



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*

Tuesday, December 2, 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 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 18th, 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 confirmed that 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 13th 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 statues. 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'Connnor, 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