

MAUI PLANNING COMMISSION

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

AGENDA

(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: OCTOBER 11, 2022

TIME: 9:00 A.M.

REMOTE MEETING LOCATION: Interactive conference technology via BlueJeans
Videoconferencing: **Meeting ID: 312 221 367**

PHYSICAL LOCATION: Members of the public may observe the remote meeting or testify in-person using audio/visual technology at the Planning Department Conference Room, Kalana Pakui Building 250 South High Street, Wailuku, Maui, Hawaii 96793. Note: The Commission Members may not be physically present at this location.

Members: P Denise La Costa (Chairperson), Kellie Pali (Vice-Chairperson), Kawika Freitas, Dale Thompson, Mel Hipolito, Jr., Ashley Lindsey, Kim Thayer, Dr. Mark Deakos

A. CALL TO ORDER AND ROLL CALL

Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three minutes.**

To watch the meeting or provide video testimony: Click on or use meeting link: <https://maui.bluejeans.com/312221367>

To listen to the meeting or provide oral testimony via phone, dial 1-888-748-9073 (toll free) or 1-408-915-6290 or 1-408-740-7256 and enter **Meeting ID: 312 221 367**

Testifiers via video are asked to sign-up using the Chat function providing their names and the item they wish to testify on. Testifiers via phone will be called by the Chair after in-person and video testimony is finished.

Testifiers will be called by the Chair to offer their testimony, those participating by phone or video are asked to **mute** their audio and video when they are not testifying.

To provide written testimony: Email testimony to planning@mauicounty.gov or submit written testimony by mail to the Maui Planning Commission c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Hawaii, 96793. While the Commission requests that written testimony be submitted by noon, one business day before the meeting to ensure distribution to the Commission, testimony submitted after such date and time will still be accepted by the Commission.

Commissioners **shall not** be contacted by the Chat function; the Chat function shall not be used to provide testimony or comments.

B. PUBLIC HEARINGS

RORY FRAMPTON, on behalf of CARRIER HAWAII, requesting a Special Management Area Use Permit for the proposed development of a 12,366 sf. warehouse and wholesale parts building, future tenant space, parking, landscaping and utility connections on 0.513 acres, located in the Maui Business Park Phase II, at 182 Lauo Loop, TMK: (2) 3 8-103:009, Kahului, Island of Maui. (SM12022-00003) (T. Furukawa) ([Report](#)) ([Application](#)) ([Documents Received After Posting](#))

C. COMMUNICATIONS

GWENDOLYN RIVERA OF MUNEKIYO HIRAGA, on behalf of THE KRAUSZ COMPANIES CALIFORNIA, requesting an amendment of the Special Management Area Use Permit for the proposed Downtown Kihei Project to include a northern component consisting of the previously approved 150-unit select service hotel and up to approximately 63,400 square feet of commercial and retail space, and a southern component of 223 affordable housing units in one four-story mixed use building, two four-story residential buildings and four two-story residential buildings, a community center with common resident facilities, and 28,075 square feet of commercial and retail space. Also proposed are 873 parking stalls for tenants and guests, landscaping and related infrastructure improvements. The project will be located on approximately 27.436 acres of land at TMKs: (2) 3-9-002:030, 076, 080, and 158 on Piikea Avenue, Kihei, Island of Maui. (SM120120006) (T. Furukawa) ([Report](#)) ([Application](#)) ([Documents Received After Posting](#))

D. DIRECTOR'S REPORT

1. SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

2. SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

3. Comments from Chair and Vice-Chair regarding the 2022 Hawaii Congress of Planning Officials Conference held on September 14-16, 2022.

4. Discussion of Future Maui Planning Commission Agendas

a. October 25, 2022 agenda items

E. NEXT REGULAR MEETING DATE: OCTOBER 25, 2022

F. ADJOURNMENT

AGENDA ITEMS ARE SUBJECT TO CANCELLATION

INTERRUPTION IN VIDEO/AUDIO: If the connection between any testifier and the video conference is lost, the meeting will continue. A meeting held by interactive conference technology shall be automatically recessed for up to 30 minutes to restore communication when audiovisual communication cannot be maintained with Commission members participating in the meeting or with the public location identified above. If connection cannot be restored within 30 minutes, the meeting is automatically terminated.

An **executive session** may be called in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities, pursuant to Sec. 92-5(a)(4), Hawaii Revised Statutes.

Documents relating to this meeting may be found by clicking on the links provided on this Agenda, on the County of Maui official website at <https://www.mauicounty.gov>, under Boards and Commissions, Maui Planning Commission, and are on file with the Department of Planning.

The address of the Commission to provide written testimony is c/o Department of Planning, One Main Plaza, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793, phone number is 808-270-7735, and email is planning@mauicounty.gov.

Written testimony, whether sent via fax, email or USPS mail should be received by the Department of Planning by noon, one business day before the meeting to ensure distribution to the board. Fifteen (15) copies of written testimony is needed if testimony is presented immediately prior to or at the meeting.

The links for documents received after posting will be updated periodically when testimony or documents is received, up to 12:00 p.m. on business day prior to the meeting.

