



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

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, November 18, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 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 Deborah Robberson
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-255 Approval of November 4, 2025 Planning Commission Minutes.

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the November 4, 2025 meeting minutes as presented. The motion carried with the following vote:

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

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-246 **Citizen Review Session and Discussion on Proposed amendments to Article XVII, Assisted Living Home, of the Zoning Ordinance.**

Mr. Michaud presented the item to amend the Town Zoning Ordinance related to Assisted Living Homes, noting the specific articles impacted and the public hearing scheduled for December 2, 2025. Mr. Michaud shared background details resulting in the amendments, as well as details explaining the text amendment process. He stated that the draft ordinance had been designed to align with current state legislation and addressed the state statutes related to Articles II & XVII of the Zoning Ordinance. Mr. Michaud addressed public comment which had been received.

Chair Georgelos addressed opening the citizen review portion of the meeting first to allow public comment.

Commissioner Dickman addressed the matter being seen by the Town Council first, and requested discussion take place among the Commission before public comment. He believed the amendments had already been voted on by Town Council and wondered if there was a statement of direction.

Ms. Robberson confirmed that Town Council had initially discussed the matter with staff; however, nothing had been decided upon, there was no vote, and no changes were adopted. She added that staff had received directions from Town Council, and it was agreed to go through this process to determine if the amendments should be made or not. She explained that according to State Law and Town Code, the process included a review by the Planning Commission first to make a recommendation to Town Council for decision.

Mr. Michaud stated that text amendments typically come from Town Council direction to staff, so this item was discussed among other things and forwarded to staff to be completed.

Chair Georgelos clarified that there has been no hearing by Town Council on this matter although there has been some discussion about whether to move forward considering the amendments or not.

The following spoke in opposition to the amendments during public comment: Scott O'Connor, Becky Brimhall, Brandon Lebster, Jennifer Wasserman, Jody Reiser, William Wiles, Richard Milling, Michael Greenland, Ernie Riffer, Christine Hopper, & Amy McIlroy.

After being asked by the gallery, Commissioner Dickman questioned why the item was before the Commission. He was curious if the item was complaint driven.

Chair Georgelos asked staff to detail the effect the amendments would have on current residents.

Mr. Weaver clarified that although staff did not have insight into the desired outcome, they presented an analysis based on options from the state concerning these types of facilities, at the request of Town Council. Staff's belief was that the amendments would only impact future homes, not current ones, but the decision could go either way at the Council level.

Discussion took place among the Commission, public, and staff regarding the potential impacts on current homes, possible issues raising complaints, and unintended consequences.

Chair Georgelos directed staff to provide evidence of any assisted living home related parking, traffic, or noise complaints before the next meeting so the Commission could understand what has happened in the past.

Commissioner Covington applauded the process and thanked the public for their comments.

Chair Georgelos noted that the Commission will be making a recommendation to Town Council at the hearing on December 2nd, then Council will decide on the amendments. Public comment will be welcomed at the hearing.

Presentation and Discussion. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

Mr. Michaud reminded the Commission to register for the upcoming Town holiday event. He addressed a question from Commissioner Rose concerning the recent Kimpton (Scottsdale Plaza) Resort article. He believed the article terminology “residences” was an embellishment as no private residences had been approved.

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that next meeting scheduled for December 2nd would include acting on the amendments of the Zoning Code discussed this evening.

11. ADJOURNMENT

A motion was made by Commissioner Dickman, seconded by Commissioner Curtis, to adjourn the meeting at 7:01 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