

**LANA‘I PLANNING COMMISSION  
SUMMARY MINUTES  
NOVEMBER 17, 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, November 17, 2021, online via BlueJeans Meeting No. 589 607 544.

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

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

**1. A BILL FOR AN ORDINANCE AMENDING MAUI COUNTY CODE CHAPTERS 19.04 – GENERAL PROVISIONS AND DEFINITIONS, AND 19.08 – RESIDENTIAL DISTRICTS**

**MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Chapter 19.04 – General Provisions and Definitions, and Chapter 19.08 Residential Districts, to revise definitions and clarify code provisions regarding yards and setbacks; increase housing options and sustainability, and codify practices regarding the uses and standards of residential zoning districts. (J. Takakura)**

The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/129345/Draft-Bill-for-Ordinance-amending-1904---General-Provisions--Definitions-1908-Residential-Districts-09282021>

*(Agenda Item B.1. begins at 00:01:57 of the Audio Recording.)*

*(Public Testimony for Agenda Item B.1. begins at 00:22:48 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item B.1. was made at 00:59:49 of the Audio Recording.)*

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

*(Vote for Agenda Item B.1. was taken at 01:00:15 of the Audio Recording.)*

<b>VOTED:</b>	<b>To approve with the comments as discussed.</b>
<i>(Assenting:</i>	<i>J. de la Cruz, Z. de la Cruz, E. Grove, S. Kaye, N. Ropa, C. Trevino)</i>
<i>(Excused:</i>	<i>S. Menze, S. Samonte)</i>

**2. A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.26, MAUI COUNTY CODE, RELATING TO M-2 HEAVY INDUSTRIAL DISTRICT**

**MS. MICHELE CHOUTEAU MCLEAN, AICP, Planning Director, referring to the Maui, Molokai, and Lanai Planning Commissions a proposed bill to amend Maui County Code Chapter 19.26 – M-2 Heavy Industrial District, to allow apartments when located on the same lot as business or industrial uses, and when the property is located within 500 feet of any property with existing residential use; transient vacation rental use is prohibited. (J. Takakura)**

**The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/129722/Bill-for-Ordinance-updating-Chapter-1926---M-2-Heavy-Industrial>**

*(Agenda Item B.2. begins at 01:00:56 of the Audio Recording.)*

*(Public Testimony for Agenda Item B.2. begins at 01:06:28 of the Audio Recording.)*

**No public testimony.**

*(Motion for Agenda Item B.2. was made at 01:27:06 of the Audio Recording.)*

**It was moved by Ms. Chelsea Trevino, seconded by Ms. Elisabeth Grove, then unanimously**

*(Vote for Agenda Item B.2. was taken at 01:27:33 of the Audio Recording.)*

**VOTED: To approve the proposed bill.**  
*(Assenting: Z. de la Cruz, E. Grove, S. Kaye, S. Preza, N. Ropa, C. Trevino)*  
*(Abstain: J. de la Cruz)*  
*(Excused: S. Menze, S. Samonte)*

**3. NOTICE: Due to errors in noticing, the public hearing item below will not take place at this time, and no public testimony will be received on this item. A Public Hearing Notice will be republished and this matter will be placed on a future Lanai Planning Commission meeting agenda.**

**COUNTY SPECIAL USE PERMIT**

**T-MOBILE WEST LLC, requesting a County Special Use Permit for modifications of an existing telecommunications facility, located HI05004A Lanai City, TMK (2) 4-9-002:001(por.), Island of Lanai (CUP 2021/0001) (K. Willenbrink)**

*(Agenda Item B.3. begins at 01:28:03 of the Audio Recording.)*

***Due to noticing error, the public hearing was not conducted and will be republished at a future date.***

**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, and discussed at the October 20, 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 01:30:49 of the Audio Recording.)*

*(Public Testimony for Agenda Item C.1. begins at 01:31:30 of the Audio Recording.)*

***No public testimony.***

*(Motion for Agenda Item C.1. was made at 01:36:21 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 01:36:40 of the Audio Recording.)*

**VOTED: To recommend denial of the proposed bill to the Maui County Council.**

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

*(Excused: S. Menze, S. Samonte)*

**D. DIRECTOR'S REPORT**

- 1. Open Lanai Applications Report as distributed by the Planning Department with the November 17, 2021 agenda.**

*(Agenda Item D.1. begins at 01:37:00 of the Audio Recording.)*

**No questions from the Commission.**

- 2. Highlights from the Lanai Planning Commissioners who attended the Virtual 2021 Hawaii Congress of Planning Officials (HCPO) Conference, October 4-8, 2021.**

*(Agenda Item D.2. begins at 01:37:15 of the Audio Recording.)*

**Commissioner Kaye attended and requested the item be deferred to the next meeting. Also requested if copies of the slide shows and sessions could be made available to the Lanai Planning Commissioners.**

- 3. Agenda Items for the December 15, 2021.**

*(Agenda Item D.3. begins at 01:40:05 of the Audio Recording.)*

**E. NEXT REGULAR MEETING DATE: December 15, 2021**

**F. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting was adjourned at 6:55 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  
Chelsea Trevino

**EXCUSED:**

Sherry Menze  
Shirley Samonte

**OTHERS:**

Jordan Hart, Deputy Director, Planning Department  
Jacky Takakura, Administrative Planning Officer, ZAED  
Richelle Thomson, First Deputy, Department of Corporation Counsel