

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
SPECIAL MEETING
FEBRUARY 13, 2020**

**[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING --
Part 1 -- ITEMS B.1. AND B.2\)](#)**

**[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING --
Part 2 -- ITEM C\)](#)**

A. CALL TO ORDER

The special meeting of the Lanai Planning Commission (Commission) was called to order by Ms. Shelly Preza, Chair, at approximately 4:15 p.m., Thursday, February 13, 2020, in the Lanai High & Elementary School, Lanai City, Hawaii.

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

B. COMMUNICATIONS

1. **Overview of the March 2018 Maui County Code (MCC) Title 19 Zoning Code Audit and introduction of the MCC Title 19 Zoning Code Rewrite (T19) project by the Department's consultant Orion Planning + Design. This will be the first of several meetings for the estimated four-year project. (C. Cortez)**

(Item B.1. begins at 00:00:40, Part 1, of the Audio Recording.)

Ms. Carol Rhea, Orion Planning + Design made a power point presentation.

(Public Testimony on Item B.1. begins at 00:39:40, Part 1, of the Audio Recording.)

(Public Testimony on Item B.1. was re-opened and begins at 00:55:00, Part 1, of the Audio Recording.)

2. **Ms. Michele McLean, AICP, Planning Director, submitting the 2019 Annual Status Reports on the Implementation of Maui County's Community Plans, the Countywide Policy Plan, and the Maui Island Plan. (K. Aoki)**

These Reports are provided to the Lanai Planning Commission for its review, pursuant to Chapter 12, Action 12.06 of the Lanai Community Plan (2016).

(Item B.2. begins at 01:09:35, Part 1, of the Audio Recording.)

Ms. Kathleen Aoki briefly went over the implementation report of the Lanai Community Plan which are pages 40-51 of the annual report.

(The Lanai Planning Commission recessed at 5:40 p.m., and reconvened at 5:50 p.m.)

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

LANAI RESORTS, LLC, doing business as PULAMA LANAI, requesting a Project District Phase 2 Development Approval for construction and operation of the Manele Observatory at the Four Seasons Resort at Manele. The proposed observatory is 25 feet tall with a 20.5-foot diameter and has an opening for stargazing and space for approximately ten guests inside the viewing area. The project is located at 1 Manele Bay Road on a portion of a parcel of land identified as Tax Map Key (2) 4-9-017:001, Manele, Lanai, Hawaii (PH2 2019/0001) (K. Wollenhaupt) (Commissioners: A copy of the application booklet was mailed to you. Please bring this copy to the meeting.)

(Public Testimony on Item C begins at 00:00:01, Part 2, of the Audio Recording.)

(Item C begins at 00:07:24, Part 2, of the Audio Recording)

(Motion was made at 01:30:16, Part 2, of the Audio Recording)

(Vote was taken at 01:30:40, Part 2, of the Audio Recording)

It was moved by Ms. Caron Green, seconded by Ms. Sherry Menze, then unanimously

VOTED: To recommend approval of the department's staff report and recommendation, with the modification and addition, as discussed.

*(Assenting: J. Delacruz, C. Green, S. Menze, S. Preza, S. Samonte, C. Trevino)
(Excused: R. Catiel, M. Martin, G. Rabaino)*

D. DIRECTOR'S REPORT

1. Agenda Items for the February 19, 2020 meeting

(Item D begins at 01:31:09, Part 2, of the Audio Recording)

Ms. Ann Cua went over the agenda items on the February 19, 2020 meeting.

E. NEXT REGULAR MEETING DATE: February 19, 2020

F. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:24 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

John Delacruz
Caron Green (from ~4:30 p.m.)
Sherry Menze
Shelly Preza, Chair
Shirley Samonte
Chelsea Trevino, Vice-Chair

ABSENT (A)/EXCUSED (E):

Roxanne Catiel (E)
Mililani Martin (E)
Gerald Rabaino (A)

OTHERS:

Kathleen Aoki, Administrative Planning Officer, Plan Implementation Division
Ann Cua, Senior Planner, Current Planning Division
Kurt Wollenhaupt, Planner, Current Planning Division
Carolyn Cortez, Planner, Plan Implementation Division
Michael Hopper, Deputy Corporation Counsel