

**LANA'I PLANNING COMMISSION  
SUMMARY MINUTES  
NOVEMBER 15, 2017**

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Kelli Gima, Chair, at approximately 5:00 p.m., Wednesday, November 15, 2017, in the Lanai Senior Center, Lanai City, Hawaii.

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

B. INTRODUCTION OF NEW MEMBER – SHELLY PREZA

**Although not present, Ms. Kelli Gima introduced newly appointed commission member Shelly Preza. Another introduction will be made at the next meeting when Ms. Preza is present.**

C. 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.

D. COMMUNICATIONS

1. MR. KURT MATSUMOTO, Chief Operating Officer of LANAI RESORTS, LLC, a Hawaii limited liability company doing business as PULAMA LANAI requesting a Special Management Area Use Permit and a Phase II Project District Approval 10-year time extension on the period to complete construction of the Manele Residential and Multi-Family Development at TMK: 4-9-017: 014-018, 024, 025, 033, and 4-9-023: 006-011, Manele, Island of Lanai. (95/SM1-015) (95/PH2-001) (K. Scott) *(Commissioners, the application booklet was previously mailed to you. Please bring your copy to the meeting.)*

The Commission may take action on this request.

**It was moved by Mr. Bradford Oshiro, seconded by Ms. Caron Green, then unanimously**

**VOTED: to approve the time extension as recommended by the Planning Department.**

*(Assenting: R. Catiel, J. Delacruz, C. Green, M. Martin, B. Oshiro)  
(Excused: M. Baltero, S. Preza, S. Samonte)*

E. ORIENTATION WORKSHOP NO. 2

1. Lanai Planning Commission's Roles and Responsibilities

2. The Sunshine Law (Chapter 92, Hawaii Revised Statutes)
3. Ethics
4. Contested Cases
5. Property Rights
6. Rational Nexus and Rough Proportionality
7. Bed and Breakfast Homes and Short-Term Rental Homes (uncompleted portion from the April 19, 2017 meeting.)

**With no objections from the Commission, the Orientation Workshop No. 2 was deferred.**

F. COMMUNICATIONS

1. Vice-Chair Caron Green requesting that Pulama Lanai report on any subsequent meeting with the group referred to as the Lanai Water Advisory Committee (LWAC) regarding the new water tables and water usage projections for the Lodge at Koele Wellness Center project.
2. Commissioner Roxanne Catiel asking for more specific information as to what projects satisfied the affordable housing requirements for the Koele development.

G. DIRECTOR'S REPORT

1. Native Hawaiian Law Training – December 9, 2017
2. Open Lanai Applications Report as distributed by the Planning Department with the agenda.
3. Agenda Items for the December 20, 2017 and January 17, 2018 Lanai Planning Commission meetings.

H. NEXT REGULAR MEETING DATE: DECEMBER 20, 2017

**With no objections by the Commission, the December 20, 2017 Lanai Planning Commission meeting is canceled. The next meeting will be held on January 17, 2018.**

I. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Roxanne Catiel  
John Delacruz  
Kelli Gima, Chair  
Caron Green, Vice-Chair  
Mililani Martin (from 6:15 p.m.)  
Bradford Oshiro

**EXCUSED:**

Marlene Baltero  
Shelly Preza  
Shirley Samonte

**OTHERS:**

Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Keith Scott, Staff Planner  
Richelle Thomson, Deputy Corporation Counsel