



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes – FINAL

Planning Commission

Chair Karen Liepmann
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Timothy Dickman
Commissioner Pamela Georgelos
Commissioner William Nassikas
Commissioner James Rose

Tuesday, December 5, 2023

6:00 PM

Town Hall Chambers

1. CALL TO ORDER / ROLL CALL

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

Present – Chair Karen Liepmann
Commissioner James Rose
Commissioner William Nassikas
Commissioner Timothy Dickman
Commissioner Pamela Georgelos
Commissioner Robert Brown

Commissioner Charles Covington joined the meeting at 6:03 PM

STAFF MEMBERS PRESENT

Community Development Director Chad Weaver
Town Attorney Andrew McGuire
Planning Manager Paul Michaud
Senior Planner George Burton
Town Planner Brandon McMahon
Administrative Assistant Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 23-321 Approval of November 7, 2023 Planning Commission Minutes.

Chair Liepmann noted one change under item 10 to the November 7th minutes.

A motion was made by Commissioner Dickman, seconded by Commissioner Georgelos, to approve the November 7, 2023 minutes as amended. The motion carried with the following vote:

Aye: Chair Liepmann, Commissioner Dickman, Commissioner Nassikas,
Commissioner Rose, Commissioner Georgelos, Commissioner Brown

4. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

**A. 23-322 Discussion and Possible Recommendation of First Southern Baptist Intermediate Special Use Permit Amendment (SUP-23-03)
5230 N Scottsdale Road (APN 173-18-009A)**

Town Planner Brandon McMahon presented the item. He displayed an aerial map showing the location of the property and shared details related to the request including setbacks, lighting, height, materials, landscaping, neighboring views, public notification, and the Special Use Permit guidelines. He provided a visual rendering as previously requested by the Commission.

Commissioner Nassikas asked questions about curbing surrounding the retention basins. Specifically, he wondered if the curbing would be replaced. He was advised by Mr. McMahon that the curbing had not been discussed as part of the request.

Commissioner Dickman stated that he was present at the community meeting held on November 10th. He shared that there wasn't much concern with the request beyond lighting.

Mr. McMahon noted that the time of lighting has been stipulated in the Special Use Permit.

Discussion regarding the existing lighting within the parking lot ensued among the Commission and staff.

Commissioner Rose asked if the solar panels were designed to bring in sunlight and not reflect it.

Staff confirmed that the solar panels had a matte finish and would not be reflective.

Commissioner Covington confirmed that light would be absorbed by the solar panels.

Commissioner Georgelos questioned if the timing of existing post lighting and new solar panel lighting were consistent. She also addressed the curbing in relation to landscape improvements.

Mr. McMahon confirmed both light sources were on the same schedule.

After discussing additional details of the curbing, it was determined to be located on site and the responsibility of First Southern Baptist Church. Staff agreed to discuss the matter with the applicant and potentially tie any future curbing repairs to the landscape enhancements the church must complete in order to bring the site into compliance with previous Special Use Permit approvals.

Chair Liepmann opened the public hearing at 6:25 PM. No comment was provided, and the public hearing was closed.

A motion was made by Commissioner Nassikas, seconded by Commissioner Georgelos, to forward a recommendation of approval for item 23-322 to the Town Council. The motion carried with the following vote:

Aye: Chair Liepmann, Commissioner Nassikas, Commissioner Georgelos, Commissioner Covington, Commissioner Rose, Commissioner Dickman, and Commissioner Brown.

5. PRESENTATIONS

**A. 23-328 Presentation by Phoenix Country Day School Representatives
& Discussion with Planning Commission on the
Intermediate Special Use Permit Amendment, SUP-23-05
3901 E Stanford Drive**

Jordan Rose with Rose Law Group introduced herself and Paul Basha with Summit Land Management, the Traffic Engineer on the project. She shared details of current school operations warranting the need for a performing arts center. Ms. Rose pointed out that students must cross the street to attend performances at the Camelback Bible Church. Ms. Rose further discussed height, position of the building, and lack of visual impact. She also noted that approximately 40% of the 40-acre campus is within the wash and unable to be developed.

Staff confirmed that the height of the building was 35 feet after being asked by Commissioner Nassikas.

