

LAND USE COMMISSION
MEETING MINUTES
February 19, 2025 – 9:30 a.m.

Pursuant to Hawai'i Revised Statutes, HRS §92 as amended, the Commission conducted its meeting in person. Interested persons submitting written testimony were recommended to submit their written Statements 24 hours in advance of the meeting to allow for distribution to the Commission prior to the meeting.

LOCATION: Maui Arts & Cultural Center, Haynes Meeting Room 1 Cameron Way,
Kahului, HI 96732

YOUTUBE RECORDING: <https://www.youtube.com/watch?v=y7tJwftSqjg>

COMMISSIONERS PRESENT:

Dan Giovanni
Michael Yamane
Kū'ike Kamakea-Ōhelo
Brian Lee
Nancy Carr Smith
Myles Miyasato
Ken Hayashida

STAFF PRESENT:

Daniel Orodener, Executive Officer
Scott Derrickson, Chief Planner
Martina Segura, Staff Planner
Ariana Kwan, Chief Clerk
John Dubiel, Esq. Deputy Attorney General
(Zoom)

COMMISSIONERS ABSENT:

Mel Kahele
Bruce U'u

COURT REPORTER:

Naegeli Deposition and Trial
(Via Zoom Recording)

CALL TO ORDER

Chair Giovanni, called the meeting to order at 9:30 a.m.

A07-773 (a) EMMANUEL LUTHERAN CHURCH OF MAUI (Maui) (YouTube: 00:02:48 - 00:58:09)

To consider the continuation of the 2023 Status Report for Emmanuel Lutheran Church of Maui in accordance with the Land Use Commission ("LUC") Decision and Order ("D&O") issued on February 6, 2024. Files pertaining to this docket are available at: <https://luc.hawaii.gov/a07-773> Parcel is identified as TMK No. (2) 3-5-002: 011, approximately 25.263 acres located in Wailuku, Island of Maui, State of Hawai'i.

Appearances

Petitioner: Emmanuel Lutheran Church

Joshua Rempfer
Sandy Baz

County of Maui, Planning Department

Mimi Desjardins, Esq., Corporation Counsel
Kate Blystone, Planning Director

**Office of Planning and Sustainable Development
("OPSD")**

Alison Kato, Esq. Deputy Attorney General
Mary Alice Evans
Aaron Setogawa

Disclosures and Conflicts of Interest

There were no disclosures by Commissioners at this time regarding the agenda item.

Public Testimony Round One

The Land Use Commission received no written testimony on the matter, and there were no members of the public that provided testimony on the matter at this time.



Presentations

Land Use Commission Staff presented a summary of the staff report posted on 2/13/2025, and listed concerns with compliance of conditions. Staff suggested a continuation of the status report be filed following July 11, 2025, if a motion to amend is not filed prior.

Petitioner presented their 2025 status report and updates based on the 2024-2025 Annual Report that was provided to the Land Use Commission on January 28, 2025. Petitioner presented that a motion to amend will be filed with the commission, to reflect the new development plan, extend the date in the 2019 Decision and Order, and request relief from Condition No. 5 of the 2019 Decision and Order.

Commissioners asked questions regarding feasibility studies, cost of the project, economic projection, and financing, status of subdivision, size of the school, Chapter 343 compliance, the Ka Pa'akai analysis, and information presented in the cultural impact analysis document for the project.

County of Maui Planning Department held comment on the information that was shared in regard to a future motion to amend, and is in support of the development of the school and the project in general. County of Maui Planning offered the opportunity of collaboration. Commissioners asked Maui County questions regarding Chapter 343 compliance, where the project lies within the county urban growth boundary and consistency with the county plans, and if any digressory permits may be required.

The Office of Planning and Sustainable Development presented support of the project. Commissioners had no questions at this time.

Public Testimony Round Two

There were no members of the public that provided testimony on the matter at this time.

Deliberations

Commissioners shared closing comments and suggestions for additional information for the future motion to amend. The status report was deemed adequate, and no further action is needed at this time.

APPROVAL OF MINUTES FEBURARY 5-6, 2025 *(YouTube: 00:58:30-00:59:53)*

The next agenda item was the approval of February 5-6, 2025, Minutes. There was no written testimony, or members of the public who wished to testify to the approval of the Minutes.

Commissioner Lee moved to adopt February 5-6, 2025, and Commissioner Hayashida seconded the motion. The February 5-6, 2025, Minutes were approved with 7 ayes, 0 nays, and 2 absent.

TENTATIVE MEETING SCHEDULE *(YouTube: 00:59:53-01:03:56)*

Chair Giovanni called for LUC Staff to provide the Tentative Meeting Schedule.

Executive Officer, Daniel Orodener provided the following tentative meeting dates:

March 19, 2025: SP73-159 Toyama Gardens Status Report (Hawai'i)

May 7-8, 2025: A03-738 Gentry Properties and A87-610 KSBE Waiawa (O'ahu)

Commissioner Lee requested an agenda item if applicable, for substantial legislative updates.

ADJORNMENT (*YouTube: 01:03:57-01:04:56*)

Chair Giovanni requested lunch be provided for the March 19, 2025 meeting, as the Commission intends to work through lunch. With no further business, Chair Giovanni adjourned the meeting at 12:47 p.m.

