



## 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, March 5, 2024

6:00 PM

Town Hall Boardroom

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

Chair Liepmann called the meeting to order at 6:01 PM.

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

Commissioner Pamela Georgelos joined the meeting at 6:05 PM

#### **STAFF MEMBERS PRESENT**

Community Development Director Chad Weaver  
Town Attorney Michael Goodman  
Planning Manager Paul Michaud  
Senior Planner George Burton  
Management Specialist Cherise Fullbright

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

**A. 24-105 Approval of March 5, 2024 Planning Commission Minutes.**

**A motion was made by Commissioner Dickman, seconded by Commissioner Rose, to approve the March 5, 2024 minutes. The motion carried with the following vote:**

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

**Absent:** Commissioner Georgelos

#### 4. PRESENTATIONS

**5. STUDY SESSION ITEMS**

**6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

**7. ACTION ITEMS**

**A. 24-096 Discussion and Possible Action on Club Estates 7 Lot Split (LS-21-02). 5639 E Joshua Tree Lane (APN: 169-32-932)**

Commissioner Dickman moved to approve item 24-105. The motion was withdrawn after Commissioner Rose requested a brief presentation.

Senior Planner George Burton provided a brief overview of the item and noted staff was recommending approval.

Commissioner Brown addressed partial removal of the pool.

Commissioner Nassikas asked about the process for final approval.

**A motion was made by Commissioner Dickman seconded by Commissioner Brown to approve item 24-096 subject to stipulations. The motion carried with the following vote:**

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

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

**10. FUTURE AGENDA ITEMS**

Mr. Michaud noted that the next meeting on April 2<sup>nd</sup> would include the Election of Chair, a work session and possible action for the Ritz-Carlton Minor Special Use Permit Amendment for Area C setbacks and acting on the Horseshoe Road lot split. Also scheduled is a citizen review and work session on the PWSF (Personal Wireless Service Facilities) text amendments.

**11. ADJOURNMENT**

Motion for adjournment was made at 6:20 PM.

**A motion was made by Commissioner Covington, seconded by Commissioner Georgelos, to adjourn the meeting at 6:20 PM. The motion carried with the following vote:**

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

**Paradise Valley Planning Commission**

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