



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, June 6, 2017

6:00 PM

Council Chambers

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Community Development Director Eva Cutro
Senior Planner Paul Michaud
Town Engineer Paul Mood

1. CALL TO ORDER

Chairman Wastchak called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present 7 - Chairperson Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Charles Covington
Commissioner Richard K. Mahrle
Commissioner Dolf Strom
Commissioner Jonathan Wainwright

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

- A. [17-196](#) Discussion of a Minor Amendment Request to the Tesseract Special Use Permit -
Change school to The Jones-Gordon School for 1st to 12th Grade
4800 E Doubletree Ranch Road
- Paul Michaud, Senior Planner, presented this request for a minor SUP amendment to allow the existing Tesseract School to become the Jones-Gordon School. The mix of students will change from pre-school to 8th grade to first to 12th grade. There is no change in the maximum allowable 340 student enrollment. No new buildings are proposed. Changes to signage is also requested. The proposed signs are smaller than the existing signs and will not be illuminated.

The school is for twice exceptional students. There was a request to define this term. John Berry, attorney for the applicant, introduced the applicant. A twice exceptional child is a gifted child with a learning disability like dyslexia. The children do not have emotional issues.

There was discussion regarding the number of parking spaces. It was noted that parking spaces for high school students would be limited to twenty total permits. It was stated this should be stipulated. A parking agreement will also need to be signed that students can not park off campus if they do not have a parking permit.

Linda Peterson Warren, neighbor to the north, wanted documentation regarding special event parking. It was noted that if parking exceeded the existing spaces that an arrangement for parking would have to be submitted and approved by the Town. An example of given was parking at a nearby church and shuttling persons to the school. The Clubhouse on Shea Boulevard has already agreed in writing to allow overflow parking. A stipulation regarding parking for Special Events will be included.

There was discussion regarding the ability to reach the 340 student maximum in the current Special Use Permit on a campus of this size. The Jones-Gordon school anticipates a maximum of 160 students. There was discussion of limiting the number of high school students. Commissioners believe the high school students are more of a concern. The applicant suggests limiting the number of high school students to 60 total. It was recommended this be stipulated with an annual report on enrollment submitted to the school. It was suggested by the applicant that they also would supply the number of parking permits.

There was discussion of the breakdown of schools. First through fourth grade is the lower school. 5th to 8th grade is middle school. 9th to 12th grade is high school.

Dawn Cartier, traffic engineer, presented traffic patterns.

There was discussion of extra curricular activities. All high school sports are done off-site. On campus extra curricular activities are in small groups related to their studies. There will be a stipulation that outdoor high school curricular activities be off site.

There was discussion of leaving the school for lunch. While not currently prohibited, their high schoolers do not leave for lunch. The applicant has no opposition to a closed campus.

It was suggested to limit the hours of the school to 7:00 a.m. to 6:00 p.m. This is due to a concern that starting earlier may cause noise before sunrise. Mr. Berry stated this was agreeable.

There was discussion of putting all existing and proposed stipulations into a single document. Mr. Michaud stated he would do this.

Phyllis Peshkin, resident, wanted the applicant to be aware that Cherokee School currently puts a lot of traffic on Doubletree Ranch Road.

There was discussion regarding where the high school students park.

It was noted that this is scheduled for a hearing at the next meeting on June 20th.

No Reportable Action

5. PUBLIC HEARINGS

None

6. ACTION ITEMS

None

7. CONSENT AGENDA

- A. [17-203](#) Approval of May 16, 2017 Planning Commission Minutes

A motion was made by Commissioner Wainwright, seconded by Commissioner Strom, to approve the May 16, 2017 Planning Commission minutes. The motion carried by the following vote:

- Aye:** 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

8. STAFF REPORTS

Mr. Michaud informed the Planning Commission about providing a tablet for the Planning Commissioners in lieu of providing paper copies similar to the Town Council. Five of the seven Planning Commissioners prefer the paper copies since these are easier to scale and review in locations that Internet service may be unavailable. Staff will look into providing one or two tablets to loan out and whether the program will allow for scaling of plans. It was noted that ILegislate will work on their own personal devices, provided that device is compatible with the application. As a trial, it was suggested to provide a PDF of the packet to all Planning Commissioners for the next

meeting.

The July meeting dates were discussed. It was noted there will be a quorum and the meeting dates were changed for July to July 11th and July 25th. Commissioner Mahrle can attend by phone on both meeting dates. Commissioners Strom and Covington are unavailable for the July 25th meeting. The Hillside Building Committee of July 12th will remain, with Commissioner Wainwright willing to step in for Commissioner Strom if he is unavailable.

The Town Council representative for the June Council meetings will be Chairman Wastchak.

Andrew Miller reviewed items related to the upcoming small cell application.

9. PUBLIC BODY REPORTS

None

10. FUTURE AGENDA ITEMS

Mr. Michaud reviewed the upcoming items.

11. ADJOURNMENT

A motion was made at 7:38 p.m. by Commissioner Campbell, seconded by Commissioner Mahrle, to adjourn the meeting. The motion carried by the following vote:

Aye: 7 - Chairperson Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Covington, Commissioner Mahrle, Commissioner Strom and Commissioner Wainwright

Paradise Valley Planning Commission

By: 
Eva Cutro, Secretary