

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)

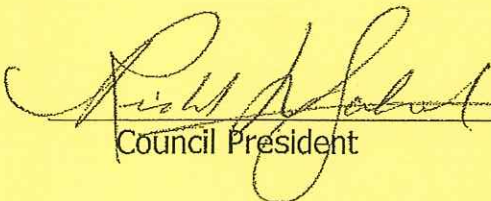
Such special meeting will accordingly be held on Tuesday the 23<sup>rd</sup> day of  
April, 2024, at 6:30 P.M.

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

**SUBJECT**

1. ORDINANCE 11393-2024

AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBERS  
344-15-178; 344-29-086; 344-15-008 AND 344-15-009 FROM U1-A5,U3-B TO U2-A6.

  
\_\_\_\_\_  
Council President



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Clerk of Council

**PUBLIC HEARING TWO (2)  
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 6:30 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:**

- 2. ORDINANCE NO. 11393-2024  
AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBERS 344-15-178; 344-29-086; 344-15-008; AND 344-15-009 FROM U1-A5, U3-B TO U2-A6. (Snow Road former Brookview Elementary School).

Drew Cook  
Project Manager  
Grey Fox Capital

Ryan Summers  
Principal  
Grey Fox Capital

Mayor Orcutt welcomed everyone in attendance, this public hearing is for the south side of Snow Road. This rezoning would be changed from one-family homes and office to apartment and two-family homes. The parcel is 9.8 acres and the retention basin, to the west, is required by the sewer district to be installed for this development to have a zero (0) or negative impact on the storm system. The retention basin to the south by Parkman Boulevard (Blvd.) was part of the negotiations with the developer to sell the property. This will be a pressure-relief point for residents in the Westbrook Drive, Parkman Drive and Thompson Blvd. what is meant by pressure-relief is there are times when there is a lot of rain in a short period of time that retention basin will be used as a pressure-relief point to those storm sewers in the area. This project will have three (3) new roads with the clubhouses and welcomed Drew Cook, Project Manager for Grey Fox Capital.

Drew Cook  
Project Manager  
Grey Fox Capital

Mr. Cook gave a slide-show presentation that is available on the city's website under the Council tab or on a flash-drive from the Clerk of Council for a charge per the codified ordinances.

**Questions:**

Audience member asked if these will be townhouses?

Mr. Cook responded yes, two-story townhouses for rent.

Audience member asked entrance/exit on Snow Road?

Mr. Cook concurred.

Audience member asked will this increase the property value for Brook Park?

Mr. Cook responded this it will with new construction tax revenues generated.

Audience member asked who is putting up the money for this project?

Mr. Cook responded combination of bank financing and owner entity, meaning people company owners building this project are putting up some of the cash and the bank finances the rest. As the property generates money from leasing the loan is paid-off.

Audience member asked will have security?

Mr. Cook responded will not have onsite security, does not seem to be a problem.

Audience member will this impact traffic on Snow Road, will there be a stop light?

Mr. Cook responded there is an existing traffic light the former school used and the city requested that a traffic study be done and the results came back extremely low.

Audience member stated big concern was traffic coming from Westbrook Drive and Thomson Blvd. area.

Mr. Cook responded traffic will be limited in those areas due to all traffic entering and exiting on Snow Road.

Audience member asked for the houses that abut this new neighborhood will there be any privacy fences?

Mr. Cook responded the existing fences will be left alone but additional landscaping will be put in to screen the area.

Audience member asked if there will be a weight limit on the dogs?

Mr. Cook responded due to being one-family homes there is no weight limit, maximum of three (3) pets and city ordinances on the breed of the dog.

Audience member asked what is the time-frame and how long to build?

Mr. Cook responded engineering designs for the north side are with the city currently for review and comments. Hoping by end of May or early June this year have pre-construction meeting to begin construction on the north side. At the same time demolition of former Brookview Elementary School will begin on the south side. The objective is to have first occupancy end of 2024 with spring of 2026 having a finished project.

Audience member asked since the buildings will be connected together with garages. What will be for fire protection, carbon monoxide (c02) protection, smoke detection and for manual pole stations in the garages?

Mr. Cook responded this type of unit falls under the building code as a townhouse. No sprinkler systems are required but will have smoke detectors and c02 detectors as required by law; there will be no pull-lever for fire protection.

Audience member thinks pull stations good idea so everyone knows there is a fire. What is being done for fire protection for construction of the garages so a fire won't spread?

Mr. Cook responded Grey Fox follows the Ohio Building Code and all plans are reviewed by the city to make sure in compliance with everything the state requires. Between the units there will be a firewall in each of unit to prevent the spread of a fire.

Audience member clarified that Spring, 2026 the project will be completed.

Mr. Cook responded that is the goal.

Audience member asked with the fire mention how long will it take the fire department to get to these townhouses?

Mr. Cook responded there will be fire hydrants and response time will be for any single-family home in the city.

Audience member asked will these be impacted by railroad noise?

Mr. Cook responded the railroad is there but there is not a lot of traffic on that line and there is a no horn sound.

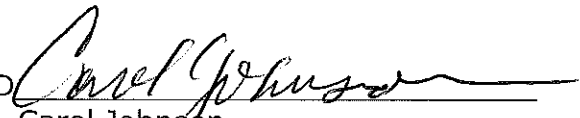
Audience member asked if units will be handicapped accessible?

Mr. Cook concurred.

Mayor Orcutt reiterated Council working with the Administration for finding the perfect project for the city and bring something fresh to the city. Thanked Economic Development Commissioner Marnacheck, Building Commissioner Monaco, Engineer Piatak and law department for all their work on bringing this project to the City of Brook Park. To residents this project will not only bring fresh life to that area but also flooding relief to the residents in the Thompson Blvd., Parkman and Westbrook Drive areas. This will not cure all the city's flooding problem adds value with the installation of retention basins in the city. Thanked residents for coming out and committee chair Poindexter for his assistance with this project.

Mr. Salvatore thanked the presenters, Mayor and Councilmembers.

There being no further business to come Council President Salvatore closed the public hearing at 6:54 p.m.

RESPECTFULLY SUBMITTED   
Carol Johnson  
Clerk of Council

APPROVED May 21, 2024

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