAE	03/30/2021	A-APPROVED	2140040210000
SM5 - 20210078	KAPUHAU IMPROVMENTS	SMX/KAPUHAU IMPROVEMENTS/KIHEI	KEITH ZIELINSKI		03/31/2021	A-APPROVED	2390230170000

**Grand Total :**

\* = Shoreline Projects  
closedsm5x



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## PD-Approved SMA Exempt Projects for Maui

03/31/2021

Permit Completion Date: 03/10/2021 - 03/31/2021

Permit #	Project	Permit Name	Applicant Name	Planner	Completed Date	Decision	TMK(s)
21							