



# Town of Paradise Valley

6401 E Lincoln Dr  
Paradise Valley, AZ 85253

## Minutes – Draft

### Planning Commission

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

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Tuesday, November 7, 2023

6:00 PM

Town Hall Chambers

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

Chair Liepmann called the meeting to order at 6:02 PM.

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

Chair Liepmann introduced Commissioner Robert “Bob” Brown, who was recently appointed to fill the vacancy on the Planning Commission.

#### **STAFF MEMBERS PRESENT**

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

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

##### **A. 23-301 Approval of October 17, 2023 Planning Commission Minutes.**

Chair Liepmann addressed minor changes for the minutes, and the changes were displayed by staff.

**A motion was made by Commissioner Nassikas, seconded by Commissioner Georgelos, to approve the October 17, 2023 minutes as presented. The motion carried with the following vote:**

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

#### **4. PRESENTATIONS**

#### **5. STUDY SESSION ITEMS**

#### **6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

##### **A. 23-302 Discussion and Possible Action on Preliminary Plat (PP-23-01) - Quail Run South. Four Lot Subdivision with a new Public Road 6310 N Quail Run Rd (APN: 174-63-001)**

This item was discussed simultaneously with item 23-303.

Mr. Burton provided a summary of the requests. He addressed two deviations in the request, the reasons for two separate subdivisions, emergency access, and access from McDonald Drive versus Lincoln Drive. He noted public comments of opposition and support to the request, then elaborated on the history of the lots. Mr. Burton stated that staff supports the request, with a modification to one stipulation, based on compliance with zoning requirements and the General Plan use, as well as roadway and utility improvements.

Commissioner Dickman addressed the drainage concerns raised by residents.

Mr. Burton confirmed that the drainage report addresses those concerns and drainage is compliant with the storm drainage design manual.

Commissioner Georgelos asked if there was a requirement that Quail Run Road be a through street as part of the project. It was clarified that the proposed application does not connect the road all the way through because of the emergency ribbon curb to the north.

Commissioner Nassikas addressed the modified stipulation mentioned during the summary of the request. A map was displayed, showing the parcel in connection with the modified stipulation. The purpose of the modified stipulation was discussed between staff and the Commission.

Fred Fleet, applicant, stated there was no desire to connect McDonald Drive to Lincoln Drive, making Quail Run Road a through street. He assured the Commission that development of these subdivisions would bring the south end of Quail Run Road up to Town Code standards. Mr. Fleet addressed drainage, noting that there would be less drainage coming from the lots after the development than there was today. He briefly addressed construction traffic.

Commissioner Nassikas asked about construction staging and traffic flow. He noted the preference of neighbors that access be from the north off Lincoln Drive.

Mr. Fleet responded, stating that equipment and materials would enter from the north off Lincoln Drive and stage at another parcel close by to minimize disturbance to the neighbors. He confirmed the same for vertical construction on the homesites. Mr. Fleet addressed the right-of-way area, which was unobtainable to the north, preventing access from Lincoln Drive.

Chair Liepmann opened the public comment at 6:32 PM

The following Paradise Valley residents spoke: Colleen Steinberg, Fred Steinberg, Cari Miller,

Juli Newman, Jon Newman, Robert Rasmussen, Colleen Goodson Manley, Glenn Rink, and Karl Pfitzer. Comments were related to reasons for opposition and drainage concerns. Gordon Berry, applicant, addressed various concerns raised by the residents during public comment. He specially touched on traffic, intersection delays, street improvements, utilities, landscaping, construction noise and access. After being asked about disruption by Commissioner Nassikas, Mr. Berry stated that the only disruption to Quail Run Road would be moving the existing utility boxes near McDonald Drive to the other side of the right-of-way. He also addressed congestion at the intersection with McDonald Drive when asked by Commissioner Dickman.

Commissioner Rose asked if there was a 'Plan B' for access. He sought clarification as to why access from the north was unobtainable, and what challenges there were.

