

**LANA‘I PLANNING COMMISSION  
SUMMARY MINUTES  
OCTOBER 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, October 20, 2021, online via BlueJeans Meeting No. **680 524 529**.

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

**1. A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO PROHIBITING AGRICULTURAL RESTRICTIONS IN THE RURAL DISTRICT**

**MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Resolution No. 21-113 referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Chapter 19.29 -- Rural District, to prohibit instruments of conveyance from restricting the growing and harvesting of any agricultural crop or product. (J. Takakura)**

**The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/128227/Resolution-21-113-proposing-to-prohibit-instruments-of-conveyance-from-restricting-agriculture-in-Rural-district>**

*(Agenda Item B.1. begins at 00:02:05 of the Audio Recording.)*

*(Public Testimony for Agenda Item B.1. begins at 00:06:54 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item B.1. was made at 00:10:07 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 00:10:20 of the Audio Recording.)*

**VOTED: To recommend approval of the proposed bill to Maui County Council with the simple amendment of removing the word considered from the language proposed by the Planning Department.**

*(Assenting: E. Grove, S. Kaye, S. Menze, S. Preza, C. Trevino)*

*(Excused: J. de la Cruz, Z. de la Cruz, N. Ropa, S. Samonte)*

**2. A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE RELATING TO BUILDING HEIGHTS IN BUSINESS AND PUBLIC/QUASI-PUBLIC DISTRICTS**

**MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, transmitting Resolution No. 21-114 referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Chapters 19.18 – B-2 Community Business District, 19.20 – B-3 Central Business District, and 19.31 – Public/Quasi-Public District to lower the maximum building heights. (J. Takakura)**

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/128226/Resolution-21-114-proposing-to-lower-building-heights-in-B2-B3-and-P2-districts>

*(Agenda Item B.2. begins at 00:11:36 of the Audio Recording.)*

*(Public Testimony for Agenda Item B.2. begins at 00:25:00 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item B.2. was made at 00:39:40 of the Audio Recording.)*

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

*(Vote for Agenda Item B.2. was taken at 00:40:16 of the Audio Recording.)*

**VOTED: To recommend denial of a proposed bill to Maui County Council, and would recommend approval of the amendments and updates proposed by the Planning Department.**

*(Assenting: Z. de la Cruz, E. Grove, S. Kaye, S. Menze, S. Preza, C. Trevino)*

*(Excused: J. de la Cruz, N. Ropa, S. Samonte)*

**C. UNFINISHED BUSINESS (Action to be taken)**

**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) (Public Hearing was conducted at the September 15, 2021 meeting.)**

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 C.1. begins at 00:41:00 of the Audio Recording.)*

*(Public Testimony for Agenda Item C.1. begins at 00:44:29 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item C.1. was made at 00:48:40 of the Audio Recording.)*

**It was moved by Ms. Sally Kaye, seconded by Ms. Chelsea Trevino, then unanimously**

*(Vote for Agenda Item C.1. was taken at 00:49:15 of the Audio Recording.)*

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

*(Assenting: Z. de la Cruz, E. Grove, S. Kaye, S. Menze, S. Preza, C. Trevino)*

*(Excused: J. de la Cruz, N. Ropa, S. Samonte)*

## **D. COMMUNICATIONS**

- 1. AT&T Mobility requesting a County Special Use Permit time-extension and upgrade to existing facility, located at 80 Hulopoe Drive, Tax Map Key: (2) 4-9-002:001 (por.), Manele Bay, Island of Lanai (CUP 2016/0001) (K. Willenbrink)**

*(Agenda Item D.1. begins at 00:49:35 of the Audio Recording.)*

*(Commissioner Sherry Menze excused at 6:10 p.m. or at 01:10:00 of the Audio Recording.)*

*(The Lanai Planning Commission recessed at approximately 6:27 p.m. and reconvened at approximately 6:27 p.m.)*

*(Public Testimony for Agenda Item D.1. begins at 01:28:00 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item D.1. was made at 02:01:45 of the Audio Recording.)*

