

City of Livingston Zoning Commission Meeting Minutes  
Tuesday October 12, 2021

- 1) Call to Order: (5:31PM)
- 2) Roll Call: (5:32PM)
- a) Zoning Commission members in attendance: Mathieu Menard, Jim Baerg, Wendy Weaver, Michal DeChellis, Michael Wojdylak, Deborah Monaghan
- b) Quorum present
- 3) Consent Items (5:33PM)
  - a) Approve meeting minutes from September (5:34pm)
    - i) September minutes
      - (1) Update typo on 8.
      - (2) Add that we approved to send the motion to the city.
        - (a) Approved
    - ii) MW moves to approve minutes
      - (1) WW seconds
    - iii) ZC approves
    - iv) MD to send updated minutes from last session to Mathieu
- 4) Public Comment (5:45PM)
  - i) No public present
- 5) Agenda Items: (5:46PM)
  - i) No old business
  - ii) New business
    - (1) Recommendation on Manufacturing and Use Table Zoning Text Amendment.
      - (a) MM walks through the staff report
      - (b) DM – clarification on description of manufacturing in artisan area
      - (c) DM – could we allow artisan manufacturing in residential
        - (i) MM – think that this is covered by home occupation
      - (d) JB – LI/I is allowed in future mixed use? Where do these fit on the map
        - (i) WW motions to approve the proposed changes to the manufacturing and use table zoning text amendment
        - (ii) DM seconds
        - (iii) ZC approves
    - (2) Recommendation on Densities and Mixed-Use Zoning Text Amendment (6:08pm).

- (a) JB wants more along the lines of NC
- (b) MM goes through the staff report
- (c) MM: MU is not placed anywhere. We want to talk to the text today and not where to implement this.
  - (i) Relatively similar to NC with a residential element
  - (ii) Did not remove NC to give us flexibility. We can talk about that later.
- (d) JB: Think that parking requirement will be ok
  - (i) Concerned about mixed use category – growth policy says out east of hospital and railroad yard – these are big buildings
  - (ii) Do we want these outsides of town? Create a satellite town out there?
  - (iii) MD – question about setbacks
    - 1. Concerns about not requiring green space and landscaping
    - 2. Don't want to create an urban heat sink
    - 3. Can we create building and design guidelines for mixed use?
      - a. MM doesn't recommend that
  - (iv) JC – strategically pick areas that are R3 – concentrated areas of R3 or MU
  - (v) DM – also concerned about green space
  - (vi) WW – questions around setbacks
  - (vii) JB makes a motion to table this discussion until next time
  - (viii) DM seconds this
  - (ix) Motion passes
- (e) Public Comment (7:00pm)
  - (i) No public present

6) Future agenda items (7:01pm)

- i) Mixed use and density continued conversation
- ii) Potentially the future land use map
- iii) Discussion on locations to apply the Design Review Overlay Zone.

7) Adjournment (7:04PM)

The next regular meeting will occur on November 9th, 2021 , at 5:30pm,