

**LANA‘I PLANNING COMMISSION  
SUMMARY MINUTES  
JANUARY 15, 2020**

**(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 5:01 p.m., Wednesday, January 15, 2020, 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 00:00:30 of the Audio Recording.)*

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

- 1. MS. MICHELE McLEAN, AICP, Planning Director, transmitting a proposed bill relating to zoning maps described as follows:**

**A proposed bill entitled “A BILL FOR AN ORDINANCE ADOPTING A DIGITAL ZONING MAP AS THE OFFICIAL ZONING MAP FOR THE ISLAND OF LANAI.”**

**The purpose of the proposed bill is to adopt a digital zoning map for the Island of Lanai. (K. Aoki)**

*(Item C.1. begins at 00:59:20 of the Audio Recording)*

*(Motion was made at 01:34:25 of the Audio Recording)*

*(Vote was taken at 01:34:57 of the Audio Recording)*

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

**VOTED: To recommend approval of the bill for an ordinance adopting the digital zoning map as the official zoning map for the Island of Lanai with one comment as discussed.**

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

*(Excused: M. Martin, G. Rabaino)*

*(The Lanai Planning Commission recessed at 6:38 p.m. and reconvened at 6:45 p.m.)*

## **E. DIRECTOR'S REPORT**

- 1. MICHELE MCLEAN, AICP, Planning Director transmitting the following request pursuant to the provisions of Section 19.45.060, Project District Amendment and Revision of the Maui County Code:**

**LANAI RESORTS, LLC, a Hawaii limited liability company, doing business as PULAMA LANAI, requesting a Phase III Project District Approval in order to construct 20 single-family residences with garages located in the Lanai Project District 2 (Koele) Zoning District at TMKs: (2) 4-9-021:001, 003, 005, 006 and 011, Koele, Island of Lanai (PH3 2019/0007) (A. Cua and K. Wollenhaupt)**

**The Director has determined this is a non-substantive revision to the Phase II preliminary approved site plan which allows up to 100 townhomes and this request will not result in significant impacts above the Phase II approved plan. With the 20 new residential units proposed in this request along with the 33 units which currently exist, there will be a total of 53 residential units constructed out of the 100 units which were originally approved. The Commission shall acknowledge receipt of the request. The Commission may act to waive its review of the proposed non-substantive revisions and allow the Director to approve the Phase III Project District request for the 20 residences or act to not waive review and further evaluate the request.**

*(Item E.1. begins at 01:35:20 of the Audio Recording)*

*(Motion was made at 02:31:06 of the Audio Recording)*

*(Vote was taken at 02:31:22 of the Audio Recording)*

**It was moved by Ms. Sherry Menze, seconded by Ms. Roxanne Catiel, then unanimously**

**VOTED: To waive the review.**

*(Assenting: R. Catiel, S. Menze, S. Preza, S. Samonte, C. Trevino)*

*(Dissenting:: J. Delacruz, C. Green)*

*(Excused: M. Martin, G. Rabaino)*

## **D. UNFINISHED BUSINESS**

1. **Review the proposed revisions to Chapters 19.64 and 19.65, Maui County Code, Bed and Breakfast Homes and Short-Term Rental Homes for Lanai, respectively, as discussed and recommended by the Commission. Discussions held at the December 12, 2018, January 16, 2019, April 17, 2019, June 19, 2019, and November 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 a draft bill for public hearing at a future Commission meeting.**

*(Item D.1. begins at 02:31:49 of the Audio Recording)*

**Due to the lateness of time and without any objections from the Commission, discussion on the proposed revisions on the bed and breakfast and short-term rental was deferred. Commission requested this be the only item be scheduled for the February 19, 2020 Lanai Planning Commission meeting.**

#### **E. DIRECTOR'S REPORT**

2. **Reports from members who attended the Native Hawaiian Law Training on December 16, 2019 in Kona or December 17, 2019 in Hilo.**

*(Item E.2. begins at 02:34:10 of the Audio Recording)*

**Chair Shelly Preza attended the Native Hawaiian Law Training on December 17, 2019, in Hilo and provided a quick summary of her takeaways from the training.**

3. **Open Lanai Applications Report as distributed by the Planning Department with the January 15, 2020 agenda.**

*(Item E.3. begins at 02:35:00 of the Audio Recording)*

**The Commission did not have any comments or questions on the open Lanai applications report.**

4. **Agenda Items for the February 13, 2020 special meeting**

*(Item E.4. begins at 02:35:08 of the Audio Recording)*

#### **F. SPECIAL MEETING DATE: February 13, 2020, Thursday, starting at 4:00 p.m.**

**NEXT REGULAR MEETING DATE: February 19, 2020 at 5:00 p.m.**

**G. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:50 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  
Shirley Samonte  
Chelsea Trevino, Vice-Chair

**ABSENT (A)/EXCUSED (E):**

Mililani Martin (E)  
Gerald Rabaino (A)

**OTHERS:**

Jordan Hart, Deputy Director  
Kathleen Aoki, Administrative Planning Officer, Plan Implementation Division  
Ann Cua, Senior Planner, Current Planning Division  
Peter Graves, GIS Analyst, Plan Implementation Division  
Richelle Thomson, Deputy Corporation Counsel