

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

**AGENDA**  
(HYPERLINKS TO MEETING MATERIALS ADDED)

DATE: DECEMBER 10, 2019  
TIME: 9:00 A.M.  
PLACE: Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui, Hawaii 96793

Members: Lawrence Carnicelli (Chair), Christian Tackett (Vice Chair), Stephen Castro, Kawika Freitas, Tina Gomes, P. Denise La Costa, Kellie Pali, Keaka Robinson, Dale Thompson

Public testimony will be taken when each agenda item is discussed. **Testimony will be limited to a maximum of three (3) minutes.**

A. CALL TO ORDER

B. PUBLIC HEARINGS

1. MR. DOUGLAS SHEEHAN, PRESIDENT, ALEXANDER & BALDWIN (A&B) SUGAR MUSEUM BOARD OF DIRECTORS, requesting an amendment to a Conditional Permit in order to expand the A&B Sugar Museum land area and facilities, including expansion of exhibition areas, outdoor display and gardens, additional parking, upgraded circulation, and hosting of museum-related events, on approximately 4.166 acres in the R-1 Residential District at 3957 Hansen Road, Puunene, Island of Maui, TMK: (2) 3-8-006:004 (por.) (CP 890002) (L. Callentine) ([Report](#))
2. MS. TRINA T. PINSKY requesting a Conditional Permit and a State Special Permit in order to establish and operate the Haleakala Upcountry Market, to be comprised of retail flowers, gifts, craft workshops, parking, and Stewz Burgers food truck, on approximately 2.530 acres at TMK: (2) 2-3-013:025, 16157 Haleakala Highway, Kula, Island of Maui (CP 2018/0003, SUP2 2019/0012) (L. Callentine) ([Report](#))
3. ERIC NAKAGAWA, Director, County of Maui, Department of Environmental Management, Requesting an Amendment to State Land Use Commission Special Permit SP97-390 and County of Maui Special Use Permit CUP 2008/0003 to Include an approximate 39.573-Acre Project Area (TMK (2) 3-8-003:019 (por.)) for Development of the Central Maui Landfill Facilities Project involving offices; areas for abandoned vehicles, metals processing, open construction and demolition material recovery, household hazardous waste and electronic waste processing and storage; warehouse; storage; truck parking and maintenance; and associated infrastructure. Amendment request also includes a Time Extension for SP97-390 and removal of TMK (2) 3-8-003:020 from both SP97-390 and CUP 2008/0003. Total amended area covered by both permits will be approximately 95.659 Acres.

Project is located at 8100 Pulehu Road TMK (2) 3-8-003:019 (por) and 020, Puunene, Island of Maui (SP97-390, CUP 2008/0003) (K. Wollenhaupt) (Report)  
Final EA [http://oeqc2.doh.hawaii.gov/EA\\_EIS\\_Library/2019-08-08-MA-FEA-Central-Maui-Landfill-Facilities.pdf](http://oeqc2.doh.hawaii.gov/EA_EIS_Library/2019-08-08-MA-FEA-Central-Maui-Landfill-Facilities.pdf)

4. COSTCO WHOLESALE CORPORATION requesting a Special Management Area Use Permit for the proposed construction of a five-island expansion of the existing fueling facility, canopy and related equipment located in the State Urban District on 4.08 acres, at 548 Haleakala Highway, TMK (2) 3-8-103:001, Kahului, Island of Maui. (SM1 2019/0005) (P Fasi) (Report)
5. MR. GENE MATSUSHIGE, STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION requesting a Special Management Area Use Permit for the Kahului Airport (OGG) renovations and expansion to holdrooms A, B, and E and existing restroom facilities, gate realignments and related improvements located in the State Urban District at 1 Keolani Place, TMK: (2) 3-8-001:019, Kahului, Island of Maui. (SM1 2019/0006) (P. Fasi) (Report)

C. ADOPTION OF WRITTEN DECISION AND ORDER

1. Proposed Findings of Fact, Conclusions of Law, and Decision and Order denying the request for a Short-Term Rental Home (STRH) Permit by ILYA and MANISHA SHAFIR to operate Auina Gardens, a three-bedroom STRH located in the R-2 Residential District at 2181 Auina Place, TMK: (2) 3-9-018:086, Kihei, Island of Maui. (STKM T2018/0008) (J. Burkett) (Action on the application was taken by the Commission following public hearing at the August 27, 2019 meeting.)

The application was heard by the Maui Planning Commission because the Department received two or more written protests from the owners of two lots adjacent to the subject property.

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order

2. Proposed Findings of Fact, Conclusions of Law, and Decision and Order denying the request for a State Land Use Commission Special Permit and Short-Term Rental Home (STRH) Permit by JANINE HOLSTEIN to operate a six bedroom STRH in the main and accessory dwellings in the State and County Agricultural Zoning Districts at 2460 Omaopio Road, Kula, Island of Maui, TMK (2) 2-3-004:030 (STMP T2019/0001)(SUP2 2019/0004) (T. Furukawa) (Action on the application was taken by the Commission following public hearing at the June 25, 2019 meeting.)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order

**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. Discussion of Future Maui Planning Commission Agendas**

**a. January 14, 2020 agenda items**

**H. NEXT REGULAR MEETING DATE: January 14, 2020**

**I. ADJOURNMENT**

**AGENDA ITEMS ARE SUBJECT TO CANCELLATION**

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 SECTION 92-5(a)(4), HAWAII REVISED STATUTES.

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.) THE ADDRESS OF THE COMMISSION IS C/O the DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 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 December 10, 2019 was on November 25, 2019.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES, AND 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 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, MAY 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.

WRITTEN TESTIMONY, WHETHER SENT VIA FAX, EMAIL, OR USPS MAIL SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. AT LEAST TWO (2) BUSINESS DAYS BEFORE THE MEETING TO ENSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

**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.

DOCUMENTS RELATING TO THIS MEETING MAY BE FOUND ON THE COUNTY OF MAUI OFFICIAL WEBSITE AT [www.mauicounty.gov](http://www.mauicounty.gov), UNDER BOARDS AND COMMISSIONS, MAUI PLANNING COMMISSION.

THE ADDRESS OF THE COMMISSION IS C/O DEPARTMENT OF PLANNING, ONE MAIN PLAZA, 2200 MAIN STREET, SUITE 315, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE DEPARTMENT OF PLANNING AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lanai) OR NOTIFY THE DEPARTMENT OF PLANNING IN WRITING AT ONE MAIN PLAZA 2200 MAIN STREET SUITE 315, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634 AT LEAST SIX (6) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

**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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