

**LANA'I PLANNING COMMISSION  
SUMMARY MINUTES  
AUGUST 17, 2022**

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

(\*Note: Due to technical difficulties with the BlueJeans platform, portions of the audio recording is inaudible.)

**BlueJeans video link: <https://bluejeans.com/s/7a0PFP5hePj>**

**A. CALL TO ORDER**

The regular meeting of the Lanai Planning Commission (Commission) was called to order by Mr. Reynold Gima, Chair, at approximately 5:00 p.m., Wednesday, August 17, 2022, online via BlueJeans videoconferencing platform, Meeting No. 381228233, and at the Planning Conference Room, Kalana Pakui Building, 250 South High Street, Wailuku, Hawaii, 96793, and the Maui County Council, Lanai District Office 814 Fraser Avenue (entrance on Gay Street), Lanai City, Hawaii 96763.

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 ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO TRANSIENT ACCOMMODATION CAPS**

**Ms. Michele Chouteau McLean, AICP, Planning Director, transmitting Resolution No. 22-70, CD1, FD1, referring to the Maui, Molokai and Lanai Planning Commissions a proposed bill to amend Chapters 19.11, 19.12, 19.14, 19.15, 19.18, 19.20, 19.22, 19.32 and 19.52, Maui County Code to: (1) cap the number of transient accommodation units to the existing levels for properties in the Apartment and Hotel Districts; (2) remove transient accommodations as a permitted use in the SBR Service Business Residential, B-CT Country Town Business, B-3 Central Business, B-R Resort Commercial, Planned Development, and Lahaina Historic Districts; and (3) prohibit transient accommodations of more than 20 bedrooms in the B-2 Community Business District. The bill also proposes to amend Chapter 19.36B to prohibit temporary parking of camper vans and recreational vehicles used for transient accommodations unless authorized by zoning and permit, and to amend Chapter 19.32 to limit time share plans to Hotel Districts, and transient accommodations to B-2 District only.**

**The entire text of the proposed bills for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/133475/Resolution-22-70-DD1-FD1-relating-to-Transient-Accommodation-Caps>**

*(Agenda Item B.1. begins at 00:03:47 of the Audio Recording.)*

*(Public Testimony for Agenda Item B.1. begins at 00:16:40 of the Audio Recording.)*

**Public testimony provided by Lahela Aiwohi, Dr. Keiki-Pua Dancil, Council Vice-Chair Keani Rawlins-Fernandez, Council Member Gabe Johnson, Cal Chipchase, and Lisa Paulson.**

*(The Lanai Planning Commission recessed at 6:44 p.m. and reconvened at 6:49 p.m.)*

*(BlueJeans connection loss at 7:25 p.m. and re-established at approximately 7:27 p.m.)*

*(Commissioner N. Alboro excused from 7:51 p.m. to 8:16 p.m.. Due to the technical difficulties with BlueJeans videoconferencing platform, Commissioner S. Menze was not able to establish connection from 7:25 p.m. to 8:16 p.m.)*

**Motion with a friendly amendment:**

*(Motion for Agenda Item B.1. was made at 02:53:40 of the Audio Recording.)*

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

*(The Vote for Agenda Item B.1. was made at 02:57:50 of the Audio Recording.)*

**VOTED: To recommend approval of the Planning Department's recommendations, with their three amendments, and with the friendly amendment, as discussed, to the Maui County Council. – FAILED.**

*(Assenting: R. Gima, S. Kaye, S. Preza, C. Trevino)  
(Dissenting: Z. de la Cruz, E. Grove)  
(Excused: N. Alboro, S. Menze)  
(Recused: E. Atacador)*

**Motion:**

*(Motion for Agenda Item B.1. was made at 03:00:11 of the Audio Recording.)*

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

*(The Vote for Agenda Item B.1. was made at 03:00:55 of the Audio Recording.)*

**VOTED: To recommend approval of the Planning Department's recommendations, with their three amendments, to the Maui County Council. -- FAILED.**

*(Assenting: Z. de la Cruz, R. Gima, S. Kaye, C. Trevino)  
(Dissenting: E. Grove, S. Preza)  
(Excused: N. Alboro, S. Menze)  
(Recused: E. Atacador)*

