

**LANA'I PLANNING COMMISSION
SUMMARY MINUTES
JULY 20, 2022**

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING – CHAPTER 1\)](#)

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING – CHAPTER 2\)](#)

[\(HYPERLINK TO AUDIO RECORDING OF THE MEETING – CHAPTER 3\)](#)

A. CALL TO ORDER

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Mr. Reynold Gima, Chair, at approximately 5:01 p.m., Wednesday, July 20, 2022, online via BlueJeans videoconferencing platform, Meeting No. 962892830, and at the Planning Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Hawaii, 96793, and the Maui County Council, Lanai District Office, Lanai Community Center, 8th Street, Lanai City, Hawaii 96763.

A quorum of the Agency was present. (See Record of Attendance)

Without any objections, the Commission amended the agenda to discuss the unfinished item, Koele Project District, as the first item of business.

C. UNFINISHED BUSINESS

1. **LANAI RESORTS, LLC, a Hawaii Limited Liability Company doing business as PŪLAMA LĀNA'I, requesting a Community Plan Amendment, Change of Zoning, and Project District Phase I Development Amendment for the KŌ'ELE PROJECT DISTRICT located at Kō'ele, Lāna'i City, Lāna'i, Hawai'i. 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 (POR.), (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) (K. Wollenhaupt)**

(Agenda Item C.1. begins at 00:03:50, Chapter 1, of the Audio Recording.)

(Public Testimony for Agenda Item C.1. begins at 00:17:50 of the Audio Recording.)

Public testimony – none.

(The Lanai Planning Commission recessed at 7:10 p.m., and reconvened at 7:16 p.m.)

(The recommendation for deferral begins at 00:41:00, Chapter 3, of the audio recording.)

Due to the loss of quorum, the Commission deferred the agenda item to the August meeting.

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

1. **BILLS FOR ORDINANCE AMENDING CHAPTERS 2.28, 2.88, 19.48, 19.52, AND 20.08, MAUI COUNTY CODE, RELATING TO THE MAUI COUNTY CULTURAL RESOURCES COMMISSION AND MAUI COUNTY CULTURAL OVERLAY DISTRICTS; AND CHAPTER 19.50, MAUI COUNTY CODE, ESTABLISHING A HANA CULTURAL OVERLAY DISTRICT**

Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting Resolution No. 22-79, FD1, referring to the Maui, Molokai and Lanai Planning Commissions two proposed bill to amend Maui County Code:

- a. **To combine the provisions of the historic districts with new cultural overlay districts and change how such districts are established; expand the advisory capacities of the Hana, South Maui and Paia-Haiku Advisory Committees to include the Maui County Cultural Resources Commission (CRC); change how CRC members are appointed; require the planning director to appoint the principal archaeologist to serve as a resource to the CRC; and establish criteria for grading or grubbing permits in the cultural overlay district.**
- b. **To establish a Hana Cultural Overlay District for all land situated within the Hana Moku. (J. Takakura)**

The entire text of the proposed bills for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/132847/Resolution-22-79-relating-to-proposed-bills-for-cultural-overlay-districts>

(Agenda Item B.1. begins at 00:42:40, Chapter 3, of the Audio Recording.)

(Public Testimony for Agenda Item B.1. begins at 00:50:45, Chapter 3, of the Audio Recording.)

Public testimony – Gina Young, representing Council Member Shane Sinenci.

(The recommendation for deferral begins at 00:57:50, Chapter 3, of the audio recording.)

Without any objections, the Commission deferred the agenda item to the August meeting.

D. DIRECTOR'S REPORT

1. **Open Lanai Applications Report as distributed by the Planning Department with the July 20, 2022 agenda.**

(Agenda Item D.1. begins at 00:58:00, Chapter 3 of the Audio Recording.)

Commission requested further information on the Fleet Yard Repair and Maintenance (CTB 2022-0001) and the Lanai Youth Center (LPAP 2020-00026) project/permits.

2. Alternate meeting dates and times.

(Agenda Item D.2. begins at 01:01:36, Chapter 3, of the Audio Recording.)

Commission members provided their comments.

3. Chair Gima's workshop items.

Deferred.

4. Agenda Items for the August 17, 2022.

(Agenda Item D.4. begins at 01:09:55, Chapter 3, of the Audio Recording.)

Scheduled for the August 17, 2022 meeting is a Public Hearing Item, a Bill for an ordinance amending MCC, relating to transient accommodation caps, and the two deferred items, the Koele Project District and Bill for Ordinance relating Cultural Overlay.

E. NEXT REGULAR MEETING DATE: August 17, 2022

F. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting ended at 8:27 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Erin Atacador
Zane de la Cruz
Reynold Gima, Chair

Lanai Planning Commission
Summary Minutes -- July 20, 2022
Page 4

Elisabeth Grove
Sally Kaye, Vice-Chair
Shelly Preza (excused at 7:00 p.m.)

EXCUSED:

Nicole Alboro
Sherry Menze
Chelsea Trevino

OTHERS:

Jacky Takakura, Deputy Director, Planning Department
Ann Cua, Planning Program Administrator
Clayton Yoshida, Planner VI
Kurt Wollenhaupt, Staff Planner
Denise Fernandez, Executive Assistant, County Council, Lanai District Office
Richelle Thomson, First Deputy, Department of Corporation Counsel