

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
JANUARY 26, 2021**

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

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

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

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

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

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Vice-Chairperson Christian Tackett at approximately 9:00 a.m., Tuesday, January 26, 2021, online via BlueJeans; **Meeting ID: 957 104 845**

**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 establish a new Chapter 19.39, Maui County Code, relating to the Maui Redevelopment Area, and to Amend Chapter 19.520, Maui County Code, relating to variances in the Wailuku Redevelopment Area. (S. Forsythe)

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

It is proposed that the Wailuku Redevelopment Area Zoning and Development Code with will be incorporated into the Comprehensive Zoning Ordinance as a new Chapter 19.39, and that the existing Maui Redevelopment Area (MRA) variance process will be incorporated into Chapter 19.520.050, relating to variance procedures and standards; this means that Wailuku Redevelopment Area variances would be considered by the Board of Variances and Appeals rather than the MRA.

*(Item B.1 begins at approximately 00:04:57 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:42:45 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 01:43:25 of Chapter 1 of the audio recording.)*

**VOTED: To Recommend Approval of the Proposed Bill to the County Council, as Recommended by the Department.  
(Assenting – K. Freitas, P. D. La Costa, S. Castro, J. Edlao, M. Hipolito, K. Pali, D. Thompson)**

**C. COMMUNICATIONS**

1. AINA LANI PACIFIC LLC, requesting a transfer of ownership of a County Special Use Permit relating to the construction and operation of a sewage treatment facility for the Haliimaile Residential Subdivision located at Haliimaile Road, Haliimaile, Island of Maui, TMK: (2) 2-5-003:029. (CUP 99/0004) (A. Cua)

*(Item C.1 begins at approximately 00:00:08 of Chapter 2 of the audio recording.)*

*(Motion was made at approximately 00:14:38 of Chapter 2 of the audio recording.)*

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

*(Vote was taken at approximately 00:15:25 of Chapter 2 of the audio recording.)*

**VOTED: To Approve the Transfer of Ownership of the County Special Permit, as Recommended by the Department.  
(Assenting – K. Pali, S. Castro, J. Edlao, K. Freitas, M. Hipolito, P. D. La Costa, D. Thompson)**

2. MS. MICHELE CHOUTEAU MCLEAN, Planning Director, notifying the Maui Planning Commission pursuant to Section 12-202-17(e) of the Maui Planning Commission's SMA Rules of her intent to process the following time extension requests administratively:
  - a) HONUULA PARTNERS, LLC requesting a two-year time extension on the Special Management Area Use Permit for the Proposed Wailea Alanui Drive and Wailea Ike Drive Intersection Improvements at TMK: 2-1-008:118, 131, and 134, Wailea, Island of Maui. (SM1 2009/0012) (W. Bradshaw)

The Commission shall acknowledge receipt of the request. The Commission may decide whether to waive its review or review the time extension request at a future meeting.

*(Item C.2 begins at approximately 00:16:35 of Chapter 2 of the audio recording.)*

*(Motion was made at approximately 00:55:33 of Chapter 2 of the audio recording.)*

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

*(Vote was taken at approximately 01:01:03 of Chapter 2 of the audio recording.)*

**The Motion to Not Waive Its Review of the Time Extension Request, FAILED.  
(Assenting – P. D. La Costa, K. Freitas)  
(Dissenting – S. Castro, J. Edlao, M. Hipolito, K. Pali, D. Thompson,  
C. Tackett)**

Then,

*(Motion was made at approximately 01:02:05 of Chapter 2 of the audio recording.)*

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

*(Vote was taken at approximately 01:02:16 of Chapter 2 of the audio recording.)*

**VOTED: To Waive Its Review of the Time Extension Request.  
(Assenting – J. Edlao, M. Hipolito, S. Castro, K. Pali, D. Thompson,  
C. Tackett)  
(Dissenting – K. Freitas, P. D. La Costa)**

#### **D. WORKSHOP ON THE PROPOSED SMA AND SHORELINE RULE AMENDMENTS**

*(Item D begins at approximately 00:00:45 of Chapter 3 of the audio recording.)*

Presentations were given by the Planning Department Staff after which the Commission had discussion and public testimony was taken.

#### **E. DIRECTOR'S REPORT**

*(Item E begins at approximately 00:31:58 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 Exemptions Report

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

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

3. Discussion of Future Maui Planning Commission Agendas

a. February 9, 2021 agenda items

**Ms. McLean went over the items scheduled for the February 9, 2021 meeting.**

**F. NEXT REGULAR MEETING DATE: February 9, 2021**

**G. ADJOURNMENT**

The meeting was adjourned at approximately 5:09 pm

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

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  
Michael Hopper, Deputy Corporation Counsel, Department of the Corporation Counsel  
Jordan Molina, Deputy Director, Department of Public Works