

A. CALL TO ORDER.

The regular meeting of the Waverly City Council was held on January 15, 2007, at 7:00 p.m. in the Council Chambers at City Hall. Mayor Ackerman presided. Council members present: Duane Liddle, Fred Ribich, Gene Lieb, Connie Rasmussen, Gary Boorum, Gary Grace and Cyndi Ecker. Absent: None.

1. **Approve Agenda as Printed or Add Items for Discussion Only.**

Moved By: Rasmussen

That the agenda for this Council meeting as prepared is hereby approved.

Yes: 7 No: 0 Absent: 0

2. **Minutes.**

Moved By: Grace

The January 8, 2006 Council Meeting Minutes are hereby approved.

Yes: 7 No: 0 Absent: 0

B. PUBLIC HEARINGS.

C. TABLED ITEMS.

1. **Second Reading of Ordinance 875, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from A-1 (Agricultural District) to R-3 (Multiple Family Residential District) of Said City (Wartburg College – Northwest Campus Area).**

Gary Grace representing Wartburg College stated that the Comprehensive Land Use Plan designates this area as semi-public/institutional. The proposed zoning matches the campus area. Mr. Grace informed members that Wartburg College has a history of being a good neighbor. He felt that dorms in the northwest area would be too far away from campus. Consideration might be given to build dorms where the sports fields are presently and move the sports fields to the northwest area. Presently Wartburg is constructing a cross country track to act as a buffer between the northwest campus area and residential housing. Zoning Administrator Passmore informed audience members that if Wartburg were to develop said area they would still have to go through the special provisional use permit process with approval from the Planning and Zoning Commission and Council. Private development of the property would have to go through the platting process with approval by Planning and Zoning Commission and City Council. Discussion followed on the City Code regarding rear yard setbacks, easements and maximum height restrictions. A valid protest from the surrounding neighbors was received which will require a super majority Council vote to approve. If a councilmember abstains due to conflict of interest then his seat is removed from the Council vote. Councilmember Lieb stated that Council has to consider the concerns of adjacent property owners. In the past, Council had approved the R-4 rezoning for the Rolling Meadow Subdivision before the plat was completed. After further discussion Council felt that adequate protection was in place to scrutinize Wartburg or private development of the northwest campus whether it be through the special provisional use process, platting or amendment of the Comprehensive Plan.

Moved By: Ribich

To move from the table.

Yes: 7 No: 0 Absent: 0

Moved By: Ecker

Second Reading of Ordinance 875, An Ordinance Amending the Zoning Ordinance of Waverly, Iowa, Providing for Rezoning of Certain Area from A-1 (Agricultural District) to R-3 (Multiple Family Residential District) of Said City (Wartburg College – Northwest Campus Area) is hereby approved.

Yes: 5 No: 1(Lieb) Abstain: 1 (Grace)

F. BOARDS AND COMMISSIONS.

1. Boards and Commissions.
2. Reports.
3. Communications.

G. VISITORS / PUBLIC COMMENTS.

H. ADJOURNMENT.

Moved By: Boorum

That the City Council Meeting be adjourned.

Yes: 7

No: 0

Absent: 0

Council adjourned at 8:38 P. M.