

**City of Stewartville  
City Council/EDA/Planning Commission  
September 16, 2014**

Members Present: Mayor King, Councilmembers Hanson, Stensrud and Timm. EDA members Stafford, Kuisle, Rusciano and Anderson. Planning Commission members Thompson, Schroeder, Gunderson, Schmidt and Lehrman.

Members Absent: Councilmember Burgr, EDA member Boe and Planning Commission member Poss.

Also Present: City Administrator Schimmel, City Clerk Roeder, City Engineer Strauss and CEDA Reps Chris Giesen and Elliot Culp.

Administrator Schimmel opened the meeting, stating that the three groups were brought together to look at the Central Business District and toss around ideas. He noted that depending upon changes brought forth the Comprehensive Plan may need to be amended. In an effort to begin that potential process, and to review and discuss possible new and/or revised future ideas for the central downtown business district corridor planning, this informal workshop would serve as an initial start for that process. Schimmel also encouraged the three groups to incorporate public comment from interested community shareholders, along with some public input opportunities (i.e. public hearings) to garner public feedback from adjacent and fellow property owners within the district, as well as, feedback from community citizens. This would enable a potential support mechanism to be in place, if district zoning and use revisions were to be suggested and acted on.

Timm stated that the question of what do we want for downtown came forth during a recent public hearing on a zone change request. Stafford stated that the Comprehensive Plan should be flexible enough to accommodate specific requests for change. Anderson agreed, stating that the City's doesn't want to say no and not attract any more business due to a strict plan. Thompson stated that changing the rules every time someone comes forward will result in a downtown that doesn't make sense. Giesen stated that the Comprehensive Plan defined the vision of the community in 2010 and questioned how often that should be reviewed. Strauss stated that the City should always be thoughtful in keeping a certain percentage of different zoning uses. King stated that bringing apartments to our downtown area could also bring more customers to Main Street businesses.

Different ideas/visions were brought forth in regards to attracting businesses, multi-family housing and affordable housing. After considerable discussion, City Engineer Strauss was instructed to put together some ideas for Main Street. Schimmel, stated that it was important to also gather ideas from the business owners along Main Street as well as from developers.

The meeting was adjourned at 8:20pm.

Respectfully,

Cheryl Roeder  
City Clerk