



Town of Paradise Valley

6401 E Lincoln Dr
Paradise Valley, AZ 85253

Minutes - Final

Planning Commission

Tuesday, May 15, 2018

6:00 PM

Council Chambers

1. CALL TO ORDER

STAFF MEMBERS PRESENT

Town Attorney Andrew M. Miller
Interim Community Development Director Paul Michaud
Planner George Burton

2. ROLL CALL

Commissioner Georgelos attended by phone

Present 5 - Commissioner Daran Wastchak
Commissioner James Anton
Commissioner Thomas G. Campbell
Commissioner Pamela Georgelos
Commissioner Jonathan Wainwright

Absent 2 - Commissioner Charles Covington
Commissioner Orme Lewis

3. EXECUTIVE SESSION

None

4. STUDY SESSION ITEMS

None

5. PUBLIC HEARINGS

A. [18-197](#)

Consideration of a Minor Amendment to the Montessori Academy Special Use Permit to allow for additional storage at 6050 N Invergordon Road

Paul Michaud presented the applicant's request, explaining the direction of the Planning Commission from the last meeting, and the changes made since the last meeting.

Commissioner Wainwright is pleased that the applicant accommodated the Commission's comments. The Commission discussed the proposal. Commissioner Campbell asked if the applicant is fine with the proposed stipulations on the temporary netting. Mr. Michaud indicated that he has

not received feed back from the applicant but this can be discussed with the applicant this evening. Commissioner Anton asked if there are two or three lights on the storage building. Mr. Michaud clarified that there are three lights and showed the location of the lights. Commissioner Anton asked if the applicant made the changes to the exterior as recommended by Commission at the meeting. Chairman Wastchak verified with the applicant that wood siding and slump block are throughout the campus and he is therefore fine with the mixed finish. Commissioner Campbell clarified that the facade on the west elevation was incorrectly shown as siding instead of slump block. The applicant confirmed that Commissioner Campbell is correct.

Commissioner Anton proposed a stipulation to state that there shall be no outside debris in perpetuity. Chairman Wastchak doesn't agree that a stipulation is necessary. Commissioner Campbell stated he is in agreement with Commissioner Anton that this is a necessary stipulation. The applicant noted that it is not their intention to have any debris stored outside and that the expanded storage should solve this issue. Commissioner Wainwright prefers to have fewer stipulations and doesn't think the proposed stipulation is necessary. Commissioner Georgelos concurs and does not believe the stipulation is necessary.

This item was opened to the public at 6:33 pm. There was no public comment.

Commissioner Wainwright noted that the 1500 mailing radius is burdensome. The Commission agreed.

A motion was made by Commissioner Campbell, seconded by Commissioner Wainwright, to deem the requested amendment as a minor amendment to the Special Use Permit zoning per the criteria listed in Section 1102.7.B of the Zoning Ordinance. The motion carried by the following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Lewis

A motion was made by Commissioner Anton, seconded by Commissioner Campbell, to approve the Minor Special Use Permit Amendment to the Montessori Academy Special Use Permit to allow for additional storage and temporary netting at 6050 N Invergordon Road, subject to the seven stipulations in the attached stipulation document.

1. All improvements related to application (i.e. storage building) SUP-18-01 shall be in substantial compliance with the plan set prepared by Camelback Builders, dated April 14, 2018 (Sheets C-S, Site 1 of 2, Site 2 of 2, A-2, A-4, and A-5) and dated April 8, 2017 (Sheet E-1).

2. The property owner and Town shall sign and record a Waiver of Rights and Remedies agreement under A.R.S. § 12-1134 (Proposition 207 Waiver) in the

form provided by the Town Attorney within 10 calendar days of the approval of this amendment to the Special Use Permit.

3. Exterior lighting shall be limited to near doorways only, be mounted less than 7 feet in height from the grade of the building, and shall comply with the Section 2, Lighting, of the Town's Special Use Permit Guidelines, as may be amended.

4. A temporary netting structure to prevent errant balls from entering neighboring properties is allowable to remain provided this structure is redesigned and is approved via a building permit through the Town. This structure shall comply with the following criteria:

- a) a setback of at least 20 feet from perimeter property line of said Property,
- b) a lineal length not to exceed 80 feet,
- c) a height not to exceed 13 feet as measured from grade to the highest part of the structure,
- d) uses pole and netting material that is neutral in color and without glare (e.g., matte finish, beige or black color),
- e) the entire structure be removed and stored when not in use (i.e., poles, netting),
- f) any holes in the ground will be capped when not in use, and
- g) the structure is allowable to be erected starting the Saturday of Memorial Day weekend at the end of May until the first Saturday of August.

5. The shipping containers located on the subject property shall be removed no later than January 5, 2019.

6. All necessary building permits must be obtained.

7. All applicable Special Use Permit remain in effect.

The motion carried by the following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Lewis

6. ACTION ITEMS

None

7. CONSENT AGENDA

A. [18-196](#) Approval of May 1, 2018 Planning Commission Minutes

A motion was made by Commissioner Campbell, seconded by Commissioner Georgelos, to approve the May 1, 2018 minutes. The motion carried by the following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Lewis

8. STAFF REPORTS

Mr. Michaud announced that the hillside zoning code was adopted. Chairman Wastchak commented on the hillside code update with Council. Most of the conversation was in favor of the code amendment but the builders were concerned with driveway credit and cantilevers. Chairman Wastchak will work with George Burton to see how the Commission can address the one year review on the hillside code.

9. PUBLIC BODY REPORTS

Chairman Wastchak noted that the July Hillside Meeting is on July 25th.

10. FUTURE AGENDA ITEMS

Mr. Michaud discussed the future agenda items. Commission wants to assess the work load before cancelling the July 3rd meeting.

11. ADJOURNMENT

A motion was made by Commissioner Campbell at 6:45 p.m. to adjourn the meeting. The motion carried by the following vote:

Aye: 5 - Commissioner Wastchak, Commissioner Anton, Commissioner Campbell, Commissioner Georgelos and Commissioner Wainwright

Absent: 2 - Commissioner Covington and Commissioner Lewis

Paradise Valley Planning Commission

By: 

Paul Michaud, Secretary