

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

## AGENDA

DATE: JANUARY 27, 2004 (Tuesday)  
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, 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.)

1. MR. GLENN CORREA, Director of the DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit in order to construct the Central Clubhouse including a future gymnasium for the Boys and Girls Club of Maui and related improvements at 100 Kanaloa Avenue, Keopuolani Park, TMK: 3-8-007: 001 (portion), Kahului, Island of Maui. (SM1 2003/0016) (K. Caigoy)
  - a. Public Hearing
  - b. Action
2. FRIENDS OF MOKUULA, INC. requesting a Special Management Area Use Permit for the proposed parking lot and related improvements consisting of an 84-stall parking lot, ancillary facilities, as well as construction of an 1,800 square foot traditional Native Hawaiian building, and 900 square foot restroom/storage building at the Front Street- Shaw Street intersection at TMK; 4-6-007:001, por. of 002, and 036, Lahaina, Island of Maui. (SM1 2003/0008) (C. Suyama) (previously scheduled for the December 9, 2003 meeting.)

- a. Public Hearing
  - b. Action
3. MR. WAYNE I. ARAKAKI on behalf of the CHURCH OF THE NAZARENE requesting a change in zoning from Public Use and R-3 Residential District to P-1 Public/ Quasi-Public District in order to construct a multi purpose building, fellowship hall, kitchen, and 2 story sanctuary at 2986 Haleakala Highway, TMK: 2-3-031: 011 and 2-3-054: 150, Pukalani, Island of Maui. (CIZ 2001/0007) (J. Alueta) (previously scheduled for the December 9, 2003 meeting.)
  - a. Public Hearing
  - b. Action
- C. APPROVAL OF THE MINUTES OF OCTOBER 21, 2003 (Corrections requested at the November 25, 2003 meeting) AND OCTOBER 23, 2003 MEETINGS
- D. COMMUNICATIONS
  1. MR. GAYLORD C. KUBOTA, Museum Director of the A & B SUGAR MUSEUM requesting a 10-year time extension on the Conditional Permit to continue operation of the Sugar Museum on approximately 1.773 acres of land at 3957 Hansen Road, TMK: 3-8-006: 004, Puunene, Island of Maui. (CP 89/003) (J. Higa)
  2. MS. KAREN L, NOLAND of KAUKINI INCORPORATED dba KAUKINI GALLERY & GIFT SHOP requesting a 10-year time extension on the State Land Use Commission Special Use Permit and Conditional Permit to continue to operate an art gallery and gift shop to sell Made-in-Hawaii Art Work and Crafts in the State Agricultural District , Kahekili Highway, at TMK: 3-1-002: 021, Kahakuloa, Island of Maui. (SUP 2 20000001) (CP 20000001) (J. Higa)
- E. UNFINISHED BUSINESS
  1. MS. MICHELE CHOUTEAU McLEAN, Land Use Planner for CB MAUI, LLC informing the Maui Planning Commission by letter dated January 6, 2004 of the withdrawal of the following applications for the Puu Kahana project, a 33-lot residential subdivision, and related improvements:

- a. CB MAUI, LLC requesting an Environmental Assessment Determination on Environmental Assessment prepared in Support of the Community Plan Amendment for the Puu Kahana project, a 33-lot residential subdivision and related improvements using mixed-density site plan at Lower Honoapiilani Road, TMK: 4-3-001: 039, Napili, Island of Maui. (EA 20030005) (A. Cua) The EA Trigger is the community plan amendment.
- b. CB MAUI, LLC requesting a Community Plan Amendment from Single Family and Open Space to Open Space and Single Family( realigned) for the Puu Kahana project, a 33-lot residential subdivision and related improvements at TMK: 4-3-001: 039, Napili, Island of Maui. (CPA 20020002) (A. Cua)
- c. CB MAUI, LLC requesting a Change in Zoning from County Agriculture District 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). (CIZ 20010015) (SM1 20010021) (A. Cua)

The following intervention requests were granted by Maui Planning Commission at the May 28, 2002 public hearing on the Special Management Area Use Permit request (SM1 20010021) by CB MAUI for the Puu Kahana project:

- 1) ISAAC HALL, attorney for the KAHANA SUNSET OWNERS ASSOCIATION. (A. Cua)
- 2) HAYDEN ALULI, attorney for PIA ALULI. (A. Cua)

F. DIRECTOR'S REPORT

1. SMA Minor Permit Report
2. SMA Exemptions Report

G. NEXT REGULAR MEETING DATE: February 10, 2004

H. 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\012704.age)