

**MAUI PLANNING COMMISSION  
REGULAR MEETING  
SUMMARY MINUTES  
JANUARY 27, 2026**

[\(AUDIO RECORDING PART 1\)](#)

[\(AUDIO RECORDING PART 2\)](#)

[\(AUDIO RECORDING PART 3\)](#)

[\(AUDIO RECORDING PART 4\)](#)

[\(AUDIO RECORDING PART 5\)](#)

[\(AUDIO RECORDING PART 6\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 1\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 2\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 3\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 4\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 5\)](#)

[\(TEAMS VIDEO HYPERLINK – PART 6\)](#)

**CALL TO ORDER AND ROLL CALL**

The regular meeting of the Maui Planning Commission was called to order by Chair Kim Thayer at approximately 9:06 a.m., Tuesday, January 27, 2026, in the Planning Department Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Maui Hawai'i 96793 and online via TEAMS **Meeting ID: 266 577 685 292 07 Password: D9Bc2YV7**

Roll call was taken by Planning Program Administrator Danny Dias. Chair Thayer, and Commissioner Ward, Kealoha and Circle-Woodburn were in attendance in-person. Vice-Chair Lindsey and Commissioner Deakos and Lind were in attendance via TEAMS. Commissioner Elizares was excused.

**A. PUBLIC HEARINGS**

1. **KATE L.K. BLYSTONE, Planning Director, in accordance with Maui County Code, Section 19.510.020(B), requests a District Boundary Amendment, Community Plan Amendment, and Change in Zoning to allow the County of Maui, Department of Fire and Public Safety to construct a new Ha'ikū Fire Station and related improvements on an approximately 6.1-acre portion of a 27.9-acre parcel of land identified as TMK (2) 2-7-007:008 (por.), Ha'ikū, Maui, Hawai'i (ZPA 2025-00007) (W. Leauanae)**

**(Staff Report)**

**(Application)**

**(Exhibits)**

**(Volume 1 of 2 of the Final Environmental Assessment July 2024)**

**(Volume 2 of 2 of the Final Environmental Assessment July 2024)**

**(Documents Received After Posting)**

**(Submit Testimony)**

**(View Testimony Received)**

*(Item A.1. begins at approximately 00:02:23, of Part 1 of the video recording.)*

*(Public testimony begins at approximately 00:17:28, of Part 1 of the video recording.)*

*(Public testimony ended at approximately 00:28:42, of Part 1 of the video recording.)*

*Meeting recessed at approximately 10:16 AM and reconvened at approximately 10:20 AM.*

*Meeting recessed at approximately 10:34 AM and reconvened at approximately 10:45 AM.*

*(Motion was made at 00:09:39, of Part 3 of the video recording.)*

***It was moved by Ms. Kealoha., seconded by Ms. Lindsey, then***

*(Vote was taken at 00:12:41, of Chapter 3 of the video recording.)*

***VOTED: To enter a motion to approve the Planning Department's recommendation with the inclusion of the Ka Pa'akai analysis, as discussed.***

*(Assenting: J. Circle-Woodburn, C. Lind, B. Ward, A. Kealoha, M. Deakos, A. Lindsey)*

*(Excused: C. Elizares)*

***(Motion carries.)***

- KATE BLYSTONE, Planning Director, transmitting Council Resolution No. 25-195 referring to the Maui Planning Commission a Proposed Bill to Amend the Pā'ia-Ha'ikū Community Plan designation to Light Industrial and to Change the Zoning from Urban Reserve District to M-1 Light Industrial District for 19.933 acres located at 300 Baldwin Avenue, Tax Map Keys: (2) 2-5-005:023 AND (2) 2-5-005:054, Pā'a, Island of Maui (ZPA2025-00012) (D. Bradley)**

**(Staff Report)**

**(Exhibits)**

**(Documents Received After Posting)**

**(Submit Testimony)**

**(View Testimony Received)**

*(Item A.2. begins at approximately 00:13:22, of Part 3 of the video recording.)*

*(Public testimony begins at approximately 00:32:32, of Part 3 of the video recording.)*

*(Public testimony ended at approximately 01:37:29, of Part 3 of the video recording.)*

*Meeting recessed at approximately 12:28 PM and reconvened at approximately 12:50 PM.*

*Meeting recessed at approximately 2:11 PM and reconvened at approximately 2:15 PM.*

