

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
NOVEMBER 10, 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 9:01 a.m., Tuesday, November 10, 2020, online via BlueJeans; **Meeting ID: 763 635 583**

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

1. LAHAINA CANNERY RETAIL OWNER L.P. requesting a Special Management Area Use Permit for the proposed Lahaina Cannery Expansion Phase 2B to include the addition of two new retail buildings, additional parking, a mauka-makai multi-use pedestrian/bicycle path, landscaping and related improvements on approximately 16 acres located at 1221 Honoapiilani Highway, Lahaina, Island of Maui, TMK: (2) 4-5-011:004 (SM1 2020/0001) (P. Fasi)

(Item B.1 begins at approximately 00:03:37 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:11:26 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:26:22 of Chapter 2 of the audio recording.)

**VOTED: To Approve the Special Management Area Use Permit as Recommended by the Department with the Additional Condition That the Entrance/Exit to the New Southern Mauka Parking Lot Shall be Restricted by Physical Barriers to be Right-In/Right-Out Only.
(Assenting – D. Thompson, J. Edlao, M. Hipolito, K. Pali, C. Tackett)
(Dissenting – K. Freitas, P. D. La Costa)
(Excused – S. Castro)**

C. DIRECTOR'S REPORT

1. Refer to the Hana Advisory Committee for its review and recommendations on the proposed bill to amend Chapter 19.69 relating to the Urban Reserve District:

- a) MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapter 19.69 relating to Urban Reserve District regarding permitted uses, minimum development standards and height regulations. (J. Takakura)

(Item C.1 begins at approximately 00:00:17 of Chapter 3 of the audio recording.)

(Motion was made at approximately 00:02:14 of Chapter 3 of the audio recording.)

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

(Vote was taken at approximately 00:02:34 of Chapter 3 of the audio recording.)

VOTED: To Refer to the Hana Advisory Committee for its review and recommendations on the proposed bill to amend Chapter 19.69 relating to the Urban Reserve District.
(Assenting – P. D. La Costa, M. Hipolito, J. Edlao, K. Freitas, K. Pali, C. Tackett, D. Thompson)
(Excused – S. Castro)

(Items C.2 – C.6 begins at approximately 00:03:10 of Chapter 3 of the audio recording.)

2. 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) MR. MARVIN A. MONIZ, STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIRPORTS DIVISION, an approval of a Special Management Area (SMA) Emergency Permit for removal of existing remains of septic tank and various associated concrete debris located at "Camp One Beach," Stable Road, Spreckelsville, Paia, Island of Maui, TMK: (2) 3-8-002:017 (SM3 2020/0011) (EAE 2020/0057) (C. Thackerson) **(Deferred from the October 27, 2020 agenda)**
 - b) MR. LAWRENCE CARNICELLI, PROJECT MANAGER OF OLOWALU ELUA ASSOCIATES LLC, an approval of a Special Management Area (SMA) Emergency Permit for mulch spreading and placement of Best Management Practices (BMPs) on Tract 1901 Field 3 to mitigate runoff into the aquatic environment in preparation of a potential rain event at Hekili Point, 11493 Honoapiilani Highway, Lahaina, Maui, Hawaii; TMK: (2)4-8-003:084 (SM3 2020/0013) (SSA 2020/0059) (EAE 2020/0062) (K. Wollenhaupt)

The Commission had no questions.

2. Attending Member Highlights of the 2020 HCPO Virtual Conference, October 19-23, 2020 Hosted by the State Office of Planning and the American Planning Association – Hawaii Chapter. **(Deferred from the October 27, 2020 agenda)**

3. SMA Minor Permit Report **(Deferred from the October 27, 2020 agenda)**
SMA Minor Permit Report

This is for notification and review purposes. No action is anticipated.

4. SMA Exemptions Report **(Deferred from the October 27, 2020 agenda)**
SMA Exemptions Report

This is for notification and review purposes. No action is anticipated.

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

5. Proposed Meeting Schedule for the Calendar Year 2021. The Commission may take action to approve or modify the proposed meeting schedule. **(Deferred from the October 27, 2020 agenda)**

The proposed meeting schedule for Calendar Year 2021 was approved by consensus.

6. Discussion of Future Maui Planning Commission Agendas
 - a. November 24, 2020 agenda items

D. NEXT REGULAR MEETING DATE: November 24, 2020

E. ADJOURNMENT

The meeting was adjourned at approximately 11:55 a.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

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

Excused

Stephen Castro

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