

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
APRIL 13, 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-Chair Christian Tackett at approximately 9:02 a.m., Tuesday, April 13, 2021, online via BlueJeans; **Meeting ID: 111 586 929**

B. ELECTION OF OFFICERS FOR THE 2021-2022 BOARD YEAR – Chair and Vice-Chair

(Item B begins at approximately 00:02:55 of Chapter 1 of the audio recording.)

Chairperson

Nominated for Chairperson were Christian Tackett and P Denise La Costa.

Christian Tackett was unanimously voted as Chair for the 2021-2022 Board Year.

Vice-Chairperson

P Denise La Costa was nominated and unanimously voted as Vice-Chair for the 2021-2022 Board Year.

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

1. PATRICK ADSUAR and CHRISTINA LIU requesting a Short-Term Rental Home Permit in order to operate Maluhia Halelo Hale, a four bedroom short-term rental home located in the R-3 Residential District at 77 Halelo Street, Lahaina, Island of Maui, TMK: (2) 4-4-009:024. (STWM T2017/0021) (J. Burkett)

The Commission is reviewing the application because there are at least two permitted short-term rental home operations located within 500 feet of the subject property.

(Item C begins at approximately 00:09:35 of Chapter 1 of the audio recording.)

(Motion was made at approximately 01:53:13 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 00:03:08 of Chapter 2 of the audio recording.)

**VOTED: To Deny the Short-Term Rental Home Permit.
(Assenting – D. Thompson, P D. La Costa, J. Edlao, K. Freitas,
M. Hipolito, A. Lindsey, K. Pali)**

D. CONSIDERATION AND ADOPTION OF PROPOSED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER

Pursuant to Chapter 91, Hawaii Revised Statutes, and Maui Planning Commission Rule 12-201-119, no public testimony will be taken.

1. Proposed Findings of Fact, Conclusions of Law, and Decision and Order denying the request for a State Land Use Commission Special Permit for DR. LEW ABRAMS AND MARIA DE ABRAMS to operate Sacred Earth Assembly, a non-profit, interfaith church in the State and County Agricultural Zoning Districts at 4505 Hana Highway, Haiku, Island of Maui, TMK (2) 2-8-003:075 (SUP1 2019/0001)(SUP2 2017/0011) (T. Furukawa) (Action on the application was taken by the Commission following public hearing at the July 14, 2020 meeting.) (Matter was rescheduled from the March 9, 2021 at the request of the applicant's attorney due to a scheduling conflict.) **(Members: Please refer to your March 9, 2021 packet with which you received a hard copy of the D&O and a hard copy or flash drive for the Exhibits which you requested at a previous meeting.)**

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

(Item D.1 begins at approximately 00:00:20 of Chapter 3 of the audio recording.)

(Motion was made at approximately 00:34:10 of Chapter 4 of the audio recording.)

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

(Vote was taken at approximately 00:34:39 of Chapter 6 of the audio recording.)

VOTED: To Adopt Proposed Findings of Fact, Conclusions of Law, and Decision and Order Prepared by the Department and to Reject the Proposed Findings of Fact, Conclusions of Law, and Decision and Order Submitted by the Applicant.
(Assenting – P D. La Costa, K. Freitas, J. Edlao, A. Lindsey, K. Pali, D. Thompson)
(Recused – M. Hipolito)

Pursuant to Chapter 91, Hawaii Revised Statutes, and Maui Planning Commission Rule 12-201-119, no public testimony will be taken.

2. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying the request for a Short-Term Rental Home Permit by MR. SEAN KADING requesting to operate Kaanapali Dream, a four-bedroom short-term rental home located at 1010 Anapuni Place, Lahaina, Island of Maui, TMK: (2) 4-4-019:058. (STWM T2020/0003) (K. Willenbrink) (Action was taken on the application by the Commission following public hearing at the December 8, 2020 meeting)

The Commission may take action to adopt, adopt with modifications, or take some other action regarding the proposed Findings of Fact, Conclusions of Law, and Decision and Order.

(Item D.2 begins at approximately 00:41:21 of Chapter 4 of the audio recording.)

(Motion was made at approximately 00:47:52 of Chapter 4 of the audio recording.)

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

(Vote was taken at approximately 00:50:25 of Chapter 4 of the audio recording.)

VOTED: To Adopt Proposed Findings of Fact, Conclusions of Law, and Decision and Order prepared by the Department and to Reject the Proposed Findings of Fact, Conclusions of Law, and Decision and Order Submitted by the Applicant.
(Assenting – D. Thompson, M. Hipolito, J. Edlao, K. Freitas, A. Lindsey, K. Pali)
(Excused – P D. La Costa)

E. NEW BUSINESS

1. Request for comment on Draft Environmental Assessment (EA) prepared for the proposed Hale Pilina Family Affordable Housing Rental Project to be processed for compliance with Maui County Code Chapter 2.97. The project is to be located in Kahului, Maui, Hawaii; Tax Map Keys (2) 3-7-013:026 (EAC 2020/0014) (T. Furukawa)

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at:

http://oegc2.doh.hawaii.gov/Doc_Library/2020-12-23-MA-DEA-Hale-Pilina-Family-Affordable-Rental-Housing.pdf

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

(Item E begins at approximately 00:54:47 of Chapter 4 of the audio recording.)

The Commission's comments as discussed will be forwarded to the applicant.

F. COMMUNICATIONS

1. Maui County Charter Commission requesting submittal of proposed Charter Amendments and/or Recommendations from the Maui Planning Commission by May 28, 2021.

(Item F begins at approximately 00:24:05 of Chapter 5 of the audio recording.)

The matter was deferred to the May 11, 2021 agenda for the members to provide their comments.

G. DIRECTOR'S REPORT

(Item G begins at approximately 00:57:56 of Chapter 1 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.

There were no questions or comments on the SMA Minor and SMA Exemptions Reports.

3. Discussion of Future Maui Planning Commission Agendas
 - a. April 27, 2021 agenda items

Ms. McLean went over the items scheduled for the April 27, 2021 agenda.

H. NEXT REGULAR MEETING DATE: April 27, 2021

I. ADJOURNMENT

The meeting was adjourned at approximately 3:03 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Jerry Edlao
Kawika Freitas
Mel Hipolito, Jr.
P Denise La Costa, Vice-Chair
Ashley Lindsey
Kellie Pali
Christian Tackett, 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