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

*(Vote for Agenda Item D.1. was taken at 02:02:15 of the Audio Recording.)*

**VOTED: To defer and requested additional information, as discussed, to be provided.**

*(Assenting: Z. de la Cruz, E. Grove, S. Kaye, S. Preza, C. Trevino)*

*(Excused: J. de la Cruz, S. Menze, N. Ropa, S. Samonte)*

2. **MS. MICHELE C. MCLEAN, AICP, Planning Director transmitting the following request pursuant to the provisions of Section 19.45.060, Maui County Code, relating to Project District Amendments and Revision:**

**LANAI RESORTS, LLC, a Hawaii limited liability company, doing business as PULAMA LANAI, requesting review of revisions of the previously approved Phase II site plan for the Malanai Estates Residential Subdivision within the Koele Project District at TMKs (2) 4-9-021:001, 003, 005, 006, and 011, Koele, Island of Lanai (PH2 1992/0004 and PH3 2019/0007).**

**The Director has determined that the proposed revisions are non-substantive changes from the approved site plan for the Malanai Estates Residential Subdivision. The Commission shall acknowledge receipt of the request. The Commission may act to waive its review of the proposed non-substantive revisions in the Phase II Project District request and allow the Director to approve and take action on the request.**

*(Agenda Item D.2. begins at 02:02:54 of the Audio Recording.)*

*(Public Testimony for Agenda Item D.2. begins at 02:06:52 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item D.2. was made at 02:24:45 of the Audio Recording.)*

**It was moved by Ms. Chelsea Trevino, seconded by Ms. Sally Kaye, then unanimously**

*(Vote for Agenda Item D.2. was taken at 02:24:50 of the Audio Recording.)*

**VOTED: To waive review.**

*(Assenting: Z. de la Cruz, E. Grove, S. Kaye, S. Preza, C. Trevino)*

*(Excused: J. de la Cruz, S. Menze, N. Ropa, S. Samonte)*

3. **August 27, 2021 Q1 through Q2 2021 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.**

4. **August 27, 2021 Fourth Quarter 2021 Report from mid-February through mid-June (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 Items D.3. and D.4. begins at 02:25:45 of the Audio Recording.)*

*(Public Testimony for Agenda Items D. 3 and D.4. begins at 02:28:30 of the Audio Recording.)*

**No public testimony.**

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

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

*(Agenda Item E.1. begins at 02:29:30 of the Audio Recording.)*

**No questions or comments.**

2. **Status of Maui County Council's review of proposed amendments to Chapters 19.64 and 19.65 relating to B&B and STRH procedures for Lanai (PSLU-68).**

*(Agenda Item E.2. begins at 02:29:39 of the Audio Recording.)*

**Bill was passed at 2<sup>nd</sup> and Final readings. Copies of the Ordinances were emailed to the Commissioners.**

3. **Proposed Meeting Schedule for Calendar Year 2022.**

**The Board may take action to accept or modify the meeting schedule.**

*(Agenda Item E.3. begins at 02:31:28 of the Audio Recording.)*

***After discussion ensued and without any objections, the Commission accepted the proposed 2022 meeting schedule as presented.***

**4. Agenda Items for the November 17, 2021 meeting.**

*(Agenda Item E.4. begins at 02:42:54 of the Audio Recording.)*

***In addition to the item deferred from this meeting, scheduled for the November 17, 2021 meeting are two proposed bill for ordinances and a County Special Use Permit request submitted by T-Mobile.***

**F. NEXT REGULAR MEETING DATE: November 17, 2021**

**G. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting was adjourned at 7:53 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Zane de la Cruz (Present at 6:20 p.m.)  
Elisabeth Grove  
Sally Kaye, Vice-Chair  
Sherry Menze (Excused at 6:10 p.m.)  
Shelly Preza, Chair  
Chelsea Trevino

**EXCUSED:**

John de la Cruz  
Natalie Ropa  
Shirley Samonte

**OTHERS:**

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