*The Commission tabled the agenda item, and revisited and voted on the agenda item later in the meeting.*

**Motion:**

*(Motion for Agenda Item B.1. was made at 03:32:57 of the Audio Recording.)*

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

*(The Vote for Agenda Item B.1. was made at 03:36:15 of the Audio Recording.)*

**VOTED: To recommend approval of the Planning Department’s recommendations, with their three amendments, to the Maui County Council.**

*(Assenting: Z. de la Cruz, R. Gima, S. Kaye, S. Menze, C. Trevino)*

*(Dissenting: N. Alboro, E. Grove, S. Preza)*

*(Recuse: E. Atacador)*

**C. UNFINISHED BUSINESS**

- 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** *(Item was discussed and deferred at the Lanai Planning Commission’s July 20, 2022 meeting.)*

**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 C.1. begins at 03:02:40 of the Audio Recording.)*

*(Public Testimony for Agenda Item C.1. begins at 03:24:30 of the Audio Recording.)*

**Public testimony – none.**

*(Motion for Agenda Item C.1. was made at 03:28:00 of the Audio Recording.)*

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

*(The Vote for Agenda Item C.1. was made at 03:28:45 of the Audio Recording.)*

**VOTED: To recommend approval of the discussion draft, as amended, to the Maui County Council.**

*(Assenting: N. Alboro, E. Atacador, Z. de la Cruz, E. Grove, R. Gima, S. Kaye, S. Menze, S. Preza, C. Trevino)*

## **D. DIRECTOR'S REPORT**

1. **[Open Lanai Applications Report](#) as distributed by the Planning Department with the August 17, 2022 agenda.**

*(Agenda Item D.1. begins at 03:38:28 of the Audio Recording.)*

**Director McLean provided updates on the two permit applications the Commissions had questions on from the July meeting. The Commission did not have further questions on the report.**

2. **Planning Department's proposal to hold special/additional meetings on September 7, 2022 and October 5, 2022.**

*(Agenda Item D.2. begins at 03:41:42 of the Audio Recording.)*

**Department is proposing to schedule additional meetings in order to keep up with the applications and proposed bills that were deferred from previous meetings and/or new bills being transmitted from the County Council. Commissioners were directed to contact staff and provide their availability on the proposed dates.**

3. **[Chair Gima's proposed workshop items.](#)**

*(Agenda Item D.2. begins at 03:43:49 of the Audio Recording.)*

*Due to the late hour, Chair Gima deferred the agenda item to the next meeting.*

**4. Agenda Items for the September 21, 2022.**

*(Agenda Item D.4. begins at 03:43:58 of the Audio Recording.)*

*Pending items are the Koele Project, the Film Bill, and the proposed workshop items which were deferred from previous meetings. For the September 21<sup>st</sup> meeting, a public hearing is scheduled. Item relates to converting apartment buildings from transient vacation rental use to long-term rental use.*

*On future agendas, Commissioner Kaye requested discussion on how the Commission could be informed of SMA Minor Permit approvals, and how meeting minutes can be produced and available in a timely manner. And Chair Gima requested discussion on having hybrid meetings. With the new Council Office, the facility has a large screen and could accommodate the Commissioners while the Department joins virtually.*

**E. NEXT REGULAR MEETING DATE: September 21, 2022**

**F. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting ended at 8:58 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Nicole Alboro (Excused from 7:51 p.m. to 8:16 p.m.)  
Erin Atacador  
Zane de la Cruz  
Reynold Gima, Chair  
Elisabeth Grove  
Sally Kaye, Vice-Chair  
Shery Menze (Excused from 7:25 p.m. to 8:16 p.m.)  
Shelly Preza  
Chelsea Trevino



**OTHERS:**

Michele McLean, AICP, Director, Planning Department  
Jacky Takakura, Deputy Director, Planning Department  
Clayton Yoshida, Planner, Current Planning Division  
Denise Fernandez, Executive Assistant, County Council, Lanai District Office  
Keola Whittaker, Deputy, Department of Corporation Counsel