



# Commonwealth Zoning Board Meeting

Tuesday, May 6, 2025 | 2:00 PM  
Multipurpose Center • Susupe, Saipan  
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## AGENDA

### A. Preliminary Matters

1. Call to Order
2. Adoption of 05/06/25 Agenda
3. Adoption of 04/17/25 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 #2025-1074: **Huang Shun Corporation** proposes to utilize an existing 47-unit apartment complex for its "Hotel/Motel/Guest House" use with the following descriptions:
  - i. **Building A:** An existing two-story building measuring **114' (L) x 40' (W) x 25' (H)** consisting of twelve (12) studio type units with toilet/bathroom.
  - ii. **Building B:** An existing one-story building measuring **147' (L) x 98' 8" (W) x 15' (H)** consisting of twenty-five (25) studio type units with toilet/bathroom, one (1) receiving area, office, storage, and a warehouse.
  - iii. **Building C:** An existing one-story building measuring **158' 8" (L) x 30' (W) x 13' (H)** consisting of ten (10) studio type units with toilet/bathroom.

The site is located on lot **E.A. 121 "C" and E.A. 121 "D"** in the village of **Susupe**. This area is zoned as **Village Commercial**.

2. Conditional Use Application #2025-1769: **Jaem Uncharoen Boone dba Thai Style BBQ** proposes to renovate and utilize an existing one-story commercial building with floor space measuring **17' (L) x 8' (W) x 10' 8" (H)** for its "*Restaurant, drive-through- BBQ Stand*" use. The site is located on lot **005 I 420** in the village of **Koblerville**. This area is zoned as **Village Commercial**.

### C. Old Business. None

### D. 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.

### E. Report from Zoning Administrator

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

### F. Report from Legal Counsel

### G. Executive Session

### H. Miscellaneous

### I. Announcements

### J. Adjournment