

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
MAY 26, 2020**

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

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

[\(HYPERLINK TO PART 3 AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:07 a.m., Tuesday, May 26, 2020, online via BlueJeans; Meeting ID: **319 312 279**

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

1. MR. JACOB TROY WILLIAMS requesting a State Land Use Commission Special Permit to operate Hana Harvest, a one-bedroom short-term rental home, on property located in the State Agricultural District at 800 Hana Highway, Hana, Island of Maui, TMK: (2) 1-2-003:004 (SUP2 2018/0007) (A. Cua for R. Quigless)

This application was previously scheduled for public hearing before the Hana Advisory Committee on January 16, 2020 and March 17, 2020, and the meetings were canceled. The Commission may decide to take action on the application without having the Hana Advisory Committee's recommendation.

(Item B.1 begins at approximately 00:04:40 of Part 1 the audio recording.)

(Motion was made at approximately 00:33:18 of the audio recording.)

It was moved by Mr. Freitas, seconded by Mr. Castro, then

(Vote was taken at approximately 00:41:20 of the audio recording.)

**VOTED: To Approve the State Land Use Commission Special Permit, as Recommended by the Department.
(Assenting – K. Freitas, S. Castro, K. Pali, C. Tackett - Abstain,
L. Carnicelli)
(Dissenting – D. Thompson, P. D. La Costa)
(Absent – T. Gomes)**

2. MR. GREGORY KOCH requesting a State Land Use Commission Special Permit to operate the Hana Panoramic Retreat, a two-bedroom short-term rental home, on property located in the State Agricultural District, at 630 Kapia Road, Hana, Island of Maui, TMK: (2) 1-4-011:041 (SUP2 2018/0006) (A. Cua for R. Quigless)

This application was previously scheduled for public hearing before the Hana Advisory Committee on July 30, 2019, January 16, 2020 and March 17, 2020, and the meetings were canceled. The Commission may decide to take action on the application without having the Hana Advisory Committee's recommendation.

(Item B.2 begins at approximately 00:44:05 of Part 1 of the audio recording.)

(Motion was made at approximately 01:17:20 of Part 1 of the audio recording.)

It was moved by Ms. La Costa, seconded by Mr. Tackett, then

(Vote was taken at approximately 01:32:36 of Part 1 of the audio recording.)

**VOTED: To Deny the State Land Use Commission Special Permit.
(Assenting – P. D. La Costa, C. Tackett, K. Freitas, K. Pali, S. Castro)
(Dissenting – D. Thompson)
(Absent – T. Gomes)**

3. MICHELE CHOUTEAU MCLEAN, Planning Director, transmitting a Community Plan Amendment from Single-Family (SF) to Public/Quasi-Public (P) and a Change in Zoning from R-2 Residential to P-1 Public/Quasi-Public for the Jewish Congregation of Maui property situated at 634 Alulike Street, Kihei, Island of Maui, TMK: (2) 3-9-048:109. (CPA 2019/0001) (CIZ 2019/0004) (J. Burkett)

The purpose of the land use changes is to memorialize the use that has been occurring on the parcel, that being religious services for the Jewish Congregation of Maui.

(Item B.3 begins at approximately 00:00:18 of Part 2 the audio recording.)

(Motion was made at approximately 00:18:18 of Part 2 of the audio recording.)

It was moved by Ms. La Costa, seconded by Mr. Freitas, then

(Vote was taken at approximately 00:32:29 of Part 2 of the audio recording.)

**VOTED: To Recommend Approval to the County Council of the Community Plan Amendment and Change in Zoning, as Recommended by the Department, as Amended.
(Assenting – P. D. La Costa, K. Freitas, K. Pali, D. Thompson, S. Castro)
(Excused – C. Tackett)
(Absent – T. Gomes)**

4. MR. EVAN RYAN requesting a County Special Use Permit in order to operate Pono Grown Farm School, an agriculture education and event facility located in the County Agricultural District at 677 Olinda Road, Makawao, Island of Maui, TMK: (2) 2-4-012:001 (CUP 2019/0005) (J. Burkett)

(Item B.4 begins at approximately 00:39:38 of Part 2 of the audio recording.)

(Motion was made at approximately 00:24:13 of Part 3 of the audio recording.)

It was moved by Ms. La Costa, seconded by Mr. Thompson, then

(Vote was taken at approximately 00:27:55 of Part 3 of the audio recording.)

VOTED: To Approve the County Special Use Permit, as Recommended by the Department with Amendments as Discussed.
(Assenting – P. D. La Costa, D. Thompson, K. Pali, K. Freitas, S. Castro)
(Recused – C. Tackett)
(Absent – T. Gomes)

C. DIRECTOR'S REPORT

(Item C begins at approximately 00:29:20 of Part 3 of the audio recording.)

1. MS. MICHELE MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to the provisions of the Maui Planning Commission's SMA Rules of the issuance of the following Special Management Area Emergency Permits:
 - a) Approval letter dated April 30, 2020 to MRS. ROWENA DAGDAG-ANDAYA, Director, Department of Public Works requesting a SMA Emergency Permit for the proposed emergency repair of a drainage system, and incidental work located at Leisure/Ocean View Estates, Waiehu, Maui, TMKS: (2) 3-2-015 (Kakae Place), (2) 3-2-015:065, 066 and 079 (SM3 2020/0003) (T. Furukawa)
 - b) Approval letter dated April 23, 2020 to MS. PAMELA TUFT, President, Kanai A Nalu AOA requesting a SMA Emergency Permit for sinkhole stabilization and installation of a bulk bag temporary protection structure located at 250 Hauoli Street, Wailuku, Island of Maui, TMKS: (2) 3-8-014: 004 and 005 (SM3 2020/0001) (J. Buika)

For notification and review purposes. Commission had no questions on the above-mentioned matters.

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.

Ms. La Costa inquired what improvements were made for the Napili Sunset on the SMA Minor Permit Report. Ms. McLean will follow up on what the improvements were. She also asked about the Kaanapali Ocean Resort, roof expansion. Ms. McLean indicated it was for the pool bar roof.

4. Discussion of Future Maui Planning Commission Agendas

a. June 9, 2020 agenda items

Ms. McLean went over the items scheduled for the June 9, 2020.

D. NEXT REGULAR MEETING DATE: June 9, 2020

E. ADJOURNMENT

The meeting was adjourned at approximately 1:32 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