

**REGULAR COUNCIL MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON TUESDAY, FEBRUARY 18, 2025  
7:30 P.M.**

- A. ROLL CALL OF MEMBERS**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES OF PRECEDING MEETINGS:**
1. CAUCUS PRIOR TO MEETING MINUTES HELD ON JANUARY 21, 2025.
  2. REGULAR COUNCIL MEETING MINUTES HELD ON JANUARY 21, 2025.
  3. SPECIAL CAUCUS MEETING MINUTES HELD ON JANUARY 28, 2025.
  4. SPECIAL COUNCIL MEETING MINUTES HELD ON JANUARY 28, 2025.
- D. REPORTS OF STANDING COMMITTEES:**
- Aviation & Environmental Committee - Dufour
  - Board of Zoning Appeals - Mencini
  - Finance Committee - Scott
  - Legislative Committee - Scott
  - Parks & Recreation Committee - Mccorkle
  - Planning Committee - Poindexter
  - Safety Committee - Troyer
  - Service Committee - Roberts
- E. REPORTS OF SPECIAL COMMITTEES:**
- Southwest General Health Center Trustee - Mencini
  - Berea Board of Education Representative - Mccorkle
  - Technology & Innovation Council Representative -Dufour
- F. REPORTS OF BOARDS AND COMMISSIONS:**
- G. INTRODUCTION OF RESOLUTIONS OF COMMENDATION:**
- H. REPORTS AND COMMUNICATIONS FROM THE MAYOR:**
- I. REPORTS AND COMMUNICATIONS FROM DEPARTMENTS, COMMISSIONS, AND OTHER PUBLIC OFFICIALS:**

**J. OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL:  
{INTRODUCTION OF NEW LEGISLATION}:**

1. PROPOSED COUNCIL RULES

**K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:**

**L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:**

**M. ORDINANCES AND RESOLUTIONS FIRST READING**

1. ORD. NO. 11455-2025

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2025 ENERGIZED COMMUNITY GRANTS(S) FUND AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

2. ORD. NO. 11456-2025

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH WESTVIEW CONCRETE FOR THE PURCHASE OF CONCRETE AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

3. RES. NO. 1-2025

A RESOLUTION CONCERNING THE CONSOLIDATION OF TWO LOTS, PARCEL #S 344-06-004 AND 344-06-002, AT 14011 BROOK PARK ROAD (PARK PLACE APARTMENTS) INTO A SINGLE LOT AND THEN A SPLIT LOT FOR A PROPOSED 24,989 SQUARE FEET PARCEL 'A' AND A PROPOSED 31,771 SQUARE FEET, PARCEL 'B', ALONG BROOK PARK ROAD, LOCATED IN THE U7-D ZONING DISTRICT, AND DECLARING AN EMERGENCY. Introduced by COUNCIL AS A WHOLE.

**N. SECOND READING OF ORDINANCES AND RESOLUTIONS:**

**O. THIRD READING OF ORDINANCES AND RESOLUTIONS:**

**P. ADJOURNMENT:**

**SYNOPSIS OF LEGISLATION  
FOR THE COUNCIL MEETING OF TUESDAY FEBRUARY 18, 2025**

**FIRST READING:**

Ord. No. 11455-2025 AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2025 ENERGIZED COMMUNITY GRANTS(S) FUND AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance to accept funds from NOPEC for 2025.

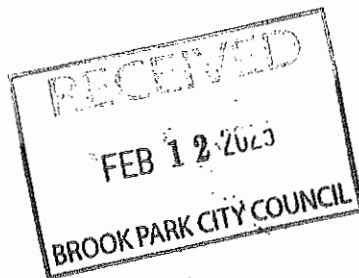
Ord. No. 11456-2025 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH WESTVIEW CONCRETE FOR THE PURCHASE OF CONCRETE AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance for purchasing concrete from the lowest quoted price.

Res. No. 01-2025 A RESOLUTION CONCERNING THE CONSOLIDATION OF TWO LOTS, PARCEL #'S 344-06-004 AND 344-06-002, AT 14011 BROOKPARK ROAD (PARK PLACE APARTMENTS) INTO A SINGLE LOT AND THEN A LOT SPLIT FOR A PROPOSED 24,989 SQUARE FEET PARCEL "A" AND A PROPOSED 31,771 SQUARE FEET, PARCEL "B", ALONG BROOKPARK ROAD, LOCATED IN THE U7-D ZONING DISTRICT, AND DECLARING AN EMERGENCY.

SYNOPSIS: A resolution adopting the recommendations of the Planning Commission for a consolidation and lot split at 14011 Brook Park Road.

**PREPARED BY THE BROOK PARK LEGAL DEPARTMENT  
FEBRUARY 12, 2025**



Suggested Council Rule changes:

No. 1 – Meeting Place:

**Currently reads now:**

All meetings of the Council shall be held in the John A. Poloyne Community Center in the Council Community Room, unless otherwise ordered by Council for the years 2024-2025.

**Amended to read:**

All meetings of the Council shall be held in the John A. Poloyne Community Center in the Council Community Room, **unless due to an emergency the Council President shall have the authority to change the meeting location** for the years 2024-2025.

No. 5 – Standing Committees: (page 5 – 1<sup>ST</sup> paragraph after Technology & Innovation Appointment.

