

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

AGENDA

DATE: NOVEMBER 10, 2003 (Monday)
TIME: 9:00 A .M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Star Medeiros (Chair), Randy Piltz (Vice-Chair), Bernice Lu, Susan Moikeha, Suzanne Freitas, Patricia Eason, Grelyn Rosario, Johanna Amorin, Diane Shepherd.

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. CALL TO ORDER

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

1. LAHAINA LAND INVESTORS, LLC (former applicant was LANDTEC, INC.) requesting a Special Management Area Use Permit for the proposed single family subdivision consisting of lot preparation, home construction, and related improvements for ten single-family homes and ten detached ohana units at 5050 Lower Honoapiilani Road, TMK: 4-3-003: 025, Napili, Island of Maui. (SM1 2003/0015) (C. Suyama)
 - a. Public Hearing
 - b. Action

2. MR. DOYLE BETSILL, President of BETSILL BROTHERS CONSTRUCTION, INC. and MR. LARRY SORIANO of SOUTH KIHEI, INC. , owner requesting a Community Plan Amendment for the Waipuilani Estates Subdivision of approximately 8 acres from Multi-Family Residential to Single-Family Residential at 915 South Kihei Road, TMK: 3-9-001: por. of 009, Kihei, Island of Maui. (CPA 20020010) (J. Higa)
 - a. Public Hearing
 - b. Action

3. MR. DOYLE BETSILL, President of BETSILL BROTHERS CONSTRUCTION, INC. and MR. LARRY SORIANO of SOUTH KIHEI, INC. , owner requesting a Special Management Area Use Permit for the Waipuilani Estates project, a ninety-six (96) lot R-0 Lot Line single family residential development , and supporting infrastructure at 915 South Kihei Road TMK: 3-9-001: 009 and construction of a Government Roadway at Lot C, original Tax Map Key 3-9-001: 011, Kihei, Island of Maui. The project includes the development of 95 single-family residences, an approximate 1.103 acre park, construction of a County road linking the project site with Kulanihakoi Road, and the construction of other on-site infrastructure improvements including sewer, drainage, water, and electrical system improvements. (SM1 20020009) (J. Higa)

- a. Public Hearing
- b. Action

C. CONTINUED PUBLIC HEARING

1. TOBIN and ROXANE HOOD doing business as SEA ESCAPE BOAT RENTAL requesting a Special Management Area Use Permit for the Sea Escape Boat Rental Relocation to the Kihei Business Park consisting of the construction of a 2,270 square foot office, boat rental and storage facility and related improvements at 177 Halekuai Street, TMK: 3-9-051: 037, Kihei, Island of Maui. (SM1 2003/0012)(J. Higa) (continued from October 14, 2003 meeting)

- a. Public Hearing
- b. Action

- D. Workshop on the Department of Education's School Impact Fee Requirements conducted by Sanford Beppu, CIP Planner, Facilities Branch, State Department of Education (Workshop to be conducted at approximately 1:00 p.m.)

E. COMMUNICATIONS

1. TOBIN and ROXANE HOOD dba Sea Escape Boat Rental requesting a determination that pursuant to the provisions of Section 19.18.020.66 of the Maui County Code that the operation of a boat rental and storage facility conforms to the intent of the B-2 Community Business District and is similar in character of rendering sales of commodities or performance of services to the community and is not detrimental to the welfare of the surrounding area. The subject use is located at 177

Halekuai Street, TMK: 3-9-051: 037, Kihei, Island of Maui. (ACC 2003/0003)(J. Higa)

2. MR. MARTIN BENZ , President & CEO of the HUI NOEAU VISUAL ARTS CENTER requesting an amendment to their State Land Use Commission Special Use Permit for a 10-year time extension to continue to operate a visual arts center on approximately 10.85 acres of land in the State Agricultural District at 2481 Baldwin Avenue, TMK: 2-4-002: portion of 011, Makawao, Island of Maui. (SUP 2 980002) (A. Cua)

F. NEW BUSINESS

1. AHEAHE MAKANI, LLC requesting an Environmental Assessment Determination for the Kai Makani project, a 112-unit condominium project and related improvements on approximately 10.442 acres of land and the improvements at Mai Poina Oe AHEAHE MAKANI, LLC requesting an Environmental Assessment Determination and a Special Management Area Use Permit for the Kai Makani project, a 112-unit condominium project and related improvements on approximately 10.442 acres of land and the improvements at Maipoina Oe Lau Beach Park including the provision of 37 parallel parking stalls along South Kihei Road and associated landscape planting at TMK: 3-9-041: 002, 003, 026, 038, and a portion of 027 and TMK: 3-9-001: 025, Kihei, Island of Maui. (EA 20020010) (SM1 20020021) (M. Niles) (10/28/02) (J. Alueta) (2/10/03) lau Beach Park including the provision of 37 parallel parking stalls along South Kihei Road and associated landscape planting at TMK: 3-9-041: 002, 003, 026, 038, and a portion of 027 and TMK: 3-9-001: 025, Kihei, Island of Maui. The proposal involves the use of County lands. The applicant has also applied for a Special Management Area Use Permit and the public hearing on the SMA and Planned Development Step1 requests will be scheduled for a future date. (EA 20020010) (SM1 20020021) (Final EA document previously circulated to the Planning Commission) (J. Alueta)

G. DIRECTOR'S REPORT

1. SMA Minor Permit Report (see attached)
2. SMA Exemptions Report (see attached)

H. NEXT REGULAR MEETING DATE: November 25, 2003

I. ADJOURNMENT

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AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

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 (10) 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.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE MAUI PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE RECEIVED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

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 (Molokai) OR 1-800-272-0125 (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 TWO (2) BUSINESS 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 day prior to the meeting date. Thank you for your cooperation. (S:\all\carolyn\111003.age)