

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
SPECIAL MEETING – WEST MAUI CP  
SEPTEMBER 8, 2020  
RECESSED TO  
SEPTEMBER 22, 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 recessed special meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 6:09 p.m., Tuesday, September 22, 2020, online via BlueJeans; **Meeting ID: 805 707 143**

**B. UNFINISHED BUSINESS**

1. MS. MICHELE CHOUTEAU MCLEAN, PLANNING DIRECTOR, transmitting the West Maui Community Plan Advisory Committee's recommended revisions to the West Maui Community Plan pursuant to the provisions of Chapter 2.80B of the Maui County Code. (J. Maydan)
  - a. It is intended that discussion be limited to the following subsections of Section 3 Growth Framework, to the extent possible:
    - i. 3.4 Community Plan Map
    - ii. 3.5 Subarea Descriptions (Subarea 1 and Subarea 2)
    - iii. 3.6 Areas of Change
    - iv. 3.7 Areas of Stability

Kapalua and Kapalua Mauka

The map presented by Mr. Schnell with the amendments as noted by Ms. Eaton and Ms. Maydan and the following language relating to Kapalua and Kapalua Mauka: For lands formerly designated as Project District the boundaries between designations can be adjusted provided the total acreage of each designation remains the same. Such adjustments may be proposed by the landowner and must be approved by the Planning Director was adopted by consensus of the Commission.

Department of Hawaiian Homelands

Adopted that portion of the map, as presented by the CPA by consensus of the Commission.

Kaanapali 2020

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

VOTED: To Adopt the CPAC version for Kaanapali portion of map.  
(Assenting – P. D. La Costa, K. Freitas, S. Castro, J. Edlao, M. Hipolito,  
C. Tackett, K. Pali – Abstained, D. Thompson – Abstained)

Plantation Estates

It was moved by Mr. Freitas, seconded by Mr. Tackett, and

The motion to leave Plantation Estates in Agriculture, FAILED.  
(Assenting – K. Freitas, C. Tackett, S. Castro, M. Hipolito)  
(Dissenting – J. Edlao, K. Pali, P. Denise La Costa, D. Thompson, L. Carnicelli)

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

VOTED: The motion to change Plantation Estates to Rural Residential.  
(Assenting – D. Thompson, P. D. La Costa, S. Castro, K. Pali, J. Edlao,  
M. Hipolito – Abstained)  
(Dissenting – K. Freitas, C. Tackett)

In regards to density, if a change of zoning to Rural is sought then it should be no denser than a two-acres or larger and no further subdivision allowed was adopted by consensus of the Commission.

Section 3.5

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

VOTED: To Keep the CPAC Recommendation in regards to Section.3.5 regarding  
properties with short-term rental use (STR) and not designate as Hotel.  
(Assenting – C. Tackett, P. D. La Costa, S. Castro, K. Freitas - Abstained,  
K. Pali, J. Edlao, M. Hipolito. D. Thompson)

Subarea 2 map

The approximately 4-acre site south of and adjacent to the Lahaina Wastewater Treatment Facility (WWTF) be designated Industrial (IN) instead of Employment Center (EC) was adopted by consensus of the Commission.

**C. NEXT SPECIAL MEETING DATE: OCTOBER 13, 2020**

**D. ADJOURNMENT**

The meeting was recessed at approximately 8:48 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  
P Denise La Costa  
Kellie Pali  
Christian Tackett, Vice Chair  
Dale Thompson

**Others**

Michele McLean, Director, Department of Planning  
Pam Eaton, Long Range Division Planning Program Administrator  
Jennifer Maydan, Supervising Planner  
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel (on-call)