

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
JANUARY 20, 2021**

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

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, January 20, 2021, online via Bluejeans Meeting No. **454 352 220**.

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

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

1. BED AND BREAKFAST HOME PERMIT

KAREN DE BRUM and MARTIN DE BRUM requesting a Bed and Breakfast (B&B) Home Permit in order to operate “de Brums Lanai,” a one-bedroom B&B home rental located in the R-3 Residential District at 950 Konawai Place, Tax Map Key: (2) 4-9-001-026-0000, Lanai City, Island of Lanai. (BBLA T2020/0001) (J. Burkett)

On the island of Lanai, the initial B&B home permit application is required to be review by the Commission.

(Agenda Item B.1. begins at 00:04:10 of the Audio Recording.)

(Public Testimony for Agenda Item B.1. begins at 00:13:00 of the Audio Recording.)

No one from the public signed up to provide testimony on this agenda item.

(Motion for Agenda Item B.1. was made at 00:19:10 of the Audio Recording.)

It was moved by Mr. John Delacruz, seconded by Ms. Roxanne Catiel, then unanimously

(Vote for Agenda Item B.1. was taken at 00:20:06 of the Audio Recording.)

VOTED: To accept the Department’s recommendation and approve the B&B with the conditions as outlined in the Departmental report.

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

(Excused: C. Trevino)

C. NEW BUSINESS

1. Request for comment on Draft Environmental Assessment (EA) prepared

for the proposed Hokuao 201H-38 housing project located in Lanai City, Lanai, Hawaii; Tax Map Keys (2) 4-9-002:061 (por), (2) 4-9-014:001 (por) and (2) 4-9-014:009 (por). (EAC 2020/0015) (K. Wollenhaupt)

The entire text of the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) is available at http://oeqc2.doh.hawaii.gov/Doc_Library/2020-12-23-LA-DEA-Hokuao-201H-Housing-Project.pdf

The County of Maui, Department of Housing and Human Concerns, is the approving agency for the DEA.

(Agenda Item C.1. begins at 00:21:40 of the Audio Recording.)

(Public Testimony for Agenda Item C.1. begins at 00:31:51 of the Audio Recording.)

Uri Cabatu (00:33:03 to 00:34:04)

Reverend Steve Jerbi (00:34:19 to 00:35:30)

Diane Preza (00:35:59 to 00:38:10)

Noemi Barbadillo (00:38:25 to 00:39:50)

Charlie Palumbo (00:41:00 to 00:43:25)

Elton Kinoshita (00:43:40 to 00:45:33)

Butch Gima (00:45:52 to 00:48:05)

Phoenix Dupree (00:48:45 to 00:51:53)

Kathy Carroll (00:52:30 to 00:54:38)

Nelinia Cabiles (00:57:48 to 01:01:01)

Linda Kay Okamoto (01:01:20 to 01:02:33)

David Embrey (01:04:19 to 01:06:04)

(The Lanai Planning Commission recessed at 6:07 p.m., and reconvened at 6:13 p.m.)

The Commissioners' comments and recommendations on the Draft EA were compiled by Mr. Wollenhaupt, staff planner, and will be transmitted to the DHHC on behalf of the Planning Department.

D. COMMUNICATIONS

1. October 21, 2020 Third quarter of 2020 Report from mid-June through mid-August (Condition 15) water usage reports for the project site submitted by MS. KEIKI-PUA S. DANCIL, Ph.D., Senior Vice-President of Governmental Affairs, PULAMA LANAI for Project District Phase II Application for the Four Seasons Resort, Lanai, Koele Proposed Improvements (PH2 2017/0001).

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

(Agenda Item D.1. begins at 02:33:34 of the Audio Recording.)

Ms. Keiki-Pua Dancil, Ph. D., went through the reports.

E. DIRECTOR'S REPORT

- 1. Open Lanai Applications Report as distributed by the Planning Department with the January 20, 2021 agenda.**

(Agenda Item E.1. begins at 02:37:45 of the Audio Recording.)

No comments or questions posed by the Commission on the open Lanai applications report.

- 2. Status update on the STRH/B&B proposed changes.**

(Agenda Item E.2. begins at 02:43:10 of the Audio Recording.)

The Council review on the proposed STRH/B&B changes were deferred by the Chair to address other items on the agenda, and will be rescheduled for review at a future date. The Commission requested to be notified, if available, when the meeting has been rescheduled.

- 3. Status update on the 20-acre Miki Basin CPR project.**

(Agenda Item E.3. begins at 02:38:41 of the Audio Recording.)

Mr. Hart will provide an update at the next meeting.

- 4. American Planning Association (APA) Hawaii Chapter-only complimentary membership to members of the planning-related boards and commissions at the County of Maui, Department of Planning.**

(Agenda Item E.4. begins at 02:39:13 of the Audio Recording.)

- 5. Agenda Items for the February 17, 2021.**

(Agenda Item E.5. begins at 02:39:40 of the Audio Recording.)

In addition to the updates, STRH/B&B changes and the 20-acre Miki Basin, there are two public hearing items (proposed bills for amendments).

F. NEXT REGULAR MEETING DATE: February 17, 2021

G. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:49 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
John Ornellas
Shelly Preza, Chair
Natalie Ropa
Shirley Samonte

EXCUSED:

Chelsea Trevino, Vice-Chair

OTHERS:

Jordan Hart, Planning Deputy Director
Kurt Wollenhaupt, Staff Planner
Jared Burkett, Staff Planner
Richelle Thompson, Deputy, Corporation Counsel