



Commonwealth Zoning Board Meeting

Tuesday, June 3rd, 2025 | 2:00 PM
Multipurpose Center • Susupe, Saipan
Tel: 670-234-9661/2 • Fax: 670-234-9666
E-mail: ZoningBoard@cnmizoning.com



AGENDA

A. Preliminary Matters

1. Call to Order
2. Adoption of 06/03/25 Agenda
3. Adoption of 05/06/25 Meeting Minutes
4. Communications
5. Public Comments (*not for items to be discussed in item B. Public Hearings*)

B. Public Hearings:

1. Conditional Use Application #2025-1890: **J & T Company, LLC** proposes to utilize **four (4) of six (6)** bedroom units on the 2nd floor of an existing two-story commercial building with floor space measuring **76' 4" (L) x 42' 6" (W)** for its **"Institutional Residential"** use, for the purpose of housing international students. The site is located on lot **E.A. 881-I-R1** in the village of **Gualo Rai**. This area is zoned as **Mixed Commercial**.
2. Conditional Use Application #2025-2125: **Ikluk Tharnton T. Masayos** proposes to construct and utilize an ocean freight shipping container measuring **38' 6" (L) x 38' (W) x 13' 6" (H)** for its **"Restaurant, Drive-through"** use. The site is located on lot 011 G 993 in the village of **Kagman**. This area is zoned as **Village Commercial**.
3. Conditional Use Application #2025-2216: **CNMI Public School System** proposes to construct a new fully concrete one-story building measuring **162' (L) x 66' 4" (W) x 12' 6" (H)** for its **"School, Public"** use. The site is located on lot 020 I 01 in the village of **Koblerville**. This area is zoned as **Village Residential**.

C. New Business.

1. Request to amend Conditional Use Permit #2019-4562, issued 03/02/20 : Mr. Guojun "Henry" Miao of **Success Int'l Corp. dba New Hope Rock Quarry** is requesting to amend permit condition #8 for their Mining/ Rock Quarry operations to include weekends (Saturdays and Sundays). This site is located on lot# 011 C 04 in As Matuis.
2. Request to amend Conditional Use Permit #2020-3906, issued 01/12/21 : Mr. Joaquin M. Manglona of **Resources Management Int'l Corp.** is requesting to amend permit condition #11 for their Mining/ Rock Quarry operations to include weekends (Saturdays and Sundays). This site is located on lot# 007 B 07 in As Matuis.
3. Quantum Social Development (QSD) approach to governance, community engagement, and regulatory improvement for Zoning Office operations (*for Board discussion and action*)

D. Old 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 Rural 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 **"Rural"**. This lot is located east of Chalan Tun Herman Pan and west of Dandan Road, Dandan.

2. 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 action*)

E. Report from Zoning Administrator

1. Operations (Permitting and Enforcement)
2. Office Updates

F. Report from Legal Counsel

1. External communications and Updates
2. Legal Service Requests (Executive Session, if needed)

G. Executive Session

H. Miscellaneous

I. Announcements

J. Adjournment

/s/ Henry S. Hofschneider, Chairman