



## 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*

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Tuesday, February 3, 2026

6:00 PM

Council Chambers

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

Chair Georgelos called the meeting to order at 5:59 PM.

**Present –** Chair Pamela Georgelos  
Commissioner Robert Brown  
Commissioner Craig Curtis  
Commissioner Timothy Dickman  
Commissioner William Nassikas  
Commissioner Jim Rose

**Absent –** Commissioner Charles Covington

#### **STAFF MEMBERS PRESENT**

Town Attorney Andrew McGuire  
Community Development Director Chad Weaver  
Planning Manager Paul Michaud  
Management Analyst Cherise Fullbright

#### 2. EXECUTIVE SESSION

#### 3. APPROVAL OR AMENDMENT OF MINUTES

##### A. 25-285 Approval of December 2, 2025 Planning Commission Minutes.

**A motion was made by Commissioner Brown, seconded by Commissioner Nassikas, to approve the December 2<sup>nd</sup>, 2025 meeting minutes as presented.**

Commissioner Nassikas addressed the number of existing assisted living homes referenced on page two and it was confirmed there were 10 existing.

Commissioner Dickman pointed out that the minutes did not reflect the remarks made to him during public comments. He believed that the comments were intimidating, should have been ruled out of order, and been made clearly that they were made individually and not on behalf of a public body.

An executive session was suggested by Commissioner Curtis.

Chair Georgelos did not believe an executive session was necessary.

Mr. McGuire stated that certain terms are not used in minutes to avoid opinions on the minute taker. He directed the discussion back to the minutes themselves, questioning if there were any edits or amendments.

Commissioner Dickman asserted that the minutes should reflect the comments made towards him and asked that in the future the Chair note these sorts of things for the minutes.

Chair Georgelos called for a vote on the motion.

**The motion carried with the following vote:**

**Aye:** Chair Georgelos, Commissioner Brown, Commissioner Curtis, Commissioner Nassikas, Commissioner Rose

**Nay:** Commissioner Dickman

**Absent:** Commissioner Covington

After a question was asked by Commissioner Curtis, Mr. McGuire clarified that the standing item on the agenda allowed the Commission to go into executive session on any items listed on the agenda.

Chair Georgelos briefly explained why an overview of the general plan had been scheduled.

**4. PRESENTATIONS**

**5. STUDY SESSION ITEMS**

**A. 26-025 Overview of the Existing General Plan.**

Mr. Michaud presented an overview of the general plan as part of ongoing Planning Commission training. He explained that the plan, covering the area of Town limits, was a long-range guide for future developments and not an implementation document. He discussed requirements by state statute and summarized the process which included engaging a consultant and public input. Mr. Michaud noted which case types required reference to the general plan, then addressed the vision statement, Town values, as well as required and non-required elements which included land use, community character & housing, mobility, open space, environmental planning & water resources, sustainability, and public facilities & cost of development. He took the time to detail the goals and policies of each element. Mr. Michaud concluded by going over implementation, including the possible actions or recommendations that impact on the Commission as well as major and minor amendment process requirements.

During the presentation Commissioners asked questions related to the consultant, the vision statement, specific property uses, population estimates, mobility, traffic calming, the significant corridors plan, rainwater harvesting, water providers, public facilities, sewer, implementation, a general plan audit, and landscape design.

Mr. Michaud and Mr. Weaver answered questions from the Commission.

The Commission thanked Mr. Michaud for his thorough presentation.

**Presentation and Discussion only. No Reportable Action.**

**6. PUBLIC HEARINGS – LEGISLATIVE ACTIONS**

**7. ACTION ITEMS**

**8. STAFF REPORTS**

**9. PUBLIC BODY REPORTS**

Commissioner Nassikas shared that he spoke with representatives from the Smoke Tree Resort and they plan on breaking ground in February.

Mr. Michaud confirmed that their permit would be ready soon.

**10. FUTURE AGENDA ITEMS**

Mr. Michaud noted that the February 17<sup>th</sup> meeting would be cancelled for a lack of agenda items and the meeting on March 3<sup>rd</sup> was scheduled tentatively. He added that there would be a study session item at the March 17<sup>th</sup> meeting on an Intermediate SUP Amendment for a wellness center at Phoenix Country Day School.

**11. ADJOURNMENT**

**A motion was made by Commissioner Nassikas, seconded by Commissioner Rose, to adjourn the meeting at 7:21 PM. The motion carried with the following vote:**

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

**Absent:** Commissioner Covington

**Paradise Valley Planning Commission**

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