



Minutes – Final

Planning Commission

Chair Pamela Georgelos
Commissioner Robert Brown
Commissioner Charles Covington
Commissioner Craig Curtis
Commissioner Jennifer Bryant Nagel
Commissioner William Nassikas
Commissioner James Rose

Tuesday, June 2, 2026

6:00 PM

Council Chambers

1. CALL TO ORDER / ROLL CALL

Chair Georgelos called the meeting to order at 6:00 PM.

Present 6 – Chair Pamela Georgelos
Commissioner Robert Brown (attended remotely)
Commissioner Charles Covington (attended remotely –
joined at 6:03 PM)
Commissioner Jennifer Bryant Nagel
Commissioner Jim Rose
Commissioner William Nassikas

Absent 1 – Commissioner Craig Curtis

STAFF MEMBERS PRESENT

Town Attorney Andrew McGuire
Community Development Director Chad Weaver
Planning Manager Paul Michaud
Senior Planner George Burton
Town Planner II Brandon McMahon

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 26-073 Approval of April 7, 2026 Planning Commission Minutes

A motion was made by Commissioner Nassikas, seconded by Commissioner Rose, to approve the April 7, 2026 meeting minutes as presented. The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Bryant Nagel, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 26-147 **Discussion of Franciscan Renewal Center Major Special Use Permit Amendment (SUP-26-02) 5802 E Lincoln Drive**

Brandon McMahon reviewed the Major Special Use Permit (SUP) request for the four solar array shade structures at a maximum height of 16 feet.

Mr. McMahon reviewed the Statement of Direction Town Council approved on May 14, 2026, and reviewed the questions from the Town Council that included the monument sign lighting located on the Maricopa County portion of the property, wall height along the west property line, the proposed trees west of the solar array structures, and noticing procedures.

Mr. McMahon continued that the required Citizen Review Session (neighborhood meeting) was held on May 28, 2026 and action has been advertised for the meeting of June 16, 2026. He then continued to review the details of the application noting compliance with the Town's Special Use Permit Guidelines except for Solar Array Four at a setback of 42 feet 8 inches instead of the guideline of 60 feet.

Commissioner Nassikas referenced a similar solar canopy project at the First Baptist Church. He asked if the solar arrays were at a similar height.

Mr. McMahon replied the First Baptist Church canopies had a maximum height of approximately 14 feet.

Commissioner Rose asked about the neighborhood meeting and feedback.

At the request of the Chair, Mike Slivers, Operations Director at the Franciscan Renewal Center, spoke on the project and the neighborhood meeting. He stated that two residents attended, with a resident who lives to the north concerned about the loss of views of Camelback Mountain and the aesthetics of the structures. Mr. Slivers stated he used a lift to approximate the height of the solar arrays. He added that most of the trees in area are taller than the proposed solar arrays. The other resident in attendance stated she installed solar and was in support.

There was discussion regarding the height of the solar arrays and feasibility in reducing the height from the proposed 11 feet on the low side and 16 feet on the high side of these pitched roof structures. The concern from the applicant included hazards from vehicles hitting the structures. Commissioner suggested the use of signs to alert drivers. There was discussion that the tilt was in part for drainage and for efficiency. It was noted that the setbacks to the north property line are approximately 109 feet and 131 feet. Several Planning Commissioners commented on the one solar array not within the 60-foot setback guideline. The Planning Commission direction was to provide setback and height information on recent Town SUP approvals and consideration in lowering the structures for the next meeting. Also, to provide more visuals to understand sightlines.

There was discussion regarding the proposed willow acacia tree and red-tip photinia hedge on being too tall or too dense, along with other possible nuisances. Mr. Slivers stated he was open to any plant species and selected these since they exist in the area and can be topped (cut) to maintain a lower height. The Planning Commission direction was to provide alternative plant material options that aligned with Town landscape guidelines and a better landscape plan.

Clarification that the only change in lighting were two existing light pole fixtures to be lowered since these would reside beneath Array One.

Chair Georgelos asked if the Town could add a stipulation requiring the existing monument sign be turned off at 10:00 p.m. The applicant noted that the campus is open all night as it includes overnight retreats. The Town Attorney responded, adding a stipulation on SUP-26-03 for a property outside the Town limits is not advisable.

Commissioner Rose inquired about the area of the proposed solar arrays and whether the site would be generating more power than the site uses.

Mr. Slivers stated as a non-profit they could not allow for that scenario. He explained that the existing building roofs that structurally can support solar already have solar panels. He estimated the existing panels cover 40 percent of the power needs at the Franciscan Renewal Center.

Chair Georgelos stated this item be on for work session at the June 16th meeting.

**B. 26-159 Discussion on Camelback Bible Church
Minor Special Use Permit Amendment (SUP-26-05)
3900 E Stanford Drive**

George Burton discussed the item to modify the existing stipulation to allow for two schools versus one school. The existing school is the Acton Academy Phoenix and the proposed school being Pródos Academy. He explained that the student cap will remain the same at 120 combined and there are no other changes to the site except that the new school will have their own A-Frame sign for directional purposes. He explained how the application met the Minor Special Use Permit criteria.

The applicant, Andrew Miller, spoke on behalf of the church. He said the Acton Academy Phoenix growth is slow and then provided history on the past process. He continued that the Pródos Academy is a niche school on sports training (soccer) and character development. Both schools have no high school students, with Mr. Miller stated the schools do not expect high school grades anytime soon. Mr. Miller concluded that the schools at the church sit in the shadow of Phoenix Country Day School (PCDS), explaining that traffic impact is minimal as the Acton Academy Phoenix currently has 43 students and the Pródos Academy will start with 28 students. Both school start and stop times are intentionally different from those at PCDS to avoid PCDS peak arrival and departure times.

