

Meeting Minutes

Wednesday, May 24, 2023

[Hyperlink to video](#)

Community Plan Advisory Committee

Attending: Chair Rob Weltman, Vice Chair Daniel Kanahale (virtually), Tova Callender, Everett Dowling, Vernon Kalanikau (left at 8:30 p.m.), Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki, Jennifer Sullivan, Brian Ward (arrived at 6:40 p.m.)

Absent: Lehuanani Huddleston-Hafoka, Keoki Pfaeltzer

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

Jacky Takakura, Planning Program Administrator

Karen Comcowich, Planner

Kawika Farm, Cultural Resources Planner

Call to order at 5:30 p.m.

Roll Call, Introduction and Housekeeping (0:22 to 2:34 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.

Hybrid Public Testimony for Community Plan Designations (2:45 to 58:39 in meeting video)

Testifiers included Leilani Pulmano ([3:26 to 8:42](#)), Rory Frampton ([8:56 to 12:52](#)), Pete Sullivan ([13:05 to 20:06](#)), Robin Knox ([20:25 to 22:49](#)), Doug Ballard ([23:01 to 25:30](#)), Brandi Corpuz ([25:39 to 30:39](#)), Kelly King ([30:45 to 41:58](#)), Zandra Amaral Krause ([42:03 to 46:15](#)), Albert Perez ([47:08 to 50:44](#)), and Dick Meyer ([51:02 to 58:09](#), testified on all three items).

Before moving onto the next agenda item, Jennifer Sullivan shared that she received an opinion from the Board of Ethics, and will be recusing herself from any discussion and voting regarding Haleakala Ranch.

Develop Preferred Growth Alternative: Subarea 3 | South Kīhei (1:00:20 to 1:42:22 in meeting video)

Members agreed to use Albert Perez and Dick Meyer as resource people. Members then began their review of Subarea 3's Community Plan Map from north to south, using [Chair Weltman's member input](#) as reference.

1. Pi'ilani I, II and III; Safeway Shopping Center; Pi'ilani Gardens; Kīhei Community Center (1:01:18 to 1:25:05)

Everett Dowling made a motion to adopt Residential, Small Town Center, Public/Quasi-Public and Park designations for the above listed areas as recommended by the Planning Department; Jennifer Sullivan seconded the motion. Following extension discussion and input from Planning staff, members voted: Vice Chair Kanahale and members Tova Callender, Everett Dowling, Vernon Kalanikau, Randol Leach, Mike Moran, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Cody Nemet and Wayne Nishiki opposed. **8-2, MOTION PASSED.**

2. Yee's Property (1:25:06 to 1:42:16)

Cody Nemet made a motion to adopt an Open Space designation for Yee's property; there was no second, so the motion failed. **Wayne Nishiki then made a motion to defer taking any action on Yee's property until they can speak to the landowners; Vernon Kalanikau seconded the motion.** Following member discussion and Planning staff input, Vernon withdrew his second; however, Chair Weltman noted that he had researched Robert's Rules regarding the procedure for withdrawing, and that members need to vote on whether to withdraw. **Members unanimously agreed to withdraw Wayne's motion to defer.**

Wayne Nishiki made a motion to adopt an Agriculture designation for Yee's property; Cody Nemet seconded the motion. Vice Chair Kanahale and members Tova Callender, Cody Nemet and Wayne Nishiki voted in favor of the motion, with Everett Dowling, Vernon Kalanikau, Randol Leach, Mike Moran, Jennifer Sullivan and Brian Ward opposed. **4-6, MOTION FAILED.**

Everett Dowling made a motion to adopt a Residential designation for Yee's property; Jennifer Sullivan seconded the motion. Tova Callender, Everett Dowling, Vernon Kalanikau, Randol Leach, Mike Moran, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale and members Cody Nemet and Wayne Nishiki opposed. **7-3, MOTION PASSED.**

10-MINUTE BREAK

Develop Preferred Growth Alternative: Subarea 3 | South Kihei Cont. (1:42:22 to 2:16:23 in meeting video)

3. Pi'ikea, Lipoa, Halekuai (1:42:29 to 1:45:06)

Jennifer Sullivan made a motion to adopt a Small Town Center designation for the above listed areas (as recommended by the Planning Department); Brian Ward seconded the motion. Everett Dowling recused himself. MOTION PASSED UNANIMOUSLY.

4. Mauka Welakahao (1:45:06 to 1:46:08)

Everett Dowling made a motion to adopt Public/Quasi-Public and Residential designations for Mauka Welakahao (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. MOTION PASSED UNIAMOUSLY.

