

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
JUNE 17, 2020**

**(HYPERLINK TO AUDIO RECORDING OF THE MEETING:
Chapter 1 -- ITEMS B.1. AND B.2**

**(HYPERLINK TO AUDIO RECORDING OF THE MEETING:
Chapter 2 – ITEMS B.3., C.1 AND C.2)**

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, June 17, 2020, online via BlueJeans Meeting No. 435210240.

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

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

- 1. A BILL FOR AN ORDINANCE ESTABLISHING CHAPTER 19.97, MAUI COUNTY CODE, DECLARING A MORATORIUM ON TRANSIENT ACCOMMODATION PERMITS ON LANAI**

MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution No. 20-26, referring to the Lanai Planning Commission a proposed bill to establish a moratorium on transient accommodation permits on Lanai. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

Per Council Resolution No. 20-26, adopted on March 13, 2020, the Council proposes to establish a moratorium of up to one year on transient accommodation permits on Lanai.

(Item B.1. begins at 00:03:15, Chapter 1, of the Audio Recording.)

(Public Testimony for Item B.1. begins at 00:06:35, Chapter 1, of the Audio Recording.)

Testifier for Item B.1.:

1. Bart Baldwin (00:08:40 to 00:09:50)

(Motion was made at 00:30:46, Chapter 1, of the Audio Recording.)

(Vote was taken at 00:31:11, Chapter 1, of the Audio Recording.)

It was moved by Ms. Chelsea Trevino, seconded by Mr. John Delacruz, then unanimously

VOTED: to recommend approval of the proposed bill by the Maui County Council.
(Assenting: R. Catiel, J. Delacruz, S. Kaye, S. Menze, J. Ornellas, S. Preza, C. Trevino)
(Excused: S. Samonte)

2. A BILL FOR AN ORDINANCE AMENDING TITLE 19.65, MAUI COUNTY CODE, RELATING TO SHORT-TERM RENTAL HOME PERMITS IN THE MAUI AND LANAI COMMUNITY PLAN AREAS

MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting County Council Resolution 20-27, referring to the Maui and Lanai Planning Commissions a proposed bill to amend the comprehensive zoning ordinance relating to Short-Term Rental Home Permits on Maui and Lanai. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/1127/Legislation---Proposed> and is summarized as follows:

Per Council Resolution No. 20-27, adopted on March 13, 2020, the Council proposes to amend Section 19.65.030.R. to reduce the number of short-term rental home permits in all community plan areas except for South Maui, and proposes a maximum of 20 permits for the Lanai Community Plan area.

(Item B.2. begins at 00:32:30, Chapter 1, of the Audio Recording.)

(Public Testimony for Item B.2. begins at 00:06:35, Chapter 1, of the Audio Recording.)

Testifier(s) for Item B.2.:

- 1. Bart Baldwin (00:49:40 to 00:52:31)**
- 2. Alberta deJetley (00:56:07 to 00:57:03)**

(Motion was made at 01:26:30, Chapter 1, of the Audio Recording.)

(Vote was taken at 01:27:04, Chapter 1, of the Audio Recording.)

It was moved by Mr. John Delacruz, seconded by Ms. Sherry Menze, then

VOTED: to recommend approval, with the amendments as discussed, of the proposed bill by the Maui County Council.

(Assenting: R. Catiel, J. Delacruz, S. Kaye, S. Menze, J. Ornellas, S. Preza)
(Dissenting: C. Trevino)
(Excused: S. Samonte)

(The Lanai Planning Commission recessed at 6:29 p.m., and reconvened at 6:36 p.m.)

3. PROJECT DISTRICT PHASE 2 APPROVAL

LANAI RESORTS, LLC, doing business as PULAMA LANAI, requesting a Project District Phase 2 Development Approval for construction and operation of the Manele Amphitheater at the Four Seasons Resort at Manele. The proposed 600-seat amphitheater will consist of theater seating, two restroom facilities, support building, off-street parking, lawn areas and landscaping, and related improvements. The project is located at 1 Manele Bay Road on a portion of land identified at Tax Map Key No. (2) 4-9-017:001, Manele, Lanai, Hawaii (PH2 2020/0001) (K. Wollenhaupt) (Commissioners: A copy of the application book was mailed to you at a previous date.)

(Item B.3. begins at 00:00:08, Chapter 2, of the Audio Recording.)

(Public Testimony for Item B.3. begins at 00:14:55, Chapter 2, of the Audio Recording.)

Testifier(s) for Item B.3.:

1. Matt Glickstein (00:15:27 to 00:17:35)
2. Michelle Del Rosario (00:19:33 to 00:20:18)
3. Alberta deJetley (00:21:35 to 00:22:40)

(Motion was made at 01:00:30, Chapter 2, of the Audio Recording.)

(Vote was taken at 01:01:59, Chapter 2, of the Audio Recording.)

It was moved by Mr. John Ornellas, seconded by Ms. Sherry Menze to, and unanimously

VOTED: to amend condition 13 as discussed.

(Assenting: R. Catiel, J. Delacruz, S. Kaye, S. Menze, J. Ornellas, S. Preza,
C. Trevino)
(Excused: S. Samonte)

(Motion was made at 00:56:40, Chapter 2, of the Audio Recording.)

(Vote was taken at 01:03:08, Chapter 2, of the Audio Recording.)

It was moved by Mr. John Ornellas, seconded by Ms. Sherry Menze, then

VOTED: to adopt the staff report and recommendations with the recommended modifications as discussed.
(Assenting: R. Catiel, J. Delacruz, S. Menze, J. Ornellas, S. Preza, C. Trevino)
(Dissenting: S. Kaye)
(Excused: S. Samonte)

C. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the June 17, 2020 agenda.

(Item C.1. begins at 01:04:11, Chapter 2, of the Audio Recording.)

Commissioner Catiel requested information on RFC2020/0078. Mr. Hart responded that requestor is only a requesting for comment, and is not an application.

2. **Agenda Items for the July 15, 2020 meeting**

(Item C.2. begins at 01:06:11, Chapter 2, of the Audio Recording.)

Items scheduled for the July 15, 2020 meeting are the revisions on the STRH and B&B Ordinances.

D. NEXT REGULAR MEETING DATE: July 15, 2020

E. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:43 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Roxanne Catiel
John Delacruz
Sally Kaye

Lanai Planning Commission
Summary Minutes -- June 17, 2020
Page 5

Sherry Menze
John Ornellas
Shelly Preza, Chair
Chelsea Trevino, Vice-Chair

EXCUSED:

Shirley Samonte

OTHERS:

Jordan Hart, Deputy Planning Director
Jacky Takakura, Administrative Planning Officer
Kurt Wollenhaupt, Staff Planner
Richelle Thomson, Deputy Corporation Counsel