



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – Draft

### Planning Commission

*Chair Pamela Georgelos  
Commissioner Robert Brown  
Commissioner Charles Covington  
Commissioner Craig Curtis  
Commissioner Timothy Dickman  
Commissioner William Nassikas  
Commissioner James Rose*

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Tuesday, May 20, 2025

6:00 PM

Town Hall Boardroom

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#### 1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

**Present –** Chair Pamela Georgelos  
Commissioner Robert Brown  
Commissioner Charles Covington  
Commissioner Craig Curtis  
Commissioner Timothy Dickman  
Commissioner William Nassikas  
Commissioner Jim Rose

#### **STAFF MEMBERS PRESENT**

Deputy Town Attorney Debby Robberson  
Community Development Director Chad Weaver  
Planning Manager Paul Michaud  
Town Planner II Brandon McMahon  
Lead Management Specialist Cherise Fullbright

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

**A. 25-088      Approval of April 8, 2025 Planning Commission Minutes.**

**A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the April 8<sup>th</sup>, 2025 meeting minutes as presented. The motion carried with the following vote:**

**Aye:** Chair Georgelos, Commissioner Brown, Commissioner Covington,  
Commissioner Dickman, Commissioner Curtis, Commissioner Nassikas,  
Commissioner Rose

#### 4. PRESENTATIONS

#### 5. STUDY SESSION ITEMS

Mr. McMahon presented. He spoke about the requirements for processing the request and details including code criteria, setbacks, roadway, traffic/traffic study, utilities, drainage and fire protection. He noted that public comment has not been received for the item.

Commissioner Brown asked if the parcel had existing sewer.

Mr. McMahon confirmed that the parcel had an existing sewer connection, and an additional tap would be created.

Commissioner Nassikas addressed the mailing notice and wondered if a neighborhood meeting would follow.

Mr. McMahon advised that a meeting would not take place as the mailing was the only notice requirement.

Chair Georgelos asked if there had been any other community outreach and staff confirmed there had not been.

Commissioner Dickman pointed out that other lots have been subdivided in the area. He asked how many had been subdivided on N Wilkinson Road and expressed disappointment with the street doubling its occupancy, although the splits followed code.

Mr. McMahon stated that this would be the 8<sup>th</sup> split in the area.

Chair Georgelos asked about other lot splits, will serve letters, and the presence of a wash on the property.

Mr. McMahon confirmed that the letters would be available at the next meeting. He also confirmed that each lot will have a separate grading and drainage plan with retention basins reviewed during the building permitting process and off-site flows will exit the property in a manner similar to the existing conditions.

After being requested by Commissioner Covington, Mr. McMahon displayed a map showing the subject property, located in the southernmost portion of town.

Nick Prodanov, applicant and engineer, welcomed questions from the Commission. He addressed grading and drainage.

**Presentation and Discussion Only. No Reportable Action.**

## **6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

## **7. ACTION ITEMS**

## **8. STAFF REPORTS**

## **9. PUBLIC BODY REPORTS**

## **10. FUTURE AGENDA ITEMS**

Mr. Michaud stated that the June 3<sup>rd</sup> meeting would include acting on the Camelback Lands lot split discussed this evening. Additionally, there would be a study session item on the Minor SUP Amendment for Smoke Tree Resort to increase their key count. He added that action on the Smoke Tree Resort Minor SUP Amendment was scheduled for June 17<sup>th</sup>.

## **11. ADJOURNMENT**

**A motion was made by Commissioner Dickman, seconded by Commissioner Brown, to adjourn the meeting at 6:17 PM. The motion carried with the following vote:**

**Aye:** Chair Georgelos, Commissioner Brown, Commissioner Covington,  
Commissioner Dickman, Commissioner Curtis, Commissioner Nassikas,  
Commissioner Rose

### **Paradise Valley Planning Commission**

By: \_\_\_\_\_  
Cherise Fullbright, Secretary