

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
SEPTEMBER 25, 2018**

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Keaka Robinson at approximately 9:02 a.m., Tuesday, September 25, 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. UNFINISHED BUSINESS

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) (Deferred at the August 28, 2018 meeting.) [REPORT](#)**

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.

(Item B.1. begins at 00:00:43 of the Audio Recording)

The Commission did not have any objections with the applicant's request for postponement.

C. COMMUNICATIONS

(Item C begins at 00:01:34 of the Audio Recording)

It was moved by Mr. Lawrence Carnicelli, seconded by Mr. Larry Hudson, then unanimously

VOTED: to go into Executive Session.

(Assenting: L. Carnicelli, S. Castro, Kahu A. Hill, L. Hudson, P. D. La Costa, K. Pali, C. Tackett)

(Excused: T. Gomes)

(The Planning Commission recessed the regular meeting at approximately 9:05 a.m. to enter into Executive Session. The Planning Commission reconvened the regular meeting at approximately 10:13 a.m.)

1. **Hearing Officer's Report dated July 13, 2018 from E. JOHN MCCONNELL, Retired Judge, Hearing Officer, containing his [proposed Findings of Fact, Conclusions of Law, and recommendation](#) regarding the following remanded application:**

County Special Use Permit application from SEASHORE PROPERTIES, LLC for the proposed nine (9) room transient vacation rental on the property referenced as the Paia Inn located at 93 Hana Highway, TMK: (2) 2-6-002: 027, Paia, Island of Maui. (CUP 2015/0006) (CTB 2015/0009) (SMX 2015/0522) (K. Wollenhaupt)

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.

The Commission may take action on the permit application.

(Item C.1. begins at 00:02:04 of the Audio Recording)

(Motion was made at 00:08:45 of the Audio Recording)

It was moved by Mr. Lawrence Carnicelli, seconded by Mr. Larry Hudson, then

(Vote was taken at 00:13:46 of the Audio Recording)

VOTED: to reject the hearing officer's recommendation.

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

(The Planning Commission recessed at 10:26 a.m. and reconvened at 10:32 a.m.)

- D. **Workshop on the County's Planned MAPPS Permit Tracking System Conducted by the County Information and Technology Services (ITS) Division, Department of Management. (Postponed from the September 11, 2018 meeting.)**

The workshop is for information purposes only. No action will be taken.

(Item D begins at 00:15:32 of the Audio Recording)

Because ITS staff were not available until the afternoon, the Commission did not have any objections deferring the MAPPS workshop until the next scheduled MPC meeting.

E. 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.

(Items E.1. and E.2. begin at 00:15:52 of the Audio Recording)

The Commission did not have any questions/comments on the SMA Minor and Exemption Reports, and accepted the reports as presented.

3. Discussion of Future Maui Planning Commission Agendas

a. October 9, 2018 agenda items

(Items E.3. begin at 00:16:19 of the Audio Recording)

The Commission was provided with a memo with a list of scheduled agenda items for the October 9, 2018 meeting. In addition, the MAPPs workshop, which was deferred at today's meeting, will also be scheduled on the October 9, 2018 MPC agenda.

F. NEXT REGULAR MEETING DATE: OCTOBER 9, 2018

G. ADJOURNMENT

The meeting was adjourned at 10:34 a.m.

Respectfully Submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Lawrence Carnicelli
Stephen Castro
Kahu Alalani Hill
Larry Hudson, Vice-Chair
P. Denise La Costa
Kellie Pali

Maui Planning Commission
Summary Minutes -- September 25, 2018
Page 4

Keaka Robinson, Chair
Christian Tackett

Excused

Tina Gomes

Others

Joseph Alueta, Deputy Director, Department of Planning

Candace Thackerson, Staff Planner

Kurt Wollenhaupt, Staff Planner

David Galazin, Deputy Corporation Counsel, Department of the Corporation Counsel