

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
AUGUST 24, 2021**

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

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

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

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson Christian Tackett at approximately 9:05 a.m., Tuesday, August 24, 2021, online via BlueJeans; **Meeting ID: 152 115 569**

B. UNFINISHED BUSINESS

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

1. Request for reconsideration of the denial of the request from MR. RYAN SCHULTZ, VICE-PRESIDENT OF DEVELOPMENT OF VERSA REAL ESTATE representing MAKAI V, LLC, for a three-year time extension on the Special Management Area Use Permit condition to initiate construction of the Nalu Ola West Subdivision at TMK 2-5 -004: 055, 068, 069, and 022, 2 7-004: 007, 048, 049, 052, 053, 054, 055, 056, and 058, Haiku, Island of Maui (SM1 2014/0004) (C. Thackerson) (The Commission denied the request at its June 22, 2021 meeting and may reconsider its decision.)

(Item B.1 begins at approximately 00:11:28 of Chapter 1 of the audio recording.)

(Motion was made at approximately 00:59:40 of Chapter 1 of the audio recording.)

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

(Vote was taken at approximately 01:06:11 of Chapter 1 of the audio recording.)

VOTED: To Deny the Request for Reconsideration of the Denial of a Time Extension of the Special Management Area Use Permit Condition to Initiate Construction.
(Assenting – K. Freitas, K. Thayer, J. Edlao, M. Hipolito, A. Lindsey, C. Tackett)
(Dissenting – K. Pali, D. Thompson)
(Excused – P D. La Costa)

As the Chair had to leave the meeting and the Vice-Chair was not in attendance, the Commission voted for a Chair Pro Tem for the remainder of the meeting.

It was moved by Ms. Lindsey, seconded by Ms. Thayer, then unanimously

VOTED: Commissioner Pali as Chair Pro Tem for the remainder of the meeting.
(Assenting – A. Lindsey, K. Thayer, J. Edlao, K. Freitas, M. Hipolito, K. Pali, D. Thompson, C. Tackett)
(Excused – P D. La Costa)

C. ORIENTATION WORKSHOP

(Item C begins at approximately 00:00:12 of Chapter 2 of the audio recording.)

1. Opening Remarks by the Planning Director – Michele McLean
2. The Planning Framework – Kurt Wollenhaupt
3. Zoning – Jared Burkett
4. Chapter 343, HRS, Environmental Assessments and Environmental Impact Statements – Candace Thackerson
5. Bed and Breakfast Homes and Short-Term Rental Homes – Tara Furukawa
6. Flood Hazards – Diego Sanchez-Gomez
7. Update of the General Plan - Jennifer Maydan
8. Plan Implementation Division – Kathleen Aoki

Planners made presentations on each of the subject matters noted above.

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:18:30 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.

Ms. Thayer inquired about SM5 2021/0163, Gulch Cleanup Project. Mr. Hart indicated he would follow up with information regarding the permit.

3. Discussion of Future Maui Planning Commission Agendas

- a. September 14, 2021 agenda items

Mr. Hart went over the memo of August 23, 2021 from Mr. Yoshida regarding the matters scheduled for the September 14, 2021 agenda.

E. NEXT REGULAR MEETING DATE: September 14, 2021

F. ADJOURNMENT

The meeting was adjourned at approximately 12:55 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 (in attendance from approximately 11:24 a.m. to 12:26 p.m.)
Ashley Lindsey
Kellie Pali (Chair Pro Tem from 10:26 a.m. to 12:55 p.m.)
Christian Tackett, Chair (excused at 10:16 a.m.)
Kim Thayer
Dale Thompson

Others

Michele McLean, Director, Department of Planning (9:00 a.m. – 10:16 a.m.)
Jordan Hart, Deputy Director, Department of Planning (10:26 a.m. – 12:55 p.m.)
Mimi Desjardins, Deputy Corporation Counsel, Department of the Corporation Counsel
Jordan Molina, Deputy Director, Department of Public Works