

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
AUGUST 28, 2018**

[\(HYPERLINK TO THE AUDIO RECORDING TO THE MEETING\)](#)

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Keaka Robinson at approximately 9:03 a.m., Tuesday, August 28, 2018, Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Maui.

A quorum of the Commission was present. (See Record of Attendance.)

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

**C. COMMUNICATIONS**

1. MR. DAVID PYLE of THE KRAUSE COMPANIES INC. requesting a Special Management Area (SMA) Use Permit six (6)-year time extension to initiate construction of the Downtown Kihei project and related improvements at TMK: (2) 3-9-002: 020, Kihei, Island of Maui. (SM1 2012/0006) (C. Thackerson)

The Commission previously voted not to waive its review of a two (2)-year SMA time extension request to initiate project construction at its meeting in May 2018.

The Commission may take action on the current six (6)-year time extension request.

*(Discussion begins at 00:01:00 of the audio recording.)*

*(Motion was made at 00:16:10 of the audio recording.)*

**It was moved by Mr. Hudson, seconded by Mr. Carnicelli, and**

*(Vote was taken at 00:20:38 of the audio recording.)*

**The Motion To Approve Special Management Area Use Time Extension as Amended by the Commission with a Four-Year Extension to be Initiated by July 31, 2022, including the Planning Department's amendment of the Planning Director shall review and approve a time extension request but may forward said request to the planning commission for review and approval, FAILED.**

**(Assenting – L. Carnicelli, L. Hudson, K. Robinson)**

**(Dissenting – C. Tackett, S. Castro)**

**(Recused – T. Gomes)**

**(Excused – A. Hill, K. Pali, P D. La Costa)**

Another motion was then made:

*(Motion was made at 00:29:07 of the audio recording.)*

**It was moved by Mr. Tackett, seconded by Mr. Castro, and**

*(Vote was taken at 00:33:30 of the audio recording.)*

**The Motion To Defer Action Until Such Time as SMA Rules are Amended as Discussed, FAILED.**

**(Assenting – C. Tackett)  
(Dissenting – L. Carnicelli, L. Hudson, S. Castro)  
(Recused – T. Gomes)  
(Excused – A. Hill, K. Pali, P D. La Costa)**

Then the following motion was made:

*(Motion was made at 00:35:33 of the audio recording.)*

**It was moved by Mr. Carnicelli, seconded by Mr. Hudson, then**

*(Vote was taken at 00:36:08 of the audio recording.)*

**VOTED: To Defer the Matter for In Order to Have More Members Present and Clarification of SMA Rules for a Period of 30 Days.  
(Assenting – L. Carnicelli, L. Hudson, C. Tackett, S. Castro, K. Robinson)  
(Recused – T. Gomes)  
(Excused – A. Hill, K. Pali, P D. La Costa)**

#### **D. NEW BUSINESS**

1. R.D. OLSON DEVELOPMENT requesting review and comments on the Draft Environmental Assessment (EA) in support of the Community Plan Amendment from Light Industrial to Hotel for the proposed for the Windward Hotel, a 200 room hotel located on approximately 5.327 acres of land located in the Maui Business Park II Subdivision at 778 Haleakala Highway, TMK: (2) 3-8:103: 014 (portion), 015, 016, 017, 018, Kahului, Island of Maui: (EA 2018/0001) (CPA 2018/0001) (T. Furukawa)

The Maui Planning Commission is the approving agency.

The Applicant has also submitted applications for a Community Plan Amendment, Change in Zoning, and Special Management Area Use Permit. The public hearing will be scheduled after the Chapter 343 HRS process has been completed.

The Commission may act on the following:

- a. That the Maui Planning Commission is the approving agency of the Final Environmental Assessment

- b. That the Maui Planning Commission provide its comments on the Draft Environmental Assessment

*(Discussion begins at 00:36:45 of the audio recording.)*

*(Planner going over the Members comments starts at 01:54:24 of the audio recording.)*

**The Commission provided their comments to the Draft Environmental Assessment.**

**E. PUBLIC HEARING** (Action to be taken after conclusion of public hearing.)

1. WAIKAPU PROPERTIES, LLC; MTP LAND PARTNERS, LLC; WILLIAM S. FILIOS, Trustee of the William S. Filios Separate Property Trust dated APRIL 3, 2000; and WAIALE 905 PARTNERS, LLC, requesting a Community Plan Amendment from Agriculture District, Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation), and Single-Family to Waikapu Country Town and a Change in Zoning from County Agricultural District and Wailuku-Kahului Project District No. 5 (Maui Tropical Plantation) to Waikapu Country Town for the Waikapu Country Town Project covering approximately 495.905 Acres located at 1670 Honoapiilani Highway, Tax Map Keys (2) 3-6-002:003 (POR), (2) 3-6-004:003 (POR), (2) 3-6-004:006, (2) 3-6-005:007, and (2) 3-6-006:036, Waikapu, District of Wailuku, Island and County of Maui. (CPA 2018/0004) (CIZ 2018/0004) (K. Wollenhaupt)

The zoning change also includes the adoption of a new chapter to Title 19 of the Maui County Code called Waikapu Country Town.

*(Discussion begins at 02:03:33 of the audio recording.)*

**Community Plan Amendment**

*(Motion was made at 03:41:44 of the audio recording.)*

**It was moved by Mr. Carnicelli, seconded by Mr. Castro, then**

*(Vote was taken at 03:43:03 of the audio recording.)*

**VOTED: To Recommend Approval of the Community Plan Approval to the County Council as Recommended by the Department.  
(Assenting – L. Carnicelli, S. Castro, L. Hudson, T. Gomes, C. Tackett)  
(Excused – A. Hill, K. Pali, P D. La Costa)**

**Change in Zoning**

*(Motion was made at 03:52:08 of the audio recording.)*

**It was moved by Mr. Hudson, seconded by Ms. Gomes, then**

*(Vote was taken at 03:55:52 of the audio recording.)*

**VOTED: To Recommend Approval of the Change in Zoning to the County Council as Recommended by the Department.  
(Assenting – L. Hudson, T. Gomes, L. Carnicelli, C. Tackett, S. Castro)  
(Excused – A. Hill, K. Pali, P D. La Costa)**

**F. DIRECTOR'S REPORT**

*(Discussion begins at 03:56:30 of the audio recording.)*

1. Proposed Meeting Schedule for Calendar Year 2019

**The Commission approved the Meeting Schedule for Calendar Year 2019 as Circulated.**

2. SMA Minor Permit Report

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

**The Commission approved the SMA Minor Report.**

3. SMA Exemptions Report

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

**The Commission approved the SMA Exemption Report.**

4. Discussion of Future Maui Planning Commission Agendas
  - a. September 11, 2018 agenda items

**G. NEXT REGULAR MEETING DATE: SEPTEMBER 11, 2018**

**H. ADJOURNMENT**

The meeting was adjourned at approximately 3:12 p.m.

Submitted by,

Carolyn Takayama-Corden  
Secretary to Boards & Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli  
Steven Castro  
Tina Gomes (in attendance at 9:22 a.m.)  
Larry Hudson, Vice-Chairperson  
Keaka Robinson, Chairperson  
Christian Tackett

**Excused**

Kahu Alalani Hill  
K. Pali  
P Denise La Costa

**Others**

Joseph Alueta, Deputy Director, Planning Department  
David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel  
David Goode, Director, Department of Public Works (in attendance 1:00 p.m.-3:00 p.m.)