

PURSUANT TO CHAPTER 92, PART I, HAWAII REVISED STATUTES AS AMENDED, NOTICE IS HEREBY GIVEN OF A REGULAR REMOTE PUBLIC MEETING OF THE MAUI PLANNING COMMISSION

AGENDA
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: JUNE 14, 2022

TIME: 9:00 A.M.

REMOTE MEETING LOCATION: Interactive conference technology via BlueJeans
Videoconferencing: **Meeting ID: 327 484 654**

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building 250 South High Street, Wailuku, Maui, Hawaii 96793. Note: The Commission Members may not be physically present at this location.

Members: P Denise La Costa (Chairperson), Kellie Pali (Vice-Chairperson), Kawika Freitas, Dale Thompson, Mel Hipolito, Jr., Ashley Lindsey, Kim Thayer, William Greig

A. CALL TO ORDER

Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three 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 **Meeting ID: 327 484 654**

To watch the meeting or provide video testimony, use meeting link: <https://maui.bluejeans.com/327484654>

Written testimony can be provided via email at planning@mauicounty.gov or via USPS mail c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Hawaii, 96793. While the Commission requests that written testimony be submitted by noon, one business day before the meeting to ensure distribution to the Commission, testimony submitted after such date and time will still be accepted by the Commission.

Testifiers via video 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 their names and the item they wish to testify on. Commissioners shall not be contacted by the Chat function; the Chat function shall not be used to provide testimony or comments.

Testifiers via phone will be called by the Chair after video testimony is finished.

Testifiers in the Planning Department Conference Room will be called by the Chair after video and phone testimony are finished.

B. PUBLIC HEARINGS

1. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a proposed bill to amend Maui County Code Chapter 19.04 to authorize commercial filming and photography activity in all zoning districts with a film permit, and create a new chapter in Title 5 to create a new permit process for commercial filming and photography. (J. Takakura) ([Report](#))
[\(Documents Received After Posting\)](#)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133292/Draft-bill-for-ordinance-for-commercial-filming-and-photography-activities>

2. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a proposed bill to amend Maui County Code Section 19.04.040 relating to the definitions of “time share plan” and “transient.” (J. Takakura) ([Report](#)) [\(Documents Received After Posting\)](#)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133291/Proposed-revisions-to-1904040-Definitions-for-time-share-plan-and--transient>

3. CAROLEE HIGASHINO, requesting a Conditional Permit and a State Land Use Commission Special Permit in order to operate commercial weddings and special events in the County R-3 Residential District and State Rural District, located at 7000 Makena Road, Kihei, Island of Maui, on a portion of a 0.8-acre parcel, TMK: (2) 2-1-006:011. (CP 2021/0001) (SUP2 2021/0007) (J. Burkett) ([Report](#))
[\(Application\)](#) [\(Documents Received After Posting\)](#)

C. DIRECTOR'S REPORT

1. MICHELE MCLEAN, Planning Director transmitting the following application to the Maui Planning Commission pursuant to the provisions of Section 19.32.020(C), Planned Development, of the Maui County Code:

SUNSTONE HAWAII 3-0 LLC, requesting a Step 3 Planned Development Approval for the Wailea Beach Marriott renovations. The proposed project includes replacing a pond with a swimming pool and spa, renovating a towel hut, constructing a solar PV pergola, and constructing outdoor living spaces for 14 existing ground floor guest rooms within the Haleakala Tower. The project is located on 18.388 acres at 3700 Wailea Alanui Drive, Wailea, Island of Maui, TMK: (2) 2-1-008:061-0000. (PD3 2022/0001) (J. Burkett) ([Application](#))

The Commission may act to waive or not waive its review.

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. June 28, 2022 agenda items

5. Referral to the South Maui Advisory Committee and the Paia-Haiku Advisory Committee to conduct the public hearing and provide their recommendation on the following:

[Council Resolution No. 22-70](#), referring to the Planning Commissions and Advisory Committees a Proposed Bill entitled, "A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO TRANSIENT ACCOMMODATION CAPS".

D. NEXT REGULAR MEETING DATE: JUNE 28, 2022

E. 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 June 14, 2022 was on May 27, 2022.**

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

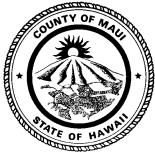
THE LINKS FOR DOCUMENTS RECEIVED AFTER POSTING WILL BE UPDATED PERIODICALLY WHEN TESTIMONY IS RECEIVED, UP TO 12:00 PM ONE BUSINESS DAY PRIOR TO THE MEETING.

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.

