



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, March 17, 2026

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 Craig Curtis
Commissioner Timothy Dickman
Commissioner Jim Rose

Absent – Commissioner Charles Covington
Commissioner William Nassikas

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
Management Analyst Cherise Fullbright

2. EXECUTIVE SESSION

3. APPROVAL OR AMENDMENT OF MINUTES

A. 26-041 Approval of February 3, 2026 Planning Commission Minutes.

A motion was made by Commissioner Brown, seconded by Commissioner Curtis, to approve the February 3, 2026 meeting minutes as presented. The motion carried with the following vote:

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

Absent: Commissioner Covington, Commissioner Nassikas

4. PRESENTATIONS

5. STUDY SESSION ITEMS

A. 26-059 Discussion on Phoenix Country Day School Intermediate Special Use Permit Amendment (SUP-25-06) (3901 E Staford Drive).

Mr. Burton presented the item. He began by sharing the process for an Intermediate Amendment and detailing the six sections of the draft Statement of Direction (SOD). Mr. Burton provided a summary of the request, which included renovating the baseball field by adding new turf, fencing, bleachers with canopies, two new foul poles, and an asphalt fire lane around the field. Additionally, he summarized the wellness center building and digital information signs which were part of the request.

Commissioner Rose asked if the baseball field was moving at all. He noted the potential danger of balls flying into nearby traffic.

Mr. Burton stated that the field would remain in the same location, setback 28' setback from the west property line and approximately 600' away from Stanford Drive, so there were no concerns of balls flying into traffic.

Commissioner Dickman wondered if there was a specific reason why electronic signs were being requested and if the messages would be flashing or changing. He asked what kind of messaging would be projected and if there were alternatives or downsides.

Mr. Burton explained that the school was currently using A-frame signs so electronic signs would allow quicker updates and messaging. The alternative would be to continue what they're doing now or use a sign with removable letters, like some churches have.

Tom Galvin, representing the applicant, stated the sign would have static messaging to announce when events and holidays are taking place. He confirmed there would be no flashing, no scrolling, no ad space, and no moving pictures. Mr. Galvin noted that the school currently uses different sandwich boards which easily fall over in the wind.

Commissioner Brown pointed out the sign was new technology to replace the old leaderboard. His statement was confirmed.

Chair Georgelos questioned the height of the sign. She believed the sign should be mounted lower so not to illuminate the area more than it already was.

Mr. Galvin states the sign would be marquee-like and located 200 feet from the street, creating no distraction to traffic.

Commissioner Rose mentioned that Cherokee Elementary School had a flashing sign right on the road. He wondered if there was a code in the Town for such signage.

Mr. Burton explained there was no code or SUP guidelines for digital signage, but Cherokee and Kiva have signs at the street, and the Town cannot regulate public schools in accordance with state statutes.

Mr. Galvin confirmed the sign would only be on during some parts of the day. He noted the proposal was trying to be as unintrusive as possible while providing information to those visiting the campus.

Commissioner Curtis believed the sign height of 10 feet, attached to the building, made perfect sense, pointing out that it would not be visible if mounted lower.

Mr. Galvin noted the height was optimal and the sign was not large, measuring at 4 feet wide. Commissioner Rose asked if the sign was just being used during the day. Mr. Burton stated that the signs would typically be used from 7:00 am to 7:00 pm. He confirmed that on the occasion there was an evening event, the sign would be turned off by 10:00 pm.

Mr. Galvin reiterated that the two signs would not be that large, affixed to a building, static, and about 200 feet from the street.

Commissioner Brown questioned where construction materials and parking would take place. He shared that construction traffic, parking and noise were often points of concern.

Mr. Burton stated that construction staging was determined later as part of the building permit process, so he was not sure at this point, but it would need to be contained on campus. He agreed that a preliminary construction staging plan could be requested.

Commissioner Dickman wondered if there were any concerns from neighbors about increasing the number of seats at the baseball field.

Mr. Burton shared there have been no concerns and there is typically an average of 100 people in attendance. He added that he received one comment about the music building center during citizen review.

Although the number of seats was increasing, Mr. Galvin expected attendance would remain the same and not change. He explained that normally there were not more than 100 people coming to a game but wanted to provide ample seating on a rare occasion there's a large game versus people having to bring lawn chairs lining the field, which is what happens now. He added there was no traffic impact from the project.

Chair Georgelos asked what the height the seating was at.

Mr. Galvin explained the height was not increasing, only the amount of seating to meet the demand in the event they are needed for a high stakes game.

Chair Georgelos asked to see the vertical poles and what their purpose was.

Mr. Burton explained they were foul ball poles for the baseball field.

Commissioner Rose readdressed construction staging since streets are already overcrowded with ongoing construction.

Traffic in the area was discussed by Chair Georgelos. She expressed that the current aquatic center PA system was extremely loud and echoed through the hood. She asked the applicant to be mindful about how the PA system is used at the baseball field.

Mr. Galvin shared that the PA system for the baseball field was not the same as the aquatic center system, but the same as currently used on the baseball field.

Commissioner Dickman suggested increasing the number of speakers and reducing the level of sound.

Mr. Galvin explained that the plan was for the system to remain as it is, right behind the backstop.

Chair Georgelos noted that the PCDS parcel continues to get denser, so it overruns into the surrounding area.

Mr. Galvin noted that feedback has been solicited from the neighbors so the desire to keep things as it was based on what the neighbors have provided.

Commissioner Dickman questioned if there was any impact on water retention. He mentioned flooding during monsoons or heavy rains

Mr. Burton stated a preliminary grading and drainage plan was provided and that the property would retain the first flush generated by these improvements.

Commissioner Brown asked if the Commission would get follow-up on construction and Mr. Burton confirmed that preliminary construction plan would be requested for the meeting on April 7th public hearing.

Presentation and Discussion only. No Reportable Action.

6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS

7. ACTION ITEMS

8. STAFF REPORTS

9. PUBLIC BODY REPORTS

10. FUTURE AGENDA ITEMS

Mr. Michaud shared that the next meeting on April 7th would include the PCDS item heard today as well as a staff driven item related to a previous lot split fire hydrant stipulation, due to recent changes in the fire code.

11. ADJOURNMENT

A motion was made by Commissioner Curtis, seconded by Commissioner Brown, to adjourn the meeting at 6:34 PM. The motion carried with the following vote:

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

Absent: Commissioner Covington, Commissioner Nassikas

Paradise Valley Planning Commission

By: _____
Cherise Fullbright, Secretary