



# Commonwealth Zoning Board Meeting

Thursday, April 17, 2025 | 2:00 PM

3rd Floor, DCRM Learning Center- Gualo Rai Center

Chalan Pale Arnold, Gualo Rai

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## AGENDA

### A. Preliminary Matters

1. Call to Order
2. Adoption of Agenda
3. Adoption of 03/06/25 Meeting Minutes
4. Communications
5. Public Comments (not for matters to be discussed in items B. Public Hearings and D. New Business)

### B. Public Hearings:

1. Application for Rezone #2025-1686: **PKM Corporation** proposes to change the zoning district of lots 015 D 07, 015 D 85, 015 D 86, 015 D 77, and 015 D 74 from "**Village Commercial**" to "**Mixed Commercial**" zoning district. These lots are located east of Chalan Pale Arnold and south of Sugar King Road in Garapan.
2. Application for Rezone #2025-1687: **Mr. Herman P. Sablan** proposes to change the zoning district of lot 015 D 09 from "**Village Commercial**" to "**Mixed Commercial**" zoning district. This lot is located south of Executive Ct. and west of Husga Avenue in Garapan.
3. Proposed Rezone of following lots bounded by Chalan Pale Arnold (west), Sugar King Rd. (north), Husga Ave. (east), and a Public Resource zone (south) in Garapan from "**Village Commercial**" to "**Mixed Commercial**" zoning district:

1. 015 D 01	12. 015 D 15	23. 015 D 26
2. 015 D 02	13. 015 D 16	24. 015 D 27
3. 015 D 03	14. 015 D 17	25. 015 D 28
4. 015 D 04	15. 015 D 18	26. 015 D 29
5. 015 D 05	16. 015 D 19	27. 015 D 30
6. 015 D 08	17. 015 D 20	28. 015 D 83 (Public Land)
7. 015 D 10	18. 015 D 21	29. 015 D 82 (Public Land)
8. 015 D 11	19. 015 D 22	30. 015 D 80 (Public Land)
9. 015 D 12	20. 015 D 23	31. 015 D 79 (Public Land)
10. 015 D 13	21. 015 D 24	
11. 015 D 14	22. 015 D 25	

4. Conditional Use Application #2025-1262: **4JC Corporation** proposes to occupy and utilize an existing one-story commercial building measuring **48.21' (L) x 23.8' (W) x 11' 5" (H)** for its "Copy center, small print, and sign shop" use. The site is located on lot TR. 21655 NEW-2-R2 in the village of **As Lito**. This area is zoned as **Village Commercial**.

### C. Old Business. None

### D. New Business.

1. ZONING BOARD RESOLUTION NO. 2025-04-01 (for Board action)

To correct the zoning district on Zoning Map sheet 23 of 29 for Lot # **026 K 85** to Village Commercial zone (as authorized under Section 1309 of the Saipan Zoning Law of 2013)

Application for Rezone #2025-1807 (to correct zoning district): Mr. Kevin Tang wishes to correct the zoning district of lot# **026 K 85** from "**Village Commercial and Rural**" to "**Village Commercial**". This lot is located east of Chalan Tun Herman Pan and west of Dandan Road, Dandan.

2. Lt. Governor Apatang's 02/21/25 letter to the Commonwealth Utilities Corporation regarding the construction of a 1 million gallon concrete water tank in Dandan (thru application of section 201(c)(9) of the Zoning Law on emergency development - for Board discussion)
3. Request from CNMI Homeland Security and Emergency Management regarding the construction of a 100ft monopole communications tower by Docomo on CNMI HSEM premises. (thru application of section 201(c)(9) of the Zoning Law on emergency development - for Board discussion)
4. Increased number of roadside signboards for public service announcements (for Board discussion on process and criteria for approval)
5. Senate Bill 24-23 "to suspend the administration and implementation of the Commonwealth Zoning Code and the Saipan Zoning Law and its amendments for a period of five (5) years; and for other purposes" as authored by Senators Manny Gregory T. Castro and Corina L. Magofna (for Board discussion)

### E. Report from Zoning Administrator

1. Operations (Permitting and Enforcement)
2. Office Updates
  - a. ANEC (Agencies on Nuisance and Environmental Concerns)
  - b. Nuisance Abatement and Blighted Property Maintenance Act of 2018

### F. Report from Legal Counsel

### G. Executive Session

### H. Announcements

### I. Adjournment