

**LANA'I PLANNING COMMISSION  
SUMMARY MINUTES  
SEPTEMBER 21, 2022**

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

**BlueJeans video link: [https://bluejeans.com/s/@sjZ4zg\\_gb6](https://bluejeans.com/s/@sjZ4zg_gb6)**

**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, September 21, 2022, online via BlueJeans videoconferencing platform, Meeting No. **936 628 764**, and at the Current Planning Conference Room, One Main Plaza, 2200 Main 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. ORIENTATION WORKSHOP NO. 1**

- 1. Lanai Planning Commission's Roles and Responsibilities**
- 2. Robert's Rules and how to properly conduct a planning commission meeting**
- 3. The Sunshine Law (Chapter 92, Hawaii Revised Statutes)**
- 4. Ethics**
- 5. Contested Cases**
- 6. Property Rights**
- 7. Rational Nexus and Rough Proportionality**

*(Agenda Item B begins at 00:02:25 of the Audio Recording.)*

***Richelle Thomson, First Deputy, Corporation Counsel, provided the Commission a power point presentation.***

*(The Lanai Planning Commission recessed at 6:03 p.m. and reconvened at 6:09 p.m.)*

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

- 1. A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.12, MAUI COUNTY CODE, RELATING TO CONVERTING APARTMENT BUILDINGS FROM TRANSIENT VACATION RENTAL USE TO LONG-TERM RESIDENTIAL USE**

**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 19.12 – Apartment Districts, to allow property owners of buildings located in the Apartment Districts to permanently convert property from transient vacation rental use to long-term residential use. (J. Takakura)**

**The entire text of the proposed bill for ordinance is available at <https://www.mauicounty.gov/DocumentCenter/View/134354/Bill-for-Ordinance-amending-Chapter-1912-relating-to-converting-vacation-rentals-to-long-term-use>**

*(Agenda Item C.1. begins at 01:03:00 of the Audio Recording.)*

*(Public Testimony for Agenda Item C.1. begins at 01:07:40 of the Audio Recording.)*

**Public testimony – none.**

*(Motion for Agenda Item C.1. was made at 01:56:32 of the Audio Recording.)*

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

*(The Vote for Agenda Item C.1. was made at 02:01:12 of the Audio Recording.)*

**VOTED: To recommend approval of the proposed ordinance, as amended by the Planning Department, to the County Council.**

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

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

- 1. Open Lanai Applications Report as distributed by the Planning Department with the September 21, 2022 agenda.**

*(Agenda Item D.1. begins at 02:02:45 of the Audio Recording.)*

**Update on the fleet yard repair and maintenance building, Country Town Business Approval; permit approved on September 13, 2022. Commission did not have any other questions on the open applications report.**

- 2. Table of Permit Types for the Lanai Planning Commission.**

*(Agenda Item D.1. begins at 02:03:54 of the Audio Recording.)*

**Commissioners were provided with a chart that lists the different types of permits that could go before the commission, who has the final authority of said permits, and any type of notes that go along with the authority.**

**3. Agenda Items for the October 19, 2022.**

*(Agenda Item D.1. begins at 02:12:50 of the Audio Recording.)*

***Water workshop with the Commission on Water Resource Management (CRWM) currently scheduled for the October 19, 2022 Lanai PC meeting.***

**E. NEXT REGULAR MEETING DATE: October 19, 2022**

**F. ADJOURNMENT**

There being no further discussion brought forward to the Commission, the meeting ended at 7:22 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  
Reynold Gima, Chair  
Elisabeth Grove  
Sally Kaye, Vice-Chair  
Chelsea Trevino

**EXCUSED:**

Sherry Menze  
Shelly Preza

**OTHERS:**

Jacky Takakura, Deputy Planning Director  
Ann Cua, Planning Program Administrator  
Clayton Yoshida, Planning Supervisor  
Richelle Thomson, First Deputy, Corporation Counsel