

**LANA‘I PLANNING COMMISSION
SUMMARY MINUTES
SPECIAL MEETING
SEPTEMBER 7, 2022**

(HYPERLINK TO AUDIO RECORDING OF THE MEETING)

BlueJeans video link: <https://bluejeans.com/s/Q1svWOfGMtm>

A. CALL TO ORDER

The special meeting of the Lanai Planning Commission (Commission) was called to order by Mr. Reynold Gima, Chair, at approximately 5:00 p.m., Wednesday, September 7, 2022, online via BlueJeans videoconferencing platform, Meeting No. 431332048, 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. 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) (Item was discussed and deferred at the Lanai Planning Commission’s May 18, 2022, June 15, 2022, and July 20, 2022 meetings.)**

(Agenda Item B.1. begins at 00:04:05 of the Audio Recording.)

Community Plan Amendment:

(Public Testimony for the Community Plan Amendment, Agenda Item B.1., begins at 00:11:14 of the Audio Recording.)

Public testimony – none.

(Motion for the Community Plan Amendment, Agenda Item B.1., was made at 00:36:40 of the Audio Recording.)

It was moved by Ms. Erin Atacador, seconded by Ms. Sally Kaye, then

(The Vote for the Community Plan Amendment, Agenda Item B.1., was made at 00:37:20 of the Audio Recording.)

VOTED: **To recommend approval of the Community Plan Amendment with no conditions.**

(Assenting: N. Alboro, E. Atacador, Z. de la Cruz, R. Gima, S. Kaye)

(Excused: S. Menze, S. Preza, C. Trevino)

(Recuse: E. Grove)

Change of Zoning:

(Public Testimony for the Change of Zoning, Agenda Item B.1., begins at 00:37:50 of the Audio Recording.)

Public testimony – none.

(Motion for the Change of Zoning, Agenda Item B.1., was made at 01:29:45 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Erin Atacador, then

(The Vote for the Change of Zoning, Agenda Item B.1., was made at 01:31:17 of the Audio Recording.)

VOTED: **To recommend approval of the Change of Zoning with the conditions, #1 through 10, as proposed by the Planning Department in the May packet, and with the amendments to conditions #8 and #10 as discussed.**

(Assenting: N. Alboro, E. Atacador, Z. de la Cruz, R. Gima, S. Kaye)

(Excused: S. Menze, S. Preza, C. Trevino)

(Recuse: E. Grove)

(The Lanai Planning Commission recessed at 6:32 p.m. and reconvened at 6:42 p.m.)

Project District Phase 1 Development Amendment:

(Public Testimony for the Project District Phase 1 Development Amendment, Agenda Item B.1., begins at 01:33:00 of the Audio Recording.)

Public testimony – none.

(Motion for the Project District Phase 1 Development Amendment, Agenda Item B.1., was made at 01:49:47 of the Audio Recording.)

It was moved by Ms. Sally Kaye, seconded by Ms. Erin Atacador, then

(The Vote for the Project District Phase 1 Development Amendment, Agenda Item B.1., was made at 01:51:50 of the Audio Recording.)

VOTED: **To recommend approval of the Project District Phase 1 Development Amendment as amended in Section 19.71.050 Park PD-L/2, letters B5 and C.**

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

C. DIRECTOR'S REPORT

- 1. Open Lanai Applications Report as distributed by the Planning Department with the September 7, 2022 agenda.**

(Agenda Item C.1. begins at 01:52:19 of the Audio Recording.)

The Commission requested further details on RFC 2022-00068; Lanai Resort requests for a permit to scrape, grub and excavate sand from attached exhibit.

- 2. Chair Gima's proposed workshop items.**

(Agenda Item C.2. begins at 01:56:56 of the Audio Recording.)

The Department and the Commission discussed potential items from Chair Gima's list to be scheduled on a future Commission agendas.

- 3. Proposed Meeting Schedule for Calendar Year 2023.**

The Commission may take action to approve or modify the meeting schedule.

(Agenda Item C.3. begins at 02:16:31 of the Audio Recording.)

Commission revised the schedule, and moved December 20, 2023 to December 13, 2023 date, and they accepted the remaining proposed 2023 meeting dates.

- 4. Discussion on how the Commission can get informed of SMA Minor Approvals.**

(Agenda Item C.4. begins at 02:25:00 of the Audio Recording.)

Department will provide a copy of the SMA Minor Approval letter to the Commission for permits approved by the Department.

5. Discussion on how meeting minutes can be produced in a timely manner.

(Agenda Item C.5. begins at 02:35:38 of the Audio Recording.)

As a suggestion, if minutes cannot be produced prior to the next scheduled meeting for items that were deferred, then summary on what transpired at previous meeting(s) could be provided to the Commission.

6. Discussion on having hybrid meeting at the Lanai County Council's facility.

(Agenda Item C.6. begins at 02:41:40 of the Audio Recording.)

The Lanai District Office is currently not equipped to hold hybrid meetings, and maximum capacity at the facility is 13. There was also a suggestion of holding hybrid meetings at the Lanai Senior Center. However, the facility also is not equipped with the hardware to hold hybrid meetings.

7. Agenda Items for September 21, 2022.

(Agenda Item C.7. begins at 02:47:17 of the Audio Recording.)

Scheduled for the September 21, 2022 meeting is a bill for ordinance relating converting apartment buildings from TVR use to long-term residential use, and possibly, the annual workshop training.

D. NEXT REGULAR MEETING DATE: September 21, 2022

E. ADJOURNMENT

There being no further discussion brought forward to the Commission, the meeting ended at 8:00 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Nicole Alboro
Erin Atacador
Zane de la Cruz

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Reynold Gima, Chair
Elisabeth Grove
Sally Kaye, Vice-Chair

EXCUSED:

Shery Menze
Shelly Preza
Chelsea Trevino

OTHERS:

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