

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
MAY 12, 2020**

[\(HYPERLINK TO PART 1 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO PART 2 AUDIO RECORDING OF THE MEETING\)](#)

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:09 a.m., Tuesday, May 12, 2020, online via BlueJeans; Meeting ID: 647 990 236

**B. ELECTION OF OFFICERS FOR THE 2020-2021 BOARD YEAR – Chair and Vice-Chair**

*(Item B.1 begins at 00:03:59 of Part 1 of the audio recording.)*

Ms. La Costa nominated Lawrence Carnicelli for Chairperson and Christian Tackett for Vice-Chairperson which was seconded by Mr. Castro. There were no objections to the nominations and there was consensus amongst the members to the re-election of Chair Carnicelli and Vice-Chair Tackett.

**C. PUBLIC HEARINGS** (Action to be taken after each public hearing.)

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapter 19.69 relating to Urban Reserve District regarding permitted uses, minimum development standards and height regulations. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

**SUMMARY:**

1. Section 19.69.020.B: Permitted uses.
  - Amends language regarding uses and structures that are accessory to a single-family dwelling and language regarding accessory dwellings
  - Removes short-term rental homes and adds bed and breakfast rental homes as a permitted use
  - Adds buildings or premises used by federal, state, or county governments for public purposes.
  - Moved language from 19.69.020.C regarding structures used for public purposes and on land which the community plan designates as open space or park.

2. Section 19.69.020.D.1: Minimum development standards.
  - Amends language regarding subdivisions
3. Section 19.69.020D.2: Height regulations.
  - Removes language regarding two stories.

*(Item C.1 begins at 00:05:34 of Part 1 the audio recording.)*

*(Motion was made at 00:29:50 of the audio recording.)*

**It was moved by Ms. La Costa, seconded by Ms. Pali, then**

*(Vote was taken at 00:30:06 of the audio recording.)*

**VOTED: To Recommend Approval of the Proposed Amendments to the County Council, as Recommended by the Department with Amendments as Discussed.**  
**(Assenting – P. D. La Costa, K. Pali, K. Freitas, D. Thompson, C. Tackett, S. Castro)**  
**(Absent – T. Gomes)**

2. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapter 19.35 relating to Accessory Dwellings and Fire Code requirements. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

Section 19.35.090.C is proposed to be amended regarding fire code requirements for fire apparatus access roads to require that lots meet fire code requirements for fire apparatus access roads instead of requiring a minimum road width of 20 feet.

*(Item C.2 begins at 00:30:55 of Part 1 of the audio recording.)*

*(Motion was made at 00:49:25 of the audio recording.)*

**It was moved by Mr. Freitas, seconded by Mr. Thompson, then**

*(Vote was taken at 00:49:55 of the audio recording.)*

**VOTED: To Recommend Approval of the Proposed Amendments to the County Council, as Recommended by the Department with Amendments as Discussed.**  
**(Assenting – K. Freitas, D. Thompson, K. Pali, C. Tackett, S. Castro, P. D. La Costa)**  
**(Absent – T. Gomes)**

3. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to the Planning Commission's Rules of Practice and Procedure regarding commission member attendance. (J. Takakura)

The proposed rule amendments are summarized as follows:

§12-01-28 Attendance. No member shall be absent for the service of the commission, unless the member is sick or otherwise unable to attend and has so advised the chairperson prior to the meeting. In accordance with Subsection 13-2.5 of the Revised Charter of the County of Maui, the chairperson shall request that the Mayor recommend to the Council the removal of any member who is absent and misses 50 percent or more of the commission's regular meetings over any 180-day period.

*(Item C.2 begins at 00:51:10 of Part 1 of the audio recording.)*

*(Motion was made at 01:18:54 of the audio recording.)*

**It was moved by Ms. Pali, seconded by Mr. Thompson, then**

*(Vote was taken at 01:22:13 of the audio recording.)*

**VOTED: To Approve the Proposed Amendment to the Maui Planning Commission's Rules of Practice and Procedure as Amended by the Commission as follows: In accordance with Subsection 13-2.5 of the Revised Charter of the County of Maui, the chairperson shall request that the Mayor recommend to the Council the removal of any member who misses 50 percent or more of the commission's regular meetings over any 120-day period.**  
**(Assenting – K. Pali, D. Thompson, K. Freitas, C. Tackett, S. Castro, P. D La Costa)**  
**(Absent – T. Gomes)**

**D. UPDATE ON THE WEST MAUI COMMUNITY PLAN UPDATE PROCESS BY THE LONG RANGE DIVISION**

*(Item D begins at 01:22:47 of Part 1 of the audio recording.)*

Jennifer Maydan of the Long Range Division presented an overview on the West Maui Community Plan Update Process.

**E. DIRECTOR'S REPORT**

*(Item E begins at 00:54:3817 of Part 2 of the audio recording.)*

1. MS. MICHELE CHOUTEAU MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-203-15(g) of the Maui Planning Commission's Shoreline Rules and to Section 12-202-17 of the Maui Planning Commission's Special Management Area rules of her intent to process the following time extension request administratively:
  - a. MS. SUZANNE D. CASE, Chairperson of the State of Hawaii's, Department of Land and Natural Resources, requesting a one-year time extension of the Shoreline Setback Variance condition to initiate construction of the Lahaina small boat harbor ferry pier improvements. TMKs: (2) 4-6-001:003 (POR), (2) 4-6-001:014 (POR), and (2) 4 6-001:017 (POR), Lahaina, Island of Maui. (SSV 2016/0004) (K. Wollenhaupt)

**It was moved by Mr. Thompson, seconded by Mr. Freitas, then**

**VOTED: To Waive Review of the One-Year Time Extension.  
(Assenting – D. Thompson, K. Freitas, K. Pali, C. Tackett, S. Castro,  
P. D. La Costa)  
(Absent – T. Gomes)**

2. SMA Minor Permit Report

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

3. SMA Exemptions Report

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

The Commission had no questions or comments on the SMA Minor and SMA Exemption Reports.

4. Discussion of Future Maui Planning Commission Agendas

- a. May 26, 2020 agenda items

Director Mclean went over the May 11, 2020 memorandum from Mr. Yoshida of the items scheduled for the May 26, 2020 meeting.

**F. NEXT REGULAR MEETING DATE: MAY 26, 2020**

**G. ADJOURNMENT**

The meeting was adjourned at 12:34 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Lawrence Carnicelli, Chair  
Stephen Castro  
Kawika Freitas  
P Denise La Costa  
Kellie Pali  
Christian Tackett, Vice Chair  
Dale Thompson

**Absent**

Tina Gomes

**Others**

Michele McLean, Director, Department of Planning  
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel  
Jordan Molina, Deputy Director, Department of Public Works