5. Maui Research and Technology Park (MRTP) (1:46:08 to 1:52:46)

Members agreed to make Leilani Pulmano, the representative for MRTP's land owner, a resource person. Following input from Leilani and Planning staff, **Everett Dowling made a motion to adopt a Special Purpose District designation for Maui Research and Technology Park; Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY.** *(Staff note: Vice Chair Kanahale's vote was not counted for this motion, due in part to his inability to speak following a laryngitis diagnosis, as well as technical difficulties with the BlueJeans videoconferencing platform.)*

Before moving onto the next area, Chair Weltman noted that there was a proposal from Haleakala Ranch Company (via written testimony) to **expand the proposed Keokea Industrial Area from 30 acres to 106 acres, beyond the Maui Island Plan's urban growth boundary, and adopt an Industrial designation. Everett Dowling made a motion to adopt Haleakala Ranch Company's proposed changes; Brian Ward seconded the motion.** Following member discussing and Planning staff input, members voted: Everett Dowling and Brian Ward voted in favor of the motion, with Vice Chair Kanahale and members Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki, Jennifer Sullivan and Brian Ward opposed; Tova Callender and Vernon Kalanikau abstained from voting (which counts as a Yes vote). Jennifer Sullivan recused herself from voting. **4-5, MOTION FAILED.** Everett Dowling then made a motion to instead expand the Keokea Industrial Area by 50 acres; there was no second, so the motion failed. *(1:52:47 to 2:00:23)*

(Staff note: Following Everett's failed motion, Planning staff, on behalf of Vice Chair Kanalehe, made a motion for no expansion of the area, and to keep the area Public/Quasi-Public. This motion was meant for Maui Research and Technology Park; however, due to technical difficulties, the motion was mistaken for the Keokea Industrial Area. There was no second, so Vice Chair Kanalehe's motion failed.)

6. County lot next to police station (2:01:49 to 2:02:30)

Everett Dowling made a motion to adopt a Public/Quasi-Public designation for the County lot next to the police station (as recommended by the Planning Department); Brian Ward seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Maui Meadows (2:02:30 to 2:03:15)

Everett Dowling made a motion to adopt a Rural Residential designation for Maui Meadows (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. **MOTION PASSED UNANIMOUSLY.**

Before moving on to the next agenda item, **Tova Callender made a motion to add a 200-foot buffer of Open Space to Waipu'ilani Gulch; Mike Moran seconded the motion.** Following member discussion, **Tova amended her motion to adopt an Open Space designation for the three undeveloped parcels makai of the highway; Mike seconded the amendment. MOTION PASSED UNANIMOUSLY. (2:03:49 to 2:11:27)**

Cody Nemet made a motion to adopt an Open Space designation for any undeveloped areas in the SLR-XA; Tova Callender seconded the motion. Following discussion, members agreed to defer the motion until Planning staff can compile and provide CPAC with a list of parcels that would be affected. (2:11:40 to 2:14:38)

Public Testimony for Subarea 4 | Wailea (2:16:26 to 2:47:43)

Testifiers included Christian Chan (2:16:51 to 2:28:43), Jeffrey Ueoka (2:28:49 to 2:32:45), Zandra Amaral Krause (2:32:49 to 2:33:30), Cal Chipcase (2:33:37 to 2:40:14), Albert Perez (2:40:37 to 2:44:53), and David Goode (2:45:06 to 2:47:21).

5-MINUTE BREAK

Vernon Kalanikau left the meeting at 8:30 p.m.

Develop Preferred Growth Alternative: Subarea 4 | Wailea (2:47:44 to END in meeting video)

1. Shops at Wailea (2:47:50 to 2:53:33)

Everett Dowling made a motion to adopt a Resort/Hotel designation for the Shops at Wailea; Jennifer Sullivan seconded the motion. Everett Dowling, Jennifer Sullivan and Brian Ward voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Randol Leach, Mike Moran, Cody Nemet and Wayne Nishiki opposed. **3-6, MOTION FAILED.**

Mike Moran made a motion to adopt a Small Town Center designation for the Shops at Wailea (as recommended by the Planning Department); Tova Callender seconded the motion. Vice Chair Kanahale and members Tova Callender, Randol Leach, Mike Moran, Cody Nemet and Wayne Nishiki voted in favor of the motion, with Everett Dowling, Jennifer Sullivan and Brian Ward opposed; Chair Weltman voted in favor of the motion to make a majority. **7-3, MOTION PASSED.**

