

**LANA‘I PLANNING COMMISSION
SUMMARY MINUTES
SEPTEMBER 15, 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, September 15, 2021, online via BlueJeans Meeting No. **718 496 962**

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

1. A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO CONDITIONAL PERMIT AMENDMENTS

Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting Resolution No. 21-92 referring to the Lanai Planning Commission a proposed bill to amend Maui County Code Chapter 19.40, Conditional Permits, to remove the planning director’s authority to approve non-substantive amendments that do not result in significant impacts above what would result from the approved conditional permit. (J. Takakura)

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/127556/Resolution-21-92-Referring-to-the-Planning-Commissions-a-Proposed-Bill-Relating-to-Conditional-Permit-Amendments>

(Agenda Item B.1. begins at 00:02:31 of the Audio Recording.)

(Public Testimony for Agenda Item B.1. begins at 00:05:25 of the Audio Recording.)

No public testimony.

(Motion for Agenda Item B.1. was made at 00:09:30 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Elisabeth Grove, then unanimously

(Vote for Agenda Item B.1. was taken at 00:10:35 of the Audio Recording.)

VOTED: To defer action in order to gather additional information as discussed.

(Assenting: J. de la Cruz, Z. de la Cruz, E. Grove, S. Kaye, S. Preza, N. Ropa, S. Samonte , C. Trevino)

(Excused: S. Menze)

C. COMMUNICATIONS

- 1. MR. BRYAN ESMERALDA of MUNEKIYO HIRAGA on behalf of LANAI RESORTS, LLC DBA PULAMA LANAI requesting comments on the Draft Environmental Assessment prepared in support of the Community Plan Amendment, Change of Zoning, Project District Phase I Development Approval for Amendment, and District Boundary Amendment for the Koele Project District Amendment located at Koele, Lanai City, Lanai, Hawaii. TMK(s) (2) 4-9-001:021, (2) 4-9-001:024, (2) 4-9-001:025 (por), (2) 4-9-001:027, (2) 4-9-001:030, (2) 4-9-002:001 (por), (2) 4-9-002:061, (2) 4-9-018:001, (2) 4-9-018:002 (por), (2) 4-9-018:003 (por), (2) 4-9-018:004, (2) 4-9-018:005, (2) 4-9-020:020 (por), (2) 4-9-021:009 (CPA 2021/0001, CIZ 2021/0001, PH1 2021/0001, and EA 2021/0002) (K. Wollenhaupt)**

The EA trigger is the request for a Community Plan Amendment

(Agenda Item C.1. begins at 00:12:10 of the Audio Recording.)

(Public Testimony for Agenda Item C.1. begins at 00:44:02 of the Audio Recording.)

No public testimony.

(Public Testimony for Agenda Item C.1. was re-opening and begins at 00:47:50 of the Audio Recording.)

(Motion for Agenda Item C.1. was made at 02:01:03 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Mr. Zane de la Cruz, then unanimously

(Vote for Agenda Item C.1. was taken at 02:03:12 of the Audio Recording.)

VOTED: To act as the approving authority and to submit the comments and recommendations as discussed.

(Assenting: J. de la Cruz, Z. de la Cruz, E. Grove, S. Kaye, S. Preza, N. Ropa, S. Samonte, C. Trevino)

(Excused: S. Menze)

(The Lanai Planning Commission recessed at 7:05 p.m., and reconvened at 7:15 p.m.)

D. WORKSHOP

- 1. Water workshop provided by the Lanai Water Company and the Commission of Water Resources Management.**

This is for information purposes.

(Agenda Item D.1.; the CWRM's presentation begins at 02:05:04 of the Audio Recording.)

(Public Testimony for Agenda Item D.1. on CWRM's presentation begins at 02:21:30 of the Audio Recording.)

Mr. Kaleo Manuel, Deputy CWRM; Mr. Ryan Imata, Ground water Branch; Mr. Neal Fujii, Planning Branch; and Mr. Patrick Casey and Mr. Robert Chenet, Geologists, provided a power point presentation on the high level aquifer.

(Agenda Item D.1.; the Lanai Water Company presentation begins at 02:27:19 of the Audio Recording.)

(Public Testimony for Agenda Item D.1. on Lanai Water Company's presentation begins at 02:45:50 of the Audio Recording.)

Ms. Joy Gannon also provided a power point presentation.

There was one public testifier who provided testimony for each of the presentation.

E. DIRECTOR'S REPORT

1. [Open Lanai Applications Report](#) as distributed by the Planning Department with the September 15, 2021 agenda.

(Agenda Item E.1. begins at 03:02:40 of the Audio Recording.)

The Commission did not have a questions on the open Lanai applications report.

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

(Agenda Item E.2. begins at 03:02:50 of the Audio Recording.)

Item was passed out of PSLU committee. First reading held on September 3rd. And Second and Final reading scheduled for September 17th.

Chair requested a little more details on Council's review of the proposed STRH and B&B amendments; whether significant changes were made (by Council) to the Commission's proposed amendment, and whether Council capped STRH and B&B at 15 each.

3. **Agenda Items for the October 20, 2021.**

(Agenda Item E.3. begins at 03:05:30 of the Audio Recording.)

Scheduled for the October 20, 2021 Lanai PC meeting are the proposed Legislation deferred tonight, two additional proposed legislation, and AT&T's County Special Use Permit application (time-extension and facility upgrade).

F. NEXT REGULAR MEETING DATE: October 20, 2021

G. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 8:17 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

John de la Cruz
Zane de la Cruz
Elisabeth Grove
Sally Kaye, Vice-Chair
Shelly Preza, Chair
Natalie Ropa
Shirley Samonte
Chelsea Trevino

EXCUSED:

Sherry Menze

OTHERS:

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