*(Motion was made at 00:58:08, of Part 5 of the video recording.)*

***It was moved by Mr. Ward, seconded by Ms. Lindsey, then***

*(Vote was taken at 00:51:46, of Part 6 of the video recording.)*

**VOTED:**     **Main motion: To enter a motion to approve the Planning Department's recommendation along with the added friendly amendments on the change in zoning itself, as discussed**  
*(Assenting: J. Circle-Woodburn, C. Lind, B. Ward, A. Kealoha, M. Deakos A. Lindsey)*  
*(Excused: C. Elizares)*

***(Motion carries.)***

*Meeting recessed at approximately 4:15 PM and reconvened at approximately 4:20 PM.*

*(Motion was made at 00:02:32, of Part 6 of the video recording.)*

***It was moved by Mr. Ward, seconded by Mr. Circle-Woodburn, then***

*(Vote was taken at 00:06:06, of Part 6 of the video recording.)*

**VOTED:**     **To enter a friendly amendment: Condition stating that the project shall be limited to the uses represented to the Maui Planning Commission at its January 27, 2026, meeting specifically those listed in the Staff Report on page 2. Business centers, including eateries and retail spaces that support the primary uses of the property, as well as other similar supporting uses as determined by the Director, as discussed.**  
*(Assenting: J. Circle-Woodburn, B. Ward, A. Kealoha, M. Deakos, A. Lindsey)*  
*(Dissenting: C. Lind)*  
*(Excused: C. Elizares)*

***(Motion carries.)***

*(Motion was made at 00:08:49, of Part 6 of the video recording.)*

***It was moved by Ms. Kealoha., seconded by Mr. Circle-Woodburn, then***

*(Vote was taken at 00:26:32, of Part 6 of the video recording.)*

**VOTED:**        ***To enter a friendly amendment: Condition to maintain the small-town character of Pā'ia a minimum of 20% of the property shall remain in open space in perpetuity.***

*(Assenting: J. Circle-Woodburn, B. Ward, A. Kealoha, M. Deakos, A. Lindsey)*

*(Dissenting: C. Lind)*

*(Excused: C. Elizares)*

***(Motion carries.)***

*(Motion was made at 00:38:38, of Part 6 of the video recording.)*

***It was moved by Ms. Kealoha seconded by Mr. Ward, then***

*(Vote was taken at 00:40:47, of Part 6 of the video recording.)*

**VOTED:**        ***To enter a friendly amendment: Comment to the Council to pass a resolution urging the State DOT to advance the Pā'ia bypass project to alleviate traffic on Baldwin Ave. and enable future development to occur without aggravating the traffic.***

*(Assenting: J. Circle-Woodburn, B. Ward, A. Kealoha, M. Deakos, A. Lindsey)*

*(Dissenting: C. Lind)*

*(Excused: C. Elizares)*

***(Motion carries.)***

3.     **A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.35 OF THE MAUI COUNTY CODE REVISING THE MAXIMUM GROSS COVERED FLOOR AREA REQUIREMENTS FOR ACCESSORY DWELLINGS** *(Item was scheduled on the 09/23/25, 10/28/25, & 01/13/26 MPC agenda. Due to time constraints, item was deferred to 01/27/26 MPC meeting. Commissioners, please refer to the materials provided in the meeting packets.)*

**Ms. Kate L.K. Blystone, Planning Director, referring to the Maui Planning Commission, a proposed bill amending Maui County Code Chapter 19.35 – Accessory Dwellings. The proposed bill initiated by the County Council through Resolution No. 25-142 would increase the maximum gross covered floor area for accessory dwelling units from 500 to 720 square feet on lots less than 7,500 square feet, and from 600 to 720 square feet on lots less than 10,000 square feet. The proposed bill also increases the maximum cumulative floor area for covered and uncovered decks, walkways, lanais or similar structures from 200 to 280**

square feet on lots less than 7,500 square feet, and from 240 to 280 square feet on lots less than 10,000 square feet. (G. Pfost)

The entire text of the proposed bill for ordinance is available at:  
<https://www.mauicounty.gov/DocumentCenter/View/154297/Reso-25-142>

[\(Memorandum / Staff Report\)](#)

[\(Materials / Attachment\)](#)

[\(September/October 2025 Presentation / Slides\)](#)

[\(September/October 2025 & January 2026 Presentation / Slides\)](#)

[\(Documents Received After Posting\)](#)

[\(Submit Testimony\)](#)

[\(View Testimony Received\)](#)

4. **A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36.B OF THE MAUI COUNTY CODE REGARDING ELECTRIC VEHICLE PARKING REQUIREMENTS** *(Item was scheduled on the 09/23/25, 10/28/25, & 01/13/26 MPC agenda. Due to time constraints, item was deferred to 01/27/26 MPC meeting. Commissioners, please refer to the materials provided in the meeting packets.)*

