

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
SPECIAL MEETING – WEST MAUI CP
OCTOBER 13, 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 special meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 1:32 p.m., Tuesday, October 13, 2020, online via BlueJeans; **Meeting ID: 670 767 165**

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. 3.1 Background
 - ii. 3.4 Community Plan Map
 - iii. 3.5 Subarea Descriptions (Subarea 3 only)
 - iv. 3.6 Areas of Change
 - v. 3.7 Areas of Stability

Page 68 – Section 3.1 – Background – To insert, “In the past few decades the County has not kept pace with the community plan updates which are supposed to be adopted every ten years with each plan having a 20-year vision. However, there is a renewed commitment to this effort and it is expected that this plan will be updated ten years after its adoption,” after the second paragraph which was accepted by consensus of the Commission.

DHHL Villages of Lei Alii – Areas of Change this is area is described on Page 109. It's described in the context of DHHL project as well as the HHFDC project both having the same name. So there is a summary of the intended growth of those areas. Predominately residential growth with the opportunity of come commercial nodes. The areas of change notes that it will be important to tie these areas into the existing community to provide connection as far as roadways, to provide pedestrian connections. This is basically residential expansion of the northern Lahaina area.

Page 109 - DHHL and HHFDC lands –to as recommended was accepted by consensus of the Commission.

Page 110-111 - Central Lahaina – Gateway Center and Cannery Mall area – to keep as recommended was accepted by consensus of the Commission.

Pioneer Mill area

It was moved by Mr. Freitas, seconded by Ms. Pali, then

**VOTED: North of Lahainaluna Road is Urban and South of Lahainaluna is Industrial with No Special Use Permits Allowed.
(Assenting – K. Freitas, K. Pali, S. Castro, J. Edlao, M. Hipolito, D. Thompson, C. Tackett)
(Dissenting – P. D. La Costa)
(Recused – L. Carnicelli)**

Lahaina Town South (Wainee Project)

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

**The Motion to Keep the Area in Agriculture as Requested by the Landowner, FAILED.
(Assenting – K. Freitas, M. Hipolito, D. Thompson)
(Dissenting – S. Castro, J. Edlao, K. Pali, P. D. La Costa)
(Recused – L. Carnicelli)**

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

**VOTED: To Change to Open Space from Agriculture for the Area Discussed and the Remainder of the Parcels South as Recommended by CPAC.
(Assenting – K. Pali, P. D. La Costa, S. Castro, J. Edlao, M. Hipolito, D. Thompson)
(Dissenting – K. Freitas, C. Tackett)**

C. NEXT SPECIAL MEETING DATE: October 27, 2020

D. ADJOURNMENT

The meeting was adjourned at approximately 5:47 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)