

**REGULAR CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON TUESDAY, OCTOBER 24, 2017  
7:00 P.M.**

**I. ROLL CALL OF MEMBERS**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. REVISED REGULAR CAUCUS MEETING HELD ON SEPTEMBER 26, 2017  
(**Note:** Moved by motion from the October 10, 2017 Caucus agenda)
  
2. REGULAR CAUCUS MEETING HELD ON OCTOBER 10, 2017.

**IV. DISCUSSION:**

1. REQUEST FOR PROJECT APPROVAL TO CONSTRUCT AND A  
CONDITIONAL USE PERMIT TO OPERATE A MULTI-TENANT BUILDING AT  
PERMANENT PARCEL NUMBER 344-16-008. (Vacant lot at the corner of  
West 130th Street and Middlebrook Boulevard located in a U3-B ZONE) -  
PER COUNCIL PRESIDENT ASTORINO.  
**In attendance: Mr. Abe Abdulla** (**Note:** Moved by **motion** from the  
October 10, 2017 Caucus agenda)

**V. ADJOURNMENT:**

Posted 10/20/17



# City of Brook Park

Thomas J. Coyne Mayor

## Building Department

6161 Engle Road ❖ Brook Park, Ohio 44142  
Phone: 216-433-7412 ❖ Fax: 216-433-4117

# MEMO

To:	Michelle Blazak, Clerk of Council
CC:	Kate Schmidt, Law Department File
From:	Katie Anzalone, BZA/PC Secretary
Date:	10/03/17
Re:	Approval

\* ATTACHMENTS \*

The requests below were approved as follows at the Monday – October 2, 2017 Planning Commission meeting, and should be forwarded to City Council for approval:

- Request the following approvals at 5420 West 140<sup>th</sup> Street “Ques Industries”, located in the U5-C zone.
  - A. Request aesthetic approval to construct a 29, 700 SQ’ building addition
  - B. Request approval to consolidate PPN 344-06-016 and PPN 344-06-017

Planning Commission Condition for Approval:

1. Must comply with City Engineer comments dated 10/02/17

Contact: David Aulger  
c/o Campbell Construction  
1159 Blachleyville Road  
Wooster, Ohio 44691  
Phone: (330) 262-5186  
Email: david@campbell-construction.com

*MOVED TO 10-24-17 CAUCUS AGENDA*

- Request for project approval to construct, and a Conditional Use Permit to operate a multi-tenant building at PPN 344-16-008 (Vacant lot at the corner of West 130<sup>th</sup> & Middlebrook Blvd) located in the U3-B zone.

Planning Commission Condition for Approval:

1. The best effort to consolidate the (2) parcels will be made by the property owner
2. Must comply with City Engineer comments dated 09/29/17
3. Property owner agrees to future recommendations by the City to move the West 130<sup>th</sup> right turn only exit in the event that traffic issues arise.

Contact: Abe Abdulla  
13353 Snow Road #105  
Brook Park, Ohio 44142  
Phone: (216) 210-5091  
Email: realtyexpress@sbcglobal.net

17 OCT 4 PM 9:57:06

## MEMO

TO: Ted Hurst, Building Commissioner

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FROM: Edward R. Piatak, P.E., Consulting City Engineer

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DATE: October 2, 2017

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SUBJECT: Ques Industries - 5420 West 140<sup>th</sup> Street (Planning Commission Submittal 09/14/17)

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CC:

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Mr. Hurst:

I have reviewed the Planning Commission Submittal for the above referenced project dated September 14, 2017 and offer the following comments:

Lot Consolidation Plat:

1. Include Vol. & Pg. for West 140<sup>th</sup> Street dedication plat.
2. Include Vol. & Pg. (or A.F.N.) of instruments for the existing drainage easements (for reference purposes).
3. Include description for all Iron Pins found.
4. Include CL data for West. 140<sup>th</sup> Street.
5. Reference CL monuments found along West 140<sup>th</sup> Street.
6. No Legal Description was included with Submittal.
7. Include information/description/reference for proposed "Storm Water Detention Easement."
8. Include approval language for Council/President of Council/Ordinance.
9. Verify that the Plat has been sent to the County for pre-approval.

Civil/Site Plans:

10. Project is subject to a full civil/site submittal and approval (including drainage calculations).
11. Extend proposed sidewalk along frontage of P.P.N. 344-06-017.
12. Section 920.11.E of the Brook Park Codified Ordinances indicates that there shall be no disturbance of the natural vegetation within the Raparian Setback. Sheet SD-3 indicates "Construction Limits" within the Setback area.
13. Plans/calculations are subject to the comments provided by NEORS and dated September 27, 2017.

Please call me if you have any questions or require additional information.

Euthenics, Inc



Edward R. Piatak, P.E.  
Consulting City Engineer  
Encls.

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OFFICERS

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PD CONTACT INFORMATION

Attention: Legal Department

E-Mail: legalnotice@plaind.com

Date to run notice: September 6, 2017

*\*Please email draft of notice and invoice to: kanzalone@cityofbrookpark.com*

**PUBLIC NOTICE**

Notice is hereby given that a Public Hearing  
for the City of Brook Park Planning Commission  
will be held on **September 11, 2017**  
**at the conclusion of the 7:00pm BZA meeting**  
at 6161 Engle Road (Council Chambers) Brook Park, Ohio.  
Purpose of the hearing is to consider the request to  
**Request project approval to construct,**  
**and a Conditional Use Permit to operate**  
**a multi-tenant building at PPN 344-16-008**  
**(Vacant lot at the corner of West 130<sup>th</sup> St & Middlebrook Blvd)**  
**located in the U3-B zone**  
Meeting is being held pursuant to Chapter 1355  
of the Brook Park Codified Ordinances  
which requires Public Notice.

Katie Anzalone, Secretary  
Planning Commission

**Billing Information:**

Contact: Katie Anzalone

Address: City of Brook Park – Building Department  
6161 Engle Road • Brook Park • OH • 44142

Phone: 216) 433-7412

Fax: 216) 433-4117