



# 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, December 2, 2025

6:00 PM

Council Chambers

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

Chair Georgelos called the meeting to order at 6:01 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**

Town Attorney Andrew McGuire  
Community Development Director Chad Weaver  
Planning Manager Paul Michaud  
Lead Management Specialist Cherise Fullbright

#### 2. EXECUTIVE SESSION

**A motion was made by Commissioner Brown, seconded by Commissioner Curtis, to enter into executive session on item 25-267 at 6:03 PM. The motion carried with the following vote:**

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

**Without objection, the Commission came out of executive session at 6:43 PM.**

#### 3. APPROVAL OR AMENDMENT OF MINUTES

**A. 25-263 Approval of November 18, 2025 Planning Commission Minutes.**

**A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 18<sup>th</sup>, 2025 meeting minutes as presented. The motion carried with the following vote:**

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

**4. PRESENTATIONS**

**5. STUDY SESSION ITEMS**

**6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

**7. ACTION ITEMS**

**A. 25-267      Discussion and Possible Action on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance**

Mr. Michaud presented the item to amend Article XXVII of the Town Zoning Ordinance regarding Assisted Living Homes. He started with the background, pointing out that sober living was not included, existing lawful homes would be allowed to continue with 10 residents, and the Town's General Plan focus on a low-density single-family community. He then briefly addressed the applicable statutes, text amendment process, and draft ordinance. Mr. Michaud shared a comment summary in response to the public comment received.

Chair Georgelos thought that the idea behind the amendment was to better align with the Town's General Plan.

Commissioner Dickman believed low-density could be reached in other ways. He suggested that if the true concern was density, then the topic should be addressed at another time.

Commissioner Brown wanted to clarify that if approval was recommended, the current group homes operating with 10 residents would be "grandfathered", or allowed, to maintain the 10 residents.

Mr. McGuire if the use existing legally, at the time of change, remains they would then be allowed to carry on as a legal non-conforming use, often referred to as "grandfathering". He added that maintenance is generally property based, so ownership could change but if the use remained the same, they could stay.

Commissioner Nassikas asked how many assisted living homes currently exist within Town limits.

Mr. Michaud stated there were 12 homes existing and a 13<sup>th</sup> currently under construction.

Commissioner Brown asked to see information about parking.

Commissioner Dickman asked questions about parking and how it's enforced.

Mr. McGuire reminded the Commission that discussion should be about land use.

Chair Georgelos pointed out that this would be like a Special Use Permit (SUP) property having to provide onsite parking.

Commissioner Brown mentioned the letter received asking about developmentally disabled and sought clarification.

Mr. McGuire stated that there has been some confusion regarding state statutes. He affirmed that the item being discussed today was for assisted living which differed from developmentally disabled facilities. He explained that staff were in the process of adopting numerous provisions mandated by state legislation, while simultaneously completing an overall cleanup of the zoning ordinance with the help of a consultant. Mr. McGuire added that a request was received from Council to consider this item and that is how it reached the Commission today.

At the request of Chair Georgelos, Mr. Michaud talked about the requirements for people living in a dwelling and defined 'family' as set forth in the Town Zoning Ordinance.

Mr. McGuire confirmed that there would be fewer unrelated people permitted to live within a single-family home that was not an assisted living facility than a single-family home one that was not an assisted living facility.

Chair Georgelos opened the public hearing at 7:03 PM.

The following persons spoke during public comment: Scott O'Connor, Leslie Froeb Turner, Scott Turner, Valentin Gradinariu, Julie Pace, Daran Wastchak, Donna Holbura, Chris Stocks, Marnie Meyers, Jeremy Wassermann, Michael Greenland, Laura Cohen, and Ernie Riffer.

Chair Georgelos closed the public hearing at 7:45 PM.

Commissioner Dickman addressed the public comment made by Councilor Pace and concerns about density.

Chair Georgelos welcomed additional discussion from the Commission.

**A motion was made by Commission Dickman, seconded by Commissioner Curtis, to continue item 25-267 to allow alternative proposals to be explored. The motion failed with the following vote:**

**Aye: 3** Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

**Aye: 4** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

**A motion was made by Commissioner Covington, seconded by Commissioner Brown, to forward a recommendation for approval on item 25-267 to the Town Council. The motion carried with the following vote:**

**Aye: 4** Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Rose

**Aye: 3** Commissioner Curtis, Commissioner Dickman, Commissioner Nassikas,

## **8. STAFF REPORTS**

## **9. PUBLIC BODY REPORTS**

## **10. FUTURE AGENDA ITEMS**

Mr. Michaud stated that the December 16, 2025 and January 6, 2026 meetings would be cancelled. He noted some of the upcoming items.