**Currently reads now:**

Any legislation submitted to a Standing Committee must be placed on the agenda of the Committee of the Whole within a reasonable length of time. **Any** Council Member may request that legislation left in committee for sixty (60) days without official action of discussion be placed on the next regular Caucus agenda. Under no circumstances shall legislation remain in committee for more than 60 days. Verbal Approval 9/20/17.

**Amended to read:**

Any legislation submitted to a Standing Committee must be placed on the agenda of the Committee of the Whole within a reasonable length of time. **Six Members of Council** may request that legislation **placed** in a Standing Committee be pulled out of committee and **placed on** the next regular Caucus **or Caucus Prior to Council agenda, under Discussion**. Under no circumstances shall legislation remain in committee for more than 60 days. Verbal Approval 9/20/17.

CITY OF BROOK PARK, OHIO

PIC 2-4-25 Finance  
CA 2-11-25  
1st R 2-18-25  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
C \_\_\_\_\_

ORDINANCE NO. 11455-2025

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE  
AUTHORIZING ALL ACTIONS NECESSARY TO  
ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC)  
2025 ENERGIZED COMMUNITY GRANT(S) FUND,  
AND DECLARING AN EMERGENCY

WHEREAS, the City of Brook Park, County of Cuyahoga, Ohio (the "Grantee") is a member of the Northeast Ohio Public Energy Council ("NOPEC") and is eligible for one or more NOPEC Energized Community Grant(s) for 2025 ("NEC Grant(s)") as provided for in the NEC Grant Program guidelines; and

WHEREAS, the Grantee has previously entered into a Grant Agreement with NOPEC, Inc., to receive one or more NEC Grant(s); and

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Brook Park, State of Ohio that:

SECTION 1: The Council of the Grantee (the "Council") finds and determines that it is in the best interest of the Grantee to enter into the Grant Agreement to accept the NEC Grant(s) for 2025 in the amount of \$40,509.00 and authorize the Mayor to execute the Grant Agreement to accept the NEC Grant(s) funds.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and to accept NOPEC's grant(s) for 2025; therefore, provided this Ordinance receives the affirmative vote of at least (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

RECEIVED  
FEB 03 2025

PASSED: \_\_\_\_\_

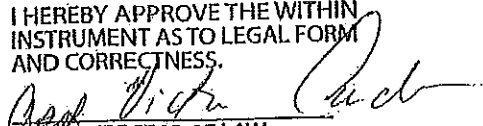
\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS.

  
\_\_\_\_\_  
DIRECTOR OF LAW

P/C 2-4-25 Service  
CA 2-11-25  
1st R 2-18-25  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
B/C \_\_\_\_\_

CITY OF BROOK

PARK, OHIO ORDINANCE NO: 11456-2025

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE  
AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH  
WESTVIEW CONCRETE FOR THE PURCHASE OF CONCRETE  
AND DECLARING AN EMERGENCY

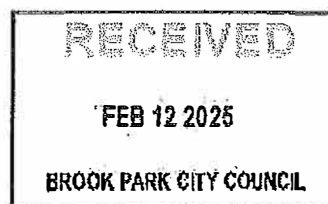
NOW THEREFORE BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

**SECTION 1:** The Director of Public Service has prepared specifications for the purchase of concrete for 2025, for use by the Brook Park Service Department, and the best quote was Westview Concrete. The quotes are attached as Exhibits "A" "B" and "C".

**SECTION 2:** The money needed for the aforesaid transaction shall be paid from Fund Number 243, for the Sidewalk Replacement Program; Fund Number 401 Capital Improvement, Fund Number 240 for Roads, Streets, Construction, Maintenance and Repairs, Fund Number 100 for Catch Basins, Fund Number 551 for Joint Slab Repairs; and shall not exceed \$100,000.00.

**SECTION 3:** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 4:** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare in the City, and for the further reason to enter into a contract to purchase concrete; therefore provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.



PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS.

*Victor Carda*  
\_\_\_\_\_  
Asst. DIRECTOR OF LAW



QUOTATION

WESTVIEW CONCRETE CORP.  
PO BOX 38159  
26000 SPRAGUE RD  
OLMSTED FALLS, OHIO 44138  
OFFICE: (440) 235-1806 FAX: (440) 235-1893  
DISPATCH: (440) 235-1800



CITY OF BROOK PARK  
Service Garage  
19065 Holland Road  
Brook Park, Ohio 44142

January 16, 2025

JOB: VARIOUS 2025

ATTN: Randy Meadows Brian Beyer  
PHONE: 216-433-7192  
CELL: 216-407-0344 216-296-2928  
FAX: 216-433-7193  
EMAIL: [bbeyer@cityofbrookpark.com](mailto:bbeyer@cityofbrookpark.com)

TERMS: NET 25<sup>TH</sup> PROX.  
START DATE: January 1, 2025

WE AGREE TO FURNISH THE FOLLOWING MATERIALS TO THE ABOVE PROJECT. PRICES QUOTED ARE SUBJECT TO CONDITIONS. EXTRAS STANDARD UNLESS OTHERWISE NOTED IN QUOTE.

