

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
SEPTEMBER 8, 2020**

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

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

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A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:11 a.m., Tuesday, September 8, 2020, online via BlueJeans; **Meeting ID: 547 518 497**

B. INTRODUCTION OF NEW COMMISSION MEMBER – JERRY EDLAO

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

1. MR. IAN HOLLINGSWORTH, requesting a Land Use Commission Special Use Permit in order to operate Pau`Ole Makai, a two-bedroom short-term rental home in one dwelling in the State Agricultural and County Agricultural Districts on 2.36 acres of land located at 95 Awiku Street, Lahaina, Island of Maui, TMK: (2) 4-7-009: 067-0002. (SUP2 2020/0004) (K. Willenbrink)

(Item C.1 begins at approximately 00:11:30 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:56:55 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 01:27:55 of Chapter 1 of the audio recording.)

**VOTED: To Deny the Land Use Commission Special Use Permit.
(Assenting – K. Freitas, P. D. La Costa - abstained, S. Castro,
J. Edlao, M. Hipolito, K. Pali – abstained, C. Tackett,
D. Thompson)**

D. NEW BUSINESS

1. MS. YUKINO UCHIYAMA OF MUNEKIYO HIRAGA, on behalf of WAILEA RESORT SF-S PARTNERS LP, requesting review and comments on the Draft Environmental Assessment (DEA) in support of the Special Management Area Use Permit for the proposed Wailea Resort SF-S Residential Project. The proposed project will consist of 57 single-family residential units, an amenity

center, and related infrastructure improvements. The residential units will be developed under a Condominium Property Regime (CPR). The proposed amenity center will include a mail room, barbeque facility, pool and/or hot tub, and other community gathering spaces for the residents of the project. Onsite infrastructure improvements include drainage, utilities, landscaping, and access/internal roadway improvements. The project is located on 23.1 acres of land at TMK: (2) 2-1-008:145 in Wailea, Island of Maui. (SM1 2020/0007) (PD2 2020/0001) (EA 2020/0002) (T. Furukawa)

The Maui Planning Commission is the approving agency.

Link to the Draft Environmental Assessment:

http://oeqc2.doh.hawaii.gov/Doc_Library/2020-07-23-MA-DEA-Wailea-Resort-SF-5-Residential-Project.pdf

(Item D.1 begins at approximately 00:00:15 of Chapter 2 of the audio recording.)

(Motion was made at approximately 01:57:05 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:00:03 of Chapter 3 of the audio recording.)

**VOTED: Concurrence by the Commission on filing the Draft EA and Anticipated Findings of No Significant Impact (FONSI) determination.
(Assenting – J. Edlao, C. Tackett, S. Castro, K. Freitas, M. Hipolito, P. D. La Costa, K. Pali, D. Thompson)**

There was consensus by the Commission to forward all comments provided during the discussion to the applicant.

E. DIRECTOR'S REPORT

(Item E begins at approximately 00:06:35 of Chapter 2 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.
3. Discussion of Future Maui Planning Commission Agendas

- a. September 22, 2020 agenda items

The Commission had no questions or comments on Items E.1, E.2, and E.3.

F. NEXT REGULAR MEETING DATE: September 22, 2020

G. ADJOURNMENT

The meeting was adjourned at approximately 12:52 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

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

Others

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