

# Meeting Minutes

## Wednesday, April 26, 2023

[Hyperlink to video](#)

### Community Plan Advisory Committee

**Attending:** Chair Rob Weltman, Vice Chair Daniel Kanahale, Everett Dowling, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan, Brian Ward

**Absent:** Tova Callender, Lehuanani Huddleston-Hafoka

### County of Maui – Planning Department, Long Range Division (LRD)

Jacky Takakura, Program Administrator

Herbet Foster, Planning Supervisor

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

Call to order at 5:30 p.m.

### **Roll Call, Introduction and Housekeeping (00:19 to 3:22 in meeting video)**

Following member roll call, Chair Weltman gave an opening in Hawaiian, provided a brief update on livestreaming, then introduced Planning Department staff for the evening's presentation.

### **Presentations – Updated Community Plan Designations (3:22 to 20:21 in meeting video)**

Karen Comcowich gave a presentation on the updated Community Plan designations, after which members participated in a game.

### **Public Testimony for Land Use Designations and Subarea 1 | Mā'alaea/Keālia (20:21 to 50:55 in meeting video)**

Testifiers included Lucienne De Naie ([20:55 to 30:58](#)), Claire Apana ([31:09 to 36:21](#)), Zandra Amaral Krause ([36:26 to 42:54](#)), Doug Ballard ([43:02 to 45:39](#)), and Larry Stevens ([45:47 to 50:48](#)).

### **Review and Recommendations for Subarea 1 | Mā'alaea/Keālia (51:00 to 1:14:32 in meeting video)**

Before members reviewed the map for Subarea 1, Vice Chair Kanahale read the Draft Plan's vision statement aloud.

Keoki Pfaeltzer made a motion to adopt page 76 of the plan; Vice Chair Kanahale seconded the motion. Keoki then amended his motion to add the word “historic” before “Lāhainā Pali Trail”, and for the Planning Department to return to a future meeting with verbiage that recognizes the ahupua‘a in each subarea, including Subarea 1; Vice Chair Kanahale seconded the amendment. **MOTION PASSED UNANIMOUSLY.** ([54:30 to 1:13:57](#))

## 7-MINUTE BREAK

**Review and Recommendations for Subarea 1 Map | Mā‘alaea/Keālia Cont.** ([1:14:35 to END](#) in meeting video)

**Mike Moran made a motion to change Ma‘alaea Triangle’s designation to Small Town Center; Vernon Kalanikau seconded the motion.** Following more discussion, members took a vote: Everett Dowling and Mike Moran voted in favor of the motion, with Vice Chair Kanahale and members Randol Leach, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward opposed; Vernon Kalanikau and Cody Nemet abstained from voting (which counts as a Yes vote). **4-6, MOTION FAILED.** ([1:14:35 to 1:37:50](#))

Vice Chair Kanahale made a motion to not accept the Planning Department’s recommended designation of Transit-Oriented Corridor for Ma‘alaea Triangle; there was no second; **MOTION FAILED.** **Everett Dowling then made a motion to change Ma‘alaea Triangle’s designation to Residential; Wayne Nishiki seconded the motion.** After Planning staff noted that a Residential designation is inconsistent with existing use, and that Small Town Center or Employment Center would be more appropriate, **Everett amended his motion to change the designation back to Small Town Center again. Wayne seconded the amendment.** Following discussion, members took a vote: Everett Dowling, Mike Moran and Wayne Nishiki voted in favor of the motion, with Vice Chair Kanahale and members Randol Leach, Cody Nemet, Jennifer Sullivan and Brian Ward opposed; Vernon Kalanikau and Keoki Pfaeltzer abstained from voting (which counts as a Yes vote). **Chair Weltman voted in favor of the motion to break the tie to 6-5 and PASS THE MOTION.** ([1:37:50 to 2:06:41](#)) **However, Planning staff later corrected this by noting that quorum is based on the total number of members, not the number of members present at the meeting; a total of 7 votes is needed to pass a motion, therefore the MOTION FAILED.** Members agreed to revisit the item later. ([2:18:09 to 2:18:36](#))

**Everett Dowling made a motion to accept the Planning Department’s recommended Residential designation for Hau‘oli Street; Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.** ([2:06:55 to 2:17:11](#))

Following discussion, **Everett Dowling made a motion to adopt the remaining designations as recommended by the Planning Department; Keoki Pfaeltzer seconded the motion.** Everett Dowling, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale opposed. **9-1, MOTION PASSED.** ([2:17:22 to 2:28:33](#))

**NEXT MEETING IS ON MAY 3, 2023. MEETING ADJOURNED AT 8:08 PM.**

