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To: <planning@mauicounty.gov>
Date: 8/21/2020 12:57 PM
Subject: MPC Special Meeting August 25, 2020 5:30pm
Attachments: 2020_0821_Maui Planning Commission.pdf

Aloha

I will not be able to attend or provide oral testimony - so I am sending this written testimony.

M. Gronemeyer

August 21, 2020

Maui Planning Commission
2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawai'i 96793

E-mailed to: planning@mauicounty.gov

SUBJECT: West Maui Community Plan – Section 3.5 Subarea 1- -
Supporting designation of Plantation Estates in the Rural Residential Land Use
Category

My name is Michael Gronemeyer. I have been a full-time resident of West Maui since 2004, I am currently 71 years old.

When the Maui Island Plan (MIP) was approved in 2012, I was very disappointed that my lot 9 in Makila Plantation was not classified as within the Rural growth boundary even though I was nearly surrounded by property that was included in the Rural Growth boundary. See page 87 of Maui Island plan (clip attached as Ex. A). By 2012, I had invested a lot of time and money into agricultural activities on this lot 9; grading, fencing, irrigation lines, truckloads of soil supplements, a plant nursery, and a start on a few rows of palms planted (see map Ex.B and satellite view from 1/12/2013 Ex.C and Tax Map: 2470110090000). I had hoped to build a home on this lot where I could retire (with some hired help). I was born in 1949 so I was 63 at that time.

I was also concerned about the scarcity of irrigation water in Makila (both the availability and price increases). A fifteen-acre agricultural lot uses a lot of water. My concern increased dramatically because this land was still being classified as Agricultural in the MIP and water shortages were already occurring before many of the other Makila lots had begun farming. I was concerned that I would lose my life savings trying to farm this land going forward.

Being familiar with West Maui, I checked the recently approved Maui Island Plan for areas within the rural growth boundary which would get more rain and could have better supply of water. I was looking for a smaller property and I found one in Kapalua - Plantation Estates. Officially it is a 6 acre lot but half of the land is unusable due to a steep gulch. That left about 3 usable acres which I felt was manageable and the residence was already built. It was clear that the Plantation Estates neighborhood was established. It was not a "growth area" like Launiupoko. It had all the characteristics of a rural residential community.

So, in August of 2013, I sold my Makila property along with all of my farm equipment, and bought this lot in Kapalua relying on the MIP in a significant way.

Now seven years later, the CPAC appears to have ignored the MIP and ignored the actual rural characteristics of this community and wants to reverse course chosen

by the MIP. The people who own property in this community and live here overwhelmingly want to be designated Rural Residential.

How is a citizen who is staying involved and trying to do the right thing supposed to deal with a county that keeps changing the rules.

SUBJECT2: West Maui Community Plan – Section 2.4.2

In the special Maui Planning Commission meeting on July 28, someone said that policy 2.4.2 did not need to be voted on because the Draft plan was “passed unanimously” by CPAC. This is faulty logic.

In the final CPAC meeting on May 19, 2020, Ravi Bugga made a motion to transmit the plan to the Maui Planning Commission with the amendments provided today; Dawn Hegger-Nordblom seconded the motion. It passed unanimously with several members expressing “reservations”.

It would be foolish to believe that this motion was equivalent to the approval of every line item in the Draft Plan. This motion was just what it states and nothing more “... to transmit the plan to the Maui Planning Commission with the amendments provided today.”

Policy 2.4.2 is very poorly worded and was controversial during CPAC discussions. It could easily be interpreted to prohibit EVERY established community from ever being re-designated “rural residential” from “agricultural”.

It was clear from attending some meetings and watching the videos that there were many areas of controversy which were unable to be resolved. Transmitting the Draft plan was the only realistic option remaining at that May 19 meeting.

I am very troubled that the Planning Department would now try to use that motion to imply that every line item was approved by the committee “unanimously”.

