

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
AUGUST 10, 2020**

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

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

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

**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, August 10, 2021, online via BlueJeans; **Meeting ID: 453 353 429**

**B. PUBLIC HEARINGS**

1. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting a proposed bill relating to the digital zoning map for the Island of Maui, described as follows: A proposed bill entitled "A BILL FOR AN ORDINANCE ADOPTING DIGITAL ZONING MAP (3) AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF MAUI." The purpose of the proposed bill is to adopt an amended digital zoning map for the Island of Maui. (K. Aoki)

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

*(Motion was made at approximately 00:26:00 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 00:28:30 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, J. Edlao, M. Hipolito, A. Lindsey, K. Pali, K. Thayer, D. Thompson, C. Tackett)**  
**(Excused – P D. La Costa)**

2. MR. CARY SHEWMAKER and MS. SARAH SHEWMAKER requesting a State Land Use Commission Special Permit and a Bed and Breakfast Permit to operate Haiku Hideaway, a two-bedroom bed and breakfast located in the State Agricultural and County Agricultural Districts at 249 Kaokoa Way, TMK: (2) 2 8-002:119, Haiku, Island of Maui. (SUP2 2020/0002) (BBPH T2020/0002) (K. Willenbrink)

*(Item B.2 begins at approximately 00:28:45 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:20:46 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 01:29:00 of Chapter 1 of the audio recording.)*

**VOTED: To Approve State Land Use Commission Special Use Permit and Bed and Breakfast Permit as Recommended by the Department with the Recommended Conditions.**  
**(Assenting – K. Pali, D. Thompson, J. Edlao, K. Freitas, M. Hipolito, A. Lindsey, K. Thayer, C. Tackett)**  
**(Excused – P D. La Costa)**

3. SUNSTONE HAWAII 3-0, LLC, requesting a Special Management Area Use Permit, Shoreline Setback Approval and Step 2 Planned Development Approval for the WAILEA BEACH MARRIOTT RESORT & SPA IMPROVEMENTS to replace pond with swimming pool and spa, renovate towel hut, construct solar PV pergola, and construct outdoor living spaces for 14 existing ground floor guest rooms at Wailea, Island of Maui, TMK: (2) 2-1-008: 061 (SM1 2020/0015) (PD2 2020/0003) (SSA 2020/0060) (J. Burkett)

*(Item B.3 begins at approximately 01:30:00 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:00:51 of Chapter 2 of the audio recording.)*

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

*(Vote was taken at approximately 01:33:13 of Chapter 2 of the audio recording.)*

**VOTED: To Approve Special Management Area Use Permit, Shoreline Setback Approval and Step 2 Planned Development Approval as Recommended by the Department with the Recommended Conditions as Amended and the Three Additional Conditions as Discussed.**  
**(Assenting – P D. La Costa, D. Thompson, J. Edlao, K. Freitas, M. Hipolito, A. Lindsey, K. Pali, K. Thayer, C. Tackett)**

**C. 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 Land Use Commission Special Permit by MR. IAN HOLLINGSWORTH, in order to operate Pau`Ole Makai, a two-bedroom short-term rental home in one dwelling in the State Agricultural and County

Agricultural Districts on 2.36 acres of land located at 95 Awiku Street, Lahaina, Island of Maui, TMK: (2) 4-7-009: 067-0002. (SUP2 2020/0004) (K. Willenbrink) (Action was taken on the application by the Commission following public hearing at the September 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 C.1 begins at approximately 00:0:37 of Chapter 3 of the audio recording.)*

*(Motion was made at approximately 00:09:09 of Chapter 3 of the audio recording.)*

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

*(Vote was taken at approximately 00:10:04 of Chapter 3 of the audio recording.)*

**VOTED: To Adopt the Findings of Fact, Conclusions of Law, and Decision and Order with the Corrections to Page 7, Page 9, and Page 21 of the Portion of Minutes of September 8, 2020, as Discussed.  
(Assenting – K. Freitas, J. Edlao, M. Hipolito, K. Pali, D. Thompson, C. Tackett, P D. La Costa - Abstained)  
(Excused – A. Lindsey, K. Thayer)**

**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 (STRH) permit by PATRICK ADSUAR and CHRISTINA LIU to operate Maluhia Halelo Hale, a four-bedroom STRH located in the County R-3 Residential Zoning District and State Urban District on an approximately 12,263 square foot parcel located at 77 Halelo Street, Lahaina, Island of Maui, TMK: (2) 4-4-009:024. (STWM T2017/0021) (J. Burkett) (Action on the application was taken by the Commission following public hearing at the April 13, 2021 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 C.2 begins at approximately 00:12:45 of Chapter 3 of the audio recording.)*

*(Motion was made at approximately 00:18:05 of Chapter 3 of the audio recording.)*

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

*(Vote was taken at approximately 00:18:58 of Chapter 3 of the audio recording.)*

**VOTED: To Adopt the Findings of Fact, Conclusions of Law, and Decision and Order with Corrections to Page 6 and Page 8, as Discussed.  
(Assenting – P D. La Costa, J. Edlao, K. Freitas, M. Hipolito,  
A. Lindsey, K. Pali, D. Thompson, C. Tackett)  
(Excused – K. Thayer)**

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

3. Proposed Findings of Fact, Conclusions of Law and Decision and Order denying Maui Meadows Neighborhood Association and Pono Power Coalition's Petition to Intervene in County Special Permit and Project District Phase II Development Approval applications for Paeahu Solar LLC at Wailea, Maui, Hawaii, TMKs: (2) 2-1-008:001 and :056 (CUP 2020/0008) (PH2 2021/0001) (K. Wollenhaupt) (Action on the matter was taken by the Commission at the May 25, 2021 meeting.)

The Commission make 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 C.3 begins at approximately 00:19:50 of Chapter 3 of the audio recording.)*

*(Motion was made at approximately 00:34:40 of Chapter 3 of the audio recording.)*

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

*(Vote was taken at approximately 00:35:38 of Chapter 3 of the audio recording.)*

**VOTED: To Adopt the Findings of Fact, Conclusions of Law, and Decision and Order with the Corrections Provided.  
(Assenting – P D. La Costa, D. Thompson, J. Edlao, K. Freitas,  
M. Hipolito, A. Lindsey, K. Pali, K. Thayer, C. Tackett)**

#### **D. DIRECTOR'S REPORT**

*(Item D begins at approximately 00:36:35 of Chapter 3 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.

Mr. Freitas inquired what the SMA Minor for Waikiki Brewery was for.

3. Discussion of Ordinance 5210, establishing new advisory committees to the Commission for the Paia-Haiku and South Maui regions

The Commission concluded after discussion, all matters will continue to come directly to the Maui Planning Commission and the Commission will refer matters to the Advisory Committee if appropriate/necessary.

4. Discussion of Future Maui Planning Commission Agendas
  - a. August 24, 2021 agenda items

Ms. McLean went over the items scheduled for the August 24, 2021 agenda.

**E. NEXT REGULAR MEETING DATE: August 24, 2021**

**F. ADJOURNMENT**

The meeting was adjourned at approximately 2:13 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Jerry Edlao  
Kawika Freitas (excused at 2:09 p.m.)  
Mel Hipolito, Jr.  
Ashley Lindsey  
P Denise La Costa, Vice-Chair (in attendance at 9:48 a.m.)  
Kellie Pali  
Christian Tackett, Chair  
Kim Thayer  
Dale Thompson

**Others**

Michele McLean, Director, Department of Planning  
Mimi Desjardins, Deputy Corporation Counsel, Department of the Corporation Counsel  
Jordan Molina, Deputy Director, Department of Public Works