## 11. ADJOURNMENT

**A motion was made by Commissioner Brown, seconded by Commissioner Dickman, to adjourn the meeting at 7:56 PM. The motion carried with the following vote:**

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

**Paradise Valley Planning Commission**

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



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – FINAL

### 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, November 18, 2025

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

#### **STAFF MEMBERS PRESENT**

Town Attorney Deborah Robberson  
Community Development Director Chad Weaver  
Planning Manager Paul Michaud  
Lead Management Specialist Cherise Fullbright

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

**A. 25-255 Approval of November 4, 2025 Planning Commission Minutes.**

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 4, 2025 meeting minutes as presented. The motion carried with the following vote:

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

#### 4. PRESENTATIONS

## 5. STUDY SESSION ITEMS

### A. 25-246      **Citizen Review Session and Discussion on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance.**

Mr. Michaud presented the item to amend the Town Zoning Ordinance related to Assisted Living Homes, noting the specific articles impacted and the public hearing scheduled for December 2, 2025. Mr. Michaud shared background details resulting in the amendments, as well as details explaining the text amendment process. He stated that the draft ordinance had been designed to align with current state legislation and addressed the state statutes related to Articles II & XVII of the Zoning Ordinance. Mr. Michaud addressed public comment which had been received.

Chair Georgelos addressed opening the citizen review portion of the meeting first to allow public comment.

Commissioner Dickman addressed the matter being seen by the Town Council first, and requested discussion take place among the Commission before public comment. He believed the amendments had already been voted on by Town Council and wondered if there was a statement of direction.

Ms. Robberson confirmed that Town Council had initially discussed the matter with staff; however, nothing had been decided upon, there was no vote, and no changes were adopted. She added that staff had received directions from Town Council, and it was agreed to go through this process to determine if the amendments should be made or not. She explained that according to State Law and Town Code, the process included a review by the Planning Commission first to make a recommendation to Town Council for decision.

Mr. Michaud stated that text amendments typically come from Town Council direction to staff, so this item was discussed among other things and forwarded to staff to be completed.

Chair Georgelos clarified that there has been no hearing by Town Council on this matter although there has been some discussion about whether to move forward considering the amendments or not.

The following spoke in opposition to the amendments during public comment: Scott O'Connor, Becky Brimhall, Brandon Lebster, Jennifer Wasserman, Jody Reiser, William Wiles, Richard Milling, Michael Greenland, Ernie Riffer, Christine Hopper, & Amy McIlroy.

After being asked by the gallery, Commissioner Dickman questioned why the item was before the Commission. He was curious if the item was complaint driven.

Chair Georgelos asked staff to detail the effect the amendments would have on current residents.

Mr. Weaver clarified that although staff did not have insight into the desired outcome, they presented an analysis based on options from the state concerning these types of facilities, at the request of Town Council. Staff's belief was that the amendments would only impact future homes, not current ones, but the decision could go either way at the Council level.

Discussion took place among the Commission, public, and staff regarding the potential impacts on current homes, possible issues raising complaints, and unintended consequences.

Chair Georgelos directed staff to provide evidence of any assisted living home related parking, traffic, or noise complaints before the next meeting so the Commission could understand what has happened in the past.

Commissioner Covington applauded the process and thanked the public for their comments.

Chair Georgelos noted that the Commission will be making a recommendation to Town Council at the hearing on December 2<sup>nd</sup>, then Council will decide on the amendments. Public comment will be welcomed at the hearing.

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

**6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

**7. ACTION ITEMS**

**8. STAFF REPORTS**

Mr. Michaud reminded the Commission to register for the upcoming Town holiday event. He addressed a question from Commissioner Rose concerning the recent Kimpton (Scottsdale Plaza) Resort article. He believed the article terminology “residences” was an embellishment as no private residences had been approved.

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

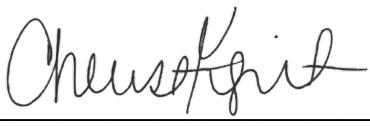
Mr. Michaud stated that next meeting scheduled for December 2<sup>nd</sup> would include acting on the amendments of the Zoning Code discussed this evening.

**11. ADJOURNMENT**

**A motion was made by Commissioner Dickman, seconded by Commissioner Curtis, to adjourn the meeting at 7:01 PM. The motion carried with the following vote:**

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

**Paradise Valley Planning Commission**

By:   
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Cherise Fullbright, Secretary