Philip Martens, speaking on behalf of the Pródos Academy, explained that the grade levels are 3rd through 8th grades. He provided background on the soccer focus being through Pródos Dynamos Sporting Club & Academy, which is where the school will hold the formal training offsite. The church site is for the academic portion of the student learning. He noted that as with other schools there will be recess periods at the church site. These will not exceed three 15-minute periods at the turf area along the east portion of the property.

Commissioner Bryant Nagel asked how the recess times compared between both schools. The applicant responded that there would be coordination between the schools. However, the total amount of time spent on outdoor use could increase should each school have different recess times.

Mr. Burton stated that this item is scheduled for action at the June 16th meeting.

**C. 26-162 Discussion of Paradise Valley DoubleTree Resort
Minor Special Use Permit Amendment (SUP-26-05)
3900 E Stanford Drive**

Paul Michaud discussed the item. He stated that the requests including adding an approximate 4,580 square-foot outdoor event space adjoining the Grand Ballroom (referred to as the Camelback Lawn) located between the resort building and Scottsdale Road removing 17 existing parking spaces, converting approximately 7,722 square feet of interior space within the basement underneath the Forum Ballroom for breakout meeting rooms (resulting in a total net increase of 4,078 square feet through the reduction of other covered areas), approving new exterior signs, adding and modifying perimeter improvements (landscaping and lighting), and modifying existing stipulations that are no longer relevant, reference outdated plan sheets, and or are addressed in other stipulations.

There were questions from Commissioners Rose and Nassikas regarding the occasional use of temporary tents at the Camelback Lawn due to its visibility from Scottsdale Road (particularly regarding the use of tent color to match the existing buildings and height). After discussion, no further information was requested as any occasional temporary tents will be approved on a case-by-case basis through the Town's Special Event Permit process. Also, all temporary tents on the property are subject to the existing SUP-24-06 stipulation that reads "Temporary tents may be erected within Paradise Park as shown on the Approved Plans. All other temporary tent locations require a Special Event Permit with Chapter 8 of the Town Code. No temporary tent shall be higher than twenty-four (24) feet above the finished grade and setback a minimum of forty (40) feet from the perimeter property lines. Placement of temporary tents shall have no adverse impact on parking or circulation on site. Temporary tents or structures shall not be allowed for more than sixteen (16) consecutive days unless approved through a Special Event Permit in accordance with Section 8-8-8 of the Town Code."

Commissioner Bryant Nagel had questions on the noise study. This led to discussion regarding the methodology of the attached noise study (Attachment M) and review of the proposed noise stipulations (with comment that amplified noise being different than traffic noise). The Planning Commission had no additional direction on this matter after this discussion.

Discussion regarding the parking study (Attachment L) with review of the ability of the resort to manage parking on site and at the approved offsite parking lot via the perpetual agreement from SUP-97-02. SUP-26-03 provides a total of 587 parking spaces. This allows for the surplus of approximately 94 to 180 surplus parking spaces during typical peak and off-peak times (with the modeling in the parking study including an additional worst-case scenario providing for the surplus of approximately 1 to 87 parking spaces). The Planning Commission had no additional direction on this matter after this discussion.

Commissioner Rose had questions on the emergency access points within the basement area.

Benjamin Tate, attorney with Withey Morris Baugh, PLC, and the applicant, responded that there are three exits and the area has fire sprinklers. All improvements will comply with Town fire code provisions.

Chair Georgelos asked whether an agreement to place the proposed sign located on the water provider parcel is necessary in advance of SUP-26-03 approval or whether the proposed stipulation requiring authorization prior to building permit issuance is acceptable. The Town Attorney stated that the stipulation on this matter is acceptable.

There was discussion on the proposed driveway gate and emergency access. Mr. Michaud noted that gates require a Knox box for use by emergency personnel.

Mr. Michaud reviewed the proposed and edits to certain existing stipulations. This included discussion on the removal of the 850-person local function cap from 1985 which removal is supported thought the parking study. Also, the removal of the 1987 low-level lighting requirement of four feet in height which is now subject to the exterior lighting plan with SUP-25-04 that would

limit the modification of the existing perimeter 4-foot-tall parking lot bollards (which is the predominate exterior light fixture at 4 feet) without following the applicable SUP amendment pursuant to Article XI, Special Uses and Additional Regulations, of the Town's Zoning.

Chair Georgelos asked that the entry sign(s), perimeter wall, or other visible location include the site address.

Mr. Tate responded that the next meeting submittal will include the address location.

The Planning Commission discussed the proposed perimeter wall illumination along Scottsdale Road. Chair Georgelos was not supportive of these being in the right-of-way. The discussion concluded with the applicant to provide details on architecturally integrating the light fixtures proposed along the Scottsdale Road perimeter wall for further consideration.

There was discussion that the new 6-foot-tall block white stucco wall approved in SUP-25-04 located between the two driveways along Scottsdale Road match the existing white shade and block of the existing perimeter wall. The applicant stated the difference was for a feature wall at the resort entrance. The applicant stated they would discuss these comments with their designer.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud stated that the three items on the June 2nd agenda will be on for the June 16th meeting. He continued that due to lack of available items meeting the deadline dates there will be no July 7th and 21st meeting.

11. ADJOURNMENT

A motion was made by Commissioner Nassikas, seconded by Commissioner Rose, to adjourn the meeting at 8:30 PM. The motion carried with the following vote:

Aye (6): Chair Georgelos, Commissioner Brown, Commissioner Covington, Commissioner Bryant Nagel, Commissioner Rose, and Commissioner Nassikas

Absent (1): Commissioner Curtis

Paradise Valley Planning Commission

By: _____
Paul Michaud, Planning Manager