

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JULY 28, 2020**

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

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:03 a.m., Tuesday, July 28, 2020, online via BlueJeans; **Meeting ID: 889 946 210**

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

1. APRIL MORGAN YAMASAKI AND ROBERT YAMASAKI requesting a Bed and Breakfast Permit to operate Ocean Blue Ohana, a two-bedroom B&B in the County and State Rural Districts located at 3523 Malina Place, TMK: (2) 2-1-017:016, Kihei, Island of Maui. (BBKM T2019/0007) (K. Wollenhaupt)

This matter is being brought before the Maui Planning Commission for review because there is at least one permitted bed and breakfast home operation located within 500 feet of the subject property.

(Item B.1 begins at approximately 00:02:43 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:22:40 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 00:24:35 of Chapter 1 of the audio recording.)

VOTED: To Approve the Bed and Breakfast Permit as Recommended by the Department.
(Assenting – P. D. La Costa, D. Thompson, K. Freitas, S. Castro, K. Pali, C. Tackett)

C. COMMUNICATIONS

1. AREG AC Makena Propco LLC dba Makena Golf & Beach Club Owners requesting Amendment to a Special Management Area Use Permit in order to incorporate project refinements to the Makena H-M project to include 45 individual, enclosed single car garages with photovoltaic panels on its roof in

the resort's parking lot, development of a PV solar array over two of the central aisles in the surface parking lots, removal of basement parking beneath multi-family residential structures, reduce basement parking beneath the Beach Club, reconfigure the Beach Club pool area, modify retaining walls and other parking and vehicular modifications at 5400 Makena Alanui Road, TMK: (2) 2-1-005:086 (por.), Kihei, Maui, Hawaii. (SM1 2013/0013) (A. Cua)

(Item C.1 begins at approximately 00:25:21 of Chapter 1 of the audio recording.)

(Motion was made at approximately 01:31:36 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 01:43:53 of Chapter 1 of the audio recording.)

**VOTED: To Approve the Amendment to the Special Management Area Use Permit as Recommended by the Department.
(Assenting – S. Castro, C. Tackett, K. Freitas, D. Thompson,
K. Pali, P. D. La Costa)**

2. SANDY BAZ, Maui County Managing Director, requesting approval of temporary parking for a time period exceeding 180 days pursuant to provisions of Chapter 19.36B of the Maui County Code for 93 parking stalls at a portion of Wells Park located at 1973 Wells Street, TMK: (2) 3-4-011: 002, Wailuku, Island of Maui to accommodate displaced parking during the construction of the planned Wailuku Municipal Parking Lot. (S. Forsythe)

(Item C.2 begins at approximately 01:44:48 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:12:32 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:14:58 of Chapter 2 of the audio recording.)

**VOTED: To Approve the Temporary Parking Request as Recommended by the Department with the Three Conditions.
(Assenting – K. Freitas, D. Thompson, P. D. La Costa, S. Castro,
K. Pali, C. Tackett)**

D. UNFINISHED BUSINESS

1. LUANA DEVELOPMENT PARTNERS, LP submitting the annual report regarding disbursement of funds in the Settlement Agreements for the Honua Kai Resort,

North Beach Park, and Related Improvements at TMK: (2) 4-4-014: 006 and 008, and 4-4-001: 010, Kaanapali, Island of Maui. (SM1 2004/0017) (C. Thackerson)

Condition No. 32 of the SMA approval (SM1 2004/0017) states:

That an annual report shall be filed with the Maui Planning Commission on the disbursement of the funds in the Settlement Agreements for their information.

This is for notification and review purposes.

(Item D.1 begins at approximately 00:00:15 of Chapter 3 of the audio recording.)

No action was taken by the Commission.

The Commission asked that the discussion of creating a Temporary Investigation Group (TIG) to review prior permit approvals with intervention, applicable administrative rules relating to petition to intervene, and disclosure of settlement agreements, and to propose amendments to the administrative rules be placed on a future agenda.

E. DIRECTOR'S REPORT

(Item E begins at approximately 01:15:15 of Chapter 3 of the audio recording.)

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.

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

3. Discussion of Future Maui Planning Commission Agendas

a. August 11, 2020 agenda items

Ms. McLean went over the matters scheduled for the August 11, 2020 meeting.

F. NEXT REGULAR MEETING DATE: August 11, 2020

G. ADJOURNMENT

The meeting was adjourned at approximately 12:57 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
Kellie Pali
P Denise La Costa
Christian Tackett, Vice Chair
Dale Thompson

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