

**MAUI PLANNING COMMISSION
SUMMARY MINUTES
OCTOBER 11, 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 Vice-Chairperson Kellie Pali at approximately 9:08 a.m., Tuesday, October 11, 2022, in the Planning Conference Room, 250 South High Street, Wailuku, Maui, Hawaii 96768 and online via BlueJeans; **Meeting ID: 312 221 367**

A recess was called to work out technical issues at approximately 9:14 a.m., and the meeting was reconvened at 9:44 a.m.

B. PUBLIC HEARINGS

RORY FRAMPTON, on behalf of CARRIER HAWAII, requesting a Special Management Area Use Permit for the proposed development of a 12,366 sf. warehouse and wholesale parts building, future tenant space, parking, landscaping and utility connections on 0.513 acres, located in the Maui Business Park Phase II, at 182 Lauo Loop, TMK: (2) 3 8-103:009, Kahului, Island of Maui. (SM12022-00003) (T. Furukawa)

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

(Motion was made at approximately 00:31:42 of Chapter 2 of the audio recording.)

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

(Vote was taken at approximately 00:40:26 of Chapter 2 of the audio recording.)

VOTED: To Approve the Special Management Area Use Permit as Recommended by the Department with the Amendments as Discussed by the Commission.
(Assenting – D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, K. Pali)
(Excused – P D. La Costa, K. Freitas, M. Deakos)

C. COMMUNICATIONS

GWENDOLYN RIVERA OF MUNEKIYO HIRAGA, on behalf of THE KRAUSZ COMPANIES CALIFORNIA, requesting an amendment of the Special Management

Area Use Permit for the proposed Downtown Kihei Project to include a northern component consisting of the previously approved 150-unit select service hotel and up to approximately 63,400 square feet of commercial and retail space, and a southern component of 223 affordable housing units in one four-story mixed use building, two four-story residential buildings and four two-story residential buildings, a community center with common resident facilities, and 28,075 square feet of commercial and retail space. Also proposed are 873 parking stalls for tenants and guests, landscaping and related infrastructure improvements. The project will be located on approximately 27.436 acres of land at TMKs: (2) 3-9-002:030, 076, 080, and 158 on Piikea Avenue, Kihei, Island of Maui. (SM120120006) (T. Furukawa)

(Item C begins at approximately 00:05:55 of Chapter 2 of the audio recording.)

(Motion was made at approximately 00:31:42 of Chapter 3 of the audio recording.)

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

(Vote was taken at approximately 00:40:26 of Chapter 3 of the audio recording.)

**VOTED: To Approve the Amendment to the Special Management Area Use Permit as Recommended by the Department with the Additional Conditions as Discussed by the Commission.
(Assenting – D. Thompson, M. Hipolito, A. Lindsey, K. Thayer, K. Pali)
(Excused – P D. La Costa, K. Freitas, M. Deakos)**

D. DIRECTOR'S REPORT

(Item D begins at approximately 00:05:55 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.

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

3. Comments from Chair and Vice-Chair regarding the 2022 Hawaii Congress of Planning Officials Conference held on September 14-16, 2022.

Ms. Pali concurred with Chairperson La Costa's comments regarding the HCPO.

4. Discussion of Future Maui Planning Commission Agendas

- a. October 25, 2022 agenda items

Memo was circulated to the members regarding the items scheduled for the October 25, 2022 agenda.

E. NEXT REGULAR MEETING DATE: OCTOBER 25, 2022

F. ADJOURNMENT

The meeting was adjourned at approximately 12:05 p.m.

Respectfully Submitted by,

CAROLYN TAKAYAMA-CORDEN
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

Present

Kellie Pali, Vice-Chair – in person
Dale Thompson - in person
Mel Hipolito, Jr. – via BlueJeans
Ashley Lindsey – via BlueJeans
Kim Thayer – via BlueJeans

Excused

P Denise La Costa, Chair
Kawika Freitas
Mark Deakos

Others

Jacky Takakura, Deputy 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