



Commonwealth Zoning Board Meeting

April 25, 2024 | 2:00 PM

DPS Training Facility (behind former BMV)

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POSTPONED from 4/04/24

AGENDA

A. Preliminary Matters

1. Call to Order
2. Roll Call
3. Adoption of 04/04/24 Meeting Agenda
4. Adoption of 03/07/2024 Special Meeting Minutes
5. Communications
6. Public Comments (*not for items to be discussed in item B. Public Hearings*)

B. Public Hearings:

1. **Conditional Use Application #2023-2044** – Da Green Door proposes to develop **Two (2)** ocean freight shipping containers measuring **42' .10" (L) x 20' (W) x 10' .5" (H)** for its "*Cannabis Retail*" Use. This use is permitted in the area as a Conditional Use. The site is located on Lot No. 008 D 17 in the village of Garapan. This area is zoned as Tourist Resort.
2. **Conditional Use Application #2023-2045** – LK Corporation dba Gualo Rai Guest House proposes to utilize **Three (3)** units measuring **66' 3" (L) x 23' 2" (W)** on the 2nd floor of an existing two-story building for its "*Hotel/Motel/Guest House- Guest House*" Use. This use is permitted in the area as a Conditional Use. The site is located on Lot No. 1877-1-3 in the village of Gualo Rai. This area is zoned as Village Commercial.
3. **Conditional Use Application #2024-0598** – SPP LLC dba Canna Saipan Retail proposes to utilize **one (1)** unit measuring **44'-8" (L) x 15' 3" (W)** on the ground floor of an existing three-story building for its "*Cannabis Retail*" Use. This use is permitted in the area as a Conditional Use. The site is located on Lot No. 009 D 67 in the village of Garapan. This area is zoned as Tourist Resort.
4. **Conditional Use Application #2024-0599** – SPP LLC dba Canna Saipan Lounge proposes to utilize **one (1)** unit on the ground floor of an existing three-story building measuring **44'-8" (L) x 14' 11" (W)** for its "*Cannabis Lounge*" Use. This use is permitted in the area as a Conditional Use. The site is located on Lot No. 009 D 67 in the village of Garapan. This area is zoned as Tourist Resort.

C. Old Business

1. Proposed Text Amendments to the Saipan Zoning Law of 2013 – Board Review and Comments

D. New Business

1. Administrative Findings/ Recommendation on Application for Change in Zoning District/ Use – *Atkins Kroll seeks to amend Beach Road Zoning District Use and Requirement to allow for Automobile Sales & Service Use*

E. Report from Zoning Administrator

1. Operations (Permitting and Enforcement)
2. Updates

F. Report from Legal Counsel

1. Nuisance Abatement and Blighted Properties Maintenance Act of 2018 Regulations – Legal Review

G. Executive Session

H. Announcements

I. Adjournment

/s/Henry S. Hofschneider, Chairman