Petitions to Intervene: Unless otherwise specified by Planning Commission Rule, any Petition to Intervene as a formal party in a proceeding 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 of ten days or less excludes weekends and State recognized holidays.) Filing of all documents to the Commission is c/o the Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793.

The deadline for filing a timely Petition to Intervene for an item where the first public hearing date is on October 11, 2022 was on September 27, 2022.

Oral testimony will be received on any agenda item subject to the provisions of Chapter 92, Hawaii Revised Statutes, the Commission's Rules of Practice and Procedure. In accordance with these rules, maximum time limits of at least three minutes may be established by the Commission on individual oral testimony. Please note that anyone wishing to provide oral testimony pertaining to an agenda item that is a "contested case" pursuant to Chapter 91,

Hawaii Revised Statutes, will be asked to testify under oath or affirmation, and may be subject to limited cross examination in accordance with Section 91-10(3), Hawaii Revised Statutes

TESTIFIERS: Please be advised that applications for Community Plan Amendment, State District Boundary Reclassification, Change in Zoning, and Conditional 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.

SPECIAL ASSISTANCE: If you require an auxiliary aid or service or accommodation due to a disability, please contact the commission staff no later than three business days prior to the scheduled meeting date at (808) 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai)

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.

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COUNTY OF MAUI
Kalana O Maui Building
200 South High Street
Wailuku, HI 96793-2155

PD - Approved Projects for Maui

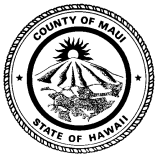
09/28/2022

Permit Completion Date: 09/12/2022 - 09/28/2022

CP Special Management Area Minor Permit - Maui

Plan #	Project Name	Short Project Description	Applicant Name	Planner	Completed Date	Plan Status	TMK(s)
SM22022-00045	Texas Lottery Event 2022	event on Golf Course	Aryien Shapiro	Collette Cardoza	09/13/2022	Completed	2440080090000-46922 2440080180000-46929
SM22022-00044	Hana Community Center Building F Parking Improvements	Parking improvements: drainage, pavement, fencing, water, landscaping	Jennifer Sumida RONALD FUKUMOTO Mandy Saito	Wesley Bradshaw	09/15/2022	Completed	2140040290000-899
SM22022-00047	Vance, Ann	PV and battery install	RISING SUN SOLAR ELECTRIC LLC Henry McNamara	Collette Cardoza	09/27/2022	Completed	2460310170000-50559

Grand Total: 3



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 Kalana O Maui Building
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PD - Approved Projects for Maui

09/28/2022

Permit Completion Date: 09/12/2022 - 09/28/2022

ZAED Special Management Area Exemption

Plan #	Project Name	Short Project Description	Applicant Name	Planner	Completed Date	Plan Status	TMK(s)
SM52022-000079		Holiday Events at Campbell Park.	Lahaina Restoration Foundation	Aliki Biniaris	09/12/2022	Approved	2460080060000-49957
SM52022-000083	Napili Shores Plumbing Replacement	Napili Shores Condominium - Interior and exterior work for plumbing replacement.	CHP Land Planning	Collette Cardoza	09/12/2022	Approved	2430020610000-65759
SM52022-000086	Kaanapali Beach Club Repairs	Lobby Building Repairs and Improvements Project with limited Repairs in Shoreline Setback Area.	KAANAPALI BEACH VACATION RESORT	James A. Buika	09/13/2022	Approved	2440010980000-45553
SM52022-000093	AC repair at Outlets	Repair, maintenance and installation of new HVAC units atop Buildings A-J for all tenant spaces	SHARON WRIGHT	Candace Thackerson	09/14/2022	Approved	2450020090000-47813
SM52022-000096		BIG BEACH OHANA LLC: ADDITIONAL WORK TO EXISTING PERMITS, PRIVACY WALL, RETAINING WALLS, UNDERGROUND	RONALD HASSO	Wesley Bradshaw	09/15/2022	Approved	2210050810000-2028
SM52022-000095		GAFFNEY RESIDENCE: GAFFNEY RESIDENCE - FIRST FARM DWL, AG STORAGE, AG WORKSHOP	PETER GAFFNEY	Wesley Bradshaw	09/15/2022	Approved	2160060190000-1538
SM52022-000085	Myhre Swimming Pool	The project involves the renovation of an existing swimming pool and addition of a spa on a property with an existing single-family dwelling in Wailea.	DAVID SELLERS	Danny A. Dias	09/15/2022	Approved	2210240490000-4862
SM52022-000097	Higashino Temporary Tents, Chairs, Tables & Furnishings	Temporary tables, chairs, and tent for 2 wedding events.	Carol Higashino	Collette Cardoza	09/23/2022	Approved	2210060110000-2073
SM52022-000091	Aloha Recycling Propane Tank	Replace existing propane tank	ALOHA RECYCLING CENTER	Laury Sanger	09/23/2022	Approved	2370110130000-23728
SM52022-000099		Salty Dog renovations	SHARON WRIGHT	Candace Thackerson	09/27/2022	Completed	2450020090000-47813

Grand Total: 10