

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

AGENDA

DATE: APRIL 22, 2003
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.)

1. MR. MICHAEL W. FOLEY, Planning Director requesting amendments to Chapter 201: Rules of Practice and Procedure of the Maui Planning Commission in order to repeal the "Three Strikes and You're Out" Rule. This action is in conformance with the ruling from the Smith v. Arakawa case. (B. Moto)

- a. Public Hearing
- b. Action

2. MR. CHRISTOPHER L. HART, ASLA of CHRIS HART AND PARTNERS on behalf of MS. KIM STEVER of COSTCO WHOLESALE CORPORATION requesting a Special Management Area Use Permit for the proposed Maui Costco Wholesale Addition and related improvements at 540 Haleakala Highway at TMK: 3-8-079: 022, Kahului, Island of Maui. (SM1 2002/0019) (K. Caigoy)

- a. Public Hearing
- b. Action

3. MR. BARCLAY JOHNSON of SEABURY HALL requesting a State Land Use Commission Special Use Permit, a Conditional Permit, and an Off-Site Parking Approval in order to allow for the construction of a parking lot on a portion of land adjacent to Seabury Hall at TMK; 2-4-008:041, Makawao, Island of Maui. (SUP2 2002/0014) (CP 2002/0024) (OSP 2002/0006) (A. Cua)
 - a. Public Hearing
 - b. Action
 4. MAKENA RESORT CORP. requesting a Special Management Area Use Permit in order to construct a golf course maintenance washpad and related improvements for the Makena Golf Courses at TMK: 2-1-005: 108, Makena, Island of Maui. (SM1 2002/0028) (K. Caigoy)
 - a. Public Hearing
 - b. Action
- C. APPROVAL OF MINUTES OF THE FEBRUARY 25, 2003 and MARCH 11, 2003
- D. COMMUNICATIONS
1. MS. REBECCA BROUDY COLLINS on behalf of WAILEA BUSINESS CENTER requesting an amendment to Condition No. 1 of the Special Management Area Use Permit and amendment to Condition No. 3 of the Step 1 Planned Development approval relating to the initiation of construction and the deadline to submit Step 2 and 3 Planned Development applications for the Wailea Business Center at TMK: 2-1-008: 103, Wailea, Island of Maui. (SM1 990007) (PD1 990001) (C. Suyama)
 2. MR. ALAN UNEMORI of UNEMORI ENGINEERING on behalf of TOWNE BROWN DEVELOPMENT LLC reporting back to the Maui Planning Commission on the feasibility of providing pedestrian access through Lot 20 of the Kilohana Mauka Subdivision project on the previous Special Management Area Use Permit review for property situated at TMK: 3-9-004: 076, 077, and 078, Kihei, Island of Maui. (SM1 2000/0001) (J. Alueta)

E. UNFINISHED BUSINESS

1. MAUI LANI PARTNERS requesting Phase II Project District Approval and a County Special Use Permit for the Maui Lani Elementary School project for the construction of a kindergarten to 5th grade elementary school for a total enrollment of 650 students at TMK: 3-8-007: portion of 131, Kahului, Island of Maui. (PH2 20020001) (CUP 20020002) (C. Suyama) (Deferred from the September 10, 2002 meeting)

F. DIRECTOR'S REPORT

1. Notification to the Maui Planning Commission of the filing of the following Notice of Appeal pursuant to the provisions of Section 12-202-26 of the Maui Planning Commission's SMA Rules:
 - a. ISAAC HALL, attorney for GERALD SHUTTLEWORTH submitting a Notice of Appeal to the Planning Commission on the issuance of a Special Management Area Minor Permit to Maui Electric Company (MECO) for the installation of three (3) concrete pullboxes, and five (5) spans of underground secondary and service and remove two(2) existing underground services at TMK: 3-8-001: 041, 042, and 043, Spreckelsville, Island of Maui. (SMX 2002/0696) (SM2 2003/0027) (APPL 2003/0005) (M. Isotov) (J. Alueta)
2. Planning Director's Update on the Planning Department's studies to relocate portions of the Honoapiilani Highway between the pali and Lahaina Town in West Maui and create additional shoreline park space.
3. Status Report on the Revised Shoreline Area Rules
4. SMA Minor Permit Report (see attached)
5. SMA Exemptions Report (see attached)
6. Bill 84 Workshop on the General Plan and Community Plans - May 6, 2003 at 7:00 p.m., in the Planning Conference Room
7. Kapalua Mauka Land Use Changes Workshop - May 12, 2003 at 1:00 p.m.

G. NEXT REGULAR MEETING DATE: May 13, 2003

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\042203.age)