

BOARD OF VARIANCES AND APPEALS SUMMARY MINUTES

February 26, 2026

HYPERLINK TO VIDEO RECORDING: <https://tinyurl.com/3zcz6659>

The regular meeting of the Board of Variances and Appeals was called to order by Chair David Weiss at 1:31 pm, on Thursday, February 26, 2026, at the Department of Planning's Conference Room, Kalana Pakui Building 250 Hight Street, Wailuku, Maui, Hawai'i 96793 and via TEAMS Meeting No: **219 323 545 652 64**

A quorum of the Board was present. (See Record of Attendance).

A. APPEALS

1. **ARIEL HOLDINGS INC.** appealing the director's decision dated May 1, 2025, regarding renovations and interpretation of structural footprint related to Ordinance 5316 for transient vacation rental use for a property located in the Puamana Development at 176 1 Pualei Drive, Lahaina, Maui, Hawai'i 96761; TMK (2) 4-6-032:009 (BVAA2025-00003)

**Item was read into the record at 00:1:51 of the meeting recording)**

Both parties were online - Deputy Corporation Counsel Kenton Werk for the County and Keola Whittaker for the appellant. Both parties confirmed that they agree to the updates made to the Decision and Order. Member Stoops had a question regarding the changes and Mr. Whittaker provided the information.

**(A motion was made at 00:04:39 of the meeting recording)**

**It was moved by Vice Chair Hecht and seconded by Member Grimes.**

**VOTED: TO APPROVE THE AMMENDED DECISION & ORDER**

(Assenting: David Weiss, Harry Hecht, Alison Grimes, Ross Takashima, Mihaela Stoops, Deborah Vial)

B. DISCUSSION

1. Board discussion of Board powers, duties, and/or procedures, including without limitation: contested hearing procedures; hearing officer assignments; status of and anticipated timetable for availability of written minutes (including substantially full transcripts of portions relevant to, and in advance of, anticipated D&O review and discussion and approval) of previous Board meetings; timing and method of distribution of relevant materials to Board members for review in advance of meetings; issues relating to quorum (or lack thereof); miscellaneous questions & answers and/or feedback with Staff and Corporation Counsel.

**(Item was read into the record at 00:05:13 of the meeting recording)**

Chair requested members to please notify the secretary in advance if they're aware for the next few months if they will be absent. Chair mentioned that two members will term out at the end of March and asked members to reach out to their community to apply. Zoning Administration and Enforcement Division Planning Program Administrator Carolyn Cortez reminded members that there is a requirement for a Moloka'i member for the Board.

NEXT MEETING DATE: FEBRUARY 12, 2026

**MEETING ADJOURNED 1:41 pm**

**RECORD OF ATTENDANCE:**

**Present:**

David Weiss- CHAIR

Harry Hecht- VICE-CHAIR

Alison Grimes

Deborah Vial

Ross Takashima

Mihaela Stoops

**Absent:**

Charlene Shibuya

Joe Wilson

Deborah Vial