

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
DECEMBER 14, 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 Chairperson Christian Tackett at approximately 9:01 a.m., Tuesday, December 14, 2021, online via BlueJeans; **Meeting ID: 747 159 433**

**B. PUBLIC HEARINGS**

1. HAWAIIAN CEMENT, requesting a Special Management Area (SMA) Use Permit and Shoreline Setback Variance (SSV) for the Kahului Harbor Hawaiian Cement Facility Relocation Project, located at the Kahului Harbor Facility, Kahului, Island of Maui, TMKs: (2) 3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.) (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003) (K. Wollenhaupt)

*(Item B.1 begins at approximately 00:04:30 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:01:38 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 01:17:39 of Chapter 1 of the audio recording.)*

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

2. GWENDOLYN RIVERA of MUNEKIYO HIRAGA on behalf of BRE RC MAUI KAPALUA, LLC, requesting a Special Management Area Use Permit and Project District Phase II Approval for the proposed Ritz-Carlton Kapalua Resort Mohala Project. The project will involve various improvements and upgrades to resort facilities and grounds to better improve operations and enhance guest experiences. The project is to be located at 1 Ritz Carlton Drive in Kapalua, Island of Maui at TMKs: (2) 4-2-004:014 (por.), 021 (por.), 047 (por.), 052 (por.) and 053 (por.) (SM1 2020/0014) (PH2 2020/0004) (T. Furukawa)

*(Item B.2 begins at approximately 00:00:15 of Chapter 2 of the audio recording.)*

*(Motion was made at approximately 01:07:22 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 01:13:38 of Chapter 3 of the audio recording.)*

**VOTED: To Approve the Special Management Area Use Permit and Project District Phase II Approval as Recommended by the Department.  
(Assenting – P D. La Costa, D. Thompson, K. Freitas - abstained,  
K. Pali, K. Thayer, C. Tackett)  
(Excused – J. Edlao, A. Lindsey, M. Hipolito)**

### **C. DIRECTOR'S REPORT**

*(Item C begins at approximately 01:14:55 of Chapter 2 of the audio recording.)*

1. Discussion of updated requirements related to the Sunshine Law and Public Meetings for Boards and Commissions.

The Committee may vote on the type of meeting it will conduct to meet the updated requirements.

Commission members who participate remotely will need to indicate where you are located and if there is anyone present with you.

Assuming that the Governor's existing emergency waiver of Sunshine Law requirements will be lifted it means that the commission can return to regular in-person meetings. The Sunshine Law will also allow video conference meetings but there needs to be a physical location for testifiers who wish to participate in person. Complete video conference meetings will not be allowed. Meetings can be entirely in-person or a hybrid of in-person and video. If the Commission were to have entirely in-person meeting there may still be limits on gathering indoors. So even though the Sunshine Law may say there can be completely in-person meetings, there might be Covid restrictions that would make it difficult to have completely in-person meeting depending on how many people may show up to testify.

The Department has been working to make physical improvements to the conference room and install cameras so hybrid meetings could take place.

Members voiced their opinions on what they would prefer.

2. SMA Minor Permit Report

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

3. SMA Exemptions Report

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

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

4. Discussion of Future Maui Planning Commission Agendas
  - a. January 11, 2022 agenda items

Ms. McLean went over the items scheduled on the January 11, 2022 agenda.

**D. NEXT REGULAR MEETING DATE: January 11, 2022**

**E. ADJOURNMENT**

The meeting was adjourned at approximately 12:16 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

**RECORD OF ATTENDANCE**

**Present**

Kawika Freitas  
P Denise La Costa, Vice-Chair  
Kellie Pali  
Christian Tackett, Chair  
Kim Thayer  
Dale Thompson

**Excused**

Jerry Edlao  
Ashley Lindsey  
Mel Hipolito, Jr.

**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