

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

AGENDA

DATE May 28, 2002
TIME: 9:00 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building,
250 South High Street, Wailuku, Maui, Hawaii 96793

Public testimony will be taken at the start of the meeting on any agenda item in order to accommodate those individuals who cannot be present at the meeting when the agenda item(s) is (are) considered by the Maui Planning Commission. Public testimony will also be taken when the agenda item is taken up by the Maui Planning Commission. Maximum time limits on individual testimony may be established by the Planning Commission. A person testifying at the beginning of the meeting will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

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

- 1 WILLIAM C. and JOANNE CATERINA requesting a change in zoning from R-3 Residential District to B-2 Community Business District and a Special Management Area Use Permit for the Shaka Sandwich & Pizza project consisting of the construction of a 4,685 square foot commercial building and related improvements on the subject property situated at 1770 South Kihei Road, TMK: 3-9-012: 035, Kihei, Island of Maui. (CIZ 20010017) (SM1 20010023) (J. Alueta)
 - a. Public Hearing
 - b. Action

2. MR. JOHN E. MIN, Planning Director, proposing a Community Plan Amendment (CPA) to the West Maui Community Plan from Open Space to Single-Family Residential (1.310 Acres) and Single-Family Residential to Open Space (1.864 Acres) in order to correct a mapping error for property located at TMK: 4-3-001: 039 (por.), Kahana, Island of Maui. (CPA 20020002) (A. Cua)
 - a. Public Hearing
 - b. Action

3. MR. IAN SMITH of CB MAUI, LLC requesting a Change in Zoning from County Agriculture to R-2 Residential District and Urban Reserve District and a Special Management Area Use Permit for the Pu'u Kahana project, a 33-lot residential subdivision and related improvements using a "mixed density" site plan on Lower Honoapiilani Road on 9.976 acres, TMK: 4-3-001: 039, Kahana, Island of Maui. (CIZ 20010015) (SM1 20010021) of Maui. (CIZ 20010015) (SM1 20010021) (A. Cua)
 - a. Public Hearing
 - b. Action

B. COMMUNICATIONS

1. ISAAC HALL, attorney for the KAHANA SUNSET OWNERS ASSOCIATION submitting a Petition to Intervene on the application by MR. IAN SMITH of CB MAUI, LLC requesting a Special Management Area Use Permit for the Pu'u Kahana project, a 33-lot residential subdivision and related improvements using "mixed density" site plan on Lower Honoapiilani Road, TMK: 4-3-001: 039, Kahana, Island of Maui. (SM1 20010021) (A. Cua)
2. May 13, 2002 fax letter from MR. PIA ALULI demanding a contested case hearing to address all issues pertaining to the proposed Puu Kahana development.
3. MS. GWEN OHASHI HIRAGA of MUNEKIYO & HIRAGA on behalf of the RITZ CARLTON KAPALUA requesting a one-year Special Management Area Permit time extension on the period to initiate construction for the proposed storage facility at the Ritz Carlton Kapalua Hotel at TMK: 4-2-004: 021 (por.), Kapalua, Island of Maui. (SM1 2000/0006) (C. Suyama)
4. MR. A. JAMES WRISTON III, Director of KAA NAPALI DEVELOPMENT CORP. requesting review and comment of the proposed conceptual transportation plan to promote non-automobile dependent forms of transportation for West Maui per condition "dd" of the Special Management Area Use Permit for the Kaanapali Ocean Resort, a vacation timeshare resort of up to 280 units as well as related improvements and amenities at TMK: 4-4-024: 003, Kaanapali, Lahaina, Island of Maui. (SM1 970006) (J. Alueta)

5. MR. ED AKIONA, AIA on behalf of THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS requesting a County Special Use Permit amendment in order to construct a new 27 stall parking lot in the R-3 Residential District at 125 Kamehameha Avenue, TMK: 3-8-017:044, Kahului, Island of Maui. (CUP 20020001) (S. Bosco)
6. MRS. VICTORIA HANSEN of ESKIMO CANDY SEAFOODS requesting an amendments to the Special Management Area Use Permit and County Special Accessory Use Permit Approval for the Eskimo Candy Seafoods project in order to incorporate revised plans increasing the floor area from approximately 5,300 square feet to 6,300 square feet and to delete condition no. 17 requiring the incorporation of oil separators in drainage inlets for property situated at 2665 Wai Wai Place, Kihei Franks Hui Subdivision at TMK: 3-9-051: 039, Kihei, Island of Maui. (SM1 2000/0022) (ACC 2000/0008) (S. Bosco)

C. UNFINISHED BUSINESS

1. MS. ANGELA D.L. COCHRAN requesting a Community Plan Amendment from Single Family Residential to Business/Commercial and a change in zoning to establish B-CT Country Town Business District zoning in order to construct a new plantation-style 2-story retail/commercial building at the former Oda Tailor Shop site at 109 Baldwin Avenue, TMK: 2-6-06: 14, Paia, Island of Maui. (CPA 2000/0005) (CIZ 2000/0010) (J. Higa) (Public hearing conducted on February 27, 2001)

D. DIRECTOR'S REPORT

1. Referral of the following request to the Hana Advisory Committee to the Maui Planning Commission for recommendations:

PAUL R. MANCINI, attorney of MANCINI, WELCH & GEIGER on behalf of ROBERT HENDRIKSON of the HANA GARDENLAND LLC requesting a transfer of the State Land Use Commission Special Use Permit to the Hana Gardenland LLC, a five (5) year time extension, and to amend the retailing condition in order to group the retailing areas together to market agricultural product and "tropical and agricultural based crafts and products" for the Hana Gardenland project at TMK: 1-3-009: 027, Kaeleku, Hana, Island of Maui. (SUP 930009) (CP 990009) (J. Aluet a)

2. Olowalu SMA Minor Permit application for signs
- * 3. Aloha Market Place SMA Minor Permit

NOTE: With reference to this agenda item, one or more executive meetings, pursuant to Section 92-5(a)(4), HRS, are anticipated to consult with legal counsel on questions and issues pertaining to the powers, duties, privileges, immunities, liabilities of the Maui Planning Commission.

4. SMA Minor Permit Report(see attached)
 5. SMA Exemptions Report (see attached)
- E. NEXT REGULAR MEETING DATE JUNE 10, 2002 (Monday)
- F. ADJOURNMENT

EACH APPLICANT IS REQUESTED TO PROVIDE RESPONSIBLE REPRESENTATION AT THE MEETING.

ANY PETITION TO INTERVENE AS A FORMAL PARTY IN THE PROCEEDINGS BEFORE THE MAUI PLANNING COMMISSION MUST BE FILED WITH THE COMMISSION AND SERVED UPON THE APPLICANT NO LESS THAN TEN DAYS BEFORE THE FIRST PUBLIC HEARING DATE. (Note: The calculation of time for deadlines ten days or less excludes weekends and State recognized holidays.) THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS, DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (From Molokai) OR 1-800-272-0125 (From Lanai) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST SIX (6) DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

- * **An Executive Session may be called in order for the Commission to consult with their attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities.**

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one working day prior to the meeting date. Thank you for your cooperation. (S:\all\carolyn\052802.age)