

Meeting Minutes

Wednesday, May 17, 2023

[Hyperlink to video](#)

Community Plan Advisory Committee

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

Absent: Lehuanani Huddleston-Hafoka

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

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

County of Maui – Planning Department

Garrett Smith, Deputy Director

Call to order at 5:34 p.m.

Roll Call, Introduction and Housekeeping (0:26 to 15:16 in meeting video)

Following member roll call, Chair Weltman gave an opening in Hawaiian and briefly went over the protocol for hybrid testimony at recessed meetings. Vernon Kalanikau shared his thoughts on the letter CPAC members received from the Planning Department regarding Community Plan Designations. Mike Moran gave a report on a meeting hosted by Tom Cook that three CPAC members attended, as well as a KCA membership meeting that five CPAC members attended, in accordance to Sunshine Law.

Before moving onto the next agenda item, more members shared their thoughts on the letter from the Planning Department regarding Community Plan Designations. Tova Callender then recited the vision statement from the Draft South Maui Community Plan.

Hybrid Public Testimony for Subarea 2: North Kīhei (15:18 to 21:39 in meeting video)

Brandi Corpuz was the only testifier (16:21 to 21:17). Dick Mayer requested to testify remotely; however, Chair Weltman noted that he had already testified at the May 3 meeting and closed public testimony. *(Staff note: Rules state that testifiers cannot testify on the same agenda item at a reconvened meeting. However, Dick only testified on Community Plan Designations at the May 3 meeting before he was cut off due to going over the 3-minute time limit.)*

Before moving onto the next agenda item, **Vice Chair Kanahele made a motion to reopen discussion for Community Plan Designations; Mike Moran seconded the motion. He then made a motion to amend the description of the Small Town Center designation to the following: “This includes a mixture of retail, office, and commercial uses which are oriented to neighborhood services, and low-to-medium-density residential uses. Buildings within this designation shall be limited in size to 35 feet in height, so the resulting uses serve a surrounding residential neighborhood of up to 100 acres.” Mike Moran seconded the motion.** Following extensive member discussion and Planning staff input, members took a vote: Vice Chair Kanahele and members Randol Leach, Mike Moran and Keoki Pfaeltzer voted in favor of the motion, with Tova Callender, Everett Dowling, Wayne Nishiki, Jennifer Sullivan, and Brian Ward opposed; Vernon Kalanikau and Cody Nemet abstained from voting (which counts as a Yes vote). Chair Weltman voted against the motion. **6-6, MOTION FAILED.** ([21:46 to 52:06](#))

Everett Dowling made a motion to adopt the original description for the Small Town Center designation with Chair Weltman’s proposed changes and additions ([see page 6 of his member input](#)); Jennifer Sullivan seconded the motion. Tova Callender, Everett Dowling, Randol Leach, Mike Moran, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahele and members Cody Nemet, Wayne Nishiki, and Keoki Pfaeltzer opposed; Vernon Kalanikau abstained from voting (which counts as a Yes vote). **7-4, MOTION PASSED.** ([52:13 to 54:42](#))

Develop Preferred Growth Alternative: Subarea 2 | North Kīhei ([55:24 to 1:29:30 in meeting video](#))

Chair Weltman suggested having Robert Stoner (S&F Land Company) and Rory Frampton (Haleakala Ranch and Kaonoulu Ranch) as resource people for Subarea 2; members had no objections. Members started their review from the northernmost point of the subarea, using [Chair Weltman’s member input](#) as reference.

PAGE 2 – 1. Along Maui Veterans’ Highway (North of North Kīhei)

Central Maui Baseyard ([55:53 to 1:12:41](#))

Following discussion and input from Planning staff and Robert Stoner, **Everett Dowling made a motion to adopt the Industrial designation for Central Maui Baseyard and expand it to match the acreage to what is shown in the General Plan/Maui Island Plan, including the buffer suggested in CPAC’s policies; Vernon Kalanikau seconded the motion. MOTION PASSED UNANIMOUSLY.**

DHHL parcel west of Maui Veteran’s Highway (1:12:44 to 1:15:45)

Everett Dowling made a motion to adopt the Agriculture designation for the DHHL parcel (as recommended by the Planning Department); Mike Moran seconded the motion. MOTION PASSED UNANIMOUSLY.

Maui Raceway Park (1:15:49 to 1:18:11)

Everett Dowling made a motion to adopt the Public/Quasi-Public designation for Maui Raceway Park (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY.

