

**LANA‘I PLANNING COMMISSION  
SUMMARY MINUTES  
JULY 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 5:00 p.m., Wednesday, July 15, 2020, online via BlueJeans Meeting No. 250499175.

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

**B. INTRODUCTION OF NEW MEMBER – NATALIE ROPA**

*(Item B.1. begins at 00:0:10 of the Audio Recording.)*

Chair Shelly Preza welcomed Ms. Natalie Ropa, new Lanai Planning Commissioner.

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

1. **Review proposed revisions to Chapter 19.64 and 19.65, Maui County Code, Bed and Breakfast Homes and Short-Term Rental Homes, respectively, for Lanai, as discussed and recommended by the Commission. Discussions held at the December 18, 2018, January 16, 2019, April 17, 2019, June 19, 2019, November 20, 2019, and February 20, 2020 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 public hearing on a draft bill at a future Commission meeting or to forward the draft bill on to Council for final Action.**

*(Item C.1. begins at 00:03:31 of the Audio Recording.)*

*(Public Testimony for Item C.1. begins at 00:04:50 of the Audio Recording.)*

*(Motion was made at 00:40:50 of the Audio Recording.)*

*(Vote was taken at 00:43:40 of the Audio Recording.)*

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

**VOTED: to amend the Bed and Breakfast Homes cap from 25 to 21, as discussed.**

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

*(Motion was made at 00:45:58 of the Audio Recording.)*

*(Vote was taken at 00:46:19 of the Audio Recording.)*

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

**VOTED: to refer the proposed Bed and Breakfast amendments to the County Council with the added changes and amendments as discussed.**

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

*(Motion was made at 00:47:48 of the Audio Recording.)*

*(Vote was taken at 00:49:33 of the Audio Recording.)*

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

**VOTED: to refer the proposed Short-Term Rental Home amendments to the County Council with the added changes and amendments as discussed.**

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

## **D. COMMUNICATIONS**

- 1. MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Government Affairs, PULAMA LANAI, submitting the 2019 annual report dated June 12, 2020 regarding water usage at Manele pursuant to condition no. 24 of the Special Management Area Use Permit and Project District Phase 2 Approval 5-year time extension for residential and multi-family development at TMK: 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 D.1. begins at 00:50:39 of the Audio Recording.)*

2. **June 12, 2020 Third through Fourth 2019 Semi-Annual Report (Condition 14) submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI regarding the project irrigation demand associated with the Residential and Multi-Family Development at Manele, TMK: 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 D.2. begins at 00:53:18 of the Audio Recording.)*

3. **June 12, 2020 Fourth Quarter 2019 report (October through December 2019) and First Quarter 2020 report (January through February) water usage reports for the project site (Condition 15) submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI associated with the Residential and Multi-Family Development at Manele, TMK: 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 D.3. begins at 00:53:46 of the Audio Recording.)*

Dr. Keiki-Pua Dancil provided a brief summary on the reports submitted to the Commission. The Commission requested the Department to provide context to condition 14 so the commission members will know the reason(s) the reports were requested.

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

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

*(Item E.1. begins at 01:06:08 of the Audio Recording.)*

Commissioner Kaye requested further information, if available, on the Kaluakoi Estate project listed on the open applications report. Mr. Hart will provide information at the next meeting.

2. **Agenda Items for the August 19, 2020 meeting**

*(Item E.2. begins at 01:11:01 of the Audio Recording.)*

**Scheduled for the August 19, 2020 Lanai Planning Commission meeting is an STLA Permit review and a water workshop presentations from Lanai Water Company and Commission on Water Resources Management (CWRM).**

**F. NEXT REGULAR MEETING DATE: August 19, 2020**

**G. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting was adjourned at 6:12 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  
Sherry Menze  
Shelly Preza, Chair  
Natalie Ropa  
Shirley Samonte  
Chelsea Trevino, Vice-Chair

**ABSENT:**

John Ornellas

**OTHERS:**

Jordan Hart, Deputy Planning Director  
Richelle Thomson, Deputy Corporation Counsel