



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, June 3, 2025

6:00 PM

Town Hall Boardroom

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 Timothy Dickman
Commissioner William Nassikas
Commissioner Jim Rose

Absent – Commissioner Craig Curtis
Commissioner Charles Covington

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Town Planner II Brandon McMahon
Lead Management Specialist Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 25-142 Approval of May 20, 2025 Planning Commission Minutes.

A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the May 20th, 2025 meeting minutes as presented. The motion carried with the following vote:

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

Absent: Commissioner Covington, Commissioner Curtis

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 25-137 Discussion of Smoke Tree Resort Minor Special Use Permit 7101 E Lincoln Drive (SUP-25-03)

Chair Georgelos recused herself from the item since her firm has represented the applicant in various transactions. She appointed Bill Nassikas as acting chair.

Mr. Michaud presented the request to increase the guestroom count from 82 to 95 keys. He addressed the background of the request, the previous approval, parking, traffic, construction access, and shared driveway. Mr. Michaud shared specific details related to the square footage modifications and setbacks. He also addressed height, open space criteria and landscaping. He noted that noticing was not required for today's meeting, but the applicant has already provided notice to neighbors, and he addressed comments which had been received.

Commissioner Dickman asked if the changes would impact the setbacks.

Mr. Michaud discussed the setbacks which were slightly changed.

Commissioner Rose requested that the location of the guestrooms be displayed. He asked questions about the suite count decreasing and the size of the pool/pool area.

Mr. Michaud explained the guestrooms would be within the L shaped wing which was previously approved, and the upper suites were being converted to standard rooms, reducing the suite count.

Jason Morris , representative for the owner, stated that the pool area was largely unchanged as the applicant did not want to bring anything back in excess to what was already approved. He explained that the extent of the change was to interior walls.

Ken Allen, project architect, talked about the pool deck which had been maintained. He spoke about the shape of the pool changing, pool seating, and the reduction of square footage.

Commissioner Dickman wondered when the project would break ground and be completed.

Mr. Allen spoke about scheduling related to permitting. He expected construction documents to be ready for submission by this November. He confirmed that pre-function space was being increased by 300 square feet.

Commissioner Rose expressed concern with the left hand turn signal at Scottsdale Road and Lincoln Drive. He questioned if the Town was coordinating with Scottsdale and if there was a way for traffic lights to sense how many people were waiting to turn.

Town Attorney Andrew McGuire stated that the intersection was not part of the discussion tonight. He noted that Scottsdale typically handles Scottsdale roads.

Mr. Morris shared information related to the intersection, noting that Scottsdale has demanded improvements that each time work has occurred at the location. He briefly noted past issues.

Commissioner Rose asked if the intersection item could be on the June 17th agenda.

Mr. Michaud agreed to talk to the Town Engineer to obtain information to be included in the report for the June 17th meeting.

Dawn Cartier, project engineer, addressed the intersection in question. She said it was operating well in its current condition and anticipated that problems would be addressed as they came up.

Commissioner Dickman reiterated concerns with the intersection due to the upcoming openings of the Smoke Tree and Five Star resorts.

Ms. Cartier explained the traffic signal design was interconnected to adjacent signals. She stated that as issues occur, timing could be adjusted.

Acting Chair Nassikas asked about staff parking.

Mr. Morris stated there would be an overall decrease in staff based on the proposed changes; however, surrounding commercial properties have offered parking space during off hours.

Acting Chair Nassikas addressed the location of the spa and questions if it would be open to outside business or marketed to locals.

Mr. Morris stated that the spa had been sized for the hotel with no desire to open to outside business. He explained the boutique spa was modeled to serve the resorts room count.

Presentation and Discussion Only. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

A. 25-133 Discussion and Possible Action on Camelback Lands 8 Lot Split (LS-25-02) 5102 N Wilkinson Road (APN: 173-20-007)

Mr. McMahon presented the item. He briefly discussed the processing requirements for the request as well as details related to code criteria, setbacks, roadway, traffic/traffic study, utilities, drainage, fire protection, and public comment which had not been received.

Chair Georgelos asked about subdivision history in the area.

Town Attorney Andrew McGuire addressed the Commission's process for approval, noting the only way to change the process is through a General Plan amendment and rezoning. He believed that the lot split request met all requirements for approval.

Chair Georgelos suggested an executive session.

A motion was made by Commissioner Dickman, seconded by Commissioner Nassikas, to go into executive session on item 25-133 at 6:57 PM. The motion carried with the following vote:
Aye: Chair Georgelos, Commissioner Brown, Commissioner Dickman, Commissioner Nassikas
Nay: Commissioner Rose

A motion was made by Commissioner Dickman, seconded by Chair Georgelos, to come out of executive session on item 25-133 at 7:09 PM. The motion carried with the following vote: Aye: Chair Georgelos, Commissioner Brown, Commissioner Dickman,

Commissioner Nassikas, Commissioner Rose

Applicant Nick Prodanov with Land Development Group addressed concerns about density and lot coverage in the area.

Chair Georgelos opened the public hearing at 7:15 PM. No comment was received, and the public hearing was closed.

A motion was made by Commissioner Nassikas, seconded by Commissioner Rose, to approve item 25-133 subject to stipulations. The motion carried with the following vote:

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

Absent: Commissioner Covington, Commissioner Curtis

7. ACTION ITEMS

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the June 17th meeting agenda would include action on the Smoke Tree Resort Minor SUP Amendment heard this evening.

11. ADJOURNMENT

A motion was made by Commissioner Dickman, seconded by Commissioner Nassikas, to adjourn the meeting at 7:18 PM. The motion carried with the following vote:

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

Absent: Commissioner Covington, Commissioner Curtis

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary