

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
OCTOBER 27, 2020  
REGULAR MEETING  
RECESSED TO  
NOVEMBER 10, 2020**

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

**A. CALL TO ORDER**

The October 27, 2020 recessed regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 11:55 a.m., Tuesday, November 10, 2020, online via BlueJeans; **Meeting ID: 763 635 583**

**B. PUBLIC HEARING ITEM D.1 FROM THE OCTOBER 27, 2020 AGENDA – AS THE MATTER WAS RECESSED NO PUBLIC TESTIMONY WILL BE TAKEN WHEN IT IS RECONVENED.**

D.1 MR. WILLAM SPENCE OF WILLIAM SPENCE & ASSOCIATES, on behalf of HALE KAIOLA, LLC, requesting a Special Management Area Use Permit for the proposed construction of a 100 percent affordable 40-unit duplex project with related infrastructure improvements and amenities to include a pavilion with picnic tables and barbecue facilities, a playground, and landscaping. Four types of units are proposed with either two or three bedrooms and will range in size from approximately 731 to 1,250 square feet. Ownership will be via a condominium property regime and common elements will be governed by an association of apartment owners. The lot proposed for development is located at the corner of Kaiola Place and Ohukai Road, Kihei, Island of Maui at TMK: (2) 3-9-029:049. (SM1 2019/0009) (T. Furukawa)

*(Item B.1 begins at approximately 00:01:18 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:34:37 of Chapter 2 of the audio recording.)*

**It was moved by Ms. Pali, seconded by Mr. Thompson, then**

*(Vote was taken at approximately 01:51:08 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, as represented by the applicant, the applicant shall provide 16 guest parking spaces by raising two of the duplex structures so that eight parking spaces are provided underneath.  
(Assenting – K. Pali, D. Thompson, J. Edlao, M. Hipolito,  
P. D. La Costa, C. Tackett)  
(Dissenting – K. Freitas)  
(Excused – S. Castro)**

**C. ADJOURNMENT**

The meeting was adjourned at approximately 1:49 p.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 (on-call)  
Jordan Molina, Deputy Director, Department of Public Works