

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
NOVEMBER 20, 2019**

([HYPERLINK TO AUDIO RECORDING OF THE MEETING](#))

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Shelly Preza, Chair, at approximately 5:00 p.m., Wednesday, November 20, 2019, in the Lanai Senior Center, Lanai City, Hawaii.

A quorum of the Commission was present (see Record of Attendance).

- B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.**

(Item B begins at 00:00:03 of the Audio Recording.)

C. PUBLIC HEARING (Action to be taken after public hearing)

- 1. A BILL FOR AN ORDINANCE AMENDING CHAPTERS 19.12, 19.24, 19.26 AND 19.37, MAUI COUNTY CODE, RELATING TO TRANSIENT VACATION RENTALS IN THE APARTMENT DISTRICTS AND INDUSTRIAL DISTRICTS AND DWELLING UNITS IN THE INDUSTRIAL DISTRICTS**

MS. MICHELE McLEAN, Planning Director, transmitting proposed amendments to Title 19 of the Maui County Code, Chapters 19.12, 19.24, 19.26 and 19.37, relating to transient vacation rentals in the Apartment Districts and Industrial District and dwelling units in the Industrial Districts. (J. Takakura)

(Item C.1. begins at 00:01:01 of the Audio Recording)

(Motion was made at 00:32:25 of the Audio Recording)

(Vote was taken at 00:32:35 of the Audio Recording)

It was moved by Ms. Caron Green, seconded by Ms. Roxanne Catiel, then unanimously

VOTED: To recommend approval of the proposed bill to the Maui County Council with the comments as discussed.

(Assenting: R. Catiel, J. Delacruz, C. Green, S. Menze, S. Preza, C. Trevino)

(Abstain: G. Rabaino)
(Excused: M. Martin, S. Samonte)

D. UNFINISHED BUSINESS

- 1. Review the proposed revisions to Chapters 19.64 and 19.65, Maui County Code, the Short-Term Rental Homes and Bed and Breakfast Homes for Lanai, as discussed and recommended by the Commission. Discussions held at the December 12, 2018, January 16, 2019, April 17, 2019, and June 19, 2019 meetings. (J. Hart)**

The Commission may provide further amendments and revisions, and then direct the Planning Department and the Department of Corporation Counsel to schedule draft bill for public hearing at a future Commission meeting.

(Item D.1. begins at 00:33:05 of the Audio Recording)

Without objections, the commission will continue further discussion and review of the proposed changes while keeping in mind the public testimonies and comments/discussion that were shared at today's meeting. Deputy Director Hart recommended the commissioners to submit further questions to the department via the commission's secretary, and Mr. Hart will address those inquires at a future commission meeting.

(The Lanai Planning Commission recessed at approximately 6:46 p.m., and reconvened at approximately 6:57 p.m.)

- 2. Ms. Michele McLean, Planning Director, transmitting the Lanai City Country Town Business District Design Guidelines and Standards, 2019. (A. Kehler) (Public Hearing was conducted at the February 21, 2018 meeting.)**

(Item D.2. begins at 01:58:20 of the Audio Recording)

(Motion was made at 02:06:25 of the Audio Recording)

(Vote was taken at 02:06:45 of the Audio Recording)

It was moved by Ms. Caron Green, seconded by Mr. Gerald Rabaino, then unanimously

VOTED: To recommend that the County Council adopt the Lanai City Country Town Business District Design Guidelines and Standard as submitted.

(Assenting: R. Catiel, J. Delacruz, C. Green, S. Menze, S. Preza, G. Rabaino, C. Trevino)
(Excused: M. Martin, S. Samonte)

E. COMMUNICATIONS

- 1. MS. LYNN P. MCCRORY, Senior Vice-President of Government Affairs, PULAMA Lanai, submitting the 2018 annual report dated September 23, 2019 regarding water usage at Manele pursuant to condition no. 24 of the Special Management Area Use Permit and Project District Phase 2 Approval five-year time extension for residential and multi-family development at TMK Nos.: 4-9-017:001, 002, 003, 004, 005, and 4-9-002:049, Manele, Island of Lanai. (95/SM1-015) (95/PH2-001)**

The Report is provided to the Lanai Planning Commission for its review.

(Item E.1. begins at 02:07:01 of the Audio Recording)

The Commission did not have a questions or comments on the reports.

F. DIRECTOR'S REPORT

- 1. Memorandum from Ms. Michele McLean, Planning Director, requesting a special meeting on February 13, 2020, Thursday, from 4:00 - 6:00 p.m. to introduce the Title 19 zoning code rewrite (T19) by the Department's consultant Orion Planning + Design (OPD). This will be the first of several meetings and public engagement workshops for the estimated four-year project.**

(Item F.1. begins at 02:08:28 of the Audio Recording)

The Commission did not have any objections to hold a special meeting on February 13, 2020.

- 2. Update of Digital Zoning Map for Lanai -- Public informational meeting scheduled on December 3, 2019, Tuesday, from 4:30 p.m. to 6:00 p.m. at the Lanai Senior Center. Planning Department staff will provide information on the County's digital mapping project (DSSRT) which includes converting the County's old paper zoning maps to a digital format and correcting inconsistencies and errors. A presentation of the proposed Lanai digital map will be made. The digital map will be reviewed by the Lanai Planning Commission next year and then by the Maui County Council for adoption.**

(Item F.2. begins at 02:10:11 of the Audio Recording)

3. **Report from the Lanai Planning Commission members who attended the 2019 Hawaii Congress of Planning Officials (HCPO) Conference, September 11-13, 2019 at the Sheraton Maui Resort and Spa, Maui. (M. Martin and S. Menze)**

(Item F.3. begins at 02:11:09 of the Audio Recording)

Commissioner Sherry Menze provided a report on her take-aways from the HCPO Conference.

4. **Approval of the Proposed Meeting Schedule for Calendar Year 2020.**

The Commission may take action to approve or modify the proposed meeting schedule.

(Item F.4. begins at 02:14:09 of the Audio Recording)

The Commission did not have any objections to the proposed Lanai Planning Commission meeting schedule for 2020.

5. **Open Lanai Applications Report as distributed by the Planning Department with the October 16, 2019 agenda.**
6. **Open Lanai Applications Report as distributed by the Planning Department with the November 20, 2019 agenda.**

(Items F.5. and F.6. begins at 02:15:08 of the Audio Recording)

The commission did not have any questions on the open Lanai applications reports.

7. **Agenda Items for the December 18, 2019 meeting**

The department is requesting to hold the meeting from 3:30 p.m. to 5:30 p.m.

(Item F.7. begins at 02:16:30 of the Audio Recording)

The Commission did not have any objections to hold the December 18, 2019 Lanai PC meeting from 3:30 p.m. - 5:30 p.m.

G. NEXT REGULAR MEETING DATE: December 18, 2019

H. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE

PRESENT:

Roxanne Catiel
John Delacruz
Caron Green
Sherry Menze
Shelly Preza, Chair
Gerald Rabaino
Chelsea Trevino, Vice-Chair

EXCUSED:

Mililani Martin
Shirley Samonte

OTHERS:

Jordan Hart, Deputy Director
Jacky Takakura, Administrative Planning Officer
Annalise Kehler, Cultural Resources Planner, Long Range Division
Richelle Thomson, Deputy Corporation Counsel