

*Town Of Geneva  
Planning Board Agenda*

**AGENDA**

Date: April 19, 2022

**TO: PLANNING BOARD MEMBERS:**

**1) Pledge of Allegiance to the Flag**

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**2) We have the following Public Hearing (continuation):**

**1. Site Plan Review:**

Project Name: Bayview Heights – Phase 3  
Planning Board #: PB2022-001  
Tax Map #: 133.11-2-99.100  
Address of Project: Bay Heights Circle  
Owner: Greg Missick

Project Description: The Applicant is applying for a modification to a previously approved site plan. The proposal is to subdivide the approximately 35.5-acre site into 92 detached one-family development lots.

Reason for Review: Town of Geneva Zoning Chapter 165-74 Site plan review for subdivisions states that plats showing lots, blocks or sites which are subject to review pursuant to authority provided for the review of subdivisions under § 276 of the Town Law shall continue to be subject to such review and shall further be subject to review as site plans under this chapter.

Applicants Name: Greg Missick  
Applicants Address: 463 Snell Road

**MEETING PROCEDURES:**

- A) Applicants Presentation: Applicant will present any new information
- B) General Public: Comments from the general public
- C) Close Public Hearing: Planning Board to end the Public Hearing
- D) Town Engineer, MRB: Pat Nicoletta to comment on the engineering review
- E) Town Code Enforcement: Code Enforcement Officer to comment
- F) Planning Board Discussion: Planning Board members to discuss and ask questions
- G) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be a resolution to approve or deny, or a resolution for a continuance.

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**3) We have the following New Business:**

**1. Site Plan Review:**

Project Name: Fox Farm Geneva  
Planning Board #: PB2022-002  
Tax Map #: 133.00-1-17.110 and 133.00-1-18.112  
Address of Project: State Route 14  
Owner: Fox Living Trust

Project Description: The Applicant is applying for site plan approval of a PUD

Notes: The Town Board is holding a Public Hearing on April 12<sup>th</sup> for the formation of the PUD.

Reason for Review: Town of Geneva Zoning Code 165 Zoning, Article V. Planned Unit Development 165-49 B(5); A final planned unit development plan shall be submitted by the applicant to the Planning Board for review and approval, or approval with modifications and/or conditions. Review of the final planned unit development plan by the Planning Board shall take into consideration the preceding action of the Town Board on the preliminary planned unit development plan.

Applicants Name: Cary & Cynthia Fox  
Applicants Address: P.O. Box 590 Gallatin Gateway, MT

**MEETING PROCEDURES:**

- A) Applicants Presentation: Applicant will present
- B) Town Code Enforcement: Code Enforcement Officer to comment
- C) Planning Board Discussion: Planning Board members to discuss and ask questions
- D) Planning Board Determination: Planning Board to make a determination of action moving forward. This would be to schedule a public hearing.

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**3) We have the minutes of the March 29, 2022 meeting for review and approval.**

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**4) County Representative – Steve High’s report**

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**5) Other Business:**

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Respectfully,  
Floyd D. Kofahl  
Code Enforcement Officer