

PURSUANT TO CHAPTER 92, PART I, OF THE HAWAII REVISED STATUTES AS AMENDED; NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE LANA'I PLANNING COMMISSION

Members: Reynold "Butch" Gima (Chair), Lawrence Endrina (Vice-Chair), Bradford Oshiro, Fairfax "Pat" Reilly, Bruno Amby, James Elliott, Dwight Gamulo, Beverly Zigmond

AGENDA

DATE: June 15, 2005, Wednesday
TIME: 7:00 p.m.
PLACE: Old Lana`i Senior Center, 309 Seventh Street
Lana`i City, Lana`i

- A. CALL TO ORDER
- B. PUBLIC HEARINGS (Action to be taken after each public hearing.)
 - 1. MR. RALPH MASUDA, Vice-President of CASTLE & COOKE RESORTS, LLC requesting a Phase 2 Project District Approval and Special Management Area Use Permit for the proposed drainage improvements for the Terraces at Manele at TMK: 4-9-017: 008 (por.), 4-9-022: 001 to 006, 14, and 15, Manele, Island of Lana`i. (PH2 2005/0003) (SM1 2005/0005) (P. Fasi)
 - a. Public Hearing
 - b. Action
- C. APPROVAL OF THE APRIL 20, 2005 MEETING MINUTES (Circulated for the May 18, 2005 meeting.)
- D. UNFINISHED BUSINESS
 - 1. ORIENTATION WORKSHOP (Continued from the April 20, 2005 meeting.)
 - a. Discussion of Boards and Commissions Booklet Distributed by the Office of the Corporation Counsel
 - b. The Sunshine Law
 - c. Ethics
 - d. Ex Parte Communications
 - e. Rules of Practice and Procedures
 - f. Recent U.S. Supreme Court decisions on takings issues
 - g. Public Access Shoreline Hawaii (PASH) v. Hawaii County Planning Commission
 - h. Topliss v. Hawaii County Planning Commission SMA case
- E. DIRECTOR'S REPORT
 - 1. Open Lana`i projects report (circulated for March 16, 2005 meeting.)
 - 2. Open Lana`i projects report (circulated for the April 20, 2005 meeting.)
 - 3. Open Lana`i projects report (circulated for the May 18, 2005 meeting.)
 - 4. Open Lana`i projects
 - 5. Commission Chair's request to discuss the 2004 preliminary compliance reports for: (notification of action by the Planning Department was previously circulated to the Lana`i Planning Commission and deferred from the March 16, 2005 meeting.)

- a. Off-site drainage plans and mass grading at Parcel C, The Terraces at Manele Increment 3 SM1 and PH2 (April 20, 2004).
 - b. Terraces at Manele, Increment 3, Multifamily Residential Complex consisting of 38 town house units and related improvements for Phase III Project District and preliminary compliance report.
6. Commission Chair's request to discuss the following:
- a. Lana`i Planning Commission action on the failure of the Department of Water Supply to complete the Lana`i Water Use & Development Plan.
 - b. The feasibility of changing the zoning of the remaining 65 acres of land donated to the County of Maui by Castle & Cooke for affordable housing. The change would go from its current zoning to the appropriate type of zoning that would make the land ready to be improved.
7. Public hearings for the June 29, 2005 Special Meeting:
- a. MR. MARK BULLARD of WIRELESS FACILITIES, INC., consultant for VERIZON WIRELESS requesting a State Land Use Commission Special Use Permit for the Verizon Wireless Site at Manele Bay to install a 30 ft. monopole with 3-10 ft. omnidirectional whip antennas and a 12ft. x 36 ft. prefabricated shelter located within a fenced license area totaling 1750 sq. ft. at TMK: 4-9-002: portion of 001, Manele Bay, Island of Lana`i. (SUP2 20040006) (P. Fasi)
 - b. CASTLE & COOKE RESORTS, LLC requesting a Special Management Area Use Permit and a Phase II Project District Approval for the Manele Bay Hotel Improvements consisting of the proposed Special Function Building, Pool Grill Expansion, New Bar, and related improvements at TMK: 4-9-017: por. of 001, Manele, Island of Lana`i. (SM1 2005/0002) (PH2 2005/0002) (P. Fasi)
8. Meeting Quorum

F. NEXT REGULAR MEETING DATE: JULY 20, 2005

G. ADJOURNMENT

EACH APPLICANT IS REQUESTED TO PROVIDE RESPONSIBLE REPRESENTATION AT THE MEETING.

AGENDA ITEMS ARE SUBJECT TO CANCELLATION.

ORAL OR WRITTEN TESTIMONY WILL BE RECEIVED ON EACH ANY AGENDA ITEM SUBJECT TO THE PROVISIONS OF CHAPTER 92, HAWAII REVISED STATUTES AND THE LANA`I PLANNING COMMISSION RULES OF PRACTICE AND PROCEDURE. WRITTEN TESTIMONY SHOULD BE SUBMITTED AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING TO INSURE DISTRIBUTION TO THE BOARD. FIFTEEN (15) COPIES OF WRITTEN TESTIMONY ARE NEEDED IF TESTIMONY IS PRESENTED IMMEDIATELY PRIOR TO OR AT THE MEETING.

DOCUMENTS ARE ON FILE WITH THE PLANNING DEPARTMENT.

THE ADDRESS OF THE COMMISSION IS C/O THE MAUI PLANNING DEPARTMENT, 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793.

THOSE PERSONS REQUESTING SPECIAL ACCOMMODATIONS DUE TO DISABILITIES, PLEASE CALL THE MAUI PLANNING DEPARTMENT AT 270-7735 (Maui) OR 1-800-272-0117 (Molokai) OR 1-800-272-0125 (Lana`i) OR NOTIFY THE MAUI PLANNING DEPARTMENT IN WRITING AT 250 S. HIGH STREET, WAILUKU, MAUI, HAWAII 96793 OR FAX NUMBER 270-7634; AT LEAST TWO (2) BUSINESS DAYS BEFORE THE SCHEDULED MEETING.

ANY FAXES SHOULD BE RECEIVED BY THE DEPARTMENT OF PLANNING BY 5:00 P.M. ON THE SECOND WORKING DAY BEFORE THE MEETING TO INSURE THAT IT IS CIRCULATED TO THE BOARD.

An Executive Session may be called in order for the Commission to consult with their attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities and liabilities.

PLEASE NOTE: If any member of the Commission is unable to attend the scheduled meeting, please contact the Planning Department at least one day prior to the meeting date. Thank you for your cooperation. (S:\all\tremaine\061505.age)