

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
APRIL 27, 2021**

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

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

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

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

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

[\(HYPERLINK TO CHAPTER 6 AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Christian Tackett at approximately 9:00 a.m., Tuesday, April 27, 2021, online via BlueJeans; **Meeting ID: 621 370 871**

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

1. Ms. Sharon Wright of Michael Wright & Associates, Inc., on behalf of the Harry and Jeanette Weinberg Foundation, Inc. requesting a Shoreline Setback Variance for an after-the-fact installation of 1,500-gallon grease interceptor and sample box, installation of lift station and sample box and drywell for condensate for Waikiki Brew Company within the Outlets of Maui, located at 900 Front Street, Lahaina, Island of Maui, TMK (2) 4-5-002:009 (SSV 2019/0001) (C. Thackerson)

(Item B.1 begins at approximately 00:02:48 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:51:41 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:55:50 of Chapter 2 of the audio recording.)

The Motion to Approve the Shoreline Setback Variance, FAILED.

(Assenting – P D. La Costa, D. Thompson, A. Lindsey, C. Tackett)

(Dissenting - J. Edlao, K. Freitas, M. Hipolito)

(Excused - K. Pali)

(Motion was made at approximately 00:56:50 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:56:57 of Chapter 2 of the audio recording.)

VOTED: To Defer the Matter to the May 11, 2021 Agenda.
(Assenting – P D. La Costa, M. Hipolito, K. Freitas, A. Lindsey,
D. Thompson, C. Tackett)
(Dissenting – J. Edlao)
(Excused - K. Pali)

C. NEW BUSINESS

1. MS. YUKINO UCHIYAMA OF MUNEKIYO HIRAGA on behalf of WAILEA RESORT SF-S PARTNERS LP requesting an Environmental Assessment determination on the Final Environmental Assessment prepared for the Proposed Wailea Resort SF-S Residential Project on approximately 23.1 acres of land located at Kapili Street, Wailea, Maui, Hawaii: TMK: (2) 2-2-008:145 (SM1 2020/0007) (PD2 2020/0001) (EA 2020/0002) (T. Furukawa) (The Commission commented on the Draft Environmental Assessment at its September 8, 2020 meeting.)

The Chapter 343 trigger is the use of County land. The Commission is the accepting authority of the Final EA.

The Applicant also filed for a Special Management Area Use Permit and Planned Development Step II approval. The public hearing on those applications will be scheduled after the Chapter 343, HRS process has been completed.

The Commission may accept the Final EA and issue a Finding of No Significant Impact (FONSI), or take some other action.

Links to the Final Environmental Assessment:

Volume I

<https://www.mauicounty.gov/DocumentCenter/View/126273/Proposed-Wailea-Resort-SF-S-Residential-Project-Volume-I-March2021>

Volume II

<https://www.mauicounty.gov/DocumentCenter/View/126274/Proposed-Wailea-Resort-SF-S-Residential-Project-Volume-II-March2021>

(Item C begins at approximately 00:00:08 of Chapter 3 of the audio recording.)

(Motion was made at approximately 00:20:53 of Chapter 6 of the audio recording.)

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

(Vote was taken at approximately 00:43:10 of Chapter 6 of the audio recording.)

The Motion to Accept the Final Environmental Assess and Issue a Finding of No Significant Impact (FONSI), FAILED.

(Assenting – P D. La Costa, D. Thompson, J. Edlao)

(Dissenting – K. Freitas, A. Lindsey)

(Excused – K. Pali, M. Hipolito)

The following motions were then made:

(Motion was made at approximately 0:44:22 of Chapter 6 of the audio recording.)

It was moved by Mr. Freitas, seconded by Ms. Lindsey, and

(Vote was taken at approximately 00:47:02 of Chapter 6 of the audio recording.)

The Motion to Prepare an Environmental Impact Statement (EIS), FAILED.

(Assenting – K. Freitas, A. Lindsey)

(Dissenting – P D. La Costa, D. Thompson, J. Edlao)

(Excused – K. Pali, M. Hipolito)

(Motion was made at approximately 00:47:39 of Chapter 6 of the audio recording.)

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

(Vote was taken at approximately 00:57:45 of Chapter 6 of the audio recording.)

The Motion to Recess the Matter to the May 11, 2021 Meeting in Order for Commissioners Hipolito and Pali to be available to vote and the applicant will have the additional information available as discussed, FAILED.

(Assenting – P D. La Costa, D. Thompson, J. Edlao, C. Tackett)

(Dissenting – K. Freitas, A. Lindsey)

(Excused – K. Pali, M. Hipolito)

(Motion was made at approximately 01:07:20 of Chapter 6 of the audio recording.)

It was moved by Ms. Lindsey, seconded by Ms. La Costa, and

(Vote was taken at approximately 01:12:35 of Chapter 5 of the audio recording.)

VOTED: To Recess the Matter to the May 11, 2021 Meeting to have the applicant provide the information as discussed and Commissioners Hipolito and Pali will have time to review the record and have the ability to vote.
(Assenting – A. Lindsey, P D. La Costa, D. Thompson, J. Edlao, C. Tackett)
(Dissenting – K. Freitas)
(Excused - K. Pali, M. Hipolito)

D. DIRECTOR’S REPORT

(Item D begins at approximately 01:15:25 of Chapter 6 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.

No questions or comments on the SMA Minor and SMA Exemption Reports.

3. Discussion of Future Maui Planning Commission Agendas

a. May 11, 2021 agenda items

Ms. McLean went over the items scheduled for the May 11, 2021 meeting.

E. NEXT REGULAR MEETING DATE: May 11, 2021

F. ADJOURNMENT

The meeting was adjourned at approximately 7:09 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
Christian Tackett, Chair
Dale Thompson

Excused

Kellie Pali

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