DLNR parcel north of Maui Raceway Park (1:18:11 to 1:23:07)

Mike Moran made a motion to adopt the Employment Center designation for the DLNR parcel (as recommended by the Planning Department); Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.

Parcel east of Maui Raceway Park (1:23:07 to 1:24:20)

Everett Dowling made a motion to adopt the Industrial designation for the parcel east of Maui Raceway Park (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY.

Remaining land surrounding all above-listed parcels (1:24:21 to 1:29:26)

Brian Ward made a motion to adopt the Planning Department’s designation recommendations for the remaining land as shown; Tova Callender seconded the motion. MOTION PASSED UNANIMOUSLY.

10-MINUTE BREAK

Develop Preferred Growth Alternative: Subarea 2 | North Kīhei Cont. (1:29:31 to END in meeting video)

(Staff note: Video recording resumes after the break has already ended, and audio is briefly muted before picking up again at 1:29:39, in the middle of Chair Weltman speaking about testimony received.)

PAGE 3 – 2. North Kīhei, including Pi’ilani Promenade and Kīhei Mauka

Weinberg Property (1:29:50 to 1:37:41)

Everett Dowling made a motion to adopt the Open Space designation for the Weinberg property (as recommended by the Planning Department); Vernon Kalanikau seconded the motion. MOTION PASSED UNANIMOUSLY.

North Ohukai (1:37:42 to 1:39:46)

Everett Dowling made a motion to adopt the Residential designation for North Ohukai (as recommended by the Planning Department); Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.

Ohukai Shops (1:39:47 to 1:51:45)

Everett Dowling made a motion to adopt the Employment Center designation for the Ohukai shops; Brian Ward seconded the motion. Following member discussion, MOTION PASSED UNANIMOUSLY.

Haleakala Ranch Land (1:51:50 to 2:51:53)

Jennifer Sullivan noted that she received a Board of Ethics opinion that she cannot vote on anything to do with or related to Haleakala Ranch Company; she recused herself from discussion and voting for the parcel. Following extensive member discussion, as well as input from Planning staff and Haleakala Ranch Company representative Rory Frampton, **Vice Chair Kanahale made a motion to adopt the Agriculture and Open Space designations for the Haleakala Ranch land; Wayne Nishiki seconded the motion.** Following more discussion, member voted: Vice Chair Kanahale and members Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki and Keoki Pfaeltzer voted in favor of the motion, with Tova Callender, Everett Dowling and Brian Ward opposed. **7-3, MOTION PASSED.** (1:51:50 to 2:38:46)

Members discussed designating smaller sections the Haleakala Ranch parcel, and asked for input from Rory Frampton; he said he would speak to his clients and come back to CPAC with a new proposal. **Everett Dowling then made a motion to designate the property mauka of the Promenade, makai of the North South Collector road, and to the south of the major spine road as shown in [Chair Weltman's member input](#); Tova Callender seconded the motion.** Following further discussion, members decided to wait until Rory comes back with realistic options for CPAC. After some confusion on whether Everett could withdraw his motion and what they were voting on, members voted; Everett Dowling voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki, Keoki Pfaeltzer and Brian Ward opposed. **9-1, MOTION FAILED.** (2:38:46 to 2:51:53)

Pi'ilani Promenade (2:51:54 to 3:13:56)

Following member discussion, Everett Dowling made a motion to adopt the Small Town Center designation for Pi'ilani Promenade; there was no second, so the motion failed.

Cody Nemet made a motion to adopt the Residential designation for Pi'ilani Promenade, with a 200ft Open Space buffer around the Kūlanihāko'i and cultural preserve areas; Vernon Kalanikau seconded the motion. Following member discussion, **Everett Dowling requested a friendly amendment to have an open space buffer of 100 feet along Pi'ilani Highway (within the parcel); Cody and Vernon accepted the friendly amendment.** Vice Chair Kanahale and members Tova Callender, Vernon Kalanikau, Randol Leach, Mike Moran, Cody Nemet, Keoki Pfaeltzer and Brian Ward voted in favor of the motion, with Everett Dowling and Jennifer Sullivan opposed; Wayne Nishiki abstained from voting (which counts as a Yes vote). **9-2, MOTION PASSED.**

Remaining parcels (3:13:58 to 3:15:04)

Everett Dowling made a motion to adopt the designations as proposed by the Planning Department for all remaining parcels for North Kihei; Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY.

NEXT MEETING IS ON MAY 24, 2023. MEETING RECESSED AT 9:01 PM.

