

CITY OF BROOK PARK, OHIO

P/C 11/6/24 Planning  
CA \_\_\_\_\_  
1st R 11/19/24  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
B/C \_\_\_\_\_

RESOLUTION NO: 22-2024

INTRODUCED BY: COUNCIL AS A WHOLE

**A RESOLUTION GRANTING THE LOT CONSOLIDATION OF 4 PARCELS AT 14100 SNOW ROAD, AND 0 WESTBROOK DRIVE; PPN'S: 344-15-178, 344-29-086, 344-15-008, AND 344-15-009, LOCATED IN THE U2-A6 ZONING DISTRICT AND DECLARING AN EMERGENCY**

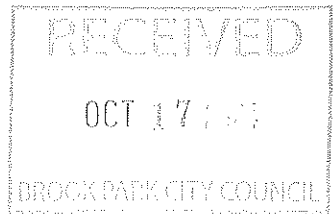
WHEREAS, on October 7, 2024, the Planning Commission approved and referred to Council a request for lot consolidation 4 Parcels 14100 Snow Road, and 0 Westbrook Drive; PPN'S: 344-15-178, 344-29-086, 344-15-008, and 344-15-009, located in the U2-A6 Zoning District.

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

**SECTION 1:** The request for lot consolidation of, 4 Parcels located at 14100 Snow Road, and 0 Westbrook Drive; PPN'S: 344-15-178, 344-29-086, 344-15-008, and 344-15-009, located in the U2-A6 Zoning District approved by the Planning Commission on October 7, 2024, is hereby approved by the Council of the City of Brook Park and is further shown in Exhibit "A".

**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 to approve this lot consolidation; therefore, provided this Resolution receives the affirmative vote of at least five (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.

PASSED: November 19, 2024

[Signature]  
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson  
Clerk of Council

APPROVED: [Signature]  
MAYOR

11-20-2024  
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. 22-2024 passed on the 19 day of November 20 24 by said council.

Carol Johnson  
Clerk of Council

	Yea <input checked="" type="checkbox"/>	Nay
Troyer	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com troyerbpcouncil@gmail.com jamesmencini@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:	October 9, 2024
RE:	Planning Commission Recommendation



The Brook Park Planning Commission met on October 7, 20024, regarding approval for a lot consolidation. By vote of 6-0, the Planning Commission voted to recommend approval of a lot consolidation, for the following:

- Request approval for a lot consolidation of 9 Parcels at 0 Pemberton Drive and 0 Van Wert Avenue; PPN'S: 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 344-29-085 | Located in the U2-A6 Zoning District  
*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

And

- Request approval for a lot consolidation of 4 Parcels at 14100 Snow Road, 0 Snow Road, 14107 Snow Road, and 0 Westbrook drive; PPN'S: 344-15-178; 344-29-086; 344-15-008; and 344-15-009 | Located in the U2-A6 Zoning District  
*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

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October 9, 2024

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 2024 Planning Commission Application.

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

**PROPERTY OWNER:**

GreyFoxBrookPark, LLC  
ATTN: FREW COOK  
6161 Oak Tree Boulevard – South  
Suite #250  
Independence, Ohio 44131  
drewcook@greyfoxcapital.net

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 October 7, 2024, regarding approval for a lot consolidation. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed lot consolidation for the following:

- Request approval for a lot consolidation of 9 Parcels at 0 Pemberton Drive and 0 Van Wert Avenue; PPN'S: 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 344-29-085 | Located in the U2-A6 Zoning District

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

And

- Request approval for a lot consolidation of 4 Parcels at 14100 Snow Road, 0 Snow Road, 14107 Snow Road, and 0 Westbrook drive; PPN'S: 344-15-178; 344-29-086; 344-15-008; and 344-15-009 | Located in the U2-A6 Zoning District

*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