



# Commonwealth Zoning Board Meeting

Tuesday, January 28, 2025 | 2:00 PM  
Multipurpose Center • Beach Road, Susupe  
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 01/28/25 Agenda
3. Adoption of 12/12/24 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 #2025-0259– Sun Star Corporation dba Sun Star Tire Shop** proposes to construct a two-story building measuring **60’ (L) x 71.1’ (W) x 24’ 7” (H)** for its “*Gas Station, Light Repair*” to operate activities such as Tire Shop & “*Single-Family Dwelling*” use. The site is located on **Lot 553-04** in the village of **San Vicente**. This area is zoned as **Village Commercial**.
2. **Conditional Use Application #2025-0566– Northern Marianas Islands Football Association** proposes to amend its previous Conditional Use Permit (2020-11388) to include a new one-story building measuring **68’ 11” (L) x 39’ 4” (W) x 10’ 5” (H)** to consist of **One (1)** gym, male & female restrooms, shower & locker rooms, and a water heater room with 2,000-gallon water tank. The site is located on **005 I 609** in the village of **Koblerville**. This area is zoned as **Public Resource**.

C. **Old Business.** None

D. **New Business.** None

### E. Report from Zoning Administrator

1. Operations (Permitting and Enforcement)
2. Office Updates
  - a. Zoning Office public outreach and engagement
  - b. Agencies on Nuisance and Environmental Concerns (ANEC)

### F. Report from Legal Counsel

### G. Executive Session

### H. Announcements

### I. Adjournment

/s/Henry S. Hofschneider, Chairman