READY-MIX

6.0 SACK \$171.50 CY  
6.5 SACK \$172.50 CY  
CLASS C \$172.00 CY  
CLASS MS \$192.00 CY  
CLASS FS \$204.00 CY

MISCELLANEOUS

Environmental and Fuel Surcharge \$25.00 per load  
Calcium Chloride 25# bags @ \$17.55 ea  
Residential Fiber (.75#) @ \$7.00/ yard  
Commercial Fiber (1.5#) @ \$11.00/yard

**NOTE: FUEL SURCHARGE SUBJECT TO CHANGE**

EXTRAS

SUPERPLASTICIZER \$6.00 CU.YD. (1/2 DOSE - 631)  
SUPERPLASTICIZER \$12.00 CU.YD. (FULL DOSE - 632)  
MIDRANGE WATER RED. \$6.00 CU.YD. (FULL DOSE - 622)  
RETARDER \$5.00 CU.YD. (FULL DOSE - 642)  
RETARDER \$2.50 CU.YD. (1/2 DOSE - 641)  
1% NON-CHLORIDE ACC. \$8.00 CU.YD.  
2% NON-CHLORIDE ACC. \$16.00 CU.YD.  
WINTER HEAT \$10.00 CU.YD. (EFFECTIVE NOV 1<sup>st</sup> THROUGH APRIL 30<sup>th</sup>)  
LATE LOAD AFTER 3:30 p.m. \$75.00 PER LOAD  
SATURDAY CHARGES \$75.00 PER LOAD  
DEMURRAGE CHARGE \$1.75 PER MINUTE AFTER THE LESSER OF 10 MIN / CU YD OR 60 MINUTES  
LIGHT LOAD CHARGE: 1-1.75 CU YD = \$ 150.00 4-4.75 CU YD = \$ 65.00  
2-2.75 CU YD. = \$ 115.00 5-5.75 CU YD = \$ 55.00  
3-3.75 CU YD. = \$ 85.00 6-7.75 CU YD = \$ 45.00

PRICING GOOD THROUGH DECEMBER 31, 2025

*THIS QUOTE IS SUBJECT TO ACCEPTANCE BY YOU WITHIN 30 DAYS. YOUR ACCEPTANCE OF THIS QUOTE WILL CONSTITUTE A CONTRACT BETWEEN YOUR COMPANY AND WESTVIEW CONCRETE CORP., SUBJECT TO PRICES, TERMS AND CONDITIONS MENTIONED HEREIN. ANY READY-MIX MATERIAL OR EXTRAS ORDERED (OTHER THAN WHAT IS NOTED ON QUOTE) WILL NOT GUARANTEE THESE PRICES.*

SINCERELY,  
WESTVIEW CONCRETE CORPORATION

Mackenzie Mason,  
330-383-3123 CELL  
[mmason@westviewconcrete.com](mailto:mmason@westviewconcrete.com)



216.239.3000

**CONTRACTORS CHOICE READY MIX**

5225 Warner Road

Garfield Heights, OH 44125

Nick Genovese: nickg@ccrm.biz ~ cell: 440-855-5180



**QUOTATION**

Name: City Of Brookpark

Date: 1/8/2025

Project: 2025 various

Contact Info : Brian Beyer

**PRODUCTS**

Quantity	Mix Code & Description	Price	Unit
	CLEVELAND LSM 50	\$ 103.00	CY
	ODOT CLASS C	\$ 175.00	CY
	ODOT CLASS QC MS	\$ 193.00	CY
	6.5 Sack	\$ 175.00	CY

Terms: Net 30

Quoted prices are held for 30 days

Max Air Spec Per ACI 1.5% +

Extra Products	Description	Price	Unit
1% NCA	1% Non Chloride Accelerator	\$ 8.50	yard
2% NCA	2% Non Chloride Accelerator	\$ 17.00	yard
Cal 1%	1% Liquid Calcium	\$ 3.00	yard
Cal 2%	2 % Liquid Calcium	\$ 6.00	yard
Calcium	Calcium Chloride 50 lb bag	\$ 29.00	each
Retarder 0.5	1/2 Dose Hydration Controlling Retarder	\$ 2.50	yard
Retarder 1.0	Full Dose Hydration Controlling Retarder	\$ 5.00	yard
Super 1/2	Superplasticizer 1/2 Dose 32 oz cy	\$ 4.50	yard
Super Full	Superplasticizer Full Dose 64 oz cy	\$ 9.00	yard
AE-3	Efflorescence Reducing and Water Repelling Admix	\$ 16.00	yard
Barrier 1 MVRA	Barrier 1 MVRA (based on 6 sack mix design)	\$ 38.00	yard
Barrier 1 PIA	Barrier 1 PIA (based on 6 sack mix design)	\$ 73.00	yard
Exp 3.5"	100 Lineal Feet 1/2" x 3.5" x 5'	\$ 54.00	each
Exp 6"	50 Lineal Feet 1/2"x 6"x 5'	\$ 40.00	each
Fiber 1 lb	Monofilament Polypropylene Micro Fiber 1 lb/cy	\$ 6.00	yard
Fiber 1.5 lb	Fibrillated Polypropylene Micro Synthetic Fiber 1.5 lb/cy	\$ 9.00	yard
Fiber 1 lb	Macro Synthetic Fibermesh 1 lb/cy	\$ 7.50	pound
Late Load	Late Delivery After 3:30pm	\$ 80.00	load
Min Load 1-2.75	Min Load 1-2.75 yards	\$ 150.00	load
Min Load 3-4.75	Min Load 3-4.75 yards	\$ 130.00	load
Min Load 5-6.75	Min Load 5-6.75 yards	\$ 110.00	load
Saturday	Saturday Delivery (til Noon)	\$ 80.00	load
Plant Opening	Plant Opening 4 HOUR MINIMUM	\$ 1,250.00	hour
Multi Stop	Multiple Stop Charge	\$ 80.00	each
Zone 2	Over 20 Miles Delivery	\$ 60.00	load
Demurrage	Demurrage (overtime)	\$ 2.00	each
Winter Heat	Winter Heat (approx. Nov 1 thru April 15)	\$ 8.00	yard
Fuel Charge	Fuel Surcharge (subject to change without notice)	\$ 28.00	load



