

CITY OF BROOK PARK, OHIO

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

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

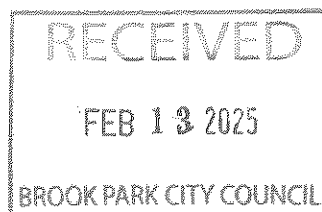
WHEREAS, on February 3, 2025 the Planning Commission approved, by a vote of 6-0 and referred to Council for final action a request for the proposed parcel consolidation and lot split plat for PPN's 344-06-004 and 344-06-002, said request was to first consolidate the two parcels into a single lot and 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: February 18, 2025

[Signature]  
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson  
Clerk of Council

APPROVED: [Signature]  
MAYOR

2-19-25  
DATE

CERTIFICATE

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance Resolution

No. 1-2025  
passed on the 18 day of February  
20 25 by said council.

Carol Johnson  
Clerk of Council

	Yea	Nay
Troyer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McCorkle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<u>EXCUSED</u>	
Dufour	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]  
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 bpoindexter@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*

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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/or 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