

**ITEMS TO BE CONSIDERED  
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING  
TO BE HELD ON TUESDAY, SEPTEMBER 17, 2019  
7:00 P.M.**

**I. ROLL CALL OF MEMBERS:**

**II. PLEDGE OF ALLEGIANCE:**

**III. DISCUSSION:**

**IV. PLANNING COMMITTEE - CHAIRMAN, BURGIO:**

1. A REQUEST FOR A CONDITIONAL USER PERMIT AT 16079 BROOKPARK ROAD LOCATED IN THE U7-B DISTRICT TO OPERATE 'ROAD QUAKE' AUTOMOBILE CUSTOMIZATION FACILITY. **In attendance:** Donald Nagy - Applicant and/or Tom Macosko - Architect.

**V. ADJOURNMENT:**

**Posted 9/13/19**

# City of Zoning Appeals & Planning Commission

**CITY OF BROOK PARK**  
**BUILDING DEPARTMENT**  
 5590 SMITH ROAD.  
 BROOK PARK, OHIO 44142  
 PHONE (216) 433-7412  
 FAX (216) 433-4117

## PLANNING COMMISSION APPLICATION

08/22/19 3:35PM \*\*  RESIDENTIAL APPLICANT ( \$50 Filing Fee )  - COMMERCIAL APPLICANT ( \$75 Filing Fee )  
 000000 #2545 CLERK 1

MISC. \$75.00  
 CHECK \$75.00  
 ADDRESS: 16079 BROOKPARK ROAD PARCEL #: 343100023  
 (APPLICABLE): ROAD QUAKE

- Property Owner to Attend Meeting  - Agent/Contact Person to Attend Meeting

PROPERTY OWNER NAME(S): DONALD NAGEL  
 PHONE # 216 789 0812  Cell  Home  Office ALT # \_\_\_\_\_  Cell  Home  Office  
 EMAIL: ~~216 789 0812~~ RDQUAKE@GMAIL.COM  
 ADDRESS: 6058 HARDIN RD BROOKPARK OH 44142  
(STREET ADDRESS) (CITY) (ZIP)

AGENT/CONTACT PERSON NAME(S): T.S. MACOSKO/ARCHITECTS INC. (TED MACOSKO)  
 PHONE # 440-234-9593  Cell  Home  Office ALT # \_\_\_\_\_  Cell  Home  Office  
 EMAIL: TSMACOSKO@GMAIL.COM  
 ADDRESS: 24 GLEN OAKS LANE, BEREA OH 44017  
(STREET ADDRESS) (CITY) (ZIP)

REPAIR AND REFURBISHING AN EXISTING 2000 SQ FT BUILDING & PROPERTY.  
CONDITIONAL USE APPROVAL IS REQUIRED

- AESTHETIC/PROJECT APPROVAL (Include: Plot Plan, Current & Proposed Elevation, Landscape & Signage details, Floor Plan, Detailed Business Plan)  
 CONDITIONAL USE PERMIT (Include: Plot Plan, Current & Proposed Elevation, Landscape & Signage details, Floor Plan, Detailed Business Plan)  
 REZONING (Include: Plot Plan, Legal Description, Detailed Business Plan)  
 LOT SPLIT  LOT CONSOLIDATION (Include: Plot Plan, Lot split/consolidation Plat, Legal Description, Mylar)  
 TELECOMMUNICATION TOWER (Include: Plot Plan, Elevation/Construction drawings, Structural calculations)  
 BILLBOARD (Include: Plot Plan, Elevation/Construction drawings)  
 FRONT PORCH (Include: Plot Plan with setback distance clearly marked, Elevation details & Material list/photos)  
 OTHER \_\_\_\_\_

APPLICANT SIGNATURE: TSMACOSKO  - Owner  - Agent Date: 8-22-19

## PUBLIC NOTICE

Notice is hereby given that a Public Hearing for the City of Brook Park Planning Commission will be held on **September 9, 2019 at 7:00<sup>P.M.</sup>** at 17400 Holland Road (Council Chambers) Brook Park, Ohio.

Purpose of the hearing is to consider the following: **Request approval for a Conditional Use Permit at 16079 Brookpark Road located in the U7-B District to operate "Road Quake", automobile customization facility.** *If request is approved, it will be forwarded to City Council for final approval*

Meeting is being held pursuant to Chapter 1121.34 of the Brook Park Codified Ordinances.

Katie Anzalone, Planning Commission Secretary

To the Members of the Planning Commission,

Thank you for this opportunity.

My business, "Road Quake", is primarily an automobile customizing service. We install automobile window tinting and assorted electronic devices, such as sound systems, security systems and interior lighting. A large portion of my business is in updating vintage cars with modern conveniences, such as power windows and locks and updated wiring.

Currently, I have been operating in a very small space. I have been fortunate in that my good reputation is growing and my business is rapidly expanding. As such, I am outgrowing my current space.

I see the property at 16079 Brookpark Road as the perfect opportunity for me. With 4 existing service bays, it is large enough to handle my growing business into the near future, and it is ideally located: not too far from my current location and very visible on Brookpark Road. Within a short period of time, I would anticipate needing to hire at least 3 or 4 employees.

As everyone knows, the existing building is in a very stressed condition. I have a copy of the City's "Inspection Report" and agree to amend all of the items it lists. Though I have no need to modify the basic floor plan of the building, I intend to do all that is necessary to bring it back into a "like new" condition. I will be reconditioning and refinishing all the surfaces, inside and out, and will be reconditioning or replacing all the existing windows and doors. I will be replacing the existing roof entirely and reconditioning or replacing all associated roof structures. I will provide a new, A.D.A. accessible bathroom. I will recondition the entire existing asphalt parking surface, and provide a new landscape buffer strip along Brookpark Road.

As I will be the new owner, and not a tenant, my commitment to this property and to the City should be self-evident.

Sincerely,

Donald ("JR") Nagy