DATE: January 10, 2025  
 COMPANY: City of Brook Park  
 ATTN: Brian

PROJECT: City of Brook Park 2025  
 DELIVERY: City of Brook Park  
 SHIPPING PLANT: Valley City/Sheffield  
 APROX. QUANTITY: 250 Yards

**WE ARE PLEASED TO QUOTE THE FOLLOWING PRICING FOR THIS PROECT.**

<b>CONCRETE:</b>				
PSI	USAGE	CEMENT CONTENT/YARD	PRICE	ITEM CODE
6.5 Sack	Exterior SOG	611 LBS	\$177.00	65S6578
Class C	Exterior SOG	600 LBS	\$174.00	C57QCQA
MS	Exterior SOG	800 LBS	\$188.00	MSQCQAVC

NOTE: Additional mixes available upon request

<b>ADMIXTURES:</b>			
PRODUCT	PRICE	PRODUCT	PRICE
Retarder	\$3.25 per yard	Mono Fiber 1lb	\$8.00 per yard
Super Plasticizer	\$4.50 per yard	Fibrillated Fiber 1.5lbs	\$12.00 per yard
Non-Chloride 1%	\$8.00 per yard	Tuf Strand Fiber 3lbs	\$22.50 per yard
Non-Chloride 2%	\$16.00 per yard	Calcium 25lb Bag	\$17.50 per bag
Liquid Calcium 1%	\$3.50 per yard	Multi-Stop	\$75.00 Load
Liquid Calcium 2%	\$7.00 per yard	E5	\$16.00 per yard
		EucoShield	\$4.00 per yard

NOTE: Admixtures/fibers not included in concrete list price unless otherwise specified.

<b>DELIVERY CHARGES:</b>			
Fuel Surcharge/Environmental	\$25.00 per load	<b>Light Load Fees (excluding balance load)</b>	
Hot water (Nov 15 <sup>th</sup> - April 15 <sup>th</sup> )	\$8.00 per yard	1cy - 2.75cy	\$150.00 per load
Late Delivery (4pm on-site)	\$100.00 per load	3cy - 4.75cy	\$100.00 per load
Saturday Delivery (7am - 11am)	\$100.00 per load	5cy - 7cy	\$75.00 per load
Night Ops 4-hour min (6pm - 5am)	\$500.00 per hour		
Color Washout	\$125.00 per load		

**Quality and Service Since 1932**

VALLEY CITY 330-483-3114

AKRON 330-784-7008

SHEFFIELD 440-277-9306

www.mackconcrete.com

P/C \_\_\_\_\_  
CA 2-11-25  
1st R 2-18-25  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
C \_\_\_\_\_

CITY OF BROOK PARK, OHIO

RESOLUTION NO: 1-2025

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION

CONCERNING THE CONSOLIDATION OF TWO LOTS, PARCEL #'S 344-06-004 AND 344-06-002, AT 14011 BROOKPARK ROAD (PARK PLACE APARTMENTS) INTO A SINGLE LOT AND THEN A LOT SPLIT FOR A PROPOSED 24,989 SQUARE FEET PARCEL 'A', AND A PROPOSED 31,771 SQUARE FEET, PARCEL 'B', ALONG BROOKPARK ROAD, LOCATED IN THE U7-D ZONING DISTRICT, AND DECLARING AN EMERGENCY

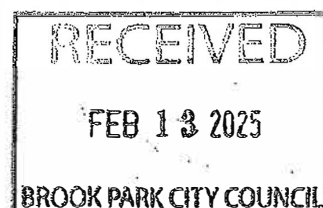
WHEREAS, on February 3, 2025 the Planning Commission approved, by a vote of 6-0 and referred to Council for final action a request for the proposed parcel consolidation and lot split plat for PPN's 344-06-004 and 344-06-002, said request was to first consolidate the two parcels into a single lot and then to split them into a proposed 24,989 square feet Parcel 'A', and a proposed 31,771 square feet, Parcel 'B' along Brookpark Road, Brook Park, Ohio in located in the U7-D Zoning District.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The lot split and then consolidation of the aforementioned properties is further described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason that it is Council's desire to approve the consolidation and lot split; this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.



PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS.

  
DIRECTOR OF LAW

# MEMO

EXHIBIT

"A"

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com troyerbpcouncil@gmail.com jamesmenclini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	February 5, 2025
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on February 3, 2025, regarding 14011 Brookpark Road (Park Place Apartments), to consolidate Parcel #'s 344-06-004 and 344-06-002 into a single Parcel. By vote of 6-0, the Planning Commission voted to recommend approval to consolidation Parcel #'s 344-06-004 and 344-06-002 into a single Parcel, for the following:

- Request approval to consolidate Parcel #'s 344-06-004 and 344-06-002 into a single Parcel, Located in the U7-D Zoning District

*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

And

The Brook Park Planning Commission met February 3, 2025, regarding 14011 Brookpark Road (Park Place Apartments), to perform a lot split for a proposed 24,989 Square Feet, Parcel "A", and a proposed 31,771 Square Feet, Parcel "B", along Brookpark Road. By vote of 6-0, the Planning Commission voted to perform a lot split, for the following.