Ms. Kate L.K. Blystone, Planning Director, referring to the Maui Planning Commission, a proposed bill amending Maui County Code Chapter 19.36.B – Off-Street Parking and Loading. The proposed bill initiated by the County Council through Resolution No. 23-163, CD1 would require newly constructed places of public accommodation outside of the erosion hazard line with at least 50 parking spaces to provide two parking spaces designated for electric vehicles and equipped with electric vehicle charging systems. Additionally, for each additional increment of 50 parking spaces, two additional parking spaces and vehicle charging systems would be required. The proposed bill mandates that the vehicle charging systems must be in working order and references Hawaii Revised Statutes for definitions of “electrical vehicle charging system” and “place of public accommodation.” The proposed bill also provides that any conflict with Maui County Code Title 16’s Energy Code will be resolved in favor of the stricter provision. (G. Pfost)

The entire text of the proposed bill for ordinance is available at:  
<https://www.mauicounty.gov/DocumentCenter/View/154438/Reso-23-163-CD1>

[\(Memorandum / Staff Report\)](#)

[\(Material / Attachment\)](#)

**(September / October 2025 Presentation / Slides)**

**(September/October 2025 & January 2026 Presentation / Slides)**

**(Documents Received After Posting)**

**(Submit Testimony)**

**(View Testimony Received)**

*(Item A.3-4. begins at approximately 00:53:15, of Part 6 of the video recording.)*

*(Without any objections by the Commission and due to time constraints, Items A.3. and A.4. were deferred to the March 24, 2026, meeting, to be held in the Kalana Pakui Building, Planning Department Conference room at 9:00 AM.)*

**B. DIRECTOR'S REPORT**

**1. SMA Minor Permit Report**

**No report was generated between 12/31/26 to 01/16/26.**

**2. SMA Exemptions Report (12/31/25 to 01/16/26)**

**This is for notification and review purposes. No action is anticipated.**

**2. Discussion of Future Maui Planning Commission Agendas**

**a. February 10, 2026, agenda items**

**(Documents Received After Posting)**

**(Submit Testimony)**

**(View Testimony Received)**

*(Item B.1.3. begins at approximately 00:55:37, of Part 6 of the video recording.)*

*(Public testimony begins at approximately 00:56:08, of Part 6 of the video recording.)*

*(Public testimony ended at approximately 00:56:11 of Part 6 of the video recording.)*

**NEXT REGULAR MEETING DATE: February 10, 2026**

**ADJOURNMENT**

The meeting adjourned at 5:28 PM.

Respectfully Submitted by,

GENO QUEMADO  
Secretary to Boards and Commissions II

## **RECORD OF ATTENDANCE**

### **Present:**

Kim Thayer, Chairperson – in person  
Ashley Lindsey, Vice-Chairperson – via TEAMS  
Mark Deakos, PhD. – via TEAMS  
Andrea Kealoha, PhD. – in person  
Brian Ward – in-person  
Crichton Lind – via TEAMS  
Joshua Circle-Woodburn – in person

### **Excused Absence:**

Christopher Elizares

### **Others**

Jacky Takakura, Interim Planning Director, via TEAMS  
Danny Dias, Planning Program Administrator, Current Division, in person  
Greg Pfof, Admin Planning Officer, in person  
Candace Thackerson, Planner VI, Supervisor to Boards and Commission, in person  
Scott Forsythe, Planning Program Manager, PID, via TEAMS  
Kurt Wollenhaupt, Planner VI, via TEAMS  
Wilton Leanae, Planner V, in person  
Robin Lilies, Planner IV, via TEAMS  
Carly Watanabe, Planner III, TEAMS  
Brailey Gonzales, Planner, via TEAMS  
Elizabeth Shew, Planner I, via TEAMS  
Aristotle Cortez, Planner I, via TEAS  
Michael Hopper, Deputy Corporation Counsel, in person  
Adrian Reifsnnyder, Corporation Counsel, via TEAMS  
Paul Barany, Deputy Director of Public Works, via TEAMS  
Michelle McOmer, Secretary to Boards and Commission II, via TEAMS  
Shantel Nomura, Secretary to Boards and Commissions II, Current Planning Division, via TEAMS  
Geno Quemado, Secretary to Boards and Commissions II, Current Planning Division, in person  
Leilani Ramoran-Quemado, Secretary to Boards and Commissions II, Current Planning Division, in person  
Jacob Alison, Secretary to Boards and Commission I, Current Planning Division, via TEAMS

