

**LANA‘I PLANNING COMMISSION
SUMMARY MINUTES
JANUARY 19, 2022**

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING\)](#)

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, January 19, 2022, online via BlueJeans Meeting No. 662 557 154.

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

B. NEW BUSINESS

1. **Final Environmental Assessment prepared for Lanai Resorts, LLC doing business as Pūlama Lāna‘i for the proposed Community Plan Amendment, Change of Zoning, Project District Phase I Development Approval Amendment, and District Boundary Amendment for the Kō‘ele Project District located at Kō‘ele, Lāna‘i City, Lāna‘i, Hawai‘i. TMKs (2) 4-9-001:021, (2) 4-9-001:024, (2) 4-9-001:025, (2) 4-9-001:027, (2) 4-9-001:030, (2) 4-9-002:001(POR.), (2) 4-9-002:061(POR.), (2) 4-9-018:001, (2) 4-9-018:002, (2) 4-9-018:003, (2) 4-9-018:004, (2) 4-9-018:005, (2) 4-9-020:020, (2) 4-9-021:009 (CPA 2021/0001, CIZ 2021/0001, PH1 2021/0001, and EA 2021/0002) (K. Wollenhaupt)**

(Agenda Item B.1. begins at 00:01:52 of the Audio Recording.)

(Public Testimony for Agenda Item B.1. begins at 00:15:50 of the Audio Recording.)

No public testimony.

(Motion for Agenda Item B.1. was made at 00:26:44 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Sherry Menze, then unanimously

VOTED: **To accept the Final Environmental Assessment and issue a FONSI.**
(Assenting: J. de la Cruz, Z. de la Cruz, S. Kaye, S. Menze, N. Ropa, S. Samonte, C. Trevino)
(Recuse: E. Grove)

C. UNFINISHED BUSINESS (Action to be taken)

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) (Item was discussed and deferred at the Lanai Planning Commission’s October 20, 2021 meeting.)**

(Agenda Item C.1. begins at 00:27:35 of the Audio Recording.)

(Public Testimony for Agenda Item C.1. begins at 00:42:40 of the Audio Recording.)

No public testimony.

(Motion for Agenda Item C.1. begins at 01:01:20 of the Audio Recording.)

It was moved by Ms. S. Kaye, seconded by Mr. J. de la Cruz, then unanimously

(Vote for agenda item C.1. begins at 01:03:50 of the Audio Recording.)

VOTED: To approve the County Special Use Permit time-extension with the amendments as discussed.

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

D. DIRECTOR'S REPORT

- 1. American Planning Association Hawaii Chapter's December 14, 2021 letter -- complimentary Chapter-only membership to members of the planning related boards and commissions at the Department of Planning, County of Maui.**

(Agenda Item D.1. begins at 01:04:19 of the Audio Recording.)

Complimentary American Planning Association Hawaii Chapter membership for Commission members under the Planning Department.

- 2. Discussion of updated requirements related to the Sunshine Law and Public Meetings for Boards and Commissions.**

(Agenda Item D.2. begins at 01:05:08 of the Audio Recording.)

Governor Ige extended the emergency proclamation relating to sunshine law and extended the requirement of having one public meeting location to the end of February. Further extension pending on Covid numbers.

First Deputy Corporation Counsel Richelle Thomson also provided an update that the Maui Charter Commission received 150 proposals, and has narrowed it down to 85. A noteworthy proposed amendment is the creation of a Department of Hearings Officers. The Charter Commission's draft report was made available on the County of Maui's website. Public hearings are scheduled in late January and early February, and Charter Commission's final report will be due to County Council around mid-February.

- 3. Planning Department's STRH/TVR enforcement process on Lanai (Requested by Commissioner Sally Kaye at the December 15, 2021 meeting.)**

(Agenda Item D.3. begins at 01:15:38 of the Audio Recording.)

Mr. Jordan Hart provided a power point presentation that outlined the enforcement process for TVRs and STRHs for the County of Maui.

- 4. Update from Pulama Lanai whether the increase of single-family water potable usage at Manele from Q1 and Q2 have been switched to non-potable water. (Requested by Commissioner Lisa Grove at the November 17, 2021 meeting).**

(Agenda Item D.4. begins at 01:31:29 of the Audio Recording.)

Dr. Keiki-Pua Dancil provided an update on the water usage at Manele. The water reports are aggregated with all construction in the Manele area. Due to complaints of dust when construction initially started at Manele, potable water was used, which is allowed for dust control. Pulama has looked at other sources, ie: use of R-1 water, use of brackish water, or delivering water from Lanai City, and has since decreased water use by 50 percent at Manele.

- 5. Open Lanai Applications Report as distributed by the Planning Department with the January 19, 2022 agenda.**

(Agenda Item D.5. begins at 01:36:34 of the Audio Recording.)

No comments.

- 6. Agenda Items for the February 16, 2022.**

(Agenda Item D.6. begins at 01:36:47 of the Audio Recording.)

Scheduled for the February 16th, 2022 meeting is a B&B time-extension.

E. NEXT REGULAR MEETING DATE: February 16, 2022

F. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting was adjourned at 6:37 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
Sherry Menze
Shelly Preza, Chair
Natalie Ropa
Shirley Samonte
Chelsea Trevino

OTHERS:

Jordan Hart, Deputy Director, Planning Department
Ann Cua, Staff Planner
Kurt Wollenhaupt, Staff Planner
Richelle Thomson, First Deputy, Department of Corporation Counsel