- Request approval to perform a lot split for a proposed 24,989 Square Feet Parcel "A" and proposed 31,771 Square Feet Parcel "B" along Brook Park Rd.

*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

Page 2

February 5, 2025

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

See Attached Engineer's comments, Building Commissioner's comments, and 2025 Planning Commission Application.

If additional information is required, please feel free to contact me.

PROPERTY OWNER:

PARK PLACE APTS CLEVELAND, LLC

ATTN: MARR EARL

45 Eisenhower Dr. Unit # 500

Paramus, NJ 07652

matthew@reynoldsasset.com

AGENT/CONTACT PERSON NAME(S):

NEFF & ASSOCIATES

ATTN: JEFF PLAUTZ

6405 York Rd

Parma Hts, Ohio 44130

jplautz@neff-assoc.com

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission

Building Department 216/433-7412 (cdell@cityofbrookpark.com)

BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on February 3, 2025, regarding 14011 Brookpark Road (Park Place Apartments), to consolidate Parcel #'s 344-06-004 and 344-06-002 into a single Parcel. By a vote of 6-0, the Planning Commission voted to recommend approval to consolidate Parcel #'s 344-06-004 and 344-06-002 into a single Parcel, for the following:

- Request approval to consolidate Parcel #'s 344-06-004 and 344-06-002 into a single Parcel.

Located in the U7-D Zoning District

*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

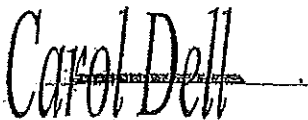
And

The Brook Park Planning Commission met on February 3, 2025, regarding 14011 Brookpark Road (Park Place Apartments), to perform a lot split for a proposed 24,989 Square Feet, Parcel "A", and a proposed 31,771 Square Feet, Parcel "B", along Brookpark Road. By vote 6-0, the Planning Commission voted to perform a lot split, for the following

- Request approval to perform a lot split for a proposed 24,989 Square Feet Parcel "A" and a proposed 31,771 Square Feet Parcel "B" along Brook Park Rd.

*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

The Planning Commission herein submits its recommendation to City Council that they, by resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.



Secretary, Planning Commission

Date: 2/5/2025



**MEMO**

TO: Jason Monaco, Building Commissioner

---

FROM: Edward R. Piatak, P.E., Consulting City Engineer

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DATE: January 24, 2025

---

SUBJECT: 14011 Brookpark Rd. (Split/Consolidation & Project) – Planning Commission

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CC:

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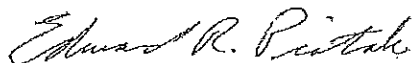
Mr. Monaco:

I have reviewed the Planning Commission Application (February 2025 Meeting) for the above referenced project located at 14011 Brookpark Road and offer the following comments:

1. Verify the Plat has been pre-approved by the County.
2. No objections to the Lot Split/Consolidation.
3. Verify with Fire Department that one vehicular point of ingress/egress on to West 140<sup>th</sup> Street is adequate to service the site.
4. Verify the additional vehicles utilizing West 140<sup>th</sup> Street does not warrant adjustments in the traffic signal timing at the Brookpark Road intersection.
5. No additional impervious area is being proposed.
6. Proposed earth disturbed area is minimal.
7. No objections to the project.

Please advise me if you have any questions or require additional information.

**EUTHENICS, INC.**



Edward R. Piatak, P.E.  
Consulting City Engineer



### Building Department Notes

14011 Brookpark Rd. parcel #'s 344-06-004, 344-06-002 – Summary of requests – The applicants are requesting 3 approvals from from the Planning commission.

- A. Approval for a curb cut from the parking lot of Park Place Apartments onto W. 140<sup>th</sup> St.
- B. Approval to consolidate parcels 344-06-004 and 344-06-002 into a single parcel.
- C. Approval to perform a lot split for a proposed 24,989 SF parcel "A" and a proposed 31,771 SF parcel "B" along Brook Park Rd.

#### SECTION 11.03 PLANNING COMMISSION.

(c) Mandatory Referral. No public building or structure, street, boulevard, parkway, park, playground, public ground, bridge, viaduct, tunnel, or other public way, ground works or utility, whether publicly or privately owned, or a part thereof shall be constructed or authorized to be constructed in the City nor shall any public street, avenue, parkway, boulevard or alley be opened for any purpose whatsoever, nor shall any street, avenue, parkway, boulevard or alley be widened, narrowed, relocated, vacated, or its use changed, or any ordinance referring to zoning or other regulations controlling the use or development of land be passed, unless and until the matter shall have been submitted to the Planning Commission for report and recommendation. Any matter so referred to the Planning Commission shall be acted upon by it within forty-five (45) days from the date of referral unless a longer time be allowed by Council. If the Planning Commission shall fail to act within the time allotted, it shall be deemed to have approved the matter. If any provision of such ordinance, resolution or order is disapproved by formal action of the Planning Commission, the adoption of such ordinance, resolution or order shall require a two-thirds (2/3) affirmative vote of all members of the Council for passage.



# CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

JAN 3 7 2025

| Email | buildingdept@cityofbrookpark.com

| Office | 216.433.7412

## 2025 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	14011 Brookpark Rd	<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> COMMERCIAL	ZONE
PARCEL #	344-06-004 and -002	BUSINESS NAME (If Applicable)	Park Place Apartments	

PROPERTY OWNER NAME(S)	PARK PLACE APTS CLEVELAND, LLC - Matt Earl			<input type="checkbox"/> Will Attend Meeting
Phone #	267-303-3382	Email	matthew@reynoldsasset.com	
Street Address	45 Eisenhower Drive #500	City	Paramus	Zip 07652
AGENT/CONTACT PERSON NAME(S)	Neff & Associates - Jeff Plautz			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	440-884-3100	Email	jplautz@neff-assoc.com	
Street Address	6405 York Rd	City	Parma Hts	Zip 44130

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project <sup>2</sup>	<input type="checkbox"/> Conditional Use Permit <sup>2</sup>	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard <sup>1</sup>	<input type="checkbox"/> Telecommunication Tower <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input checked="" type="checkbox"/> Lot Split <sup>3,4</sup>	<input checked="" type="checkbox"/> Lot Consolidation <sup>3,4</sup>
	<input checked="" type="checkbox"/> Other: New curb cut on W140th St and minor site plan modifications		
	<sup>1</sup> Provide Construction Drawings and/or Structural calculations		
	<sup>2</sup> Provide Detailed Business Plan per City Ordinance 1121.34		
	<sup>3</sup> Provide Legal Description		
	<sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar		

SUMMARY OF REQUEST	A new lot consolidation/split is proposed creating 2 outlots on Brookpark Rd. The new lots when developed will eliminate the access for Park Place Apts to Brookpark and therefore a new curb cut is being proposed on W140th. A variance request has been made for the parking.
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APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	01/09/25
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# SITE IMPROVEMENT PLANS FOR PARK PLACE BROOKPARK ROAD

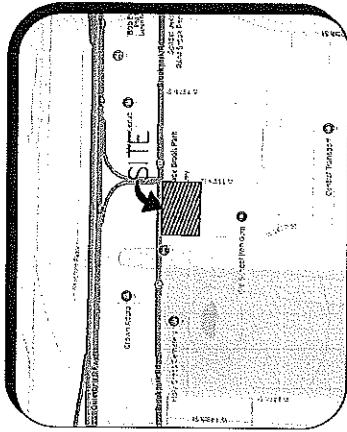
IN  
CITY OF BROOK PARK, COUNTY OF CUYAHOGA, STATE OF OHIO

**DEVELOPER:**  
PARK PLACE APARTMENTS, LLC  
45 EISENHOWER DRIVE #600  
PARMA, OH 44130  
PHONE: (440) 284-3100  
FAX: (440) 284-3102  
CONTACT: MATTHEW GUIL

**CIVIL ENGINEER  
AND SURVEYOR:**  
NEFF AND ASSOCIATES  
6485 YORK ROAD  
PARMA HEIGHTS, OHIO 44130  
PHONE: (440) 284-3100  
FAX: (440) 284-3102  
CONTACT: JEFFREY M. PLAUTZ, PE

**INDEX TO DRAWINGS:**

FILE SHEET	REVISION &
EXISTING CONDITIONS	..... 010
LAYOUT	..... 010
DETAILED PAVING PLAN	..... 010
SEE LAYOUT & PAVING PLAN	..... 010
DETAILS	..... 020
SEE DETAILS	..... 020
SEE DETAILS	..... 021
SEE DETAILS	..... 021
LANDSCAPING	..... 021
OVERALL LANDSCAPE PLAN AND DETAILS	..... 010



**THE CITY OF BROOK PARK**

**BROOKPARK CITY HALL**  
8100 BUCK ROAD  
PARMA, OHIO 44130  
PHONE: (216) 833-1300  
FAX: (216) 833-1302  
WWW.BROOKPARK.ORG

**BROOK PARK DIST. ADMINISTRATOR**  
11007 WILSON ROAD  
PARMA, OHIO 44130  
PHONE: (216) 833-1315  
FAX: (216) 833-1316  
PATRICK JOHNSON

**OHIO**  
Utilities Professionals  
Service  
Call before you dig  
1-800-368-2764  
A 621901190  
Also see OUPDS@LANDSCAPE  
(Ohio O&G & Gas Utility Approval  
Program website)

**SUBMITTED BY:**

JEFFREY M. PLAUTZ - REG. ENGINEER NO. 71338 \_\_\_\_\_ DATE \_\_\_\_\_

SEARCH MARKS	DATE
BLACK TOP OF EXISTING ROADWAY	08/17/2023
BLACK TOP OF EXISTING SIDEWALK	08/17/2023
BLACK TOP OF EXISTING DRIVEWAY	08/17/2023
BLACK TOP OF EXISTING DRIVEWAY	08/17/2023
BLACK TOP OF EXISTING DRIVEWAY	08/17/2023
BLACK TOP OF EXISTING DRIVEWAY	08/17/2023

SHEET NO.  
C0.0



**NEFF & ASSOCIATES**  
Civil Engineering & Surveying  
6485 YORK ROAD, Parma Heights, Ohio 44130  
Tel: 440.284.3100 Fax: 440.284.3104  
www.neffandassociates.com



