

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
FEBRUARY 9, 2021**

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Deputy Corporation Counsel Michael Hopper at approximately 9:04 a.m., Tuesday, February 9, 2021, online via BlueJeans; **Meeting ID: 316 378 966**

B. ELECTION OF CHAIR AND VICE-CHAIR FOR REMAINDER OF 2020-2021 (APRIL 1, 2020 - MARCH 31, 2021) TERM

(Item B begins at approximately 00:00:38 of Chapter 1 of the audio recording.)

As the Vice-Chair was not available for the meeting, the members by consensus chose to have a Chair Pro Tem for the meeting and table the election of Chair and Vice-Chair tabled until all members are present at a future meeting.

Mr. Hopper opened nominations for Chair Pro Tem for the meeting. Mr. Castro nominated Ms. La Costa which was seconded by Mr. Edlao. Mr. Thompson nominated Ms. Pali which Ms. Pali declined. There being no further nominations, the matter was put to a vote.

It was moved by Mr. Castro, seconded by Mr. Edlao, then unanimously

**VOTED: Commissioner P Denise La Costa as Chair Pro Tem to conduct the meeting.
(Assenting – S. Castro, J. Edlao, K. Freitas, K. Pali, D. Thompson)
(Excused – M. Hipolito, C. Tackett)**

C. RESOLUTION THANKING FORMER COMMISSIONER LAWRENCE CARNICELLI

(Item C begins at approximately 00:06:10 of Chapter 1 of the audio recording.)

Ms. McLean read the Resolution for the record.

(Motion was made at approximately 00:22:31 of Chapter 1 of the audio recording.)

It was moved by Mr. Thompson, seconded by Mr. Edlao, then unanimously

(Vote was taken at approximately 00:23:06 of Chapter 1 of the audio recording.)

VOTED: To Accept the Resolution.

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

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

1. MR. RANN WATUMULL requesting a Short Term Rental Home (STRH) permit in order to operate Honu Hale, a six-bedroom STRH located on a 14,473 square foot oceanfront lot in the R-2 Residential District. The property address is 5187 Lower Honoapiilani Road, Lahaina, Island of Maui, TMK: (2) 4-3-007:007-0000. (STWM T2019/0011) (K. Wollenhaupt)

The matter is being brought before the Maui Planning Commission for review because there are at least two permitted short-term rental home operations located within 500 feet of the subject property.

(Item D.1 begins at approximately 00:24:40 of Chapter 1 of the audio recording.)

(Motion was made at approximately 01:24:17 of Chapter 1 of the audio recording.)

A motion was made by Mr. Thompson to approve as recommended by the Department with an additional condition of no more than eight people. The motion failed for lack of second.

(Motion was made at approximately 01:25:15 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 01:25:30 of Chapter 1 of the audio recording.)

**VOTED: To Approve the Short-Term Rental Home Permit, as Recommended
by the Department.**
**(Assenting – S. Castro, D. Thompson, J. Edlao, K. Pali,
P D. La Costa)**
(Dissenting – K. Freitas)
(Excused – M. Hipolito, C. Tackett)

E. MOTION FOR RECONSIDERATION

MR. GREGORY KOCH submitting a Motion for Reconsideration regarding the Commission's final Decision and Order, denying the State Land Use Commission Special Permit to operate the Hana Panoramic Retreat, a two-bedroom short-term rental home, on property located in the State Agricultural District, at 630 Kapia Road, Hana, Island of Maui, TMK: (2) 1-4-011:041 (SUP2 2018/0006) (A. Cua)

The Maui Planning Commission held a public hearing regarding the subject application on May 26, 2020, at the conclusion of which the Commission voted to deny the subject application. The Commission adopted its written Findings of Fact, Conclusions of Law and Decision and Order denying the application at its regular meeting on December 8, 2020.

*An Executive Session may be called on this item in order for the Commission to consult with its attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities.

(Item E begins at approximately 01:26:13 of Chapter 1 of the audio recording.)

Matter was tabled while the consultant and applicant was contacted as they were not on the line.

(Item E again was taken up at approximately 00:00:15 of Chapter 2 of the audio recording.)

(Motion was made at approximately 00:24:20 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:34:14 of Chapter 2 of the audio recording.)

VOTED: To Defer Action on the Motion for Reconsideration and Provide the Members the Decision and Order with the Attached Exhibits which includes Exhibit A, the Department's staff report and recommendation; Exhibit B, the Power Point from the Applicant which was presented at the meeting; and Exhibit C, the minutes of the meeting when it is rescheduled. Section 12-210-84 of the Commission's Rules will also be provided to the Members.
**(Assenting – K. Freitas, K. Pali, S. Castro, D. Thompson,
P D. La Costa)**
(Recused – J. Edlao)
(Excused – M. Hipolito, C. Tackett)

F. DIRECTOR'S REPORT

1. SMA Minor Permit Report

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

2. SMA Exemptions Report

(Items F.1 and F.2 begins at approximately 01:36:00 of Chapter 2 of the audio recording.)

3. Discussion of Future Maui Planning Commission Agendas

- a. February 23, 2021 agenda items

(Item F.3 begins at approximately 00:34:50 of Chapter 2 of the audio recording.)

Ms. McLean went over the items scheduled for the February 23, 2021 meeting.

G. NEXT REGULAR MEETING DATE: February 23, 2021

H. ADJOURNMENT

The meeting was adjourned at approximately 11:30 a.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Stephen Castro
Jerry Edlao
Kawika Freitas
P Denise La Costa
Kellie Pali
Dale Thompson

Excused

Mel Hipolito
Christian Tackett, Vice Chair

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