

**MAUI PLANNING COMMISSION  
SUMMARY MINUTES  
JUNE 14, 2022**

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

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

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

**A. CALL TO ORDER**

The regular meeting of the Maui Planning Commission was called to order by Chairperson P Denise La Costa at approximately 9:00 a.m., Tuesday, June 14, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 327 484 654**

**B. PUBLIC HEARINGS**

1. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a proposed bill to amend Maui County Code Chapter 19.04 to authorize commercial filming and photography activity in all zoning districts with a film permit, and create a new chapter in Title 5 to create a new permit process for commercial filming and photography. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133292/Draft-bill-for-ordinance-for-commercial-filming-and-photography-activities>

*(Item B.1 begins at approximately 00:03:08 of Chapter 1 of the audio recording.)*

*(Motion was made at approximately 01:34:48 of Chapter 1 of the audio recording.)*

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

*(Vote was taken at approximately 01:35:19 of Chapter 1 of the audio recording.)*

**VOTED: To Forward to the County Council the Commission's Comments and Recommendations on the Proposed Bill, as Discussed by the Commission.**  
**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, W. Greig, P D. La Costa)**  
**(Excused – K. Pali)**

Agenda Item B.3 was moved up before Item B.2.

3. CAROLEE HIGASHINO, requesting a Conditional Permit and a State Land Use Commission Special Permit in order to operate commercial weddings and special events in the County R-3 Residential District and State Rural District, located at 7000 Makena Road, Kihei, Island of Maui, on a portion of a 0.8-acre parcel, TMK: (2) 2-1-006:011. (CP 2021/0001) (SUP2 2021/0007) (J. Burkett)

*(Item B.3 begins at approximately 01:36:21 of the audio recording.)*

*(Motion was made at approximately 01:35:45 of Chapter 2 of the audio recording.)*

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

*(Vote was taken at approximately 04:18:6 of Chapter 2 of the audio recording.)*

**VOTED: To Recommend Approval of the Conditional Permit to the County Council and Approve the State Land Use Commission Special Permit, as Recommended by the Department with Amendments by Commission as Discussed.**  
**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, W. Greig, P D. La Costa)**  
**(Excused – K. Pali)**

2. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui Planning Commission a proposed bill to amend Maui County Code Section 19.04.040 relating to the definitions of “time share plan” and “transient.” (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133291/Proposed-revisions-to-1904040-Definitions-for-time-share-plan-and--transient>

*(Item B.2 begins at approximately 00:00:18 of Chapter 3 of the audio recording.)*

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

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

*(Vote was taken at approximately 00:40:58 of Chapter 1 of the audio recording.)*

**VOTED: To Recommend Approval of the Proposed Bill, as Recommended by the Department with Amendments as Discussed by the Commission.**  
**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, W. Greig, P D. La Costa)**  
**(Excused – K. Pali)**

## **C. DIRECTOR’S REPORT**

*(Item C begins at approximately 00:42:30 of Chapter 3 of the audio recording.)*

1. MICHELE MCLEAN, Planning Director transmitting the following application to the Maui Planning Commission pursuant to the provisions of Section 19.32.020(C), Planned Development, of the Maui County Code:

SUNSTONE HAWAII 3-0 LLC, requesting a Step 3 Planned Development Approval for the Wailea Beach Marriott renovations. The proposed project includes replacing a pond with a swimming pool and spa, renovating a towel hut, constructing a solar PV pergola, and constructing outdoor living spaces for 14 existing ground floor guest rooms within the Haleakala Tower. The project is located on 18.388 acres at 3700 Wailea Alanui Drive, Wailea, Island of Maui, TMK: (2) 2-1-008:061-0000. (PD3 2022/0001) (J. Burkett)

The Commission may act to waive or not waive its review.

*(Motion was made at approximately 00:49:52 of Chapter 3 of the audio recording.)*

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

*(Vote was taken at approximately 00:50:38 of Chapter 3 of the audio recording.)*

**VOTED: To Waive Its Review.**  
**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey,**  
**K. Thayer, W. Greig, P D. La Costa)**  
**(Excused – K. Pali)**

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.

Members asked for more information in the description for applications near the shoreline.

4. Discussion of Future Maui Planning Commission Agendas
  - a. June 28, 2022 agenda items

Ms. McLean went over what is scheduled for the June 28, 2022 agenda.

5. Referral to the South Maui Advisory Committee and the Paia-Haiku Advisory Committee to conduct the public hearing and provide their recommendation on the following:

[Council Resolution No. 22-70](#), referring to the Planning Commissions and Advisory Committees a Proposed Bill entitled, "A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO TRANSIENT ACCOMMODATION CAPS".

*(Motion was made at approximately 01:07:40 of Chapter 3 of the audio recording.)*

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

*(Vote was taken at approximately 01:08:21 of Chapter 3 of the audio recording.)*

**VOTED: To Refer the Proposed Bill to the Paia-Haiku and South Maui Advisory Committees for Comment.**  
**(Assenting – K. Freitas, D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, W. Greig, P D. La Costa)**  
**(Excused – K. Pali)**

**D. NEXT REGULAR MEETING DATE: JUNE 28, 2022**

**E. ADJOURNMENT**

The meeting was adjourned at approximately 4:28 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN  
Secretary to Boards and Commissions II

### **RECORD OF ATTENDANCE**

#### **Present**

P Denise La Costa, Chair – in person  
Kawika Freitas – via BlueJeans  
Dale Thompson - in person  
Mel Hipolito, Jr. – via BlueJeans  
Ashley Lindsey – via BlueJeans  
Kim Thayer – in person  
William Greig – via BlueJeans

#### **Excused**

Kellie Pali, Vice-Chair

#### **Others**

Michele Chouteau McLean, Director, Dept. of Planning - in person  
Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – via BlueJeans  
Gary Ambrose, Deputy Director, Dept. of Public Works– via BlueJeans