Michael Gronemeyer



EXHIBIT A

lot 9

upoko
e Park



MAP W3

Feet
0 500 1,000 2,000 3,000 4,000



Product Code: M-CET_20121030-D2
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Background Image: Worldview 2 - 2010

This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

PREPARED BY:

**Long Range Planning Division
Department of Planning
County of Maui
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Wailuku, Hawaii 96793**



Makila Ridge Launiupoko Area Overview

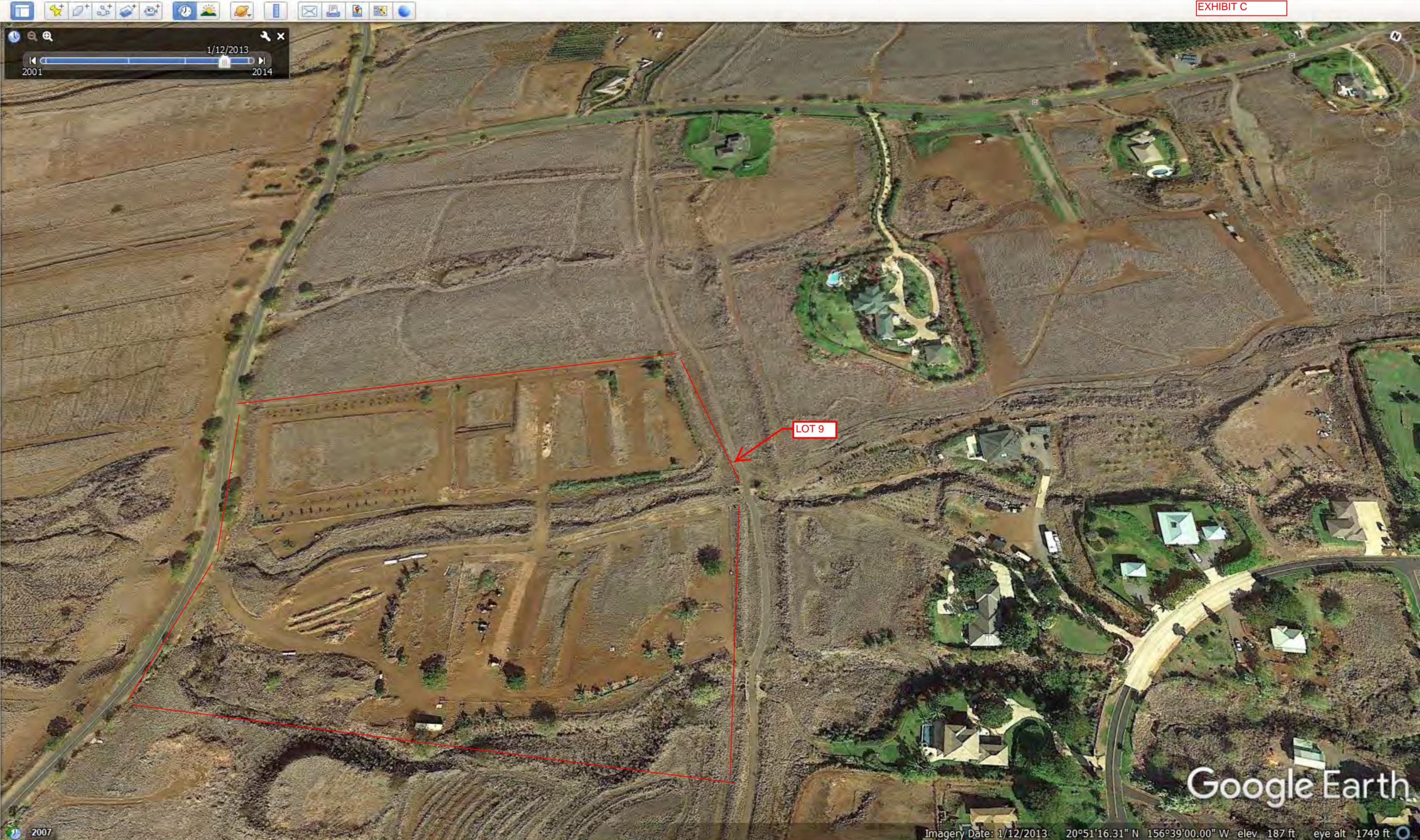


This map is intended to provide a general overview of the Launiupoko area. Future subdivisions shown are based on allowable density pursuant to agricultural zoning entitlements. Makila Land Co., LLC or others may pursue zoning changes over portions of land within the areas identified as 'Future Subdivisions.' The density and lot configurations of future subdivisions are subject to change at the sole discretion of Makila Land Co., LLC or others.

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LOT 9

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Imagery Date: 1/12/2013 20°51'16.31" N 156°39'00.00" W elev 187 ft eye alt 1749 ft