2. Wailea Town Center (2:53:33 to 2:54:52)

Everett Dowling made a motion to adopt a Small Town Center designation for Wailea Town Center; 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 Kanahale and Wayne Nishiki opposed; Cody Nemet abstained from voting (which counts as a Yes vote). Chair Weltman voted in favor of the motion as well. **8-2, MOTION PASSED.**

3. Wailea Gateway (2:54:55 to 3:00:28)

Following member discussion, **Everett Dowling made a motion to adopt a Transit Oriented Corridor for Wailea Gateway (as recommended by the Planning Department); Mike Moran seconded the motion.** Vice Chair Kanahale and members Tova Callender, Everett Dowling, Randol Leach, Mike Moran, and Jennifer Sullivan voted in favor of the motion, with Cody Nemet, Wayne Nishiki and Brian Ward opposed; Chair Weltman voted in favor of the motion to make a majority. **7-3, MOTION PASSED.**

4. Wailea Village (3:00:31 to 3:01:47)

Everett Dowling made a motion to adopt a Small Town Center designation for Wailea Village (as recommended by the Planning Department); Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY.

5. Honua'ula/Wailea 670 (3:01:47 to 3:10:03)

Vice Chair Kanahale made a motion to review the Project District 9 Ordinance for Wailea 670 before making any designation changes for the area; Mike Moran seconded the motion. Vice Chair Kanahale and members Tova Callender, Randol Leach, Mike Moran, Cody Nemet and Brian Ward voted in favor of the motion, with Everett Dowling, Wayne Nishiki and Jennifer Sullivan opposed. **6-3, MOTION FAILED.**

Everett Dowling made a motion to adopt a Special Purpose District for the entirety of Honua'ula/Wailea 670; Jennifer Sullivan seconded the motion. Everett Dowling and Jennifer Sullivan voted in favor of the motion, with Vice Chair Kanahale and members Tova Callender, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki and Brian Ward opposed. **2-7, MOTION FAILED.**

Vice Chair Kanahale made a motion to defer discussion on the item to the next meeting; Wayne Nishiki seconded the motion. Following discussion on what purpose deferring would achieve, members voted: Vice Chair Kanahale and members Tova Callender, Randol Leach, Mike Moran, Cody Nemet, Wayne Nishiki and Brian Ward voted in favor of the motion; Chair Weltman did not ask for those opposed, as he noted that **there were enough votes (7) in favor to make a majority. MOTION PASSED.**

6. County water tank (3:10:03 to 3:10:53)

Everett Dowling made a motion to adopt a Public/Quasi-Public designation for the area (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. MOTION PASSED UNANIMOUSLY. *(Staff note: Everett Dowling's microphone was either off or not in use during some portions where he was speaking; audio is nearly inaudible on the recording. As a result, Vice Chair Kanahale as well as anyone else who was watching the meeting live via BlueJeans had difficulty following the discussion.)*

7. 555 Kaukahi Street

Members did not discuss this area; discussion deferred to the next meeting.

8. Mauka of Wailea Beach Park (3:10:54 to 3:11:18)

Everett Dowling made a motion to adopt a Park designation for the area mauka of Wailea Beach Park as Park (as recommended by the Planning Department); Brian Ward seconded the motion. MOTION PASSED UNANIMOUSLY. *(Staff note: Everett Dowling's microphone was either off or not in use during some portions where he was speaking; audio is nearly inaudible on the recording. As a result, Vice Chair Kanahale as well as anyone else who was watching the meeting live via BlueJeans had difficulty following the discussion.)*

9. Polo Beach condos (3:11:18 to 3:14:07)

Everett Dowling made a motion to adopt a Resort/Hotel designation for the Polo Beach condos (as recommended by the Planning Department); Jennifer Sullivan seconded the motion. Following member discussion and Planning staff input, **members decided to defer discussion and voting on Polo Beach condos until the next meeting.**

Before adjourning the meeting, Jacky Takakura noted that there will be no meeting on Wednesday, July 5. Chair Weltman briefly went over the expected agenda for the next meeting. Cody Nemet noted that he did not realize that CPAC had voted on #8 (Mauka of Wailea Beach Park) and that he opposes the motion; Planning staff, on behalf of Vice Chair Kanahele, also noted that he was unaware of voting on #8, and expressed his concern about rushing through motions and voting at the last minute.

NEXT MEETING IS ON MAY 31, 2023. MEETING ADJOURNED AT 9:03PM.

