

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
NOVEMBER 24, 2020**

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

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

[\(HYPERLINK TO CHAPTER 3 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 4 AUDIO RECORDING OF THE MEETING\)](#)

[\(HYPERLINK TO CHAPTER 5 AUDIO RECORDING OF THE MEETING\)](#)

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson Lawrence Carnicelli at approximately 9:03 a.m., Tuesday, November 24, 2020, online via BlueJeans; **Meeting ID: 957 612 140**

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

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a Proposed Bill to Amend Chapter 19.28, Maui County Code, Relating to Airport District, with some minor updates and to add as a permitted use buildings or premises used by federal, state, or county governments for public purposes. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed>

*(Item C.1 begins at approximately 00:08:47 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 00:23:29 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 00:26:53 of Chapter 1 of the audio recording.)*

**VOTED: To Recommend Approval to the County Council the Proposed Bill to Amend Chapter 19.28, Maui County Code, as Recommended by the Department.**

**(Assenting – K. Pali, P. D. La Costa, S. Castro, J. Edlao, K. Freitas, M. Hipolito, C. Tackett, D. Thompson)**

2. LILOA SENIOR HOUSING, LP requesting a Special Management Area Use Permit for the Liloa Hale Senior Affordable Housing project consisting of a 117-unit, single-story apartment complex, parking and improvements on 3.61-acre portion of a larger 17.9 acre parcel of land in the State Urban District at 300 E. Welakahao Road, TMK: (2) 2-2-002:072 (por.) Kihei, Island of Maui, (SM1 2020/0004) (P. Fasi)

*(Item C.2 begins at approximately 00:27:23 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:58:10 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 00:03:44 of Chapter 2 of the audio recording.)*

**VOTED: To Approve the Special Management Area Use Permit, as Recommended by the Department, as Amended.  
(Assenting – K. Pali, S. Castro, J. Edlao, K. Freitas, M. Hipolito, P. D. La Costa, C. Tackett, D. Thompson)**

## **C. COMMUNICATIONS**

1. HAWAIIAN CEMENT requesting 15-year time extensions for two existing permits at its Pohakea Quarry operations on approximately 79 acres in the State and County Agricultural Districts at TMK: (2) 3-6-004:007, Maalaea, Island of Maui. (SUP1 2006/0001) (CUP 2006/0001) (P. Fasi)

*(Item C.1 begins at approximately 00:00:12 of Chapter 3 of the audio recording.)*

*(Motion was made at approximately 00:48:33 of Chapter 3 of the audio recording.)*

**It was moved by Mr. Tackett, seconded by Mr. Hipolito, then**

*(Vote was taken at approximately 00:57:27 of Chapter 3 of the audio recording.)*

**VOTED: To Approve the 15-Year Time Extensions for the State Land Use Commission Special Permit and County Special Use Permit, as Recommended by the Department, as Amended.  
(Assenting – C. Tackett, M. Hipolito, S. Castro, J. Edlao, K. Freitas, P. D. La Costa, K. Pali, D. Thompson)**

## **D. NEW BUSINESS**

1. Mr. Kauanoë Batangan, Munekiyo Hiraga, on behalf of the County of Maui Public Works Department, requesting comments on the Draft Environmental Assessment prepared in support of the Special Management Area Use Permit and Shoreline Setback Variance for the proposed sidewalk, railing, and seawall

repair project along two areas: Area 1: Dickenson Street to Lahainaluna Road and Area 2: Papalaua Road to Baker Street, located at Front Street, Lahaina, Island of Maui, TMKs: (2) 4-5-002:999 and 002 (por.) and (2) 4 6-009:999 (SM1 2020/0011) (SSV 2020/0002) (EAC 2020/0011) (C. Thackerson)

*(Item D.1 begins at approximately 00:02:04 of Chapter 4 of the audio recording.)*

**The Commission provided their comments on the Draft Environmental Assessment.**

**E. UNFINISHED BUSINESS**

1. MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a Proposed Bill to Amend Chapters 19.35, 19.64 and 19.65, Maui County Code, Relating to Accessory Dwellings, Bed and Breakfast Home Permits and Short-Term Rental Home Permits. (J. Takakura)

Chapters 19.35, 19.64, and 19.65 are proposed to be amended to allow bed and breakfast and short term rental home operations in accessory dwellings, subject to restrictions that encourage long-term occupancy; limit short-term rental homes to one per property and per applicant; clarify trusts and ownership requirements; expand notification requirements to neighbors of the property; and other minor revisions. (Public hearing held on September 22, 2020)

*(Item E.1 begins at approximately 00:00:11 of Chapter 5 of the audio recording.)*

*(Motion was made at approximately 01:28:13 of Chapter 5 of the audio recording.)*

**It was moved by Mr. Tackett, seconded by Mr. Castro, then**

*(Vote was taken at approximately 01:36:10 of Chapter 5 of the audio recording.)*

**VOTED: To Change Section 19.65.030, Item O on Page 14, to 15 years for Maui.**  
**(Assenting – C. Tackett, S. Castro, J. Edlao, K. Freitas, M. Hipolito, C. Tackett)**  
**(Dissenting – K. Pali, P. D. La Costa, D. Thompson)**

*(Motion was made at approximately 01:36:55 of Chapter 5 of the audio recording.)*

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

*(Vote was taken at approximately 01:37:50 of Chapter 5 of the audio recording.)*

**VOTED: To Recommend Approval to the County Council of the Proposed Amended Bill as Discussed and Amended by the Commission.**  
**(Assenting – K. Pali, M. Hipolito, J. Edlao, K. Freitas, C. Tackett, D. Thompson)**  
**(Dissenting – P. D. La Costa)**

**F. NOTICE OF APPEAL OF DIRECTOR'S DECISION TO CLOSE SPECIAL MANAGEMENT AREA (SMA) USE PERMIT FOR ONE WAILEA DEVELOPMENT, LLC FOR THE PROPOSED "ONE WAILEA" 21-LOT SUBDIVISION AND IMPROVEMENTS AT WAILEA, ISLAND OF MAUI, TMK: (2) 2-1-008:145 (F/K/A (2) 2-1-008:115) (SM1 99/0010) (K. Wollenhaupt)**

*(Item F begins at approximately 01:38:31 of Chapter 5 of the audio recording.)*

**For notification purposes only. The appeal will be scheduled before the Commission at a future date.**

**G. DIRECTOR'S REPORT**

*(Item G begins at approximately 01:39:07 of Chapter 5 of the audio recording.)*

1. SMA Minor Permit Report

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

2. SMA Exemption 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.**

3. Discussion of Future Maui Planning Commission Agendas

a. December 8, 2020 agenda items

**The Commission had no questions or comments.**

**H. NEXT REGULAR MEETING DATE: December 8, 2020**

**I. ADJOURNMENT**

The meeting was adjourned at approximately 3:33 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  
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel  
Jordan Molina, Deputy Director, Department of Public Works