

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

AGENDA

DATE: March 25, 2008 (Tuesday)
TIME: 8:30 A.M.
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Johanna Amorin (Chair), Wayne Hedani (Vice-Chair), William Iaconetti, Bruce U'u, John Guard IV, Jonathan Starr, Kent Hiranaga, Joan Pawsat, Ward Mardfin

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 this time will not be allowed to testify again when the agenda item comes up before the Commission, unless new or additional information will be offered.

Testifiers: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, Conditional Permit, Type 3 Bed and Breakfast 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.

- A. CALL TO ORDER
- B. RESOLUTION THANKING OUTGOING MEMBER JOHANNA AMORIN (Outgoing Chair)
- C. UNFINISHED BUSINESS
 - 1. a. HMC MAUI LLC requesting a Special Management Area Use Permit for the Hyatt Regency Maui Timeshare Project, a 12 story, 131 unit timeshare structure with related improvements on 36.57 acres located at TMK: 4-4-013: 003, 004, 005, & 006, Kaanapali, Lahaina, Island of Maui. (SM1 2006/0001) (J. Dack) (Public hearing conducted on December 11, 2007. This matter was scheduled to be heard again on January 8, 2008 meeting. It was heard again on February 12, 2008. Commissioners: Please bring your materials with you.)

The Commission may take action on the request.

- b. HMC MAUI LLC requesting an offsite parking approval for a 12 story, 131 unit timeshare structure with related improvements on 36.57 acres located at TMK: 4-4-013: 003, 004, 005 & 008, Kaanapali, Lahaina, Island of Maui. (OSP 2006/0007) (J. Dack) (The Commission reviewed this request on December 11, 2007. This matter was scheduled to be heard again at the January 8, 2008 meeting. It was reviewed again on February 12, 2008. Commissioners: Please bring your materials with you.)

The Commission may take action on this request.

2. SAMUEL M. GARCIA, JR. and JON E. GARCIA requesting a Special Management Area Use Permit for the Garcia Family Subdivision, an 10-lot single-family subdivision to accommodate 10 single-family residences at 193 Makena Road, TMK: 2-1-007: 067, Makena, Island of Maui. (SM1 20020016) (C. Yoshida)(public hearing conducted on November 28, 2006.) (SMA Permit action was deferred until after the Council took action on the Community Plan Amendment, the State Land Use District Boundary Amendment, and the Change in Zoning)
- D. PUBLIC HEARING (Action to be taken after public hearing.) (To begin at 1:00 p.m. or as soon thereafter.)
1. JOSLIN GROUP requesting a Special Management Area Use Permit for the Minit Stop Wakea Alteration Project consisting of alterations to the existing building and addition of two new fuel pumps with canopy at 85 South Wakea Avenue, TMK: 3-8-050: 018, Kahului, Island of Maui. (SM1 2007/0012) (D. Dias)
 - a. Public Hearing
 - b. Action
- E. NEW BUSINESS
1. WESTERN APARTMENT SUPPLY & MAINTENANCE CO. requesting an Environmental Assessment Determination on the final Environmental Assessment in support of the Community Plan Amendment from Single Family to Hotel and for the Shoreline Setback Variance to maintain current hotel and restaurant uses of the subject property and to improve parcel 149

with the construction of a paved parking lot at 2980 South Kihei Road, TMK: 3-9-004: 029 and 149, Kihei, Island of Maui. (EA 2006/0015) (R. Loudermilk) (Draft EA reviewed on February 27, 2007.)

The EA trigger is the Community Plan Amendment. The Maui Planning Commission is the accepting authority for the EA.

The Commission may act to make a Findings of No Significant Impact (FONSI) or take some other action.

The public hearing on the Community Plan Amendment, Conditional Permit, and Special Management Area Use Permit will be scheduled for a future date after the Chapter 343 process has been completed.

2. MR. JAMES H. SCHLOEMER requesting an Environmental Assessment Determination on the Final Environmental Assessment prepared in support of the Shoreline Setback Variance application for the proposed Schloemer Residence at 4410 Makena Road, TMK: 2-1-011: 028, Makena, Island of Maui. (EA 2006/0018) (SSV 2006/0005) (T. Abbott) (The draft EA was reviewed at the March 13, 2007 meeting.)

The Environmental Assessment trigger is the planned work within the shoreline setback area. The accepting authority for the Environmental Assessment is the Maui Planning Commission.

The Commission may act to make a Findings of No Significant Impact (FONSI) or take some other action.

The public hearing on the Shoreline Setback Variance will be scheduled for a future date after the Chapter 343 process has been completed.

F. APPROVAL OF MINUTES AND ACTION MINUTES OF FEBRUARY 12, 2008 MEETING

G. DIRECTOR'S REPORT

1. Planning Department's Follow-Up Report on Matters raised by the Maui Planning Commission at the March 11 meeting.
2. Planning Commission Projects/Issues
3. EA/EIS Report
4. SMA Minor Permit Report
5. SMA Exemptions Report

H. NEXT REGULAR MEETING DATE: April 8, 2008

I. ADJOURNMENT

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. The deadline for the filing of a timely Petition to Intervene was on March 10, 2008 for the first public hearing date on March 25, 2008.

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.

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\032508.agenda)