



## 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, April 7, 2026

6:00 PM

Council Chambers

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

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

**Present 6 –** Chair Pamela Georgelos  
Commissioner Robert Brown  
Commissioner Charles Covington  
Commissioner Timothy Dickman  
Commissioner Jim Rose  
Commissioner William Nassikas

**Absent 1 –** Commissioner Craig Curtis

#### **STAFF MEMBERS PRESENT**

Town Attorney Andrew McGuire  
Community Development Director Chad Weaver  
Planning Manager Paul Michaud  
Senior Planner George Burton  
Town Planner II Brandon McMahan

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

##### A. 26-073 Approval of March 17, 2026 Planning Commission Minutes

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the March 17, 2026 meeting minutes as presented. The motion carried with the following vote:

**Aye (6):** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

**Absent (1):** Commissioner Curtis

#### 4. PRESENTATIONS

## 5. STUDY SESSION ITEMS

## 6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

### A. 26-079 Discussion and Possible Action on Phoenix Country Day School Intermediate Special Use Permit Amendment (SUP-25-06) (3901 E Stafford Drive)

Mr. Burton presented the item. He provided a summary of the request, which included renovating the baseball field by adding new turf, fencing, bleachers with canopies, two new foul ball poles, and an asphalt fire lane around the field. Additionally, he summarized the wellness center building and digital information signs which were part of the request. He then summarized the proposed 19 stipulations in draft Ordinance 2026-010 (highlighting the revision to Stipulation 12(a) adding to the end of this stipulation “No advertising is permitted.”

Mr. Burton continued summarizing comments received since the Planning Commission work session of March 17<sup>th</sup> from two nearby residents located east of 40<sup>th</sup> Street in the City of Phoenix regarding questions on the request, concerning event parking, visibility of the proposed digital signs, and traffic congestion. Lastly, he stated staff recommendation is for approval.

Chair Georgelos inquired how often the digital signs will cycle through the static frames. Mr. Burton suggested that the applicant address this question. Thomas Galvin, legal representative for this application, stated the sign is to provide information on separate school events and not expected to roll or cycle.

Commissioner Nassikas inquired about the wellness center hours.

Mr. Burton replied they will mirror the operating hours of the school except for the sport events as described in the narrative.

Chair Georgelos asked Mr. Burton to review the school logo, including size, which is proposed on the west elevation of the proposed wellness center building.

Mr. Burton noted the logo height is less than approximate 19-foot height on this elevation and takes up a small portion of this elevation view.

There was further discussion amongst other Commissioners on visibility of the logo with acknowledgment that this logo will not be visible from the street and visibility from the west property line is mitigated as the wellness building is setback 344 feet.

Commissioner Brown asked for more information on the proposed construction staging.

Mr. Burton reviewed the staging plan noting that the construction workers will park at the Camelback Bible Church across from the school and walk to the construction school site, that the staging area is directly south of the proposed wellness center building, and porta potty facilities will be within the staging area setback approximately 344 feet from the west property line.

Chair Georgelos asked Mr. Burton about the ability to adjust the volume of the PA system. This discussion included no past complaints on the PA system, no special provisions with other Special Use Permit properties, and concluded that compliance is through the typical Town Code requirements and process.

Chair Georgelos, before opening for public comment, acknowledged an individual in the

audience here on behalf of the applicant, stating his parents live in this neighborhood and are friends with her family but find this association will not impact on her decision in being fair and impartial regarding Item 26-079.

Chair Georgelos opened the public hearing at 6:20 PM.

Public Comment was opened and closed with only the applicant Thomas Galvin speaking addressing the earlier digital sign question.

Chair Georgelos closed the public hearing at 6:22 PM.

**A motion was made by Commissioner Brown, seconded by Commissioner Rose, to forward Item 26-079 to the Town Council with a recommendation of approval, being an Intermediate Special Use Permit amendment (SUP-25-06) for Phoenix Country Day School located at 3901 E Stanford Drive to update/renovate the existing baseball field, construct a new Wellness Center building, and add a digital display sign in the north parking lot and the east parking lot for school use, subject to the stipulations noted in Ordinance 2026-01 as referenced in the staff report.**

**The motion carried with the following vote:**

**Aye (6):** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

**Absent (1):** Commissioner Curtis

## **7. ACTION ITEMS**

**A. 26-083 Discussion and Possible Action to Modify Camelback Lands 8 Lot Split Stipulation. Originally - 5102 N Wilkinson Rd. Now - 5076 N Wilkinson Rd (APN 173-20-316) and 5032 N Wilkinson Rd (APN 173-20-317)**

Mr. Burton presented the item. He stated that the Town required fire hydrants to be installed if they were located more than 400 lineal feet away from a property during the building permit and the lot split/land modification process. In 2022, the fire code was modified and changed this distancing requirement from 400 lineal feet to 600 lineal feet.

Mr. Burton reviewed the stipulations approved by the Planning Commission in 2025 for the Camelback Lands 8 Lot Split, reviewing the proposed modification as follows: Prior to the issuance of the first building permit for any home on Lot 1 & Lot 2 of "Camelback Lands 8," the following items must be completed: a. The installation of the water and sewer infrastructure is complete, including the installation of the new fire hydrant and inspection by the Town.

Commissioner Dickman remarked he supports not trying to enforce obsolete code provisions.

Commissioner Covington had questions on the address numbers which he later answered himself.

**A motion was made by Commissioner Dickman, seconded by Commissioner Brown, to approve Item 26-083 to modify Stipulation 3(a) from the Camelback Lands 8 Lot Split approved by the Planning Commission on June 3, 2025 regarding not requiring the installation of a fire hydrant as it meets the 600-foot fire hydrant distance requirement of the fire code.**

**The motion carried with the following vote:**

**Aye (6):** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

**Absent (1):** Commissioner Curtis

**B. 26-082 Election of Chair per Section 2-5-2 of the Town Code**

Mr. Michaud stated that the Town Code requires that the Planning Commission elect a Chair each April, noting a chair can only serve two consecutive terms, that Chair Georgelos completed one full term allowing for any Commissioners to be Chair, and Town Council will formally approve the Chair at an upcoming Town Council meeting.

**A motion was made by Commissioner Brown, seconded by Commissioner Rose, to forward to the Town Council for Commissioner Georgelos to serve as Chair-designate.**

**The motion carried with the following vote:**

**Aye (6):** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

**Absent (1):** Commissioner Curtis

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

Mr. Michaud stated that the next meeting on April 21<sup>st</sup> will be canceled due to lack of available items. He noted that the next meeting is May 5<sup>th</sup>. Upcoming items include a Major Special Use Permit (SUP) Amendment at Franciscan Renewal Center for the proposed addition of solar panel system on four new parking lot shade structures and a Minor SUP at the Paradise Valley DoubleTree Resort for various renovations.

**11. ADJOURNMENT**

**A motion was made by Commissioner Covington, seconded by Commissioner Nassikas, to adjourn the meeting at 6:31 PM. The motion carried with the following vote:**

**Aye (6):** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Dickman, Commissioner Rose, and Commissioner Nassikas

**Absent (1):** Commissioner Curtis

**Paradise Valley Planning Commission**

By: \_\_\_\_\_  
Paul Michaud, Planning Manager