



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*

Tuesday, November 4, 2025

6:00 PM

Council Chambers

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 Craig Curtis
Commissioner Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

Absent – Commissioner Charles Covington

STAFF MEMBERS PRESENT

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

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-248 Approval of October 21, 2025 Planning Commission Minutes.

A motion was made by Commissioner Dickman, seconded by Commissioner Nassikas, to approve the October 21st, 2025 meeting minutes as presented. The motion carried with the following vote:

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

Absent Commissioner Covington

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-245 Proposed amendments for Administrative Review on Certain Plat Applications

Mr. Michaud presented the item on behalf of Mr. Weaver. He started by discussing the background and details of House Bill 2447, then explained the processes and staff's approach when addressing the amendments contained in the draft ordinance. He provided a summary of the proposed amendments, noting there was a "track change" document included in the packet.

Chair Georgelos asked and Mr. Michaud confirmed that if a lot split received a recommendation of approval from the Commission, the lot split would end with the Commission. It was noted that approval as drafted did not need to be unanimous, but a simple majority vote.

Commissioner Dickman wondered what would happen if a lot split was denied and was informed that the lot split would go directly to Council. He questioned if that was necessary and suggested that the applicant be required to request an appeal of the denial versus automatically going to Council for review.

Mr. McGuire sought clarification on the suggestion.

Discussion ensued regarding the automatic appeal to Council upon denial, previous lot split requests, and what determines unorthodox lot shapes and deviations.

Commissioner Dickman questioned if staff found ways to simplify or streamline processes for applicants.

Mr. Michaud explained that the Town did not get a lot of requests compared to other communities but shared that he does not receive a lot of push back from applicants.

Mr. McGuire reminded the Commission that when the mandatory timeframes were passed down by legislature last year, staff's internal clocks were already on a shorter timeframe. He reiterated that these applications do not come in often, but when they are filed it's a more focused process.

Chair Georgelos suggested an executive session.

A motion was made by Commissioner Nassikas, seconded by Commissioner Curtis, to enter into executive session at 6:28 PM. The motion carried with the following vote:

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

Absent Commissioner Covington

Discussion only. No action taken.

A motion was made by Commissioner Nassikas, seconded by Commissioner Curtis, to come out of executive session at 6:47 PM. The motion carried with the following vote:

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

Absent Commissioner Covington

Mr. Michaud went through the amendments one by one.

The Commission and staff discussed the “nearly 90 degrees” language.

Commissioner Dickman expressed his desire for clearer rules and a defined process for exceptions.

Mr. Weaver welcomed feedback and guidance from the Commission regarding the amendments.

Mr. McGuire shared a suggestion from Mr. Michaud for a 7-day review period when lot splits aren't exactly 90 degrees at the front.

Presentation and Discussion. 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 text amendment item heard this evening would go before Council on November 13th for Study Session and on December 11th for Public Hearing. He advised that the next Commission meeting scheduled for November 18th would include a Citizen Review Work Session and Work Session for Zoning Code amendments to the Assisted Living Home requirements. Further, there will not be a meeting on December 16th.

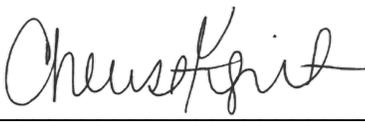
11. ADJOURNMENT

A motion was made by Commissioner Dickman, seconded by Commissioner Curtis, to adjourn the meeting at 7:03 PM. The motion carried with the following vote:

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

Absent Commissioner Covington

Paradise Valley Planning Commission

By: 
Cherise Fullbright, Secretary