Mr. Berry stated there are no plans to have access from Lincoln Drive due to breaks in the right-of-way where they have no control or ownership.

The traffic study, road widths, choke points, conditions and safety on Quail Run Road were discussed amongst the Commission and Mr. Berry.

Chair Liepmann closed the public comment at 7:21 PM. She asked the applicant to address drainage concerns raised during public comment.

Mr. Fleet answered questions related to drainage. He displayed an aerial photo and discussed the proposed drainage easements and flow.

Commissioner Nassikas questioned if a sidewalk would be installed to the east, alongside the Andaz Resort property.

Mr. Burton replied no and that additional asphalt and a 2-foot ribbon curb on the east side of the street are included in the street improvements, in accordance with the Town's street cross sections.

Commissioner Dickman noted that the splitting of the subdivision into two separate applications is outside the purview of the Commission in relation to water assurances.

**A motion was made by Commissioner Covington, seconded by Commissioner Dickman, to deny item 23-302.**

Discussion on the motion ensued amongst the Planning Commission before the vote was taken.

Commissioner Rose stated his objections to the project were related to access coming from McDonald Drive.

Commissioner Covington stated his objection was related to the dead-end road exceeding the recommended minimum length.

Commissioner Georgelos stated issues with the development creating more traffic in the area where there are already schools which causes congestion already. She suggested the applicant and neighbors come together to reach a resolution.

Commissioner Brown echoed comments from the Commission. He shared his concern about safety for pedestrians in the area and believed the area would unintentionally bottleneck because of the increased traffic.

Commissioner Nassikas clarified that objection from the public and Commission is not from plans to development on the property. He said that the best way to develop was with access from the north off Lincoln Drive.

**The motion carried with the following vote:**

**Aye:** 7 – Chair Liepmann, Commissioner Nassikas, Commissioner Georgelos, Commissioner Covington, Commissioner Rose, Commissioner Dickman, and Commissioner Brown.

**The motion passed unanimously, and item 23-302 was denied.**

**B. Discussion and Possible Action on Preliminary Plat (PP-23-02) -  
Quail Run North. Four Lot Subdivision  
6316 N Quail Run Rd (APN: 174-63-007A)  
6927 N Quail Run Rd (APN: 174-63-005A)**

This item was discussed simultaneously with item 23-302.

**A motion was made by Commissioner Dickman, seconded by Commissioner Brown, to deny item 23-303. The motion carried with the following vote:**

**Aye:** 7 – Chair Liepmann, Commissioner Nassikas, Commissioner Georgelos, Commissioner Covington, Commissioner Rose, Commissioner Dickman, and Commissioner Brown.

**The motion passed unanimously, and item 23-303 was denied.**

**7. ACTION ITEMS**

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

Mr. Michaud confirmed that the November 21, 2023 meeting has been canceled and the next regularly scheduled meeting will be on December 5, 2023. Two items are scheduled at that time.

Mr. Michaud noted that there are no items scheduled for December 19, 2023 and January 2, 2024.

Chair Liepmann confirmed the cancellation of the December 5, 2023 and January 2, 2024 Commission meetings.

Commissioner Dickman noted, and staff confirmed, that the First South Baptist Church's Citizen Review Session meeting is scheduled Friday, November 10, 2023 at 5:00 p.m. A notice of quorum has been posted by the Town Clerk.

Chair Liepmann urged the Commission to follow up with staff on the Town of Paradise Valley Volunteer and Staff Recognition Dinner if they have not already received an invitation.

**11. ADJOURNMENT**

Motion for adjournment was made at 7:42 PM.

**A motion was made by Commissioner Georgelos, seconded by Commissioner Covington, to adjourn the meeting at 7:42 PM. The motion carried with the following vote:**

**Aye:** 7 – Chair Liepmann, Commissioner Nassikas, Commissioner Georgelos, Commissioner Covington, Commissioner Rose, Commissioner Brown, and Commissioner Dickman.

### **Paradise Valley Planning Commission**

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