IF YOU REQUIRE AN AUXILIARY AID OR SERVICE OR ACCOMMODATION DUE TO A DISABILITY, PLEASE CONTACT THE COMMISSION STAFF NO LATER THAN THREE BUSINESS DAYS PRIOR TO THE SCHEDULED MEETING DATE AT (808) 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai)

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.
(S:\all\carolyn\MPC agendas\2022\061422)



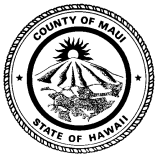
PD - Approved Projects for Maui

Permit Completion Date: 04/01/2022 - 05/31/2022

CP Special Management Area Minor Permit - Maui

Plan #	Project Name	Short Project Description	Applicant Name	Planner	Completed Date	Plan Status	TMK(s)
SM22022-00001	CMG	Special Event at the Golf Course	MC&A INC	Aliki Biniaris	04/12/2022	Approved	2210081400000-65568
SM22022-00003	Maalaea Harbor General Store Repair Roof	REPAIR AND REPLACEMENT OF EXISTING ROOF AND EXISTING SOLAR UNITS FOR THE MAALAEA GENERAL STORE, A		James A. Buika	04/14/2022	Completed	2360010250000-23123
SM22022-00004	Unum	Temporary tents for special event on April 27th, 2022, 100 Wailea Golf Club Drive		Aliki Biniaris	04/14/2022	Completed	2210081400000-65568
SM22022-00002	KAANAPALI SHRS POOL REPAIRS	KAANAPALI SHRS POOL: KAAANAPALI SHORES POOL & DECK REPAIR	LANCE TOWERS	Erin Derrington	04/25/2022	Approved	
SM22022-00006	PAULA JELSMAN DARLENE	Clearing a vacant lot and construction of a 3 foot tall, 30 foot long stone wall.		Wesley Bradshaw	04/26/2022	Approved	2430150400000-43615
SM22022-00007	Mana Hana Resort	Renovation of dilapidated storage/laundry bldg. at Mana Hana Resort - will follow CRC & dept. guidelines.		Paul Fasi	04/26/2022	Approved	2140130010000-1142
SM22022-00009	iCIMS	Temporary tent for private event	Wayne Hikiji	Laury Sanger	05/02/2022	Approved	2210081090000-3385
SM22022-00011	Kahana Village Dune Management	Dune Management and Maintenance	Valerie Glenn	James A. Buika	05/04/2022	Approved	2430050290000-65779
SM22022-00012	PUNA II ROOF REPLACEMENT	This includes and is limited to replacing roof sheathing, metal caps, flashing, drip edge, fascia, gutters, and downspouts as needed. No earthmoving	GREGG NELSON	Erin Derrington	05/04/2022	Completed	2420020050000-66508
SM22022-00008	MAUI PARKSHORE	Exterior repairs and painting project	SHARON WIGHT MWA INC	Laury Sanger	05/04/2022	Approved	2390040980001-33832
SM22022-00014	GoTo Dinner	Construct a 40' x 100' Tent for dining, 30' x 40' kitchen tent, and 16' x 24' stage. Set up 5/11/22, Event 5/12/22, Break down 5/13/22. Estimated	Tatiana von Oelhoffen	Aliki Biniaris	05/09/2022	Approved	2210081400000-65568
SM22022-00016	UI Path 2022 at Molokini Lookout	Construction of the temporary tents shall be initiated no earlier than May 21, 2022 and disassembly will be completed by May 23, 2022.	Julie Taketa	Aliki Biniaris	05/17/2022	Approved	2210081400000-65568
SM22022-00010	Napili Sunset I and II Improvements	To install three reduced pressure backflow preventers (RPBPs), one on each parcel for the Napili Sunset I and II. Also, to repaint the exterior		Tara Furukawa	05/18/2022	Completed	2430020530000-69401
SM22022-00013	NA KAMEHAMEHA	1 Day Hoolaulea and Parade	LOKAHI PACIFIC	Laury Sanger	05/18/2022	Approved	2460010090000-49452
SM22022-00019	Dell Corporation Event - Kaaanapali Golf Course	Temp tent structures for weekend event.	JOY HIRATA	Paul Fasi	05/20/2022	Approved	2440080180000-46929
SM22022-00015	VASSALLO GARAGE	Propose new garage construction. 720sf with 264 sf of loft/ storage. 20" depth excavation and 1500 sf grading.	LUIGI MANERA	Laury Sanger	05/20/2022	Approved	2280030240002-92265
SM22022-00018	STOLTE ATF	ATF permits sought for an existing secondary dwelling, accessory Ag structures, equipment shed and Ag processing building. Demolition of an	JAMES STOLTE & EMILY STOLTE	Paul Fasi	05/24/2022	Approved	2130030150002-88679
SM22022-00017	KANEKOA HOMESTEAD	Proposed Ag structures.	MEGAN KANEKOA	Jared Burkett	05/25/2022	Approved	2290020040000-79375

