

**REGULAR COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, APRIL 1, 2025
7:30 P.M.**

A. ROLL CALL OF MEMBERS

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF MINUTES OF PRECEDING MEETINGS:

1. SPECIAL CAUCUS MEETING MINUTES HELD ON FEBRUARY 25, 2025.
2. CAUCUS PRIOR TO COUNCIL MEETING MINUTES ON MARCH 4, 2025.
3. REGULAR COUNCIL MEETING MINUTES HELD ON MARCH 4, 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}:**

K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:

L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:

M. ORDINANCES AND RESOLUTIONS FIRST READING

N. SECOND READING OF ORDINANCES AND RESOLUTIONS:

O. THIRD READING OF ORDINANCES AND RESOLUTIONS

1. RES. NO. 16-2024

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A CIRCLE K GAS STATION AT 20850 SHELDON ROAD LOCATED IN THE U6 USE ZONING DISTRICT, AND DECLARING AN EMERGENCY. Introduced by Council As A Whole.

P. ADJOURNMENT:

SYNOPSIS OF LEGISLATION
FOR THE REGULAR COUNCIL MEETING OF April 1, 2025

THIRD READING:

Res. No. 16-2024 A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO
CONSTRUCT A CIRCLE K GAS STATION AT 20850 SHELDON
ROAD LOCATED IN THE U6 USE ZONING DISTRICT, AND
DECLARING AN EMERGENCY.

SYNOPSIS: A resolution granting a conditional use
permit for a Circle K gas station located in U6
zoning district at 20850 Sheldon Road.

PREPARED BY THE BROOK PARK LEGAL DEPARTMENT
March 20, 2025

CITY OF BROOK PARK, OHIO

Resolution No. 16-2024

Introduced By: COUNCIL AS A WHOLE

P/C
CA Prior 9-3-24
1st R 9-3-24
2nd R 3-18-25
3rd R 4-1-25
9-3-24
B/c 2-11-25

**A RESOLUTION
GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT A CIRCLE K GAS
STATION AT 20850 SHELDON ROAD LOCATED IN THE U6 USE ZONING
DISTRICT,
AND DECLARING AN EMERGENCY**

WHEREAS, the conditional use requested is to a Circle K Gas Station at 20850 Sheldon Road located in the U6 Use Zoning District and

WHEREAS, the request for a conditional use permit was presented at a public hearing on July 1, 2024 to the Brook Park Planning Commission, which referred this matter to Council for approval and recommended the waiver of requirements set forth in Section 1121.36(c) of the Brook Park Codified Ordinances.

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

SECTION 1: The Council of the City of Brook Park finds that the proposed conditional use permit requested is appropriate in the location for which it is proposed and grants a conditional use permit to construct a Circle K Gas Station at 20850 Sheldon Road, Brook Park, Ohio, with the condition that the Engineers provide Council with remediation of the issues with the traffic study as recommended by the Planning Commission.

SECTION 2: The granting of said conditional use permit is subject to the following conditions:

1. No work may begin until the safety recommendations for RT 237 are completed, at Circle K's expense.
2. The hours of operation be from 5:00 a.m. until 11:00 p.m.
3. An eight foot barrier wall which is decorative on the residents' side be erected.
4. An additional natural barrier of mature trees, such as pine or fir be planted along the barrier wall.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all

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BROOK PARK CITY COUNCIL

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 4: 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 purpose of granting a conditional use permit in a U6 Zoning District to operate a Gas Station/Convenient store; therefore, this Resolution 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.

Victoria Church

Deputy DIRECTOR OF LAW