

**VILLAGE OF CORWIN**  
**Warren County, Ohio**

Meeting Minutes for January 23<sup>rd</sup>, 2022  
Planning and Zoning Meeting

Corwin Village Council met at 7:00 p.m. for a Planning and Zoning meeting in the Wayne Township Administration Building at 6050 North Clarksville Road, Waynesville, OH.

**CALL TO ORDER**

Mayor Cordery III call the meeting to order.

**PLEDGE OF ALLEGIANCE**

Mayor Cordery III led the pledge of allegiance.

**ROLL CALL**

A roll call was conducted to determine if a quorum was present. A majority of Councilmembers were present.

NAME	ATTENDANCE
Mayor Cordery	Present
Councilmember Baldwin	Absent
Councilmember Clark	Present
Councilmember Cummins	Absent
Councilmember Femmer	Present
Councilmember Patrick	Present
Councilmember Watrous	Present
Clerk-Treasurer Fitzsimmons	Present
Solicitor Jeffery Richards	Present

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**EXECUTIVE SESSION**

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**Motion**

Councilmember Watrous moved and was seconded by Councilmember Patrick to move from regular Council session to executive session due to legal matters.

A roll call vote was conducted, and the majority carried the motion 4 Aye / 0 Nay / 0 Abstain.

Councilmember Baldwin	Absent
Councilmember Clark	Aye
Councilmember Cummins	Absent
Councilmember Femmer	Aye
Councilmember Patrick	Aye
Councilmember Watrous	Aye

At this point, Council exited the chambers and went into an executive session with the Solicitor and the Mayor in the conference room.

Upon the return of the Council, Mayor, and Solicitor, the following motion was made:

**Motion**

Councilmember Femmer moved and was seconded by Councilmember Watrous to move from the executive session and return to the regular Council session.

A roll call vote was conducted, and the majority carried the motion 4 Aye / 0 Nay / 0 Abstain.

Councilmember Baldwin	Absent
Councilmember Clark	Aye
Councilmember Cummins	Absent
Councilmember Femmer	Aye
Councilmember Patrick	Aye
Councilmember Watrous	Aye

After the vote, the Council meeting returned to its regular session.

Before moving to citizen's comments, Councilmember Watrous asked to make a statement about moving forward on zoning. Mayor Cordery allowed Watrous to complete his general remarks about zoning.

Councilmember Waterous shared that he feels that the zoning has gotten to be too much. As an example, trying to update all the zoning categories when the likelihood of the Village growing much more significant is not likely. The time would be better spent working on community standards and off-street parking issues.

Waterous noted that he does not believe boats, RVs, or trailers should be parked on the street, but cars and trucks should be acceptable. Waterous finds it amenable to have boats, RVs, or trailers parked in the driveway, or concert pad next to the house or backyard. However, if the boats, RVs, or trailers are parked in the driveway, they should be covered and chucked. RVs also should not be allowed to be connected to utilities.

Councilmember Clark asked if Watrous's statement was meant to be voted upon. Watrous indicated that his statement was meant to be a point of discussion only because he knows that there are others that would like to have input.

Councilmember Femmer stated that she is concerned about the property values if this occurs. Additionally, Femmer is concerned that if the driveways are full of boats, RVs, and trailers, it will make more homeowners park in the street. More homeowners in the street will create additional street congestion. Councilmember Femmer stated that she wanted to be clear that she is against Councilmember Watrous's proposal and noted that she has been consistent on the issue of not allowing boats, RVs, and trailers to be permanently parked in driveways.

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## CITIZEN'S COMMENTS

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**Linus Burger – 6782 Sun Ridge Drive** – Questioned if Councilmember Watrous is against trailers altogether. Watrous states that the trailers, under his recommendation, would be allowed to park in the driveway. Mr. Burger states that he does not feel that is fair and does not want to have to park his trailer in the driveway, unhook it from his truck, and then park it on the street. Mr. Burger states he doesn't want to have to hook and unhook his trailer every day or have to drop his trailer off at work. Burger states he wants to park his truck and trailer on the street. Councilmember Watrous stated that all of this is a proposal and there will be more discussion.

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## OLD BUSINESS

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### **AmeriPark**

Donald Mayer, Esq, stated that he represents Dale Dakin and the AmeriPark project. Mayer noted that his client has concluded that is no longer practical to pursue his project in Corwin, and Mr. Dakin is formally withdrawing his planned development. Mr. Mayer states that he submitted to the Village a letter asking questions about several zoning issues and has not received any response to his November letter other than to pay the outstanding engineer's bill. Councilmember Watrous stated that the engineering group did not receive communications from Mr. Mayer. Mr. Mayer noted that the Village Solicitor did because he had directed that communication to him, and Mayer does not know what happened beyond that point.

Further, Mr. Mayer stated that Mr. Dakin had received an invoice from the Village for the engineering fees, but he requested an itemized bill. Mayer states he does not know the charge rate for the engineers or what they did for the fee. Mayer noted that he was supplied with the invoices from the engineer, but the invoices were generic and confusing. Mayer asked if anyone in attendance could confirm if the amount invoiced were the final cost. The Village Clerk stated that the invoice represented the final cost, and Mr. Mayer presented a check to the Clerk to pay the invoice.

Mr. Mayer asked how his client would get a building permit to build two additional structures within his current lock-in-store. The Clerk provided Mayer with the building permit to be filled out and filed for review and approval. Councilmember Watrous asked Mayer to provide the plans/drawing and the permit. Mr. Mayer agreed to provide all the information requested.

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## NEW BUSINESS

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\*\*\*NONE\*\*\*

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## ZONING WORKING SESSION

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No further session for this meeting.

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## REPORTS

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### **Solicitor's Report – Nothing to Report**

#### **Mayor's Report**

The Mayor states that we did receive 1.11 million dollars and are trying to establish a contract to obtain the funds.

The Mayor states that David Chappell called his full-time employer and lodged a complaint. The Mayor wanted this on the record and that the Sheriff's Office was notified about Chappell harassing an elected official.

#### **Council Comments**

**Councilmember Patrick** – Stated that he wanted it noted for the record that the lawyer's presentation was inaccurate. Dale Dakin had been given numerous guidance on how to proceed on this project. Councilmember Watrous shared that he had spent two hours after a meeting with Dale going over what he needed to do.

Patrick further shared that the Council should not just roll over in approving the new building but should ensure that the community is protected.

**Councilmember Clark** – Questioned the Solicitor whether he sent a letter to the Dakin Lock-in-Store about the back-hoe being placed inside a structure or removed. Lastly, Clark stated that he has information for the next meeting about the website development.

### **Clerk-Treasurer Report**

The Clerk reported that the Township Administrator would be approaching Council to get the Village's assistance to repave Corwin Ave once the bridge replacement occurs.

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### **ADJOURNMENT**

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Councilmember Watrous made the motion, and it was seconded by Councilmember Femmer to adjourn the regular session meeting of the Village Council until November 14<sup>th</sup>, 2023, at 7:00 p.m. A voice vote was conducted, and the majority carried the motion 5 Aye / 0 Nay / 0 Abstain.

Minutes respectfully submitted,



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Scott Fitzsimmons, Clerk-Treasurer

Approved:



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Jess Cordery III, Mayor