Grand Total: 18



PD - Approved Projects for Maui

Permit Completion Date: 04/01/2022 - 05/31/2022

ZAED Special Management Area Exemption

Plan #	Project Name	Short Project Description	Applicant Name	Planner	Completed Date	Plan Status	TMK(s)
SM52022-000005	FAIRMONT KEA LANI	Interior and nonstructural improvements to the existing hotel lobby. ADA improvements in the porte cochere area, and roof-mounted solar PV		Kurt Wollenhaupt	05/03/2022	Approved	2210230030000-61197
SM52022-000008		PUAMANA: Add 3' lanai and add tile		Livit U. Callentine	05/04/2022	Approved	2460300150000-50527
SM52022-000011	Daniel A. Schwalbe	Interior condo renovations	DANIEL SCHWALBE	Paul Fasi	05/05/2022	Approved	2460280310000-50457
SM52022-000009		LOUIS VUITTON WAILEA		Loriann Poaipuni	05/05/2022	Approved	2210080740000-89232
SM52022-000010		T-MOBILE HI02189A Maalaea Mermaid - Replace Sprint equipment		Paul Fasi	05/06/2022	Approved	2380140260000-66103
SM52022-00002	Michael Young & Mara Rappleyea Exst Farm Dwelling	The project involves After-the-Fact (ATF) work for a farm dwelling with related improvements including but not limited to water catchment tanks	MICHAEL YAEGER YOUNG	Chelsea Rabago	05/10/2022	Approved	2290050430000-16546
SM52022-000015	Peros Renovation (After-the-Fact)	(1) The project involves various maintenance and improvements to an existing single-family dwelling in Paukalo. The improvements include, but are	Michael Busch	Danny A. Dias	05/11/2022	Approved	2340280460000-20979
SM52022-000016	Larsen Vertical Chase	The project involves the construction of a vertical chase for a new air conditioning unit at the Palms at Wailea. The chase will be wood framed and	LARRISA FERRER	Danny A. Dias	05/12/2022	Approved	2210080820056-2962
SM52022-000017	Lesmerises Accessory Dwelling	The project involves the construction of a 600 square feet accessory dwelling unit (ADU) on a property with an existing single-family dwelling in	JOHN CASSEL Romana Lesmeises	Danny A. Dias	05/12/2022	Approved	2390430630000-38470
SM52022-000029		WWATER #7 FORCE MAIN: COM WASTEWATER KIHEI #7 MAIN REPLACE JOB# WW19-04	COUNTY OF MAUI WASTEWATER RECLAMATION DIVISION	Wesley Bradshaw	05/21/2022	Approved	2390050300000-34556
SM52022-000018		GILLMAN SOLAR PV: ROOF MOUNTED PV SYSTEM/LAHAINA	COLEMAN PIBURN	Laury Sanger	05/24/2022	Approved	2460310430000-50585
SM52022-000023		HI2 QUEENS CENTER: VERIZON MODIFICATION/KAHULUI	VERIZON WIRELESS	Paul Fasi	05/24/2022	Approved	2370020200000-23612
SM52022-000021		HALE KAMAOLE: REPLACE PLUMBING SYSTEM/KIHEI	BRAD WELLS	Paul Fasi	05/24/2022	Approved	2390040840000-61102
SM52022-000022		POLO BEACH WALKWAY: DEMO EXISTING TILE AND INSTALL NEW/KIHEI	ANDY CLARK	Paul Fasi	05/24/2022	Approved	2210110010001-3525
SM52022-000004	McGrath PV	roof-mounted, grid-tied PV system with battery backup	COLEMAN PIBURN	Tara Furukawa	05/24/2022	Approved	2450080010180-94563
SM52022-000032	Ralph Lauren Outlets of Maui	Remodel of existing tenant space at Outlets of Maui	DOREEN CANTO	Candace Thackerson	05/25/2022	Approved	2450020090000-47813
SM52022-000034		WAILEA POINT 3004: NEW MESSANINE W/STAIRCASE & BATHROOM, REMOVE BAY WINDOW & REPLACE W/MITERED GLASS	STEVE LANTZ	Paul Fasi	05/26/2022	Approved	2210230040095-4625
SM52022-000033		MITCHELL BRANDY IGE: BUILD DWELLING UNIT WITH SEPTIC SYSTEM	MARSHALL IGE	Paul Fasi	05/26/2022	Approved	2270130770000-90108

Grand Total: 18