Commissioner Georgelos expressed a concern with parking, especially if the facility was to be used in the evenings or weekends. She added that the aquatic center causes traffic congestion, parking issues, and noise pollution during evening and weekend swim meets. Commissioner Georgelos questions how these issues would be addressed.

Ms. Rose agreed to take this information back to the school after noting that no noise complaints had been made to the school. She assured the Commission that the project would not create another car trip or need additional parking since it was intended to be used for performances during the school day and events would not be scheduled to overlap. Additionally, she shared that the building would be enclosed so no noise would be produced, and primary parking would be off Stanford Drive and 40th Street.

Commissioner Georgelos asked how many parking spaces would be taken away with construction of the building.

Ms. Rose noted that four parking spots would be added.

Commissioner Nassikas asked for a seat count and was informed that there would be 600 seats. He also asked if the aquatic center was lit.

Ms. Rose confirmed that the aquatic center was lit as permitted by the Town. She added that there have been no complaints received, but feedback from the Commission was appreciated so improvements could be made.

Commissioner Georgelos wondered if the performing arts center would be used for non-school functions, similar to the aquatic center.

Ms. Rose stated that the theater would be used by students and faculty only.

Commissioner Rose asked if the new theater was replacing a theater that was unable to house the students now.

Ms. Jordan shared that the project would be an upgrade and the old theater would remain as is and be repurposed. She confirmed that the project was funded.

Discussion regarding the name of the school ensued.

Ms. Rose offered a tour of the school to any Commissioners that may be interested.

Presentation and discussion only. No reportable action.

6. STUDY SESSION ITEMS

A. 23-323 Discussion of Phoenix Country Day School (3901 E Stanford Drive) Intermediate Special Use Permit Amendment (SUP-23-05)

George Burton presented the scope of the request to add a new performing arts center/theater and additional parking. He displayed a site plan and shared information regarding Special Use Permit amendment criteria, setbacks, elevations, improvements, general plan properties, and various items from the statement of direction.

Commissioner Rose asked if the school was currently using the church for parking when using the church's theater.

Mr. Burton confirmed that the school had a shared parking agreement. He further noted that the school had ample parking based on the submittal; however, a parking agreement with the church remained.

Chair Liepmann questioned if the trees between the school and road would be planted as large as depicted in the plans.

Mr. Burton stated the plan showed a future goal. He shared that a landscaping plan had been submitted last week but has not been fully reviewed yet. He believed that 36-inch box trees would be planted in the area.

Commissioner Nassikas asked if there was internal light pollution and was informed that the application mentioned lighting would not be a concern.

Commissioner Rose asked if seating was permanent. He wondered if the large space would be used for anything other than performing arts.

Mr. Rose confirmed that the seats were fixed and would be positioned in a theater-like style, motioned downward and sunken.

Commissioner Nassikas was informed that the parking agreement would not go away. He asked if there was a crosswalk or designated area present where students cross to the church.

Ms. Rose stated there was a crosswalk, but it was not signalized. She mentioned there was a cross guard present for evening events and peak hours.

Commissioner Covington cautioned the application to remain aware of not illuminating vertical surfaces.

Presentation and discussion only. No reportable action.

7. ACTION ITEMS

8. STAFF REPORTS

Mr. Michaud reminded the Commission about the Town's Holiday party this Friday, December 8, 2023. He also thanked the Commission for their hard work this year and noted this would be the last meeting of 2023.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud noted that the December 19, 2023 and January 2, 2024 meetings have been canceled. He noted that the next meeting, scheduled for January 16, 2024, would include the Phoenix Country Day School item heard tonight, a possible lot split, and possible preliminary plat.

11. ADJOURNMENT

Motion for adjournment was made at 7:05 PM.

A motion was made by Commissioner Georgelos, seconded by Commissioner Nassikas, to adjourn the meeting at 7:05 PM. The motion carried with the following vote:

Aye: Chair Liepmann, Commissioner Nassikas, Commissioner Georgelos, Commissioner Covington, Commissioner Rose, Commissioner Brown, and Commissioner Dickman.

Paradise Valley Planning Commission

By: 
Cherise Fullbright, Secretary