

NOTICE
SPECIAL MEETING OF COUNCIL

Clerk's Office, Brook Park, Ohio

April 19, 2024

TO: COUNCILMEMBERS TROYER, MENCINI, ROBERTS, SCOTT, DUFOUR, POINDEXTER, MCCORKLE, COUNCIL PRESIDENT SALVATORE, AND MAYOR ORCUTT, LAW DIRECTOR HORVATH, FINANCE DIRECTOR MCGANN

YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF COUNCIL
HAS BEEN CALLED FOR THE PURPOSE OF:

COUNCIL MEETING

CAUCUS MEETING

EXECUTIVE SESSION

OTHER (Public Hearing)


Such special meeting will accordingly be held on Tuesday the 23rd day of April, 2024, at 6:00 P.M.

at the place of holding regular meetings. (*Refer to Rules of Council, No. 4, if applicable.)

SUBJECT

1. ORDINANCE 11392-2024

AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBERS 344-29-077; 344-29-078; 344-29-079; 344-29-080; 344-29-081; 344-29-082; 344-29-083; 344-29-084; AND 344-029-085 FROM U1-A5 TO U2-A6.



Council President

Carol Johnson

Clerk of Council

**PUBLIC HEARING ONE (1)
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON TUESDAY, APRIL 23, 2024**

The public hearing was called to order by Council President Salvatore at 6:00 p.m., the clerk called the roll and the following Members of Council answered:

TROYER, ROBERTS, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Building Commissioner Monaco and Economic Development Commissioner Marnacheck.

SUBJECT:

1. ORDINANCE NO. 11392-2024
AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBERS 344-29-077; 344-29-078; 344-29-079; 344-29-080; 344-29-081; 344-29-082; 344-29-083; 344-29-084; 344-15-008 AND 344-15-009 FROM U1-A5, U3-B TO U2-A6.

Mayor Orcutt welcomed everyone to the Public Hearing for what is called the Pemberton area, north side of Snow Road, for nine (9) parcels currently for single-family homes; the rezoning would change to U2-A6 for apartments and two-family.

Drew Cook
Project Manager
Grey Fox Capital

Ryan Summers
Principal
Grey Fox Capital

Mr. Cook stated this presentation is for the Brookview Village. (Slide-show available on the city's website under the Council tab or on a flash-drive available in Clerk of Council's office for a \$5.00 charge per codified ordinances).

Questions:

Mr. Mencini asked for a number of projects the company has done?

Mr. Summers responded eight different communities in Northeast Ohio, Southwest Ohio and Florida. Long-term owners do not build and flip and the apartments are considered luxury apartment community, for empty-nesters, professionals or people downsizing. To provide that type of living for a renter and resident that feels like home. Grey Fox pays the house bills, insurance, landscaping and are very focused on quality and curb-appeal.

Mr. Mencini continued like the units and layout and other items the city was looking for; hope they will be long-term as stated.

Mr. Salvatore stated this is the opportunity for the audience to ask questions.

Audience member asked if they are short-term or long-term leases?

Mr. Summers responded long-term leases, there may be a few short-term leases, 99% are long-term leases for one (1) years or two (2) years, couple different price ranges.
Audience member asked how many people will live in each unit?

Mr. Summers responded mostly 1.5 people in a unit, most of these units are single folks, divorced or a spouse that passed.

Mr. Cook commented there are also building code regulations as to how many people can live in a unit, per bedroom. Two people per bedroom so no more than four (4) for two-bedroom unit.

Audience member asked how many pets are allowed?

Mr. Summers responded three (3) pets are allowed that must meet certain guidelines. There is a pet fee and pets are registered with the management office.

Mayor Orcutt stated hard work and decisions have gone into this and feel strong with this project chosen; that will build-up the demographics of the city. With flooding being an issue the city needs to have an extra retention basin on-site in order to have zero (0) impact on the city's storm system. The retention basin will be located on Van Wert so this project will have no impact on the city's storm system. This land has been undeveloped for many years and this project will give a new look to Brook Park. Mayor Orcutt thanked Council, Grey Fox Capital team, Building Commissioner Monaco, Economic Development Commissioner Marnacheck and Engineer Piatak for the hard work put into this. This concludes the presentation for the north side of Snow Road.

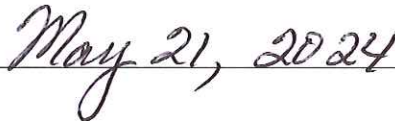
There being no further business to come before this Public Hearing Council President Salvatore closed the public hearing at 6:15 p.m.

RESPECTFULLY SUBMITTED



Carol Johnson
Clerk of Council

APPROVED



THESE PUBLIC HEARING MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.