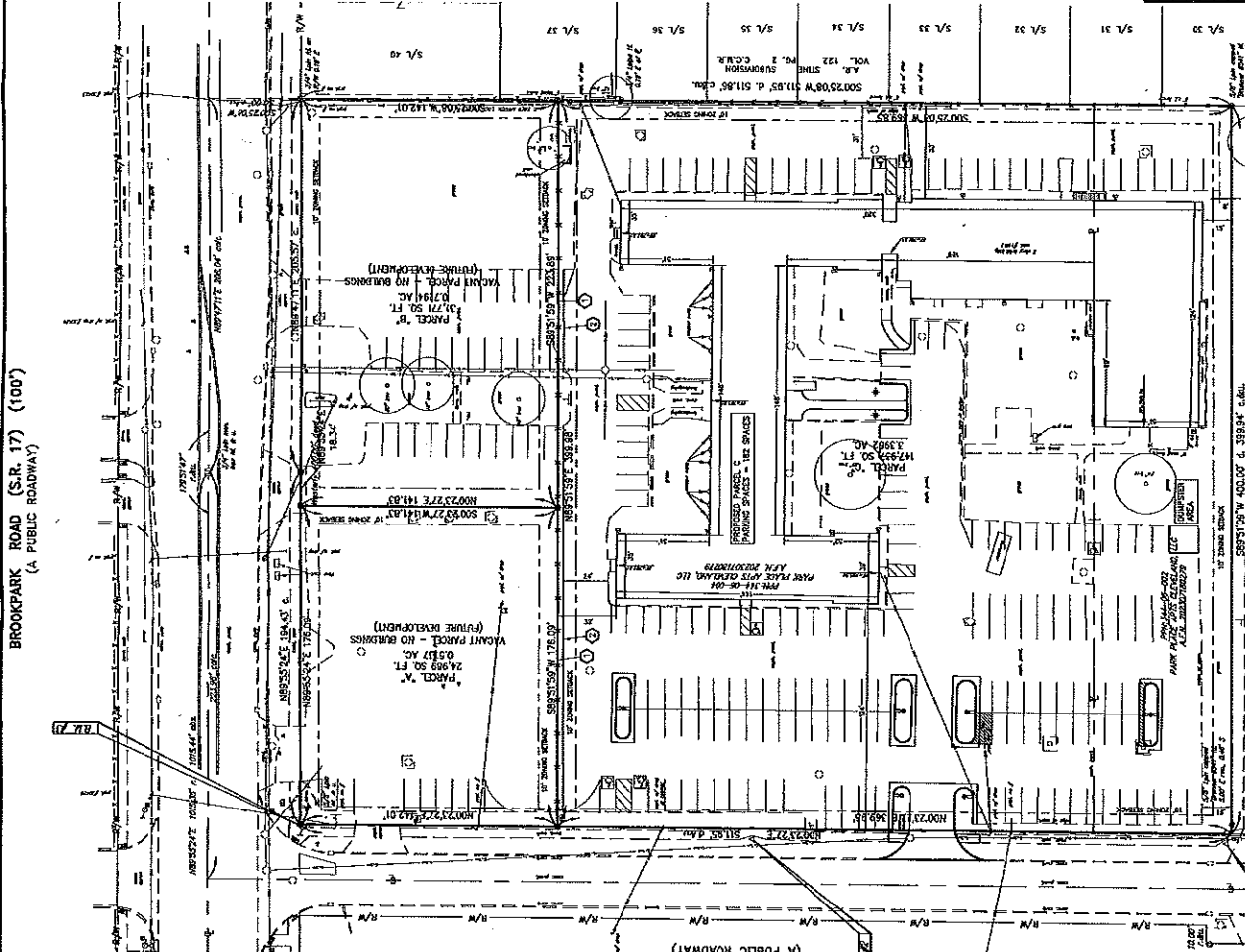


14011 BROOKPARK ROAD, CITY OF BROOK PARK, STATE OF OHIO  
**OVERALL PARKING PLAN**  
 PARK PLACE BROOKPARK ROAD

**NEFF**  
 & ASSOCIATES

SHEET NO. C5.0

REVISION	DATE	BY	DESCRIPTION
1	07/17/20	AW	CITY SUBMITTAL
2	08/11/20	AW	CONTRACT
3	09/01/20	AW	CONTRACT



**LANDING INFORMATION**  
 EXISTING PARKING = 182 SPACES  
 TOTAL PROPOSED PARKING = 364 SPACES  
 TOTAL EXISTING PARKING = 182 SPACES  
 TOTAL PROPOSED PARKING = 182 SPACES  
 FUTURE PARKING SPACES = 182 SPACES  
 FUTURE PARKING SPACES = 182 SPACES  
 EXPOSED SITE PARKING PARCEL 12  
 TOTAL PROPOSED PARKING = 364 SPACES  
 TOTAL PROPOSED PARKING = 182 SPACES  
 TOTAL PROPOSED PARKING = 182 SPACES

**ZONING INFORMATION**  
 CURRENT ZONING - SPECIAL DISTRICT "UP-2"

ZONE SECTION	REQUIREMENTS	PROVIDED
121.01 (OFFICE)	FRONT YARD SETBACK - 15.0 FT	124 FT
121.02 (OFFICE)	FRONT YARD SETBACK - PARKING	0 FT
121.03 (OFFICE)	SIDE SETBACK - 15.0 FT	13 FT
121.04 (OFFICE)	REAR SETBACK - 15.0 FT	13 FT
121.05 (OFFICE)	REAR SETBACK - PARKING	0 FT
121.06 (OFFICE)	MIN. DRIVE WIDTH (2 LANE)	24 FT
121.07 (OFFICE)	MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF GROUND COVER	182 SPACES

**KEY NOTES**  
 1. PROPOSED PRIVATE FENCE  
 2. PROPOSED EDGE OF PAVEMENT

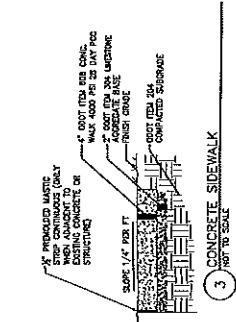
**OHIO**  
**Utilities Protection**  
**CONTRACT**  
 1-800-362-2764  
 A42690190  
 14011 BROOKPARK ROAD, SUITE 100  
 BROOK PARK, OHIO 44139  
 PH: 419-881-1111  
 FAX: 419-881-1111

**BOUNDARY MARKS:**

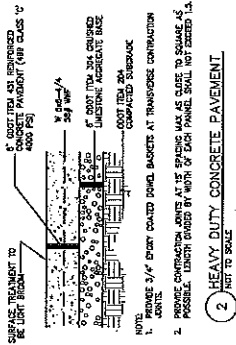
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BLK. 1, TOP OF CURB AT INTERSECTION	BLK. 1, TOP OF CURB AT INTERSECTION
BLK. 1, TOP OF CURB AT INTERSECTION	BLK. 1, TOP OF CURB AT INTERSECTION
BLK. 1, TOP OF CURB AT INTERSECTION	BLK. 1, TOP OF CURB AT INTERSECTION



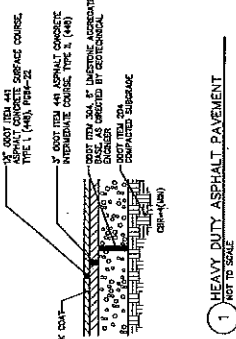
DATE	DESCRIPTION
01/17/25	CITY SUBMITTAL
02/10/25	REVISED
03/10/25	REVISED
04/10/25	REVISED
05/10/25	REVISED
06/10/25	REVISED
07/10/25	REVISED
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09/10/25	REVISED
10/10/25	REVISED
11/10/25	REVISED
12/10/25	REVISED



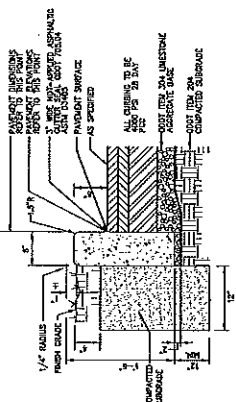
3 CONCRETE SIDEWALK  
 NOT TO SCALE



2 HEAVY DUTY CONCRETE PAVEMENT  
 NOT TO SCALE



1 HEAVY DUTY ASPHALT PAVEMENT  
 NOT TO SCALE

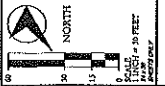


4 VERTICAL CONCRETE CURB  
 NOT TO SCALE

- PROVIDE SHOROT CONTRACTION JOINTS AT 10' O.C.
- EXPANSION JOINTS 300' O.C. END OF RISE FOR. AND AT STRUCTURE







# LOT SPLIT & CONSOLIDATION PLAT

PARK PLACE - 1401 BROOKPARK ROAD  
CITY OF BROOKPARK, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF ASSOCIATES  
SHEET NO. 1 OF 1

THE INTENT OF THIS PLAT IS TO SPLIT A PORTION OF PPN 344-05-004 TO CREATE NEW PARCELS "A" & "B" AND CONSOLIDATE THE REMAINDER WITH PPN 344-05-002 TO CREATE NEW PARCEL "C".

Situated in the City of Brookpark, County of Cuyahoga, and State of Ohio and known as being part of Original Addressburg Township Lot No. 1, Section No. 1

**COUNSELS ACCEPTANCE**  
I, the undersigned representative of Park Plaza Apartments, LLC, being owner of the lands shown herein, do hereby accept the consolidation of all of the lands shown herein.

By: Representative \_\_\_\_\_  
Print Name \_\_\_\_\_  
State of \_\_\_\_\_  
City of \_\_\_\_\_  
I, the undersigned representative of the City of Brookpark, Ohio, do hereby accept the consolidation of all of the lands shown herein.

**CITY OF BROOKPARK APPROVAL**  
THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF BROOK PARK, OHIO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
COMMISSIONER \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL FOR THE CITY OF BROOK PARK, OHIO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
CITY COUNCIL \_\_\_\_\_  
PRESIDENT OF COUNCIL \_\_\_\_\_  
CLERK OF COUNCIL \_\_\_\_\_

**NOTE:**  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

**SURVEY CERTIFICATION**  
The survey on which this plat is based was prepared in accordance with and in compliance with the laws and regulations of the State of Ohio, as amended to Chapter 433.37 of the Ohio Administrative Code in effect at the time this plat is recorded.

I hereby certify that the data on this plat were obtained from reliable sources and that the plat is a true and correct representation of the land shown thereon.

SYMBOLS	
☉	See this symbol as described
☌	Survey boundary as described
☍	Survey boundary as described
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