

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
JUNE 28, 2022**

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

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

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

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

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

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

[\(HYPERLINK TO CHAPTER 7 AUDIO RECORDING OF THE MEETING\)](#)

A. CALL TO ORDER

The regular meeting of the Maui Planning Commission was called to order by Chairperson P Denise La Costa at approximately 9:06 a.m., Tuesday, June 28, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 583 130 162**

B. CONTESTED CASE HEARING

1. HONUA'ULA PARTNERS, LLC, requesting Project District Phase II Development approval for Honua'ula, a master planned community comprised of single family and multi-family homes, village mixed-uses, preservation and conservation areas, and recreational/open space areas and related infrastructure improvements on approximately 670 acres in Kihei-Makena Project District 9, located in Wailea, Kihei-Makena, Maui, Hawaii, TMK (2) 2-1-008:056 and 071. (PH2 2018/0002) (A. Cua)

No public testimony will be taken on this matter.

AN EXECUTIVE SESSION MAY BE CALLED IN ORDER FOR THE COMMISSION TO CONSULT WITH ITS ATTORNEY ON QUESTIONS AND ISSUES PERTAINING TO THE COMMISSION'S POWERS, DUTIES, PRIVILEGES, IMMUNITIES AND LIABILITIES PURSUANT TO SECTION 92-5(a)(4), HAWAII REVISED STATUTES. (Commissioners a separate meeting invite will be sent to you for the Executive Session)

(Item B.1 begins at approximately 00:01:20 of Chapter 1 of the audio recording.)

The Commission took up the matter of the Intervenor's Motion to Compel Production of Documents and Continue the Hearing.

(Motion was made at approximately 00:19:46 of Chapter 2 of the audio recording.)

A Motion to Deny the Motion to Compel Discovery and Continue the Hearing was made by Mr. Thompson, and seconded by Mr. Hipolito.

(Motion was made at approximately 00:23:03 of Chapter 2 of the audio recording.)

A Motion to Amend the Motion to Deny the Motion to Compel Discovery and Continue the Hearing to Authorize the Chairperson to Hear and Decide the Discovery Motion and Deny the Continuance of the Hearing was made by Ms. Pali, and seconded by Mr. Thayer.

It was moved by Ms. Pali, seconded by Ms. Thayer, then

(Vote was taken at approximately 01:35:19 of Chapter 2 of the audio recording.)

VOTED: To Amend the Motion to Deny the Motion to Compel Discovery and Continue the Hearing to Authorize the Chairperson to Hear and Decide the Discovery Motion and Deny the Continuance of the Hearing.
(Assenting – K. Freitas, D. Thompson, M. Hipolito, K. Thayer, W. Greig, K. Pali, P D. La Costa)
(Excused – A. Lindsey)

The Commission then took action on the Amended Main Motion:

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

(Vote was taken at approximately 00:25:55 of Chapter 2 of the audio recording.)

VOTED: To Authorize the Chairperson to Hear and Decide the Motion to Compel and Deny the Continuance of the Hearing.
(Assenting – K. Freitas, D. Thompson, M. Hipolito, K. Thayer, W. Greig, K. Pali, P D. La Costa)
(Excused – A. Lindsey)

Continuation of contested case with the Applicant's witnesses.

Matter was then continued to the July 12, 2022 agenda.

C. DIRECTOR'S REPORT

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 asked for information on SM5 2022/0027. Ms. McLean noted it was a SMA Exemption for after-the-fact repair and maintenance improvements which would have been compliant for the exemption to have been issued.

3. Discussion of Future Maui Planning Commission Agendas

a. July 12, 2022 agenda items

Ms. McLean went over the items scheduled for the July 13, 2022 agenda.

4. Cancellation of the September 13, 2022 meeting due to the Hawaii Congress of Planning Officials (HCPO) Conference September 14-16, 2022 on Kauai.

For the Commissioner's information.

D. NEXT REGULAR MEETING DATE: JULY 12, 2022

E. ADJOURNMENT

The meeting was adjourned at approximately 5:07 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 – in person
Kellie Pali, Vice-Chair - in person
Dale Thompson - in person
Mel Hipolito, Jr. – in person
Ashley Lindsey – via BlueJeans
Kim Thayer – in person
William Greig – via BlueJeans

Excused

Ashley Lindsey

Others

Michele Chouteau McLean, Director, Dept. of Planning - in person

Michael Hopper, Deputy Corporation Counsel, Dept. of the Corporation Counsel – in person

Gary Ambrose, Deputy Director